

Mayor Patrick McCrory  
Rod Autrey  
Patrick D. Cannon  
Nancy G. Carter  
Mike Castano  
Malcolm Graham

Mayor Pro Tem Susan Burgess  
Don Lochman  
James Mitchell, Jr.  
Sara Spencer  
Lynn Wheeler  
Joe White

## **CITY COUNCIL ZONING AGENDA**

**Monday, November 19, 2001**

5:00 p.m. - **Council-Manager Dinner**  
Meeting Chamber Conference Room

6:00 p.m. - **ZONING DECISIONS**  
Meeting Chamber

### **COUNCIL ACTION**

1. Approve a resolution calling for a Joint Public Hearing to be held by the City Council and the Mecklenburg Historic Landmarks Commission on Monday, December 17, 2001 at 6:00 P.M. in the Meeting Chamber of the Charlotte Mecklenburg Government Center regarding the question of designating the property known as the "**Mecklenburg County Courthouse**" as an Historic Landmark.

Attachment No. 1

### **DECISIONS**

2. **Petition No. 2000-130 (decision) by City Engineering and Property Management Department** to consider a text amendment to the City of Charlotte Zoning Ordinance to amend the current UMUD district regulations within the Tryon Street pedestrian mall, conformance to various approved streetscape plans and to expand the boundaries of the pedestrian mall.

***The Zoning Committee voted to recommend a ONE-MONTH DEFERRAL of this petition.***

Attachment No. 2

3. **Uptown Streetscape Guidelines** – Public Hearing to approve modifications to the Uptown Streetscape Plan. Such modifications create a Core Uptown Streetscape Plan for the streets bounded by Church Street to the west, Trolley Corridor to the east and I-277 Loop to the north and south. The Core Uptown Streetscape Plan creates a set of urban design guidelines for new development within the bounds of the aforementioned streets.

**City Engineering requests a ONE-MONTH DEFERRAL of this petition.**

Attachment No. 3

4. **Petition No. 2001-101 (decision) by Hills Communities of Charlotte, Inc.**, for a change in zoning for approximately 62.2 acres located between Lancaster Highway (US Hwy. 521) and Marvin Road, south of Providence Road West from R-3 to MX-2.

***The Zoning Committee voted to recommend APPROVAL of this petition.***

Attachment No. 4

5. **Petition No. 2001-106 (decision) by Emma G. Vernon** for a change in zoning for approximately 27 acres located on the east and west sides of Oakdale Road, north and east of Woodland Circle from R-3 to R-4.

**A protest petition has been filed and is sufficient to invoke the ¾ majority voting rule.**

***The Zoning Committee voted to recommend a ONE-MONTH DEFERRAL of this petition.***

Attachment No. 5

6. **Petition No. 2001-114 (decision) by Charlotte-Mecklenburg Planning Commission** to consider a text amendment to the City of Charlotte Zoning Ordinance to require sidewalk connections between commercial buildings and public streets, except for freeways or expressways.

***The Zoning Committee voted to recommend APPROVAL of this petition with the following modifications:***

- The uses exempt from the sidewalk requirements have been listed.
- Sidewalk lengths over ¼ of a mile would not be required.

Attachment No. 6

7. **Petition No. 2001-117 (decision) by Thomas M. and Sarah E. Pinion** for a change in zoning for approximately 1 acre located on the west side of East W. T. Harris Boulevard, south of Delta Lake Road from R-4 to R-8MF(CD).

***The Zoning Committee voted to recommend APPROVAL of this petition.***

Attachment No. 7

8. **Petition No. 2001-120 (decision) by Eugene M. Davant, Sr.,** for a change in zoning for approximately 0.46 acres located on the northeast corner of North Smith Street and West Tenth Street from I-1 to MUDD.

***The Zoning Committee voted to recommend APPROVAL of this petition.***

Attachment No. 8

9. **Petition No. 2001-122 (decision) by Tuscan Development II, Inc.,** for a change in zoning for approximately 0.88 acres located on the southeast corner of Park Road and Princeton Avenue from R-8(CD) to R-8(CD) Site Plan Amendment.

***The Zoning Committee voted to recommend APPROVAL of this petition with the following modification:***

- The petitioner will plant a row of street trees along Park Road and Princeton Avenue as well as plant two additional trees per lot.

Attachment No. 9

10. **Petition No. 2001-125 (decision) by Edens & Avant** for a change in zoning for approximately 1.50 acres located on the north side of East Boulevard, west of Kenilworth Avenue from O-2 and B-1 to MUDD(CD).

***The Zoning Committee voted to recommend APPROVAL of this petition with the following modifications:***

- A pedestrian connection from East Boulevard to the site was eliminated.
- A pedestrian access through the building along Kenilworth Avenue was added.
- The petitioner agreed to construct a sidewalk from the existing center to East Boulevard.

Attachment No. 10

**11. Petition No. 2001-126 (decision) by Charlotte-Mecklenburg Planning Commission** to consider a text amendment to the City of Charlotte Zoning Ordinance to remove the requirement that the Planning Staff review and approve a site plan for the Business Park (BP) district before building permits are issued.

***The Zoning Committee voted to recommend APPROVAL of this petition.***

Attachment No. 11

**12. Petition No. 2001-127 (decision) by Neighborhood Development Department, Stanley D. Watkins,** to consider a text amendment to the City of Charlotte Zoning Ordinance to add definitions and special requirements for Day Labor Service Agencies and to refine where such uses are permitted.

***The Zoning Committee voted to recommend APPROVAL of this petition with the following modification:***

- The amortization period for existing Day Labor Service Agencies was shortened from five years to two years.

Attachment No. 12

**13. Petition No. 2001-128 (decision) by Charlotte-Mecklenburg Planning Commission** to consider a text amendment to the City of Charlotte Zoning Ordinance to add a sentence describing the method for calculating the maximum residential density for lots located on an existing publicly maintained street that does not have any record of right-of-way dedication.

***The Zoning Committee voted to recommend APPROVAL of this petition.***

Attachment No. 13

**14. Petition No. 2001-129 (decision) by Charlotte-Mecklenburg Planning Commission** to consider a text amendment to the City of Charlotte Zoning Ordinance to provide for a reduced setback for multi-family and attached residential developments when both sides of a public street, other than a thoroughfare, runs through the project and to state more specifically and clearly when parking for residential units may be permitted in the setback.

***The Zoning Committee voted to recommend APPROVAL of this petition.***

Attachment No. 14

**15. Petition No. 2001-130 (decision) by Charlotte-Mecklenburg Planning Commission** to consider a text amendment to the City of Charlotte Zoning Ordinance to refer to the “Watershed Buffer Guidelines for Mecklenburg County” in Section 10.508 (3) (a) and (d) and to delete subsections 4 through 6 which were erroneously included from a previous amendment.

***The Zoning Committee voted to recommend APPROVAL of this petition.***

Attachment No. 15

**16. Petition No. 2001-131 SUB (decision) by Charlotte-Mecklenburg Planning Commission** to consider a text amendment to the City of Charlotte Subdivision Ordinance, Section 7.200 to delete #11, Lots Within Catawba River/Lake Wylie Protection Area, and refer to APPENDIX B, Buffer Plan and to delete APPENDIX A.

***The Zoning Committee voted to recommend APPROVAL of this petition.***

Attachment No. 16

**17. Petition No. 2001-132 (decision) by Thomas Henson** for a change in zoning for approximately 85 acres located east of South Tryon Street (NC Hwy 49), north of Cambridge Beltway Drive and south of I-485 from I-1 and CC to MUDD-O.

***The Zoning Committee voted to recommend a ONE-MONTH DEFERRAL of this petition.***

Attachment No. 17