AGENDA

Meeting Type:	B
Date:	10-21-1991
SUBJECT	

City of Charlotte, City Clerk's Office

Defer
91-15
91-24
91-61
91-62
91-63

MAYOR'S SCHEDULE
October 21, 1991

6:00 p.m. - Zoning Meeting

1. Invocation by the Rev. David Amidon of A Mighty Fortress Lutheran Church.

2. The following requests to speak to agenda items have been received:

(a) Agenda Item No. 1 - Hearing on Petition No. 91-58

(1) Bailey Patrick, P. O. Box 35566, 28235, 372-1120 - FOR
(2) Fred Bryant, 1850 E. Third St., 333-1680 - FOR
(3) LEWIS L WALKER, 1322 BONNIE LN, 549 1558- AGAINST

(b) Agenda Item No. 2 - Hearing on Petition No. 91-64

(1) Fred Bryant, 1850 E. Third St., 28204, 333-1687 - FOR
(2) Jim Cook, 4822 DOGWOOD PL, 568-8720 AGAINST

(c) Agenda Item No. 3 - Hearing on Petition No. 91-65. A protest petition has been filed and is sufficient to invoke the 3/4 Rule.

(1) Fred Bryant, 1850 E. Third St., 28204, 333-1687 - FOR
(2) Frank Kirkland, 7828 Meadowdale Lane - 563-1452 - AGAINST
(3) Thomas Eells, 6907 Idlewild Brook Lane - 598-6042- Ext.29 - AGAINST
(4) Tom Phlegar, 7324 Marlbrook Drive - 535-2154 - AGAINST

OVER FOR ITEM #4 AND ITEM #6

(d) Agenda Item No. 7 - Hearing on Petition No. 91-69. A protest petition has been filed and is sufficient to invoke the 3/4 Rule.

(1) Bailey Patrick, P. O. Box 35566, 372-1120 - FOR
(2) Larry H. Reid, Marriott Corp., Marriott Dr., Washington, D.C., (301) 380-7996 - FOR
(3) Tom Minor, 3214 Sunnymead Ct., 28209, 333-0268 - AGAINST
(OVER)

(e) Agenda Item No. 8 - Hearing on Petition No. 91-70

(1) Fred Bryant, 1850 E. Third St., 28204, 333-1687 - FOR
(2) Jean Cleter - AGAINST

(f) Agenda Item No. 9 - Hearing on Petition No. 91-71

(1) Fred Bryant, 1850 E. Third St., 28204, 333-1687 - FOR

OVER- ITEM 10

(g) Agenda Item No.11 - Hearing on Petition No. 91-73. A protest petition has been filed and is sufficient to invoke the 3/4 Rule.

THE PETITIONERS HAVE REQUESTED THAT THIS HEARING BE DEFERRED TO THE NEXT REGULAR ZONING MEETING WHICH WILL BE DECEMBER 17TH.

(1) Fred Bryant, 1850 E. Third St., 28204, 333-1687 - FOR
(2) Rev. C. McArthur Sanders, 4433 Hamilton Circle - 399-7264 - AGAINST
(3) Don Fisher, 9120 Westminister Drive - 537-0212 - AGAINST
(4) Marvin Todd, 9145 Wedgewood Drive - 334-9789 - AGAINST

DR MELVIN PINN
5611 RUTH DR
536 7968 FOR

(h) ITEM #12 - 91-74
(1) BOB YOUNG, 301 S McDOWELL, SUITE 404, 334-9157
FOR

ITEM #4 - 91-66
✓(1) Paul E Gelson, 2901 Wheelock Rd, 366 2157- FOR

ITEM #6 - 91-68
✓(1) TL. ODOM, 1100 S TRYON ST 28203, 372-4800 - FOR
DID NOT SPEAK ✗(2) ELLEN BAILEY, 6427 FREEDOM DR - FOR

(d) ITEM # 7 - 91-69
✓(4) MAC SASSER - E 3RD ST - AGAINST
WILL INTRODUCE OTHERS
✓(5) ANDREW H WEATHERSBEE, 404 MONCURE DR - 552-1270- AGAINST
✓(6) DAVID BUNN, 3118 FAIRFAX DR 523-1946 - AGAINST
✓(7) ROBERT BROWNRIDGE, 1701 RUNNYMEADE LN - 366-0000 - AGAINST

ITEM # 10 91-72
✓(1) JAMES EVEREST, EXEC DIRECTOR, UNITED CEREBRAL PALSY OF NC
307 W MORGAN ST, RALEIGH, 375-6188 - FOR
✓(2) FRED MCPHAIL, 830 FIRST CITIZENS PLAZA 334-2200 - FOR

ZONING MEETING 10/21/91

Mayor	✓	Ann McClure	✓
Campbell	absent	Vicky Bacon	✓
Clodfelter	✓	Sara Spencer	✓
Hammond	✓	Jack Byrne	✓
McCrory	✓	Rowe Motley	✓
Marguson	✓	Jim O'Brien	✓
Martin	✓	Gloria Fenning	
Matthews	✓		
Patterson	absent		
Scarborough	✓		
Vinroot	✓		
Wheeler	✓		

6 05 p.m

Rev Amidon

Myrick

Hammond / Martin Move to defer 91-15, 91-24, 91-64, 91 62 & 91-63

Clodfelter

Ann McClure

Matthews

Myrick - VOTE - Zoning

Fields

Martin

Myrick - 91-73
Rev. C. McArthur Sanders
Martin
~~Martin~~ / NOT NECESSARY ~~Motion to Suspend~~ 91-73 agenda
Myrick
Ann McClure - introduction of zoning com
10/28 4:30 8TH FL.
Myrick
Cirroot / Sear Motion for exec. session
Myrick

#1. 91-58
Fields
Myrick
Bailey Patrick
Fred Bryant
Matthews
Bryant
Myrick
Bryant
Myrick
Bryant
Matthews
Bryant

Patrick
Matthews
Patrick
Matthews
Patrick
Hammond
Nancy Hall - LISTED IN TIP
Patrick
Hammond
Hanne TIP #U-2505
Bryant
Martin
Patrick
Martin
Fields
Martin
Fields
Martin
Fields
McCrory
Fields
McCrory
Fields
McCrory
Fields

Myrick
Lewis L. Walker - Against
Patrick
Matthews
Patrick
Matthews
McCrory / Wheeler - Close Hrg - Tuesday.

Myrick #2 - 91-64
Fields
Myrick
Mangum
Fields
Fred Bryant - JONNETTE DRIVE -
Martin
Bryant
Martin
Fields
Martin
Bryant
Hammond -
Bryant - 2550 seats
Hammond -
Bryant - new parking - 2300 spaces
Hammond

Bryant
Hammond
Bryant
Hammond
Matthews
Fields
Matthews
Bryant
Wheeler
Bryant
Jim Cook
Bryant
Vinroot
Bryant
Vinroot
Bryant
Hammond
Martin / Mangum - Close
Myrick - #3 91-65
Fields
Myrick
Bryant
Myrick
Bryant

Frank Kirkland
Thomas Eells
Jon Pflegar
Martin
Fields
Martin
Fields
Scott Putnam
Martin
Putnam
Martin
Putnam
Hammond
Mangum
McCrory
Fields
Martin
Fields
Scarborough
Matthews
Fields
Matthews
Bryant
My
McCrory

Vinroot / Martin Close King - Trans.

Myrick - #4 91-66
Fields
Paul E. Gibson
Myrick
Morgan / Scarborough - Close King.

Myrick #5 - 91-67
Vinroot / Martin Close King.

Ann McClure -

Myrick #6 - 91-68
Fields
J. L. Odom
Matthews
Vinroot / Hammond Close King - Trans.

Myrick - #7 91-69
Fields
Myrick
Martin
- Fields

Martin
Fields
Cloofelter
Fields
Myrick
Bailey Patrick
Larry Reid
Myrick
Mangum - 7 8:26
Reid
Mangum
Reid
Mangum
Reid
Myrick
Reid
Cloofelter - More comprehensive report from our Engineering Dept. on effects

Mangum
Martin
Patrick
Martin
Patrick

Martin - How many elderly can afford $19,000 a year
Reid - in excess of 25%
Hammond - description of Floodway Fringe from Engineering Dept.

Fields
Wheeler - $19 a year - can it be monthly -
Reid - Month to month lease
Myrick
Mac Sasser -
Andrew (SANDY) Weathersbee
Joe Minor
David Bunn
Robert Brownridge
Myrick
McCrory
Fields
Patrick
Vinroot / Martin - Use Eng. Man.

Hammond -
McCrory
Myrick
Mangum
Myrick.

Matthews
Myrick

#8- 91-70
Fields
Myrick
Scarborough
Mangum
Fred Bryant
Scarborough
Bryant
Scarborough
Bryant- David Hall + others
Scarborough
Bryant
Martin
Myrick
Jean Cletter, 1712 Amherst Lane -
Matthews - Enter letter from
Loren H. Brown into record
Bryant -
End of Tape 2
9:10 p.m.

Martin
Bryant
Martin

Martin / Vinroot - Close Hearing

Myrick - #9 - 91-71

Fields
Bryant
Martin
Fields
Martin
Fields
Matthews
Bryant
Matthews
Bryant
Vinroot
Bryant
Vinroot
Bryant
McCrory / Vinroot

9:20 Recess

RECONVENE AT 9:26

Myrick #10 91-72

Fields
Scarborough
Fields
Myrick

James Everest
Fred McPhail
Myrick
Vinroot / Martin Case Hrng.

Myrick - #11 - 91-73
Fields
Martin
McCrory
Fields
Myrick
Fields
McCrory
Myrick
Mangum
Fields
Mangum
Dr. Melvin Pinn
Bryant
Martin
Myrick
Rev. C. McArthur Sanders
Don Fisher
Marvin Todd
Scarborough

Todd
Fisher
Scarborough
Bryant
Matthews
Bryant
Pinn
Matthews
Pinn
Bryant
Matthews
Bryant
Matthews
Bryant
Matthews
Morgan
Pinn
Morgan
Pinn
Morgan
Pinn
Morgan
Bryant
Morgan
Bryant

Vinroot
Mangum
Vinroot
Bryant
Mangum
Martin
Fields
Martin
Fields
Martin
Fields
Martin
Myrick
Hannon / Martin - Clse Hung - Unan

Myrick - #12 - 91-74
Fields
Bob Young
McCrory / Wheeler - Clse Hung - Unan.

#13 Mangum / Wheeler Amp - Unan
McCrory

#16 Myrick
Morgan
Clodfelter
Fields
Jon O'Brien
Clodfelter
Morgan
Fields
Clodfelter
Fields
Hammond
Hammond would support 30 days deferral
Vinroot - why?
Hammond - more information
Morgan
Myrick
Hammond/McCrory - defer for 30 days
Scarborough
Fields
Matthews "Bagel Bungle"?
Fields
VOTE - Unan.

#17 Vinroot / Wheeler — Unan

#18 Wheeler / Mangum / Mangum / Wheeler / Myrick / Matthews / Fields / Scarborough / Fields — I-1(CD) instead of I-2(CD)

VOTE — Unan

#19 Myrick / Matthews / Fields / Mangum / Wheeler — deny - NO - VINROOT

Subst. Vinroot / McCrory — approve as modified — Vin/McC - yes

Fields / Mangum

Scarborough / Mangum — Adjourn - Unan.

10:45 p.m.

CHARLOTTE

Meetings in October '91

OCTOBER 1 - 4

1, Tuesday

4 00 p m	PLANNING COMMISSION/Planning Committee - CMGC, 8th Floor Conference Room
4·30 p m	PLANNING COMMISSION/Zoning Committee - CMGC, Room 270
6·00 p m	STORM WATER TASK FORCE - CMGC, Conference Center

2, Wednesday

6 00 p m.	YOUTH INVOLVEMENT COUNCIL - CMGC, Conference Center

3, Thursday

8·00 a m	CITY COUNCIL/Tour of Fairmarket Square Housing Development - CMGC, Lobby
10 00 a m	PARADE PERMIT COMMITTEE - CMGC, DOT, 6th Floor Conference Room

THE WEEK OF OCTOBER 7 - 11

7, Monday

12 00 noon	CITY COUNCIL TRANSPORTATION COMMITTEE - CMGC, Rooms 270-271
12·00 noon	PLANNING COMMISSION/Work Session - CMGC, 8th Floor Conference Room
4·00 p m	SPECIAL USE PERMIT HEARING (City Council and Planning Commission) - CMGC, Conference Center
5 00 p m	CITY COUNCIL WORKSHOP - CMGC, Conference Center

8, Tuesday

8 00 a m	AIRPORT ADVISORY COMMITTEE - Charlotte/Douglas International Airport, Conference Room A
4·00 p.m	PLANNING COMMISSION/Planning Committee - CMGC, 8th Floor Conference Room

9, Wednesday

7·30 a m	CLEAN CITY COMMITTEE - CMGC, Room 270
8 30 a m	CIVIL SERVICE BOARD - CMGC, 7th Floor Conference Room
9·00 a m	CIVIL SERVICE BOARD/Hearing - CMGC, Meeting Chamber Conference Room
4 00 p m	HISTORIC DISTRICT COMMISSION - CMGC, 8th Floor Conference Room
4 30 p m	CITIZENS CABLE OVERSIGHT COMMITTEE - CMGC, 7th Floor Conference Room

THE WEEK OF OCTOBER 14 - 18

14, Monday

3 00 p m	CITY COUNCIL COMMUNITY DEVELOPMENT AND HOUSING COMMITTEE - CMGC, Rooms 270-271
5·00 p m	COUNCIL/MANAGER DINNER - CMGC, Conference Center
6 30 p m	CITIZENS HEARING - CMGC, Meeting Chamber (Televised Live on Cable Channel 32)
7 00 p m	CITY COUNCIL MEETING - CMGC, Meeting Chamber (Televised Live on Cable Channel 32)
7·00 p m	HISTORIC LANDMARKS COMMISSION - Commission Office, 1221 S Caldwell Street

15, Tuesday

12 00 Noon	HOUSING AUTHORITY/Work Session - Administrative Office, 1301 S Boulevard
2 00 p m	HOUSING AUTHORITY - Administrative Office, 1301 S Boulevard
4·00 p m	PLANNING COMMISSION/Planning Committee - CMGC, 8th Floor Conference Room
6·00 p.m	CHARLOTTE ADVISORY PARKS COMMITTEE - CMGC, Rooms 270 & 271
6 00 p m	STORM WATER TASK FORCE - CMGC, Conference Center

(CONTINUED ON BACK)

Public Service And Information Department

600 East Fourth Street

Charlotte NC 28202 2861

704/336-2395

THE WEEK OF OCTOBER 14 - 18 (Continued)

17, Thursday

2 00 p m — **CMUD ADVISORY COMMITTEE** - Utility Dept , 5100 Brookshire Blvd

3 30 p m — **CLEAN CITY COMMITTEE/Business Beautification Awards Committee** - CMGC, Room 270

4 00 p m — **CHARLOTTE-MECKLENBURG ART COMMISSION/Executive Committee** - CMGC, 8th Floor Conference Room

7 00 p m — **CHARLOTTE TREE ADVISORY COMMISSION** - CMGC, Room 270

18, Friday

7 30 a m — **PLANNING COMMISSION/Planning Liaison Committee** CMGC, 8th Floor Conference Room

THE WEEK OF OCTOBER 21 - 25

21, Monday

12 00 noon — **McALPINE TREATMENT PLANT CEREMONY & OPEN HOUSE** - 12701 Lancaster Highway (Hwy 521 South)

5 00 p m — **COUNCIL/MANAGER DINNER** - CMGC, Meeting Chamber Conference Room

6 00 p m — **CITY COUNCIL MEETING/Zoning Hearings** - CMGC, Meeting Chamber

22, Tuesday

3 30 p m — **PLANNING COMMISSION/Executive Committee** CMGC, 8th Floor Conference Room

4 00 p m — **PLANNING COMMISSION/Planning Committee** CMGC, 8th Floor Conference Room

4 30 p m — **COMMUNITY RELATIONS COMMITTEE** - CMGC, Conference Center

23, Wednesday

7 45 a m — **PRIVATE INDUSTRY COUNCIL** - CMGC, Rooms 270-271

24, Thursday

4 30 p m — **TRANSIT ADVISORY COMMITTEE** - CMGC, Room 270

OCTOBER 28 - 31

28, Monday

4 30 p m — **PLANNING COMMISSION/Zoning Committee** - CMGC, 8th Floor Conference Room

5 00 p m — **COUNCIL/MANAGER DINNER** CMGC, Meeting Chamber Conference Room

6 30 p m — **CITIZENS HEARING** CMGC, Meeting Chamber (Televised Live on Cable Channel 32)

7 00 p m — **CITY COUNCIL MEETING** - CMGC, Meeting Chamber (Televised Live on Cable Channel 32)

29, Tuesday

9 00 a m — **AUDITORIUM-COLISEUM-CONVENTION CENTER COMMITTEE** - First Union Center, S Tryon St , Room 2940

1 00 p m — **CITY ZONING BOARD OF ADJUSTMENT** - Hal Marshall Building, 700 N Tryon St

4 00 p m — **PLANNING COMMISSION/Planning Committee** - CMGC, 8th Floor Conference Room

6 00 p m — **STORM WATER TASK FORCE** CMGC, Conference Center

30, Wednesday

6·00 p m — **YOUTH INVOLVEMENT COUNCIL** - CMGC, Conference Center

8 00 p m — **MAYOR & CITY COUNCIL CANDIDATE FORUM** - CMGC, Meeting Chamber (Televised Live On Channel 32)

31, Thursday

5 00 p m — **CHARLOTTE-MECKLENBURG ART COMMISSION** - CMGC, 8th Floor Conference Room

These organizations will not meet in OCTOBER:
Advisory Energy Commission
Firemen's Retirement Board
Insurance & Risk Mgmt Advisory Board

CHARLOTTE

Mayor Sue Myrick | *Mayor Pro Tem Cyndee Patterson*

Stanley M Campbell
Daniel G Clodfelter
Ann Hammond
Pat McCrory
Tom Mangum
Hoyle H Martin
Roy Matthews
Ella Butler Scarborough
Richard Vinroot
Lynn M Wheeler

Council Agenda

Monday, October 21, 1991

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

6:00 p.m. - ZONING HEARINGS
Meeting Chamber

Invocation by The Reverend David Amidon of A Mighty Fortress Lutheran Church.

ITEM NO.

PUBLIC HEARINGS

McCrory/Wheeler
Close Hrng
Unan.

1. (91-58) **Hearing on Petition No. 91-58 by Erwin Properties, Inc. for a change in zoning from O-15(CD) to B-1SCD and a B-1SCD Site Plan Amendment for approximately 26.4 acres located on the westerly side of East W. T. Harris Boulevard south of University City Boulevard (NC 49).**

This hearing was deferred for 30 days at the September 16 meeting.

Attachment No. 1

2. (91-64) **Hearing on Petition No. 91-64 by Hickory Grove Baptist Church for a change in zoning from R-12 to R-I for approximately 27.2 acres located on the west side of Harris Boulevard south of Trysting Place and extending westward to Johnette Drive.**

Martin/Mangum
Close Hrng
Unan.

Attachment No. 2

3. (91-65) Hearing on Petition No. 91-65 by Davant Realty for a change in zoning from R-9 to R-9MF(CD) for approximately 5.5 acres located on the northerly side of Idlewild Road at Lynmont Drive.

A protest petition has been filed and is sufficient to invoke the 20% rule requiring affirmative votes of 3/4 of the Mayor and Councilmembers, not excused from voting, in order to rezone the property.

Attachment No. 3

4. (91-66) Hearing on Petition No. 91-66 by Gibson and Associates, Inc. for a change in zoning from R-9MF to R-20MF(Innovative) for approximately 6.65 acres located off the westerly side of Oakdale Road north of Pleasant Grove Road.

Attachment No. 4

5. (91-67) Hearing on Petition No. 91-67 by Charlotte Douglas International Airport for a change in zoning from R-12 and R-15 to I-2(CD) for approximately 134.94 acres located along both sides of Byrum Drive west of Coffey Creek.

Attachment No. 5

6. (91-68) Hearing on Petition No. 91-68 by Robert and Lorene Hawkins for a change in zoning from R-12 to B-1(CD) for approximately .52 acres located on the westerly side of Thrift Road (Freedom Drive) south of Moores Chapel Road.

Attachment No. 6

7. (91-69) Hearing on Petition No. 91-69 by Marriott Retirement Communities, Inc. for a change in zoning from R-12 to R-12MF(CD) for approximately 7.83 acres located on the southwest corner of Runnymede Lane and Michael Baker Place.

Attachment No. 7 Protest Sufficient

8. (91-70) Hearing on Petition No. 91-70 by Charlotte Eye, Ear, Nose and Throat Association for a change in zoning from R-6MF and O-6(CD) to O-6(CD) and O-6(CD) Site Plan Amendment for approximately 1.90 acres located on the southeasterly side of Lillington Avenue and Amherst Lane.

Attachment No. 8

9. (91-71) Hearing on Petition No. 91-71 by Fun City, Inc. for a change in zoning from B-1 to B-2 for 3.659 acres located between I-85 and Wilson Avenue east of Beatties Ford Road.

Attachment No. 9

10. (91-72) Hearing on Petition No. 91-72 by Emily Hedrick for a change in zoning from R-12MF(CD) to R-12MF(CD) Site Plan Amendment for approximately 2.91 acres located on the west side of Marsh Road north of Selwyn Farms Lane.

Attachment No. 10

11. (91-73) Hearing on Petition No. 91-73 by Pi Phi Chapter-Omegas of Charlotte, Inc. for a change in zoning from R-9 to R-9MF(CD) for approximately 9.89 acres located on the west side of I-77 south of Hamilton Circle.

A protest petition has been filed and is sufficient to invoke the 20% rule requiring affirmative votes of 3/4 of the Mayor and Councilmembers, not excused from voting, in order to rezone the property.

Attachment No. 11

12. (91-74) Hearing on Petition No. 91-74 by Charlotte York Rite Board of Trustees for a change in zoning from R-12 to R-12MF(CD) for approximately 1.68 acres located on the westerly side of Castleton Road north of Sharon Amity Road.

Attachment No. 12

POLICY AGENDA

13. Consider the following options with regard to Zoning Hearings: (1) continue the present shortened hearing process that became effective May 20, 1991 for six months; or (2) return to the previous full hearing process.

Attachment No. 13

DECISIONS

14.(91-15) Decision on Petition No. 91-15 by Charlotte-Mecklenburg Planning Commission for a change in zoning from R-9MF and I-1 to R-9, (Northwest District Plan), for approximately 68.55 acres located on the east side of Toddville Road, south of Old Mount Holly Road extending to Melynda Road.

Hammond/Martin defer unan.

The rezoning of 1.95 acres fronting on Toddville Road was denied by City Council October 14, 1991.

A protest petition has been filed and is sufficient to invoke the 20% rule requiring affirmative votes of 3/4 of the Mayor and Councilmembers, not excused from voting, in order to rezone the property.

This petition was deferred at the March 18, May 20, June 17, July 15 and September 16 meetings.

The Zoning Committee deferred action on this petition to 10/28 ~~October 28.~~

Attachment No. 14

15. (91-24) Decision on Petition No. 91-24 by Charlotte-Mecklenburg Planning Commission for a change in zoning from R-6MF, I-1 and I-2 to R-6 and I-1 (Northwest District Plan) for approximately 93.6 acres located on the south side of Old Mount Holly Road west of Melynda Road.

Hammond/Martin defer unan

A protest petition has been filed and is sufficient to invoke the 20% rule requiring affirmative vote of 3/4 of the Mayor and Councilmembers, not excused from voting, in order to rezone the property.

This petition was deferred at the May 20, June 17, July 15 and September 16 meetings.

The Zoning Committee deferred action on this petition to 10/28 ~~October 28.~~

Attachment No. 15

16. (91-54) Decision on Petition No. 91-54 by Crosland-Erwin Associates for a Text Amendment to permit wholesale bakery activities on a limited basis in conjunction with a bakery for on site retail sale in the B-1 District.

The Zoning Committee recommends that this petition be denied.

Attachment No. 16

Unan.

17. (91-55) Decision on Petition No. 91-55 by Young Ford, Inc. for a Site Plan Amendment to an existing B-2(CD) zoning for a 12.1 acre site located on the northerly side of North Tryon Street at Eastway Drive.

The Zoning Committee recommends that this petition be approved.

Attachment No. 17

18. (91-57) Decision on Petition No. 91-57 by Realty Buyers Group for a change in zoning from R-15 to I-2(CD) for a 28.822 acre site located on the south side of Byrum Drive, west of Wilmount Road, east of Whippoorwill Drive and north of Beam Road.

The Zoning Committee recommends that this petition be denied.

Attachment No. 18

19. (91-60) Decision on Petition No. 91-60 by Motte Thomas for a change in zoning from R-6MF to O-6(CD) for a 7,500 square foot parcel located on East Worthington Avenue between Euclid and Cleveland Avenues.

The Zoning Committee recommends that this petition be approved, as modified.

Attachment No. 19

20. (91-61) Decision on Petition No. 91-61 by Hi-Q Photolith Corporation for a change in zoning from R-6MF to B-1(CD) for a 21,000 square foot parcel located at 2412 Arty Avenue.

The Zoning Committee deferred action on this petition to ~~October 28~~. NOVEMBER 18

Attachment No. 20

21. (91-62) Decision on Petition No. 91-62 by Charlotte-Mecklenburg Planning Commission for a change in zoning from O-6, B-1(CD), B-2, and I-3 to UR-2 (Center City Urban Design Plan) for approximately 57.94 acres bounded by North Caldwell Street, North McDowell Street, John Belk Freeway and East Trade Street.

The Zoning Committee deferred action on this petition in order to allow Planning staff to research issues that arose at the public hearing on this petition.

Attachment No. 21

22. (91-63) Decision on Petition No. 91-63 by Charlotte-Mecklenburg Planning Commission for a change in zoning from O-6 and B-2 to UMUD for approximately 106.8 acres generally bounded by the John Belk Freeway, Davidson Street and 6th Street.

Hammond/Whitt defer Evan

The Zoning Committee deferred action on this petition until Planning staff has provided additional information on issues that arose at the public hearing on this request.

Attachment No. 22

LAW OFFICES
PERRY, PATRICK, FARMER & MICHAUX
PROFESSIONAL ASSOCIATION
900 BAXTER STREET
POST OFFICE BOX 35566
CHARLOTTE NORTH CAROLINA 28235
TELEPHONE(704) 372 1120
FACSIMILE(704) 372 9635

ROBERT E PERRY JR
BA LEY PATRICK JR
B D FARMER III
ROY H M CHAUX JR
R CHARD W W LSON
JAMES G WALLACE
CAROLYN G H SLEY
BRYAN W P TTMAN
LAURA L YAEGER
R CHARD W MOORE
J CHR STOPHER OATES
W R CHARD JAMISON
ANN A WATKINS
LESL E M LLER WEBB
DAVID A RAYNES

SOUTHPARK OFF CE
901 ROXBOROUGH ROAD
SU TE 100
CHARLO TE N C 282 1
TELEPHONE (704 372 20
FACSIMILE(704 364 9698

RALEIGH OFFICE
3724 NAT ONAL DRIVE
SU TE 200
POST OFF CE BOX 30 58
RALE GH N C 27622 0 58
TELEPHONE(919) 787 88 2
FACS M LE 9 9 787 33 2

September 4, 1991

Ms. Pat Sharkey
Clerk to the City Council
City of Charlotte
600 East 4th Street
Charlotte, NC 28202

SEP 6 1991

Re: Rezoning Petition No. 91-58

Subject Property Approximately 26.4 acres located on the westerly side of East W. T. Harris Boulevard south of University City Boulevard (N.C. 49)

Petitioner: Erwin Properties, Inc.

Zoning Request: From O-15(CD) to B-1SCD and consideration of a O-15(CD) Site Plan Amendment

Dear Pat:

This Petition is scheduled for Public Hearing on Monday, September 16, 1991.

The Charlotte Department of Transportation, after having reviewed the traffic report prepared by Petitioner's consultant, has requested that the consultant furnish it with an accident report and respond to various questions relating to its traffic report. The information needed to prepare this accident report is not readily available and, as a consequence, cannot be delivered by September 6, 1991, the date requested by CDOT.

Since the information will not be available for CDOT's review by September 6, it appears to the Petitioner that the Public Hearing should be deferred for 30 days.

For the foregoing reason, the Petitioner would appreciate your placing its request for a deferral on the agenda for the City Council's September 16, 1991 meeting.

A full response will be made to CDOT's requests.

Thanking you for your assistance in this matter, we remain

Cordially yours,

PERRY, PATRICK, FARMER & MICHAUX, P.A.

Bailey Patrick, Jr./gb

Bailey Patrick, Jr.

BPJr/gb

cc: Mayor Sue Myrick
All Members of the City Council
Mr. John Crosland, Jr.
Mr. Mark W. Erwin
Mr. Stephen L. Vermillion
Mr. Fred E. Bryant
Mr. Walter G. Fields, III

PRE-HEARING STAFF ANALYSIS*

Rezoning Petition No. 91-58

Petitioner: Erwin Properties, Inc.

Location: Approximately 26.4 acres located on the westerly side of East W. T. Harris Boulevard south of University City Boulevard (N.C. 49).

Request: Change from O-15(CD) to B-1SCD and consideration of an O-15(CD) site plan amendment.

BACKGROUND

1. Existing Zoning. The property involved with this request is presently zoned O-15(CD) as a result of a 1989 rezoning from Institutional. Adjoining properties located to the west and east are zoned Institutional, R-9MF, and R-12. Properties located across East W. T. Harris Boulevard are zoned B-1SCD. Properties located across University City Boulevard (N.C. 49) are zoned a combination of R-12 and Institutional.

2. Existing Land Use. The property involved with this request is the developing Chancellor Park office complex. The Paces Oaks Apartment community is located immediately to the east along East W. T. Harris Boulevard. Across East W. T. Harris Boulevard from the petitioned site is the Town Center Shopping Center. The UNCC campus is located to the northeast along U.S. 49.

3. Public Plans and Policies.

   1. 2005 Plan. The 2005 Plan indicates developing residential land uses in the area of the subject property and recognizes the Town Center Shopping Center across Harris Boulevard as a community commercial center. 2005 strategies include the extension of water and sewer services in the area and the extension of W. T. Harris Boulevard from U.S. 49 to Newell-Hickory Grove Road.

   2. UNCC District Plan. The UNCC District Plan envisions institutional type land uses associated with UNCC in the area of the subject property. The plan also states that existing Institutional zoning surrounding the University represents an opportunity for the expansion of a variety of office and residential uses.

   3. Northeast District Plan. The Northeast District Plan recommends office, research, and business park land uses for the subject property. The plan recognizes the Town Center Shopping Center as an existing neighborhood commercial center. The plan also recommends extension of water lines along Harris Boulevard.

4. Transportation Improvement Program.

   1. N.C. 49 Widening. This project provides for the widening of University City Boulevard (N.C. 49) to four lanes from Mallard Creek Church Road to the Cabarrus County Line.

   2. N.C. 49/Graham Street Extension Connector. This project provides for a connector to be constructed between Graham Street and University City Boulevard (N.C. 49) with an interchange at I-85. The connector would provide access to the southern part of the University Research Park and to the land east of I-85 and south of Harris Boulevard.

   3. N.C. 49/W. T. Harris Boulevard Interchange. This project will upgrade N.C. 49 interchange at Harris Boulevard by providing ramps in the southwest quadrant. The N.C. 49/W. T. Harris Boulevard interchange is scheduled for construction in FY92-93.

4. Site Plan. The subject property was rezoned in 1989 from Institutional to O-15(CD) to allow a 290,000 square foot office park. The site plan which accompanies this petition proposes rezoning from O-15(CD) to B-1SCD for 11.86 acres to allow 120,000 square feet of uses allowed under the B-1SCD district and an O-15(CD) site plan amendment to the remaining 14.54 acres to allow 120,000 square feet of office development. A portion of Chancellor Park Drive has been constructed within the project area and the site plan phases the development upon the completion of this road. Building permits are not to be issued for the B-1SCD building until that portion of Chancellor Park Drive which is currently not built is under construction and no certificate of occupancy is to be issued until the road construction is completed. The plan provides for a 50 foot landscaped buffer along Harris Boulevard and 40 foot landscaped buffers along both sides of Chancellor Park Drive. A 20 foot buffer is established along the property edge adjoining residential properties. The plan provides for greenway dedication along Toby Creek within two years of the date of the approval of the subject rezoning petition.

5. School Information. Not applicable.

6. *Zoning History* (See Attached Map).

Petition No.	Request	Action	Date
1. 70-5	R-12, R-12MF, & B-2 to	Approved	05/18/70
2. 70-11	Institutional to B-1SCD	Approved	11/16/70
3. 80-26(c)	B-1SCD to B-1SCD Site Plan Amendment	Approved	10/20/80
4. 85-3(c)	B-1SCD to B-1SCD Site Plan Amendment	Approved	02/18/85
5. 87-38(c)	B-1SCD to B-1SCD Site Plan Amendment	Approved	08/17/87
6. 88-24(c)	Institutional & R-12 to R-9MF(CD)	Approved	06/20/88
7. 89-9(c)	Institutional to O-15(CD)	Approved	05/15/89
8. 90-50(c)	Institutional to R-12MF	Approved	12/19/90
9. 90-55(c)	B-1SCD to B-1SCD Site Plan Amendment	Approved	01/22/91

7. Neighborhood. This project falls within the area defined as the Newell neighborhood.

REVIEWS

1. Plan Consistency. This petition proposes the amendment of an existing office park plan to convert a portion of the office area to allow for a commercial component. Publicly adopted plans and policies in effect for this area have evolved over the recent years with the 2005 Plan indicating residential land uses in the area but with the UNCC District Plan and the Northeast District Plan recognizing the feasibility of office land uses. The Northeast District Plan recognizes the Chancellor Park office development and the existing Town Center Shopping Center as comprising a neighborhood mixed use center. The general policies for the district plans recognize neighborhood mixed use centers as retail/office combinations composed of 125,000 square feet of office uses and 125,000 square feet of commercial uses. The recent rezoning of the subject property from Institutional to office was viewed as consistent with the district plan in that Chancellor Park would fulfill the office portion of the neighborhood mixed use center concept and that the existing Town Center Shopping Center would act as the retail component of the mixed use center.

   Recently approved site plan amendments for the Town Center Shopping Center while under the County's jurisdiction have brought its total amount of floor area to 220,000 square feet, an amount substantially greater than that envisioned by the district plan. The staff pointed out in the analysis for that petition that continued expansion of the retail component of the neighborhood

mixed use center would begin to change the character of the center from the neighborhood mixed use center concept to more of a regional retail center and likely signal more and more additional requests for further retail expansions. Conversion of the office component of the mixed use center to retail may reduce the viability of other proposed centers throughout the area providing convenience services to the residences of this portion of the community. The conversion of this site to retail is not with publicly adopted plans and policies for the area.

2. Technical Consistency.

   1. Pre-Hearing Staff Input. The staff met with the petitioner prior to the filing of this request and discouraged its submittal. Subsequent to the filing of the petition, the staff communicated several site plan comments to the petitioner. Many of those comments have been addressed by the revised site plan.

   2. Departmental Comments. There were a number of departmental comments on this application seeking additional information or clarification to the plan. Departmental comments which have not adequately been addressed included the need for providing cross-sections of proposed screening treatments adjacent to residential properties and rewording of a note which deals with lighting to state that lighting will be designed to eliminate glare on adjacent residential properties and limiting light fixture heights to 20 feet. The screening cross-sections provided by the revised plan do not provide enough information in order to assess the adequacy of the proposed screening/buffer treatment. The revised plan states that the lighting system will be designed to "minimize" glare on adjacent residential properties and the maximum light fixture height is to be 30 feet.

ISSUES

1. Land Use. This petition raises a substantial land use issue. The retail component of what is recognized as an existing neighborhood mixed use center at the intersection of Highway 49 and Harris Boulevard already exceeds that which is viewed as appropriate under the neighborhood mixed use category in the general policies for the district plans. Continued expansion of the retail component of the mixed use center could impact the opportunities for additional centers in this portion of the community and signal additional requests for further expansions which together would begin to change the character of this center from that of a neighborhood mixed use concept to more of a regional center. In addition, staff has discussed several proposals for additional retail opportunities in the area with

various interested parties which together would constitute a major increase in retail square footage over that envisioned by the Northeast District Plan. Staff is currently conducting a study of commercial land needs in the Northeast district and it is recommended that this petition be deferred pending the completion of the study.

2. Site Plan. There are no major site plan issues which accompany this application. The one outstanding site plan issue accompanying this request is its treatment of the project edges which adjoin residential zoning. The site plan offers insufficient information by which to assess the adequacy of its buffering adjacent to residential properties. This issue needs to be addressed prior to a decision on this petition.

CONCLUSION

This petition should be deferred pending the completion of the ongoing study of commercial land needs in the Northeast District. At this point, the conversion of this property from an office park to a retail center is not in conformance with adopted land use plans for the area and the petition is not purposing an amendment to the plans to address this inconsistency.

*Subject to further refinement following public hearing.

91-58

CHANCELLOR PARK SHOPPING CENTER
CHARLOTTE, NC

B1(SCD) REZONING

"FOR PUBLIC HEARING"

PETITIONER: CROSLAND-ERWIN-ASSOCIATES

125 SCALEYBARK ROAD

CHARLOTTE, NC 28209

PHONE: 704-523-0272

DEVELOPMENT DATA:

015(CD) ZONING TO REMAIN ON 14.545 ACRES	120,000 S.F.
PROPOSED ZONING: B1 (SCD) ON 11.86 ACRES (TO AMEND EXISTING 015(CD) ZONING)	120,000 S.F.
MAXIMUM ALLOWABLE BUILDING AREA	240,000 S.F.

PARKING REQUIRED

SHOPPING CENTER (120,000 - 250)	480 SPACES
PARKING PROVIDED	(+/-) 500 SPACES

NOTE: PARKING FOR DEVELOPMENT TAKING PLACE ON THE 015(CD) PARCELS WILL BE PROVIDED WITHIN EACH PARCEL.

PETITIONER: CROSLAND-ERWIN-ASSOCIATES

DEVELOPMENT NOTES - B1 (SCD) ZONING:

All development standards established under the Charlotte Zoning ordinance (the "Ordinance") for the B-1 (SCD) Zoning District Classification shall be followed in connection with development taking place on the Property. Subject only to the provisions set forth below under "Architectural Controls", the configuration, placement, and size of the shopping center as shown on this Rezoning Plan are schematic in nature and may be altered or modified during design development and construction document phases within the maximum building envelope lines established on this Rezoning Plan. Parking layouts may also be modified to accommodate final building locations.

PERMITTED USES

1. The Property may be devoted to any use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in a B-1 (SCD) Zoning District.

SETBACKS

1. Building setbacks shall be a minimum of 50' off the rights-of-way for W.T. Harris Boulevard and Chancellor Park Drive and a minimum of 50' off all other property lines.

2. Parking will not be permitted in any setback area.

BUFFERS

1. A 20-0" undisturbed buffer shall be maintained at the eastern boundary of the property and a 20'-0" greenway access shall be maintained at the south boundary of the property.

2. The undisturbed buffer zone imposed by and depicted on this Rezoning Plan along the eastern boundary of the property is subject to the following regulations:

   a. The 20' buffer area established along the eastern property line must remain undisturbed an in its natural state, except to the extent necessary to accommodate pedestrian pathways leading into the property, utility lines, the clearing of undergrowth and the placement of trees and other plant materials where the existing foliage does not create an adequate visual screen.

   b. Utility installations and driveway access may only cross undisturbed buffer areas at interior angles measured at the property lines which are not less than 75 degrees and, to the extent possible, paths cleared for utility lines shall be replanted with plant materials which are the same or similar to the types of materials that are in place within the buffer area involved.

PEDESTRIAN WALKWAYS

1. The Owners will construct at their expense sidewalks along W.T. Harris Boulevard and Chancellor Park Drive within the rights-of-way. Sidewalks are to be set back from the curb at least 15′ on Harris Boulevard.

LANDSCAPING & SCREENING

1. Screening shall conform with the standards and treatment specified in Section 1601 of the City of Charlotte Zoning Ordinance.

2. Landscaping areas within the site will be planted and improved in sequences consistent with the development of the project and outparcels.

3. All landscaping will meet or exceed the requirements of the City of Charlotte's Tree Ordinance.

4. Tree protection and/or planting will be required in accordance with Chapter 21 of the City Code.

PARKING

1. The parking areas depicted on this Rezoning Plan may vary in size and locations, but in all events, off-street parking will meet the minimum standards established under the Charlotte Zoning Ordinance.

2. Parking areas may be constructed inside and outside the building envelopes.

LIGHTING

1. A uniform lighting system will be employed throughout the site. The lighting system will be designed to minimize glare on adjacent residential properties. Maximum light fixture height will be 30′.

SIGNS

1. A master signage and graphic system will be adopted and implemented throughout the property and the adjoining office complex.

2. All signs placed on the property will be erected in accordance with the requirements of the Charlotte Sign Ordinance, except that no outdoor billboards may be placed on the property.

3. Permanent project identification signs and directional signs may be located in the general areas depicted on this Rezoning Plan along W.T. Harris Boulevard and Chancellor Park Drive.

4. All signs must be fixed and may not move, rotate, or flash.

5. Temporary project signs may be located within the buffer areas established on this Rezoning Plan along W.T. Harris Boulevard and Chancellor Park Drive, but must be removed no later than 60 days after issuance of the first certificate of occupancy for space within the shopping center.

ACCESS POINTS (DRIVEWAYS)

1. The number of vehicular access points to the shopping center site shall be limited to two on Chancellor Park Drive.

2. The configurations of access points within the site are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by the North Carolina Department of Transportation and the Charlotte Department of Transportation.

FIRE PROTECTION

1. Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of any building commences.

2. Fire hydrants shall be located within 500 feet of any buildings constructed on the property.

ARCHITECTURAL CONTROLS

1. The front elevation of the building to be located on Track I and will be constructed substantially in accordance with the rendering (sheet RZ-3, dated 4/15/91) which accompanies this Rezoning Plan.

2. The front elevation of the buildings located on Tracks II and III shall be in keeping with the architectural character of the building located on Track I.

3. No building constructed on the property will exceed one story in height.

STORM WATER MANAGEMENT

1. Storm water will be managed by the use of retention ponds and/or other means allowable under the Ordinance, all in accordance with plans approved by the Charlotte Engineering Department. The detention pond will not be located in the buffers.

41 7 ->

PHASING

1. Building permits may not be issued for the construction of the building on the B1 (SCD) site until that portion of Chancellor Park Drive which is not currently built is under construction.

2. No certificate of occupancy will be issued until the road construction is completed.

OFFSITE ROADS

1. Petitioner agrees to install a left turn lane on W.T. Harris Boulevard and a left turn lane on Highway 49 as shown on the attached site plan, prior to issuance of Certificate of Occupancy for the building.

GREENWAY MAINTENANCE

1. Petitioner will allow access for maintenance of the greenway in the northeast corner of the parking lot.

DEVELOPMENT NOTES:

O15(CD) ZONING

1. This site plan is intended to show only general development character. Minor modifications to the circulation, parking and building configurations may be required to accommodate final architectural and site design and to adjust to other site features. Such modifications may be approved administratively by the Planning Commission Staff as long as the overall intent of this plan, and the internal and external relationships shown here are maintained. No building shall be located outside of the building development line. Parking may be placed inside building development line.

2. All development standards for the O-15 District as set forth in the Mecklenburg County Zoning Ordinance shall be met or exceeded.

3. Special care will be taken to provide a high quality development with emphasis on landscaping, building architecture and site arrangement design.

4. Building shall meet or exceed the required setbacks, rear yards and side yards as established in the Mecklenburg County Zoning ordinance.

5. All signage provided shall be in accordance with the Mecklenburg County Zoning Ordinance.

6. Vehicular access points are limited to the number shown on the plan. Configuration of driveways and access points are subject to minor modifications as necessary to accommodate final site and architectural construction plans, as well as D.O.T. standards.

7. As indicated on this plan, land along Toby Creek shall be dedicated to Mecklenburg County for Greenway purposes within two years of the date of approval of this proposal.

8. The roadway shown on the plan connecting NC 49 to Harris Boulevard is part of the proposed 49/Graham Street Connector (currently under EIS review by NC D.O.T.) designed to improve overall traffic flow in this area. This road will be built to commercial street standards. Right-of-way dedication will be accomplished through an agreement with the adjoining property owner. Chancellor Boulevard within the property will be built by the developer.

9. Screening will conform to Section 1601.

10. 8% of the parking lot area will be landscaped.

11. No parking will be within 40 feet of the eastern or southern property lines.

12. All uses in the 0.15 district will be allowed except the following: Arboretum, Auction Sales, Dormitories, Dwellings (all types) Farms, Fraternal Organizations, Group Homes, Orphanages, Trailers, Overnight Camping, Cemeteries, Churches, Convent and Monasteries, Customary Home Occupations, Golf Courses, Hospitals, Nursing Homes, Riding Stables, Room Renting, Schools, Sewage Treatment Plants, Turkey Shoots, Quarries.

M E M O R A N D U M

DATE: September 3, 1991

TO: Mayor Sue Myrick and
Members, Charlotte City Council

Chairman Anne McClure and
Members, Zoning Committee
Charlotte/Mecklenburg Planning Commission

FROM: Fred E. Bryant and FEB/4
Bailey Patrick BP/4

SUBJECT: Support Statement for Rezoning Petition 91-58

As representatives for Crosland Erwin Associates, we are submitting the following statement in response to the Staff Analysis of Rezoning Petition 91-58. This petition is scheduled for public hearing on September 16, 1991.

I. SITE PLAN DISCUSSIONS

The Planning Staff acknowledges there are "no major site plan issues which accompany this application." Two minor issues dealing with lighting have been mentioned in the analysis. The first concerns the height of the lighting and the Petitioner's commitment to "minimize" glare rather than "eliminate" it from neighboring properties. The Petitioner believes it has addressed this item in a fair and reasonable manner, but should Zoning Committee and City Council conclude these issues need further refinement, the Petitioner is willing to give additional consideration to them. The only other outstanding issue raised by Staff relates to the treatment of the project edge along the rear of the property adjoining residential zoning. The Petitioner acknowledges that specifications for the landscaping along the project edge could be more specific and will work with the Staff to attain mutually acceptable specifications.

II. TRAFFIC DISCUSSIONS

The Charlotte Department of Transportation has raised a number of issues with respect to the Petitioner's proposal which can best be addressed by the traffic consultant, Wells-Maniktala Associates, Inc. The Petitioner will arrange to have its consultant prepare a response to these items and arrange to have the consultant present at public hearing to respond to any questions.

III. LAND USE DISCUSSIONS

Planning Staff correctly notes that the retail use proposed by this petition is at odds with the Northeast District Plan. However, there are a number of factors we request you give consideration to in determining the correctness of this petition. We believe these are considerations which the district plan process recognizes in outlining procedures which allows for rezoning actions differing from the plan content. We would remind you that the policy document adopted to guide the district plan procedures provides a means for rezoning property contrary to the district plans if consideration is given to conditions which would warrant that rezoning. In effect, it establishes the mechanism for amending the plan upon the valid consideration of a rezoning. The factors which make this site appropriate for this use include:

A. Need

For several years now, local government has encouraged residential development in the northeast. This effort has been successful, and there is now a substantial population basis with a need for various types of services. Nowhere in this area is there a facility to provide the residents with building and home improvement materials. Staff indicates there have been discussions with several parties pursuing the location of similar facilities which, obviously, indicates a market exists for this type of use. Residents of this area deserve an opportunity to shop this type of facility without having to drive long distances away from their community.

B. Location

This site is situated with access to two major thoroughfares, NC 49 and Harris Boulevard, providing quick service to major portions of the overall community area. In association with the already constructed shopping center across Harris Boulevard, it provides a convenient location for meeting the needs of residents of this vicinity. While there are several locations zoned for business development in the general area, few of them would permit a building as large as the one proposed here. As you are aware, any building over 100,000 square feet requires B-1SCD zoning and there are only two or three properties so zoned in the general vicinity, none of which are suitable for this area.

C. Definite Proposal

This petition represents a proposal backed by a definite commitment to construct the development indicated. A user is committed and an architectural illustration of the building is attached to the conditional plan. Both the intended user and

the Petitioner have a proven record of providing quality development and services.

Because of the above factors, we strongly urge you to favorably consider this request as being in the best interest of overall land use planning. It will provide a needed facility in a good location for the benefit of the community.

FEB/BP:df

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 91-58
Date Filed July 8, 1991
Received By DCM
OFFICE USE ONLY

Ownership Information

Property Owner: Chancellor Park Associates Limited Partnership

Owner s Address: 125 Scaleybark Road
Charlotte, NC 28209

Date Property Acquired: September 20, 1989

Tax Parcel Number: 049-281-01 & 049-281-02

Location Of Property (address or description)

Northeast corner of intersection of Harris Boulevard and Highway 49

Description Of Property

Size (Sq Ft -Acres): 15 64 acres

Street Frontage (ft): 698.86' Chancellor 491' on Harris Blvd

Current Land Use: Vacant

Zoning Request

Existing Zoning: 0-15 (CD)

Requested Zoning: B1 (SCD)

Purpose of Zoning Change: For use as Retail Development

Name Of Agent

Agent s Address

Telephone Number

Erwin Properties, Inc.
Name of Petitioner(s)

125 Scaleybark Road
Charlotte, NC 28209
Address of Petitioner(s)

(704) 523-0272
Telephone Number

Signature

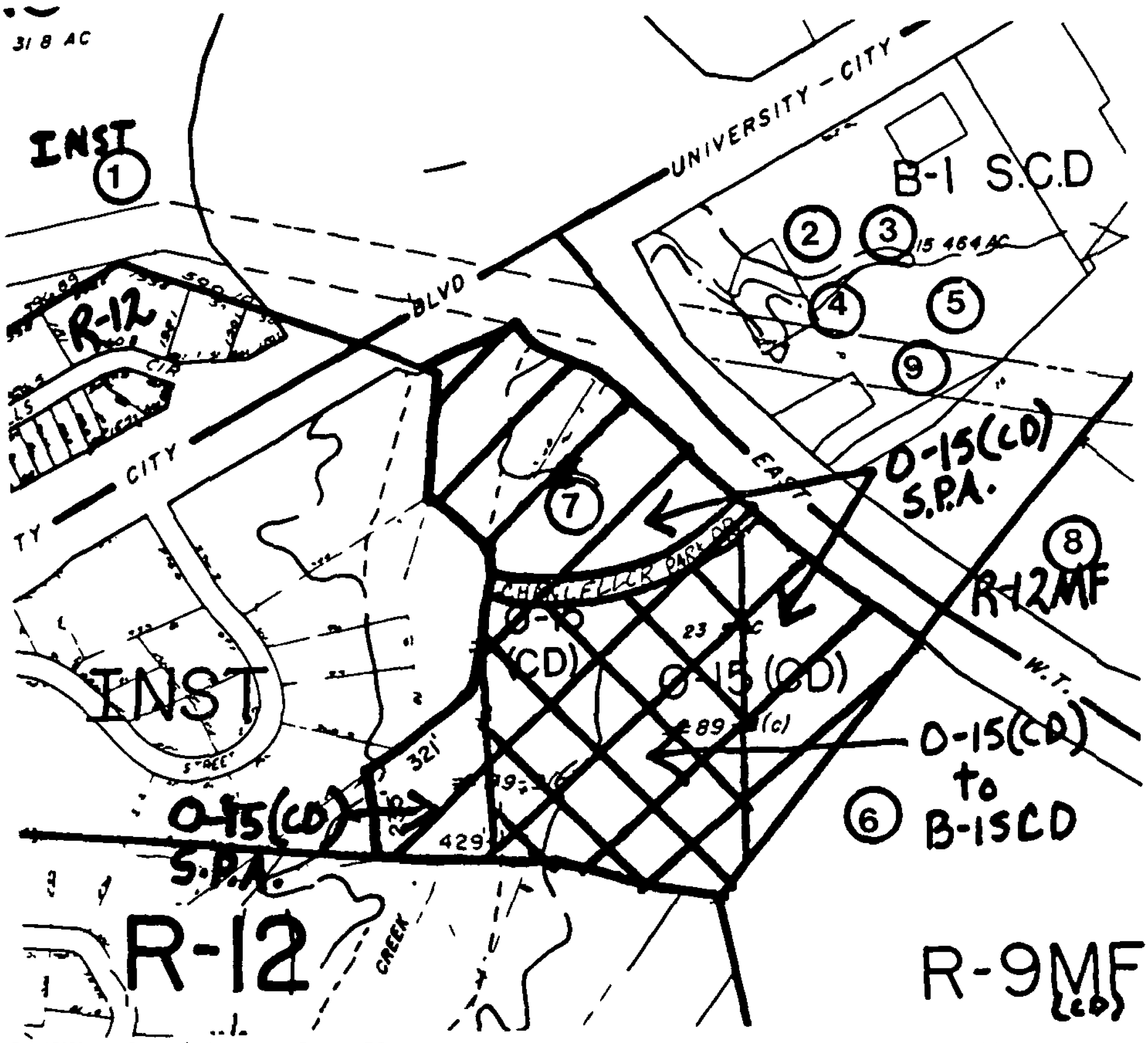
Signature of Property Owner if Other Than Petitioner

PETITIONER: Erwin Properties

PETITION NO.: 91-58 HEARING DATE: September 16, 1991

ZONING CLASSIFICATION, EXISTING: O-15(CD) REQUESTED: B-1SCD

LOCATION: Approximately 15.64 acres located on the westerly side of East W. T. Harris Boulevard south of University City Boulevard (N.C. 49).



ZONING MAP NO(s).: 71 & 72 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

October 8, 1991

Mayor and City Council:

RE: Petitions to be Heard in October, 1991

Attached you will find appropriate maps and copies of each petition, as well as the Pre-Hearing Staff Analysis, for petitions scheduled for public hearing on October 21, 1991 at 6:00 o'clock P.M., in the Charlotte-Mecklenburg Government Center, Meeting Chamber, 600 East Fourth Street.

This material is intended to provide background information concerning the requests and the area in which the properties are located.

Sincerely,

Walter G. Fields, III
Land Development Manager

WGF:mlj

Attachments

600 East Fourth Street • Charlotte, North Carolina 28202-2853 • (704) 336-2205

PRE-HEARING STAFF ANALYSIS*

Rezoning Petition No. 91-64

Petitioner: Hickory Grove Baptist Church

Location: Approximately 27.2 acres located on the west side of Harris Boulevard south of Trysting Place and extending westward to Johnette Drive.

Request: Change from R-12 to R-I.

BACKGROUND

1. Existing Zoning. The property involved in this petition is currently zoned R-12. The surrounding properties to the east, south, west are also zoned R-12. To the north the property is zoned R-I and is part of the existing church site. The surrounding area is predominantly zoned R-12.

2. Existing Land Use. The proposed property is currently developed with two single family homes and a small church. Adjoining the property are a fire station and a series of single family homes. In general the surrounding area is developed with single family homes.

3. Public Plans and Policies.

   1. 2005 Plan. The 2005 Plan indicates existing residential land uses in the area of the subject property. A community commercial center is indicated in the northwest corner of the intersection of East W.T. Harris and Hickory Grove Road. 2005 Plan strategies include improving East W.T. Harris and Hickory Grove Road. A light rail system connecting this area with the Uptown area is also among the strategies recommended.

   2. East District Plan (adopted 1990). This plan recognizes the existing institutional uses located on the subject property and the existing neighborhood commercial center located on the northwest corner of East W.T. Harris and Hickory Grove Road. The plan also recognizes the commercial zoning on the northeast corner of this intersection. Property surrounding the subject properties is recommended for single family land uses ranging in densities from one to four dwelling units to the acre.

   3. Transportation Improvement Program. The Transportation Improvement Program calls for the widening of East W.T. Harris from Plaza Road to Albemarle Road to four and six lanes.

4. Site Plan. The site plan which accompanies this petition proposes to use approximately 27.2 acres for a surface parking lot. This new parking lot will be served by two driveways from East W.T. Harris Boulevard and one driveway from Johnette Drive. The

perimeter of the parking lot will have a 35 foot buffer which will consist of existing vegetation where adequate. If the existing vegetation is inadequate, a berm and new vegetation will be planted. The interior of the parking lot will be landscaped to meet the tree ordinance requirements.

5. School Information. Not applicable.

6. Zoning History (See Attached Map).

	Petition No.	Request	Action	Date
1.	66-92	B-1 & B-2 to B-3(AIP)	Approved	05/29/66
2.	66-93	B-2 to I-3	Approved	08/07/66
3.	67-5	R-6MF to R-6MFH	Denied	03/13/67
4.	67-57	R-6MF & 0-6 to B-1	Approved	02/05/68
5.	69-76	B-2 to B-3	Approved	09/08/69
6.	69-95	I-1 & 0-6 to R-6MF, 0-6, & B-1	Approved	11/03/69
7.	70-72	R6MF to B-2	Approved	06/01/70
8.	76-30	R-6MF to R-12(AIP)	Approved	06/18/76
9.	76-34	R-6MF to R-12(AIP)	Approved	06/18/76
10.	91-28	R-12 to R-I and consideration of an R-I Site Plan Amendment	Approved	06/17/91

7. Neighborhood. This site falls within the area defined as the Four Seasons Neighborhood.

REVIEWS

1. Plan Consistency. This petition proposes to rezone from R-12 to R-I 27.2 acres to be used as surface parking for an existing church. The East District Plan recognizes the existing institutional use in the area as well as the existing commercial center. The plan calls for the land surrounding these uses be maintained for residential uses. Even though this expansion does reduce the amount of land available for residential development this expansion will provide a realistic amount of on site parking for the church which will lessen the parking congestion on surrounding properties and along East W.T. Harris. In addition, the expansion is predominantly along East W.T. Harris and on land that is predominantly vacant and does not intrude into an established single family neighborhood. Therefore, from a land use standpoint, this petition is considered consistent with adopted plans and policies.

2. Technical Consistency.

   1. Pre-Hearing Staff Input. The petitioner's agent met with the staff prior to the filing of this petition. Staff subsequently communicated several comments and concerns regarding the site plan.

   2. Departmental Comments. The City Engineering Department noted that the developer will need a grading permit, a driveway permit, and on site stormwater detention. They also asked that the petitioner dedicate at a minimum 50 feet of right-of-way along East W.T. Harris. The Urban Forestry staff pointed out that the plan as drawn and some existing conditions did not comply with the city's tree ordinance. They also alerted the petitioner to the fact that grading and utilities may conflict with existing trees in the buffer areas as well as in the tree protection zone.

      The Department of Transportation noted that this rezoning would increase the number of possible trips. However, due to the use of the area for parking only they felt that the impact on the surrounding thoroughfare system would not be significant. They also noted that as part of the W.T. Harris road widening project only the main driveway to the church would have full access all other driveways would be limited to right-in right out. The Transportation Department also felt that the proposed access to Johnette Drive was not appropriate. They pointed out that Johnette Drive is a narrow residential street that could not accommodate substantial amounts of two-way traffic. This access would also lead to additional cut through traffic on Farm Pond and Lawrence Orr Road which connects Albemarle Road to Hickory Grove Road. It was felt that this driveway should be eliminated.

      The Building Standards Department asked that note number 5 be clarified to include screening of parking areas from adjacent residentially zoned and used property and from residentially zoned property across East W.T. Harris. The Planning staff suggested that the driveway to Johnette be eliminated. We also asked that notes from the previously approved plan be transferred to this plan. The petitioner did not eliminate the access to Johnette or modify note 5 correctly or transfer notes from the originally approved plan as requested.

ISSUES

1. Land Use. This petition raises no land use issues. The Northeast District Plan recognizes this use in this area. In addition this expansion will not jeopardize or encroach into any

existing single family neighborhood. Therefore, from a land use standpoint this petition is appropriate for approval.

2. Site Plan. This petition does raise one significant site plan issue. The petitioner proposes a connection to Johnette Drive which would negatively impact the surrounding neighborhood by allowing cut through traffic thru a single family neighborhood on portions of public streets that are not suitable for this type traffic (i.e. Johnette Drive). The petitioner has tried to minimize the impact of this driveway by restricting its use to "special events" and Sundays. It would be these special events and Sundays that would bring the heaviest use to this driveway and cause the most severe impact upon the neighborhood. The existing thoroughfare system can adequately handle the special events and the Sunday services. Typically these events will occur on the off peak hours of the thoroughfare system after 7:00 p.m. and Sundays when the roads are lightly traveled. From a site plan standpoint, this petition is not appropriate for approval so long as the connection to Johnette Drive remains.

CONCLUSION

Due to the outstanding site plan issues this petition is not considered appropriate for approval.

*Subject to further refinement following public hearing.

71-64

HICKORY GROVE BAPTIST CHURCH
REZONING PETITION

GENERAL NOTES

1. Stormwater drainage facilities will be in accordance with the drainage detention ordinance.

2. A driveway permit will be required prior to locating two new drives on East Harris Blvd.

3. If parking expansion occurs without a building expansion a land use permit will be obtained from building standards.

PLANTING NOTES

1. Tree planting will be in accordance with Chapter 21 of the City Code. Screening will comply with Section 1601 of the City Zoning Ordinance.

2. Tree protection barricades will be installed prior to all grading activities. A tree survey and protection plan will be submitted prior to grading.

3. Planting plan is conceptual only and may be changed based on site conditions. Actual quantities of the trees and screening shall meet City Tree Ordinance and City
Zoning Ordinance..

4. No large maturing trees will be planted under overhead power lines.

5. Grading permit will be in accordance with Chapter 18 of the City Code.

HICKORY GROVE BAPTIST CHURCH
REZONING PETITION

CONDITIONAL NOTES

1. While indicating a firm concept of development, minor adjustments to parking and circulation pattern may occur to accommodate site conditions.

2. Storm water detention shall be provided which will meet or exceed the requirements of the Charlotte Stormwater Detention Ordinance. It is anticipated that surface storage will be provided in parking areas and adjacent detention ponds. Discharge to adjacent properties will take existing drainage patterns into account.

3. Signage shall be allowed in accordance with applicable zoning standards.

4. This plan depicts existing right of way along Harris Boulevard as it has been established for widening project. Where this does not equal 50' from center line, petitioner will dedicate to that width prior to issuing permits. Temporary and permanent grading easements shall be as per N. C. Department of Transportation and Owner Contract Agreement.

5. Parking areas on this site will be screened to comply with Section 1601 of City Zoning Ordinance. Screening shall be provided by natural screening consisting of existing vegetation supplemented with new evergreen planting where necessary to accomplish effective screening. New evergreen planting shall be large-maturing evergreen shrubs or small trees such as Burford Holly, Osmanthus, Laurel, Nellie Stevens Holly. At planting, new screening shall be minimum 4' high and planted 5' on center in staggerd rows.

6. Site lighting shall be designed with a high cut-off angle or shielding and shall be mounted at a height Of 20'-0" maximum.

7. When access to Johnette Drive is provided a landscaped entry feature shall be constructed. Use of this entry shall be limited to Sunday and special event times. A gate or other device shall be used to control this access.

8. Pedestrian shelters may be located in parking areas as needed to provide van shuttle pick-up.

FRED E. BRYANT, PLANNER

Suite 216, Providence Center
1850 East Third Street
Charlotte, North Carolina 28204
(704) 333-1680 • FAX (704) 376-5715

STATEMENT OF SUPPORT FOR REZONING PETITION 91-64

PETITIONER: HICKORY GROVE BAPTIST CHURCH

LOCATION: WEST SIDE OF HARRIS BOULEVARD SOUTH OF EXISTING CHURCH PROPERTY AT HICKORY GROVE ROAD

REQUEST: CHANGE FROM R-12 TO R-I

The subject property consists of approximately 27 acres of land adjacent to and south of the existing Hickory Grove Baptist Church buildings and parking area. As this church continues to grow, increasingly heavy demands are being made on the existing parking facilities. The need for additional parking area has been substantially impacted by the roadway construction projects in this area which will create a four-lane divided median cross-section for Harris Boulevard and a widened cross-section for Hickory Grove Road immediately in front of the church. A number of church attendees have historically utilized vacant spaces at retail facilities located both across Harris Boulevard and Hickory Grove Road. The widening project will make it extremely unsafe for church-goers to attempt to cross these streets and will also remove a certain amount of parking which has been permitted along Harris Boulevard itself.

Adding to the problems of accessibility will be the installation of a median along Harris Boulevard which will limit left-turn accessibility both into and out of the parking area. The church has, for some time, recognized these problems and been gradually acquiring property to provide for long range future parking facilities. The plan which is now being presented contains enough space to meet the foreseeable needs of this congregation for many years into the future. In fact, it is being presented as a phase plan of development which will actually be constructed over a period of several years and only as the need for additional parking appears.

The conditional plan submitted with this request was shared with adjoining property owners several months ago without any indication of serious disagreement from them. Some details of the plan have been altered to conform to comments dealing with adequacy of buffering and control of stormwater. In fact, the stormwater control plan which has been worked out relative to this expansion will control water which is now without development already creating some problems for certain adjoining property owners. Where lots are closest to the boundary of the proposed parking area, a combination berm and landscape treatment is proposed within a minimum 35-foot area to provide meaningful separation between the parking area and the residences. Additionally, controls on lighting are included which will regulate the maximum height and shielding to avoid glare on the adjoining properties. The parking lot will be heavily broken-up with landscape islands, and the circulation plan has been revised to meet Department of Transportation comments.

In assessing the Pre-Hearing Staff Analysis, the use of the property for this purpose is found to be appropriate and the site plan acceptable with one exception. It is this exception which has brought forth the staff comment that the plan should not be approved unless a proposed driveway connection to Johnette Drive is eliminated. This is a proposed driveway at the extreme rear of the church property which would potentially give access to a secondary entrance to streets which connect to the Four Seasons area and Albemarle Road. This opening is viewed by the church as in the very last phase of development of the parking area and would be sought only with substantial controls on when it would be used and contains a commitment to create a meaningful entry landscaped area which visually would be attractive to the surrounding properties. The commitment is that this would be used only on Sundays and other special meeting times with a gate to be installed and locked at all other times.

There are two substantial reasons why the Petitioner believes this access will eventually be, not only needed, but will be an asset for people in the general vicinity. First of all, the church has a large number of members who live in the Four Seasons/Albemarle Road/Farm Pond vicinity to whom this access would not only be convenient, but a much safer means of getting to the church than is presently possible. Anyone who lives to the west and southwest of the church property and now wishes to gain access to the church site would have to travel along either Albemarle Road and Harris Boulevard or Sharon Amity Road and Hickory Grove Road to arrive at their destination. Obviously, this will add to the congestion of those roads and will cause considerable automobile travel not necessary with this connection.

A second major reason for this access relates to the increased amount of time it will take automobiles to enter and, particularly, exit the site by only utilizing the driveways on Harris Boulevard. One of the major concerns of parking lot design and usage is to avoid air pollution caused by vehicles idling while waiting to exit the lots. Indeed, this is one of the standards which the County Environmental Agency applies in determining whether or not a specific parking lot can be issued a valid air quality permit.

Because of all of these factors--need, convenience, safety and good design--we urge your approval of this request to change the property from R-12 to Residential-Institutional.

99

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Staff Review Meeting - Tues Sept. 3 @ 9:00 a.m.

Petition No 91-64
Date Filed July 8, 1991
Received By JRCM
OFFICE USE ONLY

Ownership Information

Property Owner: Hickory Grove Baptist Church, Charlotte, North Carolina, Inc.

Owner's Address: 6050 Hickory Grove Road
Charlotte, NC 28215

Date Property Acquired: (See Attached List)

Tax Parcel Number: (See Attached List)

Location Of Property (address or description)

West side of Harris Boulevard south of Trysting Place and extending westward to Johnnette Drive

Description Of Property

Size (Sq. Ft.-Acres): 27.237 acres

Street Frontage (ft.): 650.22' on Harris

Current Land Use: Vacant except for three houses and a small church

Zoning Request

Existing Zoning: R-12

Requested Zoning: R-1

Purpose of Zoning Change: To permit the establishment of additional surface parking to serve the needs of Hickory Grove Baptist Church and prevent the need for attendees to cross Harris Blvd. and Hickory Grove Road to utilize parking.

Fred e. Bryant, Planner
Name Of Agent

1850 E. Third Street, Suite 216
Agent's Address

Charlotte, NC 28204

Telephone Number
333-1680

Hickory Grove Baptist Church
Name of Petitioner(s)

6050 Hickory Grove Road
Address of Petitioner(s)

Charlotte, NC 28215

Telephone Number
537-0969

K. Allen Blair
Signature

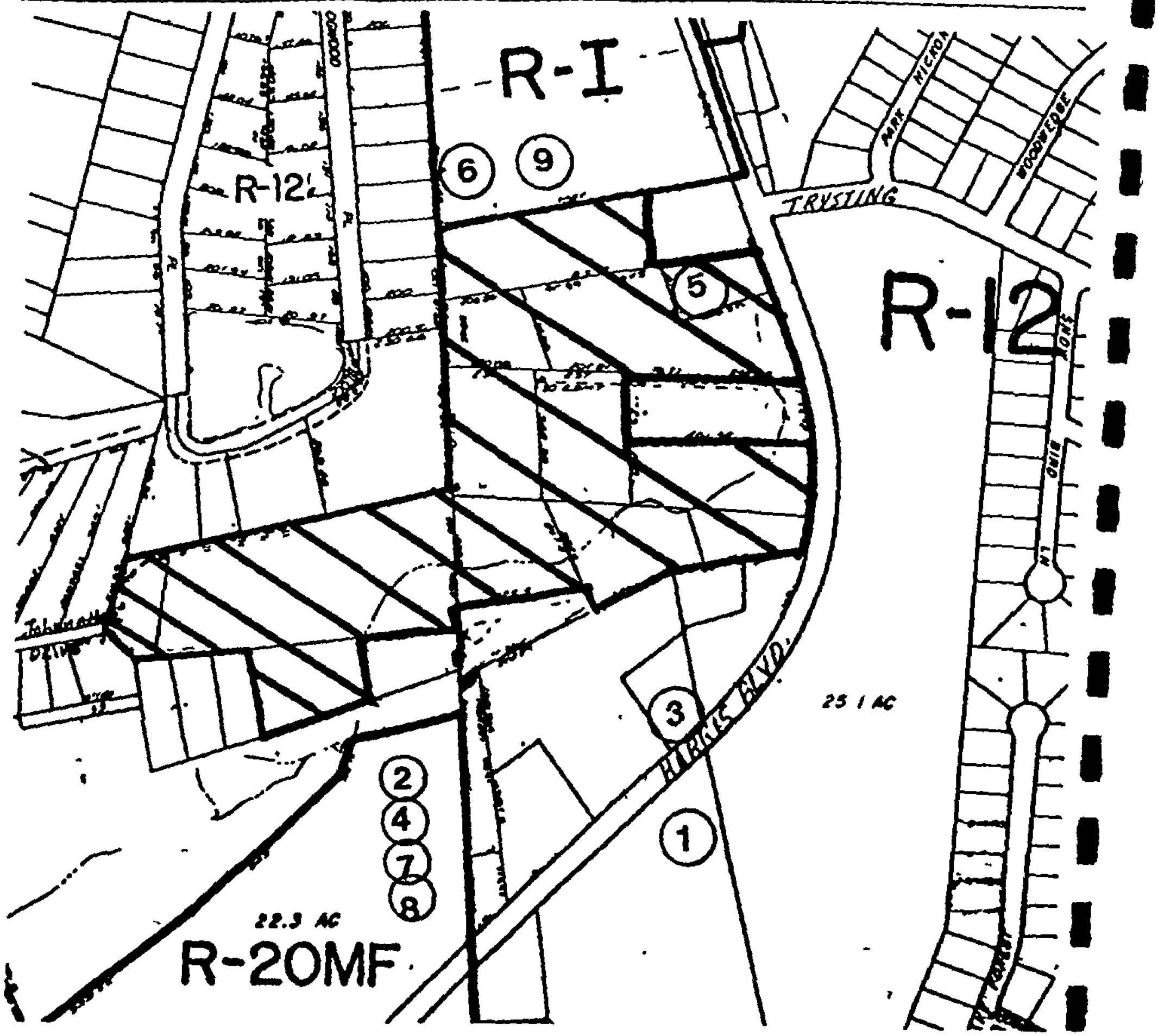
Signature of Property Owner if Other Than Petitioner

PETITIONER: Hickory Grove Baptist Church

PETITION NO.: 91-64 HEARING DATE: October 21, 1991

ZONING CLASSIFICATION, EXISTING: R-12 REQUESTED: R-I

LOCATION: Approximately 27.2 acres located on the west side of Harris Boulevard south of Trysting Place and extending westward to Johnnette Drive.



ZONING MAP NO(s).: 99 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

October 8, 1991

Mayor and City Council:

RE: Petitions to be Heard in October, 1991

Attached you will find appropriate maps and copies of each petition, as well as the Pre-Hearing Staff Analysis, for petitions scheduled for public hearing on October 21, 1991 at 6:00 o'clock P.M., in the Charlotte-Mecklenburg Government Center, Meeting Chamber, 600 East Fourth Street.

This material is intended to provide background information concerning the requests and the area in which the properties are located.

Sincerely,

Walter G. Fields, III
Land Development Manager

WGF:mlj

Attachments

600 East Fourth Street • Charlotte, North Carolina 28202-2853 • (704) 336-2205

PRE-HEARING STAFF ANALYSIS*

Rezoning Petition No. 91-65

Petitioner: Davant Realty

Location: Approximately 5.5 acres located on the northerly side of Idlewild Road at Lynmont Drive.

Request: Change from R-9 to R-9MF(CD).

BACKGROUND

1. Existing Zoning. The property involved with this rezoning is zoned R-9 as are surrounding properties to the north and south of Idlewild Road. A small tract located across Idlewild Road from the petitioned site has a special use permit for a day care center and two corners of the intersection of Idlewild Road and Harris Boulevard are zoned for commercial purposes.

2. Existing Land Use. The property involved with this request is developed with a single family residence. The site located just to the west is developed with a church and another church is located at the intersection of Idlewild Road and Harris Boulevard. A day care center is located across Idlewild Road from the petitioned site. Otherwise, the area is developed with single family residential homes.

3. Public Plans and Policies.

   1. 2005 Plan. The 2005 Plan indicates existing residential development in the area of the subject property and recognizes that infill housing will continue in areas already served by water and sewer. The 2005 strategies for the area include the improvement of W. T. Harris Boulevard and Idlewild Road, expansion of the greenway system along Campbell Creek and extension of water lines along Idlewild Road.

   2. East District Plan. The East District Plan indicates single family residential land uses at over one to four dwelling units per acre. The plan also recognizes the existing neighborhood convenience center at Harris Boulevard and Idlewild Road. Transportation improvements include improvement of Idlewild Road and Harris Boulevard and extension of Harris Boulevard to Independence Boulevard.

4. Site Plan. The site plan which accompanies this application proposes rezoning from single family to conditional multi-family residential for a day care to serve a maximum of 78 children plus a 58 unit (11.4 dwelling units per acre) apartment complex. The plan indicates two driveways to the site, one to the day care center and the other to the apartment complex. Additional right-of-way is to be dedicated in conformance with the street classification system. The plan indicates a 40 foot building setback along Idlewild Road and a 50 foot building setback adjacent to other areas developed for single family purposes which will include a 35 foot undisturbed

buffer. The plan indicates a combination of two story and three story buildings within the apartment complex.

5. School Information. The School Board indicated that this project would increase enrollment at the following schools:

School	Capacity	Enrollment
Idlewild	528	618
Lincoln Hts.	528	559
Albemarle Rd.	880	1,004
East Mecklenburg	1,620	1,664

6. Zoning History (See Attached Map).

Petition No.	Request	Action	Date
1. 69-81	R-9 to B-1	Denied	09/15/69
2. 70-95	R-9 to B-1SCD	Approved	08/03/70
3. 75-26	B-1SCD to B-1 and R-9	Approved	10/06/75
4. 83-5SUP	SUP-Day Care	Approved	12/19/83

7. Neighborhood. This site falls within the area defined as Easthaven/Idlewild Farms.

REVIEWS

1. Plan Consistency. This petition seeks rezoning from single family residential to conditional multi-family residential to allow the development of an apartment community and a day care center. The 2005 Plan recognizes the area as one of existing residential development and the East District Plan indicates single family residential land uses in the area. However, the general policies for the district plans recognize that locations of future multi-family development are generally not identified in the district plans. The plans only identify existing development, areas appropriately zoned for multi-family development but that have remained vacant, or potential sites that are obvious and most desirable for multi-family housing rather than a nonresidential use. A premise of the district plans is that the private market should be given the flexibility to determine specific locations for multi-family housing in developing areas subject to rezonings that are based on objective development principles and the general policies outline locational and service level criteria for evaluating rezoning cases for multi-family housing. An assessment of the petitioned site based on the locational criteria indicates that it is appropriate for multi-family development. Therefore, this petition is consistent with publicly adopted plans and policies for the area.

2. Technical Consistency.

   1. Pre-Hearing Staff Input. The petitioner met with the staff prior to the filing of the petition. Subsequent to the filing, staff relayed several site plan comments to the petitioner.

   2. Departmental Comments. Departmental comments included the need for site plan clarifications particularly with respect to edge treatments. All of the departmental comments have been addressed by the revised site plan.

ISSUES

1. Land Use. This petition seeks rezoning from a single family residential district to a multi-family residential district based on a conditional site plan. Publicly adopted plans for the area envision continued residential development and the locational criteria for multi-family development that are part of the general policies for the district plans are supportive of a multi-family residential designation in this location. Therefore, the petition is considered appropriate for approval.

2. Site Plan. The site plan which accompanies this petition proposes the development of a 52 unit apartment complex as well as a 78 student day care center. There are no outstanding issues which accompany this site plan and the petition is considered appropriate for approval.

CONCLUSION

This petition is consistent with publicly adopted plans for the area and is considered appropriate for approval.

*Subject to further refinement following public hearing.

REZONING PETETION NO. 91-65
Davant Realty Company

TABULATION

Site Area	:	+5.5 AC
Tax Parcels	:	133-211-15 & 21
Existing Zoning	:	R-9
Proposed Zoning	:	R-9 MFCD

GARDEN APARTMENTS

Area	:	+4.55 AC
Dwelling Units	:	52

DAY CARE

Area	:	+.95 AC
Maximum Pupils	:	78

GENERAL NOTES

1. While this plan depicts a firm concept of development, minor changes in building, parking, and circulation configurations may occur to accomodate final site details.

2. Additional right-of-way shall be dedicated along Idlewild Road to accomodate the required fifty feet of right-of-way from the centerline prior to the issuance of any building permits.

3. Several areas of existing vegetation will be preserved, as indicated on the plans. These areas will be barricaded prior to construction. This existing vegetation will be supplemented by additional shrubbery and trees both to enhance the appearance of the project and to provide a visual break between the building area and adjoining single family lots.

4. On-site stormwater detention facilities will be provided to meet all ordinance requirements.

5. Signage will conform to all appropriate ordinances.

6. Parking areas will be landscaped to meet tree ordinance requirements. All other tree ordinance requirements, including the planting of street trees shall be met.

7. Driveway locations and designs from Idlewild Road will be subject to location and design approval of Charlotte DOT.

8. Buffer areas shall remain undisturbed except as required for construction of roads, drainage structures, and utilities. Disturbed areas are to be replanted.

9. Parking shall be provided to meet ordinance requirements.

10. Fire hydrants shall be installed so that the fire truck does not have to travel more than 500 feet to the most remote and accessible point of all buildings.

11. Screening in the Multi-family buffer areas with no existing vegetation shall consist of a minimum of two large maturing trees, five large maturing shrubs or small maturing trees, and ten small maturing shrubs per 100 linear feet. The spacing and location of these materials shall be at the discretion of the developer to achieve maximum effect.

12. Screening in the Multi-family buffer areas with existing vegetation shall be supplemented where necessary. Spacing, location, and type of materials shall be at the discretion of the developer to achieve maximum effect but as a minimum shall meet the requirements specified in Note 11.

13. The Day Care Center parking lot shall be screened in the sideyards with large maturing evergreen shrubs placed at eight feet on center. The parking area shall be screened from the public right-of-way in accordance with Section 1601 of the Charlotte Zoning Ordinance.

FRED E. BRYANT, PLANNER

Suite 216, Providence Center
1850 East Third Street
Charlotte, North Carolina 28204
(704) 333-1680 • FAX (704) 376-5715

STATEMENT OF SUPPORT FOR REZONING PETITION 91-65

PETITIONER: DAVANT REALTY

LOCATION: NORTH SIDE OF IDLEWILD ROAD AT LEDMONT DRIVE (WEST OF HARRIS BOULEVARD)

REQUEST: CHANGE FROM R-9 TO R-9MF(CD)

This petition represents a proposal to change from single-family to multi-family a 5.5 acre tract of land to be developed as a combination small multi-family project and a small day care facility. The property is located on a major thoroughfare which is, at the present time, in the process of being widened to a four-lane facility. Idlewild Road in this vicinity is extremely highly traveled and, with the subject property being located adjacent to one church and only a short distance removed from a second one, is not a suitable single-family site. Evaluation of this site under the adopted district plan policy guides indicates it is an acceptable location for multi-family use, particularly, one containing less than 10 units per acre.

The site plan has been prepared with a concern for the existing single-family residential lots which adjoin this parcel on the rear side. A substantial buffer area is being maintained, and the building closest to the rear of the property is being limited to two stories. As is reflected in the Staff Analysis, there are no site plan issues associated with this request, and it does meet the criteria for multi-family use.

The one issue which has caused a substantial amount of opposition to surface concerns not so the much the use of the property as does the fact that the Petitioners, at this point, are not willing to say that the site could not be used for some form of assisted housing. At a neighborhood meeting held sometime ago, the discussion was very pointed and somewhat harsh to the extent that any proposal which did not guarantee it would not be used for assisted housing would be opposed vigorously. At this point, the Petitioner is not committed to a specific form of housing development and, therefore, was not able to say to the group that subsidized housing would definitely be ruled out. While I suspect the opposition will indicate their disapproval of any form of multi-family, I sincerely believe that if we had been able to guarantee them the type of housing, the opposition would not have been present.

It is strongly urged that you consider this on its land use merits and not determine the best use of this property based on what form of housing might be proposed for it in the future. If, by chance, some type of assisted housing program was to be presented for this property in the future, that is the time at which a determination should be made as to whether or not the site is suitable for that purpose. If land use matters are considered on the merits

of whether or not it is to be assisted housing rather than true land use determinations, the system will not properly function. A personal visit to this site will, I believe, convince you that multi-family rather than single-family is appropriate for the location, and that is the basis on which the determination should be made.

Please look at the Planning Staff recommendation carefully and accept this on the merits of its land use potential.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 91-65

Date Filed July 8, 1991

Received By MCM

OFFICE USE ONLY

Ownership Information

Property Owner MINNIE T. EDWARDS

Owner's Address 10831 Old Hillsborough Avenue, Charlotte, NC 28212

Date Property Acquired December 11, 1984, January 31, 1948

Tax Parcel Number 133-211-21 and 133-211-15

Location of Property (address or description)

North side of ~~Albemarle~~ Idlewild Road at Lynmont Drive

Description of Property

Size (Sq Ft.-Acres) 5.5 acres Street Frontage (ft.) 434.84' on Idlewild Road

Current Land Use Vacant except for one single-family residence

Zoning Request

Existing Zoning R-9 Requested Zoning R-9 MF(CD)

Purpose of Zoning Change To allow the development of a small multi-family area and a day care facility compatible with the location on a major thoroughfare and adjacent to a church.

Fred E. Bryant, Planner
Agent

1850 E. Third St., Charlotte, NC 28204
s Address

333-1680
phone Number

Davant Realty Company
Name of Petitioner(s)

528 W. Tenth St., Charlotte, NC
Address of Petitioner(s)

376-3591
Telephone Number

Eugene M. Davant
Signature

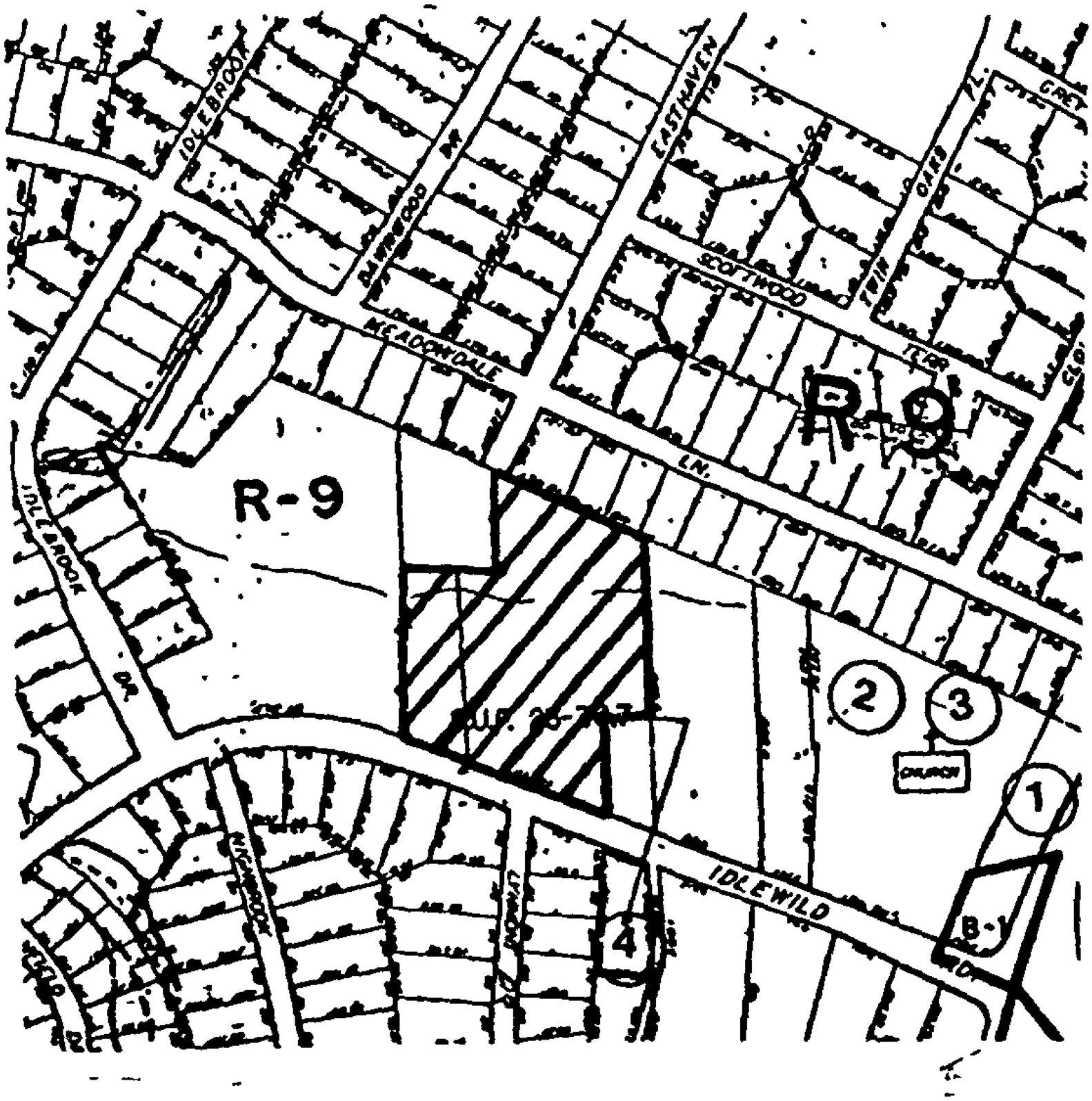
(See Attached Sheet)
Signature of Property Owner
if Other Than Petitioner

PETITIONER: Davant Realty

PETITION NO.: 91-65 HEARING DATE: October 21, 1991

ZONING CLASSIFICATION, EXISTING: R-9 REQUESTED: R-9MP(CD)

LOCATION: Approximately 5.5 acres located on the northerly side of Idlewild Road at Lynmont Drive.



ZONING MAP NO(s).: 122 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

October 8, 1991

Mayor and City Council:

RE: Petitions to be Heard in October, 1991

Attached you will find appropriate maps and copies of each petition, as well as the Pre-Hearing Staff Analysis, for petitions scheduled for public hearing on October 21, 1991 at 6:00 o'clock P.M., in the Charlotte-Mecklenburg Government Center, Meeting Chamber, 600 East Fourth Street.

This material is intended to provide background information concerning the requests and the area in which the properties are located.

Sincerely,

Walter G. Fields, III
Land Development Manager

WGF:mlj

Attachments

600 East Fourth Street • Charlotte, North Carolina 28202-2853 • (704) 336-2205

PRE-HEARING STAFF ANALYSIS*

Rezoning Petition No. 91-66

Petitioner: Gibson and Associates, Inc.

Location: Approximately 6.65 acres located off the westerly side of Oakdale Road north of Pleasant Grove Road.

Request: Change from R-9MF to R-20MF(Innovative).

BACKGROUND

1. Existing Zoning. The subject property is currently zoned R-9MF as are adjacent properties located to the north and southeast along Oakdale Road. Across Oakdale Road properties are zoned a combination of R-12MF and R-12. To the west and south of the petitioned site along Leolillie Lane and Pleasant Grove Road, properties are zoned R-15. South of Pleasant Grove Road properties are zoned R-9.

2. Existing Land Use. The front portion of the subject property adjacent to Oakdale Road is presently developed with 30 townhouses (Oakdale Place). The back portion of the subject property is undeveloped. Surrounding properties are developed with single family homes and duplexes. The intersection of Oakdale Road and Pleasant Grove Road is developed with a school, a church, and several commercial uses.

3. Public Plans and Policies.

   1. 2005 Plan. The 2005 Plan indicates existing residential land uses in the area of the subject property. The plan recognizes a community commercial center at the intersection of Pleasant Grove Road and Oakdale Road. The 2005 strategies include extending water lines in the area and connecting Lakeview and Little Rock Roads (The Northwest Circumferential).

   2. Northwest District Plan. The Northwest District Plan recognizes the existing multi-family zoning on the subject property and envisions continued single family development for surrounding properties at densities of one to four dwelling units per acre. Transportation improvements envisioned by the district plan include the proposed Northwest Circumferential.

   3. Transportation Improvement Program. The Transportation Improvement Program includes the Northwest Circumferential to provide for a multi lane facility between I-77 and the Freedom Drive/Little Rock Road area. The project will ultimately connect the I-85 airport area and Reames/Harris interchange at I-77 via Little Rock Road.

4. Site Plan. The site plan which accompanies this request proposes the conversion of multi-family zoned property to the R-20MF(Innovative) category to allow small lot single family housing on the portion of the subject property which is presently undeveloped to the rear of the existing Oakdale Place Townhomes on a continuation of the existing private road system which serves the townhomes. The plan indicates the overall density of the project as 7.37 units per acre. The site plan proposes development of 19 detached patio homes to the rear of the existing townhouses with a minimum lot size of 3,500 square feet, 15 foot setbacks, and 20 foot rear yards on the project perimeter. The plan also provides for the completion of a left turn lane into the project on Oakdale Road.

5. School Information. School officials indicate the proposed rezoning does not have a negative impact on the school system.

6. Zoning History (See Attached Map).

Petition No.	Request	Action	Date
1. 91-12	R-9MF to R-15	Approved	03/18/91

7. Neighborhood. This property falls within the Oakdale community.

REVIEWS

1. Plan Consistency. This petition proposes rezoning from multi-family to the innovative category to provide for a patio home community to the rear of the existing Oakdale Place Townhomes. The Northwest District Plan recognizes the existing multi-family zoning on the subject property and envisions continued residential development. The plan also envisions continued single family development on the surrounding property at densities of one to four dwelling units per acre. Inasmuch as this petition proposes rezoning from one multi-family residential category to another actually resulting in a reduction in permitted densities, this petition is consistent with publicly adopted plans and policies for the area.

2. Technical Consistency.

   1. Pre-Hearing Staff Input. The staff met with the petitioner prior to the filing of this request. Subsequent to the filing, the staff communicated several minor site plan comments for the petitioner's consideration. Those comments have all been addressed by the revised site plan.

   2. Departmental Comments. There were only a few minor departmental comments regarding this site plan which dealt

predominantly with clarifying information on the plan. CDOT indicates this site could generate approximately 791 through 1,071 trips per day as currently zoned. Under the proposed zoning, the site could generate approximately 343 through 441 trips per day. This will have a reduced impact on the surrounding thoroughfare system.

ISSUES

1. Land Use. There are no land use issues associated with this petition. It proposes rezoning from a multi-family category to the innovative district to allow a detached patio home setting to the rear of the existing Oakdale Place Townhomes. The publicly adopted plans for the area envision continued residential development as allowed under the existing zoning for the subject property and continued single family development at densities of one to four dwelling units per acre for surrounding properties. The proposed development is consistent with those plans and is considered appropriate for approval.

2. Site Plan. There are no site plan issues which accompany this application. The minor clarifications requested of the petitioner have all been accomplished and the petition is considered appropriate for approval.

CONCLUSION

This petition is considered appropriate for approval.

*Subject to further refinement following public hearing.

GENERAL SURVEYORS, P.A.
CHARLOTTE NORTH CAROLINA

GERALD M ELLIS, Registered Land Surveyor

REZONING PETITION OAKDALE PLACE

SITE DATA

EXISTING ZONING	R9 MF
PROPOSED ZONING	R20 MF (INNOVATIVE)
TOTAL AREA	6.65 ACRES
TOTAL LOTS	49 LOTS (55 Lots allowable as per zoning)
DENSITY	7.37 UNITS/ACRE
OPEN SPACE	0.66 ACRES

	PHASE ONE (Exist. Attached Townhouses)	PHASE TWO (Proposed Detached Patio Homes)
NO. OF UNITS	30	19
SIZE OF LOTS	1,040 Sq. Ft. Min.	3,500 Sq. Ft. Min.
SETBACKS	15'	15'
LOT WIDTH @ SETBACK	20' Min.	32' Min.
SIZE OF HOMES	1,120 Sq. Ft. Typ.	1,200-1,500 Sq. Ft. Typ.
REARYARD - PROJECT PERIMETER LOTS	20'	20'
BLDG. SEPARATION	21' Min.	10' Min.
SIDE YARD @ CORNER LOTS	20'	10'
PARKING PROVIDED	83 Spaces	w/out Garage: 2 Spaces/Unit with Garage: 3 Spaces/Unit (1 in garage and 2 out)

223 South Brevard Street, Suite 101 • Charlotte, North Carolina 28202 • Tel: (704) 376-5763

GIBSON & ASSOCIATES, INC.

July 12, 1991

PAUL F. GIBSON CPM®
PRESIDENT

Mr. M. R. Cramton
Director of Planning
Charlotte Mecklenburg Planning Commission
600 East Fourth Street
Charlotte, NC 28202

RE: Rezoning Application
Oakdale Place

Dear Mr. Cramton:

I am enclosing the Official Rezoning Application and supporting data for the referenced.

This application relates to an approximately 6.65 acre tract on Oakdale Road. The site has previously been subdivided for development as 54 townhouse units, thirty of which (Phase I) have been constructed. It is our intent to rezone the property from R-9MF to R-20 MF Innovative to permit the construction of 19 single family detached "patio homes" in lieu of the additional 24 townhomes as originally planned.

We feel this would provide a product in demand in the area while further reducing density and help retain the neighborhood feel for single family homes. Our plan will utilize the existing Phase II road layout and utilities. In fact, no engineering changes are needed to accommodate this zoning and usage change.

While development standards are modified, the setbacks are consistent with the existing Phase I development of 30 townhomes. The overall density is reduced from 55 total units allowed to 49 total units.

The proposed "patio homes" will be one and two story and some with garages. The streets will be landscaped with trees and gas lights. Curb and gutter will be continued from the existing Phase I. Each home will have a landscaped patio and wood privacy fences where needed.

It is our feeling that the combination of townhomes and patio homes will offer the diversity requested by our prospects and be a very attractive alternative to typical single family housing. We have had numerous requests for patio homes and feel we can provide attractive and affordable housing for this area.

741 KENILWORTH AVENUE, SUITE 100 / CHARLOTTE, NORTH CAROLINA 28204 / 704-372-4182

You would be interested to know that the 14 purchasers, to date, of the existing Phase I townhomes have joined in the rezoning and our plans have been well received by them. We will advise all adjoining property owners of our plans as well as the neighborhood association. We are confident from our contacts so far that the neighborhood will receive our plans favorably.

Thank you for your consideration of our rezoning and we are available should any questions arise.

Very Truly Yours,
GIBSON & ASSOCIATES, INC.

Paul E. Gibson

PEG:jm

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 91-66

Date Filed August 12, 1991

Received By SKM

OFFICE USE ONLY

Ownership Information

Property Owner: See Appendix 1 Attached Hereto

Owner's Address: See Appendix 1 Attached Hereto

Date Property Acquired: See Appendix 1 Attached Hereto

Tax Parcel Number: See Appendix 1 Attached Hereto

Location of Property (address or description)

See Appendix 2 Attached Hereto

Description of Property

Size (Sq. Ft.-Acres): 6.65 Acres

Street Frontage (ft): 266 feet on Oakdale Rd.

Current Land Use: 30 Townhouse Units

Zoning Request

Existing Zoning: R-9MF

Requested Zoning: R-20MF Innovati

Purpose of Zoning Change: To allow the construction of patio homes on the undeveloped portion of the property.

Gibson & Associates, Inc.
Name of Agent

741 Kenilworth Ave., Suite 100, 28204
Agent's Address

372-4182
Telephone Number

See Appendix 1 Attached H
Name of Petitioner(s)

See Appendix 1 Attached H
Address of Petitioner(s)

372-4182
Telephone Number

Signature

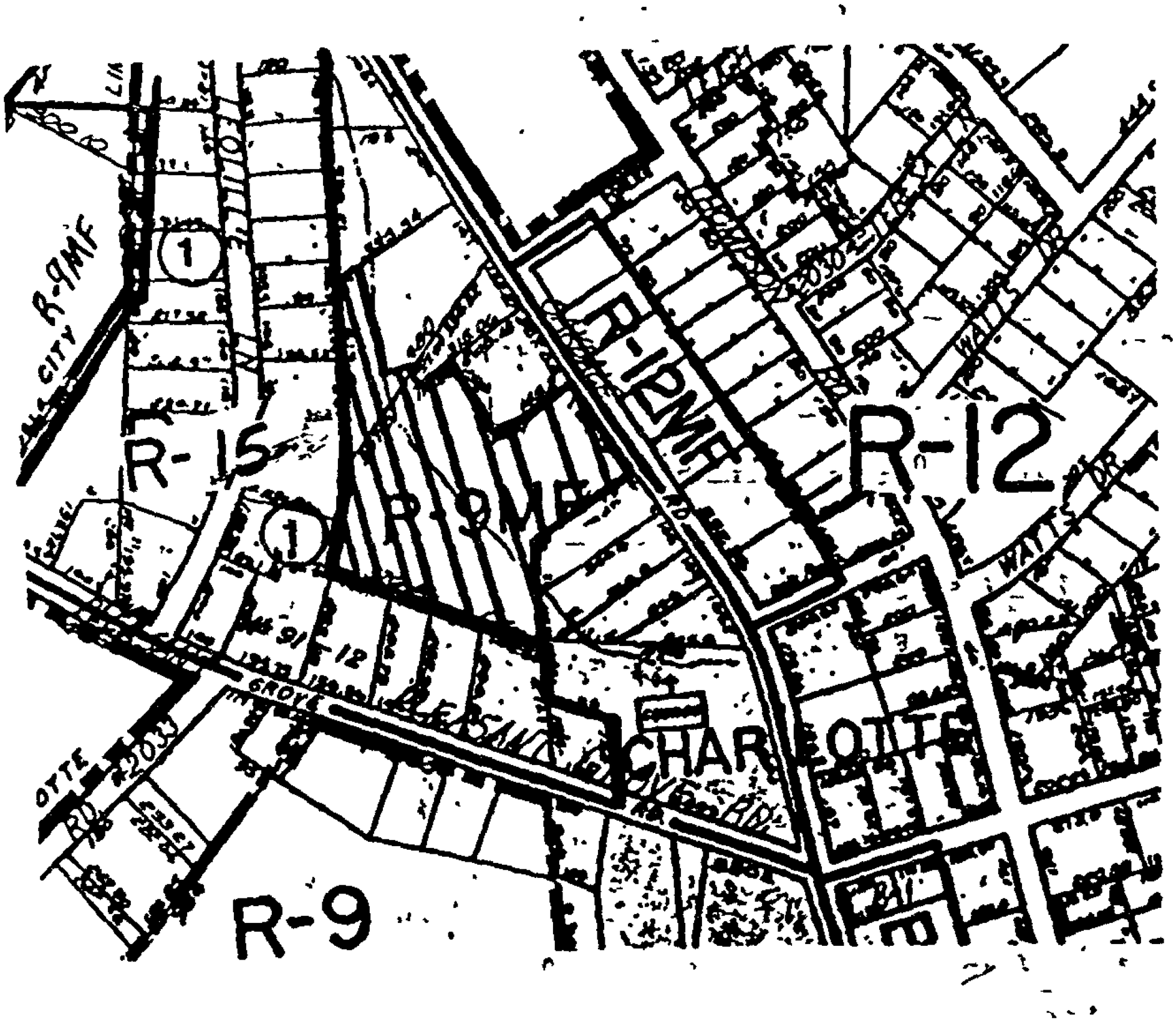
Signature of Property Owner
if Other Than Petitioner

PETITIONER: Gibson & Associates

PETITION NO.: 91-66 HEARING DATE: October 21, 1991

ZONING CLASSIFICATION, EXISTING: R-9MF REQUESTED: R-20MF Innovative

LOCATION: Approximately 6.65 acres located off the westerly side of Oakdale Road north of Pleasant Grove Road.



ZONING MAP NO(s).: 61 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

October 8, 1991

Mayor and City Council:

RE: Petitions to be Heard in October, 1991

Attached you will find appropriate maps and copies of each petition, as well as the Pre-Hearing Staff Analysis, for petitions scheduled for public hearing on October 21, 1991 at 6:00 o'clock P.M., in the Charlotte-Mecklenburg Government Center, Meeting Chamber, 600 East Fourth Street.

This material is intended to provide background information concerning the requests and the area in which the properties are located.

Sincerely,

Walter G. Fields, III
Land Development Manager

WGF:mlj

Attachments

600 East Fourth Street • Charlotte, North Carolina 28202-2853 • (704) 336-2205

PRE-HEARING STAFF ANALYSIS*

Rezoning Petition No. 91-67

Petitioner: Charlotte-Douglas International Airport.

Location: Approximately 134.94 acres located along both sides of Byrum Drive west of Coffey Creek.

Request: Change from R-12 and R-15 to I-2(CD).

BACKGROUND

1. Existing Zoning. The subject property is presently zoned R-15 and R-12. Immediately north of the subject property is a large I-2 tract while to the south the zoning is predominantly R-15. North of Byrum Drive east of the subject property is zoned I-1 and I-1(CD). East and south along Byrum Drive is zoned R-15 with an additional I-2(CD) tract proposed at the intersection of Byrum Drive and Wilmount Road.

2. Existing Land Use. The subject property is presently undeveloped with the majority of the property in the immediate area vacant as well. Scattered single family development occurs east of the subject property along Byrum Drive. The majority of the land directly north is occupied by Charlotte-Douglas International Airport.

3. Public Plans and Policies.

   1. 2005 Plan. The 2005 Plan recommends that the subject property be developed with uses that are associated with the airport. The airport is recognized in the immediate area and land along Coffey Creek is indicated as greenway. The Airport Master Plan reflects future expansion needs and proper land uses in the vicinity. 2005 strategies include extending Paul Brown Boulevard (N.C. 160) to connect with West Boulevard and a district park.

   2. Southwest District Plan (Draft-September, 1990). The draft Southwest District Plan recognizes the area of the subject property as a part of the airport. In addition, it indicates compatible land uses to this facility in the immediate area of the subject property. The subject property falls within the 75, 70, 65 ldn's for the year 2005. Land uses indicated within these contours are commercial, light industrial and open space uses within the 75 ldn's and nonresidential without noise attenuation measures within the 70 and 65 ldn's. In addition, it recognizes the appropriateness of building the new animal control facility and fire training facility on airport property and goes on to stress that adequate screening is important to minimize any potential negative impact on surrounding

properties.

3. Charlotte-Douglas International Airport Master Plan Update and Part 150 Study. The Airport Master Plan Update calls for the general expansion of the airport and its support facilities. It also calls for the reduction of noise sensitive land uses in the immediate area of the airport as well as the rezoning of land to provide for compatible land uses. In addition, it recommends and promotes the idea of minimizing loss and inefficient use of natural resources.

4. Transportation Improvement Program. The Transportation Improvement Program calls for the construction of the northern and western portions (I-85 to I-77 S) of the outer belt with design, purchasing of right-of-way, and construction to begin after FY96.

5. Greenway Master Plan. Coffey Creek is indicated as a part of the Greenway Master Plan.

4. Site Plan. The site plan which accompanies this request calls for an industrial development consisting of two parcels. Parcel A north of Byrum Drive consists of 52.10 acres with proposed use being the Mecklenburg County Wood and Yard Waste Processing Facility as well as any other permitted I-2 uses and/or any associated airport uses. Parcel B south of Byrum Drive consists of 82.84 acres with proposed uses being the Charlotte-Mecklenburg Animal Control facility, the Air National Guard Fire Training Pit, and any permitted I-2 uses and/or any associated airport uses. A 70 foot minimum building setback is shown along Byrum Drive and Piney Top Drive. The remainder of Parcel B calls for a 20 foot minimum buffer/screening adjacent to single family development. The remainder of Parcel A abuts airport property and has no buffer or screening indicated. Outlined/bubble areas indicate approximate locations of the proposed animal control facility, fire training pit, and wood and yard waste processing facility. General notes indicate that Byrum Drive and Piney Top Drive will be landscaped according to the airport landscaping master plan and per the landscaping sections provided on the rezoning petition. This section calls for a random planting of 1" to 8" caliper trees interspersed with existing plantings with a chain link security fence visible from the road. In addition, in Parcel A along Byrum Drive there will be a walking trail. An additional section is given depicting existing trees in the 20 foot buffer between the I-2 zoning and the single family residential. Both these sections indicate existing trees to remain. However, the proposed site plan does not show the location of the existing vegetation and what is to remain and where additional plantings will occur. The notes also indicate that the site plan only reflects general locations of the specified use.

5. School Information. This petition has no impact on the school system.

6. Zoning History (See Attached Map).

Petition No.	Request	Action	Date
1. 73-3(c)	R-9, I-1, & R-12 to I-2	Approved	02/19/73
2. 73-15(c)	I-1, R-12 & R-9 to I-2	Approved	04/02/73
3. 74-41(c)	R-12 to B-D	Approved	05/05/75
4. 87-39(c)	I-1 & R-12 to I-1(CD)	Approved	08/17/87
5. 89-53(c)	I-1(CD) & B-D to I-1(CD) Site Plan Amendment & I-1(CD)	Approved	01/16/90
6. 90-43(c)	I-1(CD) to I-1 Site Plan Amendment & B-D(CD)	Approved	11/19/90

7. Neighborhood. This site falls within the area defined as the airport.

REVIEWS

1. Plan Consistency. This petition proposes the development of heavy industrial uses on the subject property. The Southwest District Plan and the Airport Master Plan Update both recognize the airport and its expansion needs. However, they go on to envision the area surrounding the airport as developing light industrial, business park and office uses. While it is recognized that certain uses which need close access to the airport also require I-2 zoning, it is envisioned that these uses will be developed with adequate buffers and streetscape treatments to minimize and ideally eliminate any detrimental economic and visual impact they might have on surrounding I-1 uses. While the subject petition is viewed as consistent with the adopted plans for the area, it is essential that the streetscape treatments provided and the actual locations of the I-2 uses on the sites be treated sensitively keeping in mind adjoining I-1 uses along Byrum Drive, Wilmount Road and Tyvola Road Extension and that the I-2 uses be carefully selected.

2. Technical Consistency.

   1. Pre-Hearing Staff Input. The staff met several times with the petitioner prior to the filing of this petition.

   2. Departmental Comments. This petition raised several comments from the reviewing departments. City Engineering made general comments regarding ordinance compliance. In addition, they requested 50 feet right-of-way dedication along Paul Brown Boulevard from the centerline. This right-of-way has been

shown on the site plan. Also the Urban Forestry staff raised several concerns primarily in regards to existing trees being indicated on the site plan and locations of supplemental plantings in the buffer as well as a clarification of the landscape sections to show a distinction between existing and proposed plantings. In addition, it was requested that tree ordinance compliance be noted on the revised site plan. These comments have not been addressed on the revised site plan.

CDOT indicated that access points must be indicated on the site plan. The revised site plan locates two access points into Parcel B from Byrum Drive with none shown for Parcel A. Also a note was added to the revised site plan which states that a maximum of six access points will be allowed for Parcel A (three on Byrum and three on Piney Top). None of these are shown on the site plan. The note does state that all access points will be subject to CDOT and/or NCDOT approval.

The Zoning staff requested clarification of the landscaping cross-section primarily in terms of scale and whether or not the 100 feet was measured from road centerline or right-of-way. The revised site plan shows a 70 foot buffer from the road right-of-way rather than a 100 foot buffer measured from road centerline as originally submitted.

The Planning staff requested clarification of the bubble areas indicated for the specific uses. The revised site plan has included a note which states that these are only general locations and that specific building envelopes are not depicted on the site plan. It was also requested that areas for greenway dedication be labelled on the site plan and noted that dedication would occur prior to issuance of building permits. The revised site plan does not reflect his request. In addition, it shows a 20 foot rather than 100 foot buffer adjacent to single family development.

ISSUES

1. Land Use. The adopted plans and policies for the area recognize the airport as a major force in the developing land uses in the area. It also recognizes the need to locate in the immediate area of the airport those uses which need ready access to it and which are not noise sensitive. They further envision these land uses to be light industrial, business park, and office uses recognizing that other additional and appropriate uses will require an I-2 zoning category. In these instances it is intended for these heavier industrial uses to be treated in such a way that their potential for causing a negative impact on surrounding less intensive uses will be minimized with up-scale streetscape treatments and extensive buffers and screening along the public

right-of-ways. The subject petition is one of these cases where an I-2 zoning is required by the proposed uses and these uses are considered appropriate from a land use standpoint so long as the buffers and streetscape treatment are adequate.

2. Site Plan. As earlier stated, it is essential that developing uses requiring an I-2 zoning will address their potential for negatively impacting surrounding light industrial/business park/ office uses by providing high quality streetscape treatment and extensive buffering and screening of potential objectionable views such as outside storage. The site plan as presented generally addresses these concerns by providing a 70 foot buffer along Byrum Drive and illustrative but not detailed sections of how these edges will be landscaped. In order for the site plan to be appropriate for approval, more detailed information regarding the landscaped edges and actual locations of proposed uses should be part of the petition so that their impact on surrounding properties can be adequately assessed. A blanket I-2 in this area should be a last resort.

CONCLUSION

This petition can be considered appropriate for approval only with restrictions on I-2 uses and more detailed site plan information.

*Subject to further refinement following public hearing.

PETITION NO. 91-67, CHARLOTTE/DOUGLAS INTERNATIONAL AIRPORT

Development Notes
Site Area To Be Rezoned...134.94 acres
Existing Zoning.....R-12 & R-15
Proposed Zoning.....I-2 C.D.

Parcel A
Existing Zoning.....R-12
Proposed Zoning.....I-2 C.D.
Acreage.....52.10 acres
Proposed Uses: Mecklenburg County Wood and Yard Waste Processing Facility, any use permitted in I-2 zoning district and/or any use associated with the operation of the Airport.

Parcel B
Existing Zoning.....R-15
Proposed Zoning.....I-2 C.D.
Acreage.....82.84 acres
Proposed Uses: Charlotte-Mecklenburg Animal Control Facility, Air National Guard Fire Training Pit, any use permitted in I-2 zoning district and/or any use associated with the operation of the Airport.

General Notes
Boundary information taken from survey by John D. Campbell, NCRLS, dated May 1, 1991.

All signage and parking requirements shall conform with applicable sections of the City of Charlotte Zoning Ordinance.

The twenty foot buffer extending along the eastern portion of the site is to remain undisturbed except to the extent necessary to accommodate pedestrian pathways, fences or storm water retention ponds.

Buildings or parking lots are prohibited within any setback area or buffer area specifically designated on this plan.

Landscaping along Byrum Drive and Piney Top Drive, as illustrated on the landscaping section, shall be consistent with the Airport Landscaping Master Plan. This shall include existing and randomly planted tree ranging in size from 1" to 8" caliber at planting, a walking trail (Parcel "A" only), and a six foot chain link fence for security purposes. Installation of landscaping shall be phased with development. For example, landscaping along the frontage of Byrum Drive associated with the Charlotte-Mecklenburg Animal Control Facility shall be simultaneously with the development of this facility. Existing vegetation illustrated on the landscaping plan section shall be preserved to the extent that is practical to accommodate the walking trail and allow visibility of the security fence.

This site plan depicts the general location of the specified uses (Mecklenburg County Wood and Yard Waste Processing Facility, Charlotte-Mecklenburg Animal Control Facility and the Air National Guard Fire Training Pit). Specific building envelopes for the above uses are not depicted on this site plan.

Access Points: A maximum of six (6) access points are allowed for parcel A (3 for Byrum Drive and 3 for Piney Top Drive). A maximum of three (3) access points are allowed for parcel B. All points of access are subject to CDOT and/or NCDOT approval.

Screening shall meet or exceed the requirements of Section 1601 of the City of Charlotte Zoning Ordinance.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 91-67
Date Filed August 12, 1991
Received By MCM

OFFICE USE ONLY

Ownership Information

Property Owner CHARLOTTE/DOUGLAS INTERNATIONAL AIRPORT, CITY OF CHARLOTTE

Owner's Address Post Office Box 19066, Charlotte, North Carolina 28219

Date Property Acquired See Attachment

Tax Parcel Number See Attachment

Location of Property (address or description) Byrum Drive and Piney Top Drive

Description of Property

Size (Sq Ft Acres) 134.94 acres

Street Frontage (ft.) 3,821 feet - Byrum Drive
1,558 feet - Piney Top Drive
297.35 feet- Paul Brown Boulevar

Current Land Use Vacant

Zoning Request

Existing Zoning R-12 & R-15

Requested Zoning I-2 C.D.

Purpose of Zoning Change Allow for the following uses on Airport Property: All uses permitte in I-2 zoning district, any use associated with the operation of the Airport, Charlotte-Mecklenburg Animal Control Facility, Air National Guard Fire Training Pit and Mecklenbu County Wood and Yard Waste Processing Facility.

T. J. Orr
Name of Agent

Post Office Box 19066, Charlotte, NC 28219
Agent's Address

359-4000
Telephone Number

Charlotte/Douglas Intl. Airport/C of Charlotte
Name of Petitioner(s)

P. O. Box 19066, Charlotte, NC 28
Address of Petitioner(s)

359-4000
Telephone Number

Signature

Signature of Property Owner
if Other Than Petitioner

PETITIONER: Charlotte-Douglas International Airport

PETITION NO.: 91-67 HEARING DATE: October 21, 1991

ZONING CLASSIFICATION, EXISTING: R-12 and R-15 REQUESTED: I-2(CD)

LOCATION: Approximately 134.94 acres located along both sides of Byrum Drive, west of Coffey Creek.

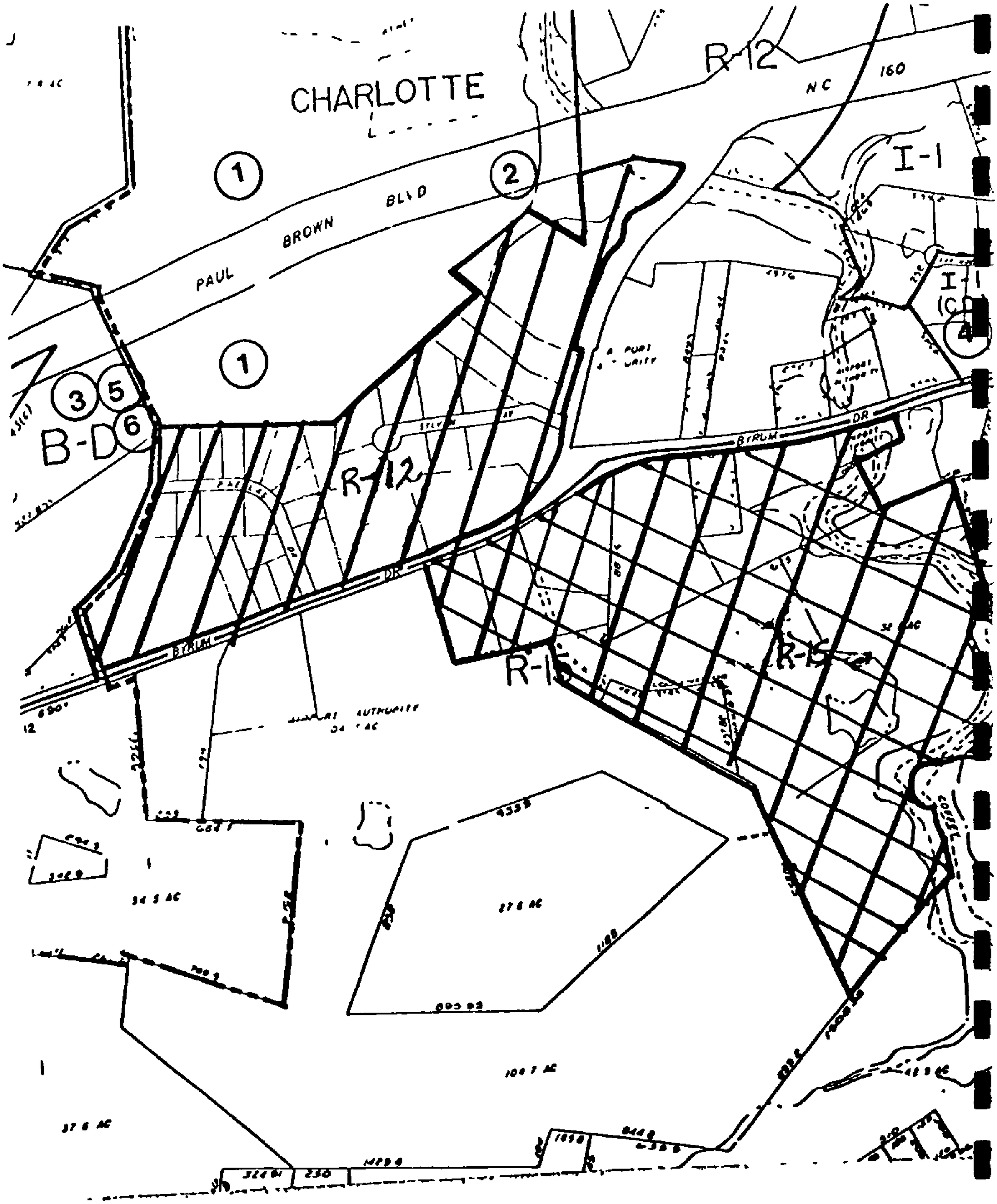
SEE ATTACHED MAP

ZONING MAP NO(s).: 108, 109, 127, 128

~~SCALE 1" = 400'~~

Not to scale

PROPERTY PROPOSED FOR CHANGE


CHARLOTTE
R-12
NC 160
I-1
PAUL BROWN BLVD
1
2
3
5
6
B-D
R-12
BYRUM DR
R-15
R-15
I-1
(C)
4
BYRUM DR
34.5 AC
27.6 AC
104.7 AC
37.6 AC

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

October 8, 1991

Mayor and City Council:

RE: Petitions to be Heard in October, 1991

Attached you will find appropriate maps and copies of each petition, as well as the Pre-Hearing Staff Analysis, for petitions scheduled for public hearing on October 21, 1991 at 6:00 o'clock P.M., in the Charlotte-Mecklenburg Government Center, Meeting Chamber, 600 East Fourth Street.

This material is intended to provide background information concerning the requests and the area in which the properties are located.

Sincerely,

Walter G. Fields, III
Land Development Manager

WGF:mlj

Attachments

600 East Fourth Street • Charlotte, North Carolina 28202-2853 • (704) 336-2205

PRE-HEARING STAFF ANALYSIS*

Rezoning Petition No. 91-68

Petitioner: Robert and Lorene Hawkins

Location: Approximately .52 acres located on the westerly side of Thrift Road (Freedom Drive) south of Moores Chapel Road.

Request: Change from R-12 to B-1(CD).

BACKGROUND

1. Existing Zoning. The subject property is zoned R-12 as are nearby and adjacent properties located to the south between Little Rock Road and Thrift Road (Freedom Drive). Properties to the north towards Moores Chapel Road are zoned B-1. Properties located across Little Rock Road and Thrift Road (Freedom Drive) are zoned R-9.

2. Existing Land Use. The petitioned site is presently developed with a single family residence. The area to the south along Thrift Road (Freedom Drive) is also developed with single family residential homes. Properties to the north are developed for commercial and office purposes including a shopping center, a bank and a service station. Properties west of Little Rock Road and east of Thrift Road are developed for single family residential purposes.

3. Public Plans and Policies.

   1. 2005 Plan. The 2005 Plan indicates existing residential land uses in the area of the subject property. 2005 strategies for the area include improvements to Little Rock Road and Freedom Drive and extension of Little Rock Road to Lakeview Road (the Northwest Circumferential Road).

   2. Northwest District Plan. The Northwest District Plan envisions single family residential land uses in the area of the subject property.

   3. Transportation Improvement Program. The Transportation Improvement Program includes the widening of Freedom Drive to 4 lanes and the Northwest Circumferential to provide for the construction of a multi-lane roadway between I-77 North and the Freedom Drive/Little Rock Road area. The Northwest Circumferential will ultimately link the I-85/Airport area and the Reames/Harris Boulevard interchange at I-77 via Little Rock Road.

4. Site Plan. The site plan which accompanies this petition proposes the conversion of the existing single family residential home to a retail flower and gift shop or office. The site plan indicates access to the site would be provided through the existing driveway connection to Thrift Road and proposes to create a new nine space parking lot between the existing structure and the northerly property line. The plan includes a cross section that provides for an evergreen screening and tree planting treatment along the edges of the site which adjoin residential zoning. The cross section provides for evergreen trees spaced 20 feet on center with supplemental evergreen shrubs spaced 5 feet on center.

5. School Information. Not Applicable.

6. Zoning History. There are no previous rezoning petitions in the area of the subject property.

7. Neighborhood. This site falls within the area defined as the Toddville Road neighborhood.

REVIEWS

1. Plan Consistency. This petition is inconsistent with publicly adopted plans and policies for this portion of the community. The request seeks to convert the subject property from residential to commercial use in an area of the community envisioned by publicly adopted plans as having a residential future. The subject property is the beginning of the section of Thrift Road (Freedom Drive) that is very much a solid single family residential community. Adjacent properties to the north that are zoned for commercial purposes are oriented to the intersection of Thrift Road, Little Rock Road and Moores Chapel Road. The subject property represents the point along Thrift Road beyond which no future nonresidential development should occur. In summary this petition is inconsistent with both the adopted 2005 Plan and the adopted Northwest District Plan.

2. Technical Consistency.

   1. Pre-Hearing Staff Input. The staff discussed the application with the petitioner prior to the filing of the application and discouraged the submittal. Subsequent to the filing, staff relayed several site plan concerns to the petitioner which have been adequately addressed by the revised site plan.

   2. Departmental Comments. CDOT indicates this site could generate approximately 21 thru 23 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 46 trips per day. This will not have a significant impact on the surrounding thoroughfare system. CDOT noted that Freedom Drive is a major thoroughfare requiring

a minimum of 100 feet of right-of-way and that the petitioner would need to dedicate additional right-of-way in order to meet the street classification system standards for a major thoroughfare. Most of the other comments from staff revolved around the need to ensure adequate buffering of the site on the project edges adjoining residential and by providing a cross section of the proposed screening and buffering treatment. The revised site plan has addressed the staff comments with the exception of noting the dedication of additional right-of-way.

ISSUES

1. Land Use. This petition raises a significant land use issue. Publicly adopted plans for this portion of the community indicate that the future use of properties along this section of Thrift Road (Freedom Drive) should be for residential purposes. This petition seeks rezoning of a tract from a residential classification to a commercial classification to provide for the establishment of a retail gift shop or office. The subject property is the beginning of a solid stretch of single family residential development along Thrift Road (Freedom Drive) and the conversion from residential to non-residential would represent the introduction of commercial uses into an area which needs to remain residential. Therefore, from a land use standpoint this petition is not considered appropriate for approval.

2. Site Plan. The site plan which accompanies this application provides for the conversion of an existing single family residential home into a retail flower and gift shop or office use. The petitioner has addressed most of the staff comments or concerns regarding the site plan. The one staff comment left unresolved by the revised site plan relates to the need for additional right-of-way along Thrift Road (Freedom Drive) in order to meet the street classification system. The principle issue associated with this petition revolves around the land use concerns associated with allowing commercial and office uses to extend into the portion of Thrift Road (Freedom Drive) that is now developed as single family residential.

CONCLUSION

This petition is not appropriate for approval. It represents the encroachment of commercial zoning and uses into the portion of Freedom Drive that is residential and should remain residential in the future. Approval of the petition could signal the beginning of the conversion of this portion of Thrift Road (Freedom Drive) from a residential corridor into a commercial strip development pattern.

*Subject to further refinement following public hearing.

DEVELOPMENT DATA

SITE AREA	.52± Acres
EXISTING ZONING	R-9
PROPOSED ZONING	B-1(CD)

NOTES

SIGNAGE

1. ALL SIGNAGE WILL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE ZONING ORDINANCE. NO BILLBOARDS WILL BE PERMITTED.

LANDSCAPING/EXISTING TREES

2. CARE SHALL BE TAKEN TO PROTECT AND RETAIN EXISTING MATURE TREES D RING DEVELOPMENT OF PARKING AREA.

SCREENING

3. SCREENING WILL MEET OR EXCEED THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE ZONING ORDINANCE. SCREENING WILL CONSIST OF EVERGREEN SHRUBS PLANTED 5' O.C.. SUPPLEMENTED AS NECESSARY WITH ADDITIONAL FLOWERING OR SHADE TREES. SCREENING WILL OCCUR IN A 15 FOOT WIDE AREA ALONG PROPERTY LINE.

ACCESS/CIRCULATION

4. VEHICULAR ACCESS POINTS INTO THE SITE WILL BE LIMITED TO THAT SHOWN ON THIS REZONING PLAN. THE CONFIGURATION OF DRIVEWAY AND ACCESS POINT IS SUBJECT TO ANY MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE PLAN OR CDOT REQUIREMENTS.

5. PARKING SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF APPLICABLE SECTIONS OF THE ZONING ORDINANCE. PARKING WILL NOT BE PERMITTED IN FRONT OF THE BUILDING (FREEDOM DRIVE BUILDING FACE).

6. STANDARD REQUIREMENTS OF THE SUBDIVISION ORDINANCE, BUILDING CODE AND ZONING ORDINANCE WILL BE MET (DRIVEWAY PERMITS, TREE ORDINANCE, CURBS, SIDEWALK, STORM DRAINAGE AND SCREENING).

USES

7. USES WILL BE LIMITED TO RETAIL FLOWER AND GIFT SHOP BUSINESS, OFFICE, AND ACCESSORY USES.

8. PETITIONER WISHES TO SPECIFICALLY INDICATE THAT THE WHOLESALE OR RETAIL SALE OF ALCOHOLIC BEVERAGES WILL BE PROHIBITED.

BUILDING

9. EXISTING STRUCTURE AND LANDSCAPING WILL REMAIN AND RESIDENTIAL CHARACTER WILL BE MAINTAINED.

REFERENCE INFORMATION

10. BOUNDARY INFORMATION FROM SURVEYS BY DAVID R. LANTER, FEBRUARY 23, 1967, AND W.K. DICKSON, MAY 24, 1940.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 91-68

Date Filed August 2, 1991

Received By [illegible]

OFFICE USE ONLY

Ownership Information

Property Owner Robert Glenn Hawkins and wife, Lorene W. Hawkins

Owner's Address c/o 6429 Freedom Drive, Charlotte, NC 28208

Date Property Acquired May 28, 1940

Tax Parcel Number 059-231-18

Location of Property (address or description) 6429 Freedom Drive, Charlotte, NC 28208

Description of Property

Size (Sq Ft.-Acres) .52 acres 1 lot fronting on Freedom D Street Frontage (ft) 100 feet

Current Land Use residential

Zoning Request

Existing Zoning ~~R-9~~ R-12 Requested Zoning B1CD

Purpose of Zoning Change In order to provide a community family business site for a small flowers, shrubs and gift facility.

Weinstein & Sturges, P.A.
Name of Agent

1100 S. Tryon Street, Charlotte, NC 28203
Agent's Address

704/372-4800
Telephone Number

Robert Glenn Hawkins and wife, Lorene W. Hawkins
Name of Petitioner(s)

6429 Freedom Dr., Charlotte, NC
Address of Petitioner(s)

Telephone Number

John D. McCrory, Attorney In Fact for Robert Glenn Hawkins and Lorene W. Haw
Signature of Petitioners' Attorney i Under Power of Attorney

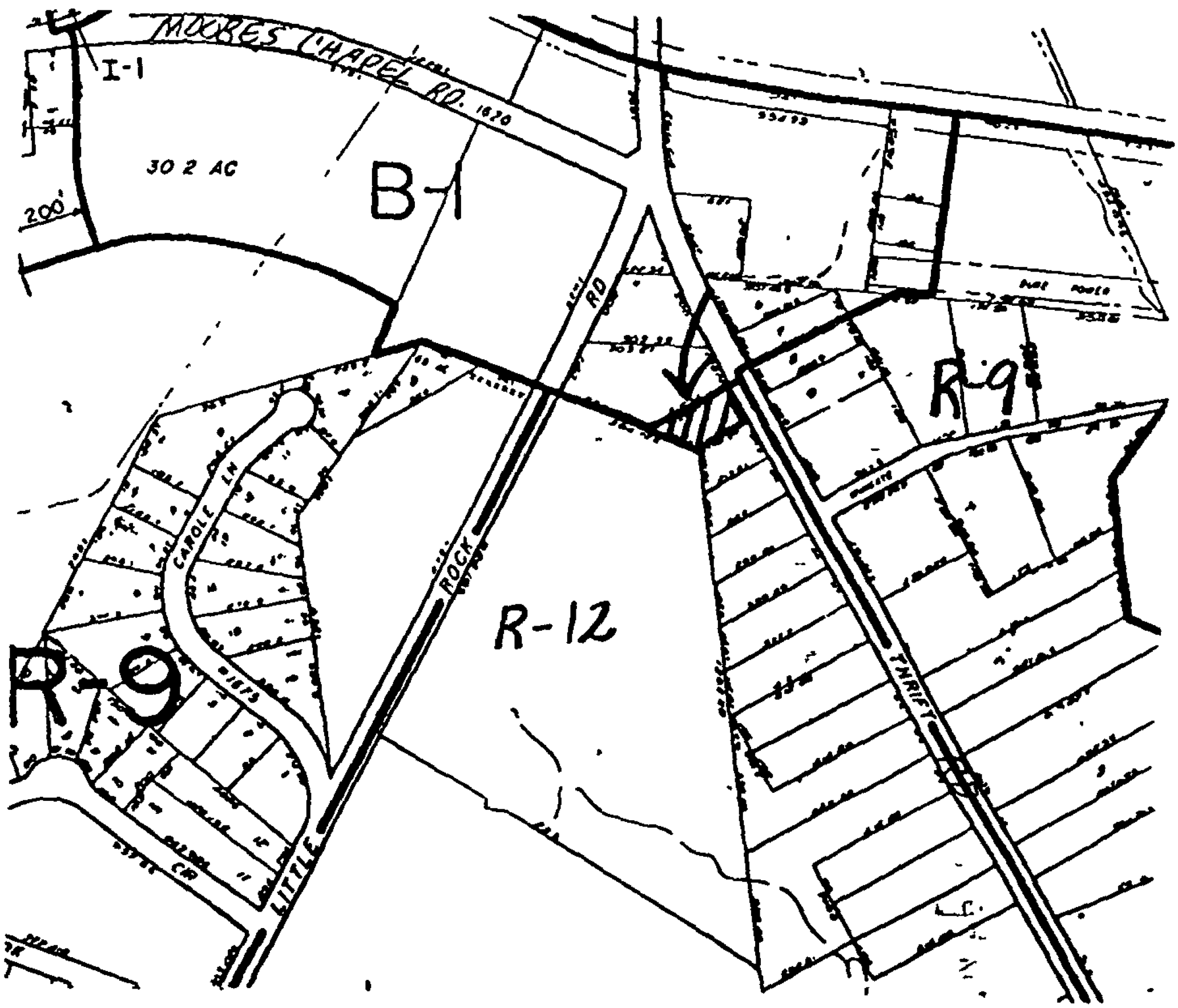
Signature of Property Owner Attorney/Agen
if Other Than Petitioner

PETITIONER: Robert and Lorene Hawkins

PETITION NO.: 91-68 HEARING DATE: October 21, 1991

ZONING CLASSIFICATION, EXISTING: R-12 REQUESTED: B-1(CD)

LOCATION: Approximately .52 acres located on the westerly side of Thrift Road (Freedom Drive), south of Moores Chapel Road.



ZONING MAP NO(s).: 81 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

October 8, 1991

Mayor and City Council:

RE: Petitions to be Heard in October, 1991

Attached you will find appropriate maps and copies of each petition, as well as the Pre-Hearing Staff Analysis, for petitions scheduled for public hearing on October 21, 1991 at 6:00 o'clock P.M., in the Charlotte-Mecklenburg Government Center, Meeting Chamber, 600 East Fourth Street.

This material is intended to provide background information concerning the requests and the area in which the properties are located.

Sincerely,

Walter G. Fields, III
Land Development Manager

WGF:mlj

Attachments

600 East Fourth Street • Charlotte, North Carolina 28202-2853 • (704) 336-2205

PRE-HEARING STAFF ANALYSIS*

Rezoning Petition No. 91-69

Petitioner: Marriott Retirement Communities, Inc.

Location: Approximately 7.83 acres located on the southwest corner of Runnymede Lane and Michael Baker Place.

Request: Change from R-12 to R-12MF(CD).

BACKGROUND

1. Existing Zoning. The subject property is zoned R-12 as are surrounding properties. To the north of the subject property, the site of Myers Park High School is zoned R-15.

2. Existing Land Use. The property involved with this request is presently undeveloped. The predominate land use in the nearby area is single family residential housing. To the northwest of the subject property at the intersection of Runnymede Lane and Selwyn Avenue is a church. Across Runnymede Lane are the sites of Myers Park High School and Myers Park Elementary School.

3. Public Plans and Policies.

   1. 2005 Plan. The 2005 Plan indicates existing residential land uses in the area of the subject property. 2005 strategies for the area include expansion of the greenway system along Briar Creek.

   2. South District Plan (Draft). The Draft South District Plan envisions expansion of the greenway system along Briar Creek and single family residential development in the area of the subject property.

4. Site Plan. The site plan which accompanies this petition proposes the development of a 70,000 square foot home for the aged containing a maximum of 99 assisted living units, 24 personal care units and no more than 147 beds. Access to the facility is provided through one driveway connection to Runnymede Lane. The plan indicates dedication of greenway along Briar Creek and a substantial undisturbed buffer along the southerly edge. The landscaping treatment adjacent to Runnymede Lane and Michael Baker Place consists of protection of some of the existing trees within the 30 foot setback along Runnymede Lane and Michael Baker Place supplemented by additional tree plantings. The plan includes architectural controls and a rendering which commit to residential characteristics including exterior construction material of brick and siding and pitched roofs.

5. School Information. School officials indicate that this petition would have some impact upon traffic on Runnymede Lane in the area near the entrance to both Selwyn Elementary and Alexander Graham Junior High Schools. There would be no impact upon school enrollment or utilization.

6. Zoning History. There are no previous rezoning petitions in the area of the subject property.

7. Neighborhood. This property falls within the area defined as the Barclay Downs neighborhood.

REVIEWS

1. Plan Consistency. This petition proposes rezoning from single family residential to conditional multi-family residential to allow development of a home for the aged. The 2005 Plan recognizes the area as one of existing residential development and the pending South District Plan indicates single family residential land uses in the area. However, the general policies for the district plans recognize that locations of future multi-family development are generally not identified in the district plans. The plans only identify existing development, areas appropriately zoned for multi-family development but that have remained vacant or potential sites that are obvious and most desirable for multi-family housing rather than a nonresidential use. A premise of the district plans is that the private market should be given the flexibility to determine specific locations of multi-family housing in developing areas subject to rezonings that are based upon objective development principles and the general policies outline locational and service level criteria for evaluating rezoning cases for multi-family housing. The criteria are not specifically targeted at rezoning petitions proposing homes for the aged but could offer some guidance due to the similarities between housing for the elderly and general multi-family housing. Those locational and service level criteria include access on a major or minor thoroughfare, proximity to commercial centers or large employment concentrations, transit opportunities, availability of utilities and proximity to greenways. This site meets several of the criteria in that it is located on a major thoroughfare, has transit service and is adjacent to Briar Creek Greenway. Therefore, the conversion of this site from a single family category to a multi-family use is considered to be consistent with publicly adopted and pending plans and policies for the area.

2. Technical Consistency.

   1. Pre-Hearing Staff Input. The staff met with agents for the petitioner prior to the filing of this request and discussed the proposal. Subsequently, the staff communicated several site plan comments to the petitioner. Those comments have been adequately addressed by the petitioner.

   2. Departmental Comments. CDOT indicates this site could generate approximately 308 to 336 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 339 to 382 trips per day. This would not have a significant impact on the surrounding thoroughfare system. The primary staff concern regarding the proposed site plan revolved around the issue of tree preservation along the project edges and the site's relationship to the adjoining properties. Those concerns have generally been addressed by the petitioner.

ISSUES

1. Land Use. This petition proposes rezoning from single family residential to conditional multi-family residential to allow the establishment of a home for the aged. Publicly adopted and pending land use plans and policies for the area recognize this site as one suitable for continued residential development. The pending South District Plan specifically designated the property as one feasible for continued single family residential development. However, the general policies for the district plans recognize that all sites potentially suitable for multi-family development are not specifically designated by the district plans. An assessment of this petition based on the locational criteria for multi-family development indicates the site has several features associated with feasibility for multi-family. This petition is viewed as appropriate for approval from that standpoint.

2. Site Plan. There are no significant site plan issues which accompany this application. The clarifications requested of the petitioner have generally been accomplished and from a site plan standpoint, the petition is considered appropriate for approval.

CONCLUSION

This petition is considered appropriate for approval.

*Subject to further refinement following public hearing.

Development Standards
Marriott Retirement Communities, Inc.
Home for the Aged

General Provisions. Marriott Retirement Communities, Inc. intends to develop on this Site a two-story Home for the Aged in accordance with the Rezoning Plan and these Development Standards.

Except to the extent otherwise provided below under the heading, "ARCHITECTURAL CONTROLS," the configuration, placement and size of the Home for the Aged as depicted on the Schematic Site Plan accompanying this Rezoning Plan are schematic in nature and may be altered or modified during design, development and construction document phases within the maximum BUILDING ENVELOPE lines established on this Rezoning Plan. Parking layouts may also be modified to accommodate final building locations.

Permitted Uses. The Site may be devoted to the following uses:

1. a Home for the Aged; or
2. any use allowed in the R-12 Zoning District.

The total gross floor area of the Home for the Aged may not exceed 70,000 square feet, may not contain more than 99 assisted living units and 24 personal care units and may not contain more than 147 beds.

Building Setback.

The building setback for the Home for the Aged shall be a minimum of 35 feet off of the right of way for Michael Baker Place and 35 feet off of the transitional right of way for Runnymede Lane, all as depicted on this Rezoning Plan.

Parking will not be permitted in any setback areas.

Landscaping and Screening.

1. Screening shall conform with the standards and treatments specified in these Development Standards and on this Rezoning Plan and, at a minimum, will conform to the provisions of Section 1601 of the Charlotte City Zoning Ordinance.

2. Tree protection and planting shall conform with the specifications provided on this Rezoning Plan and, at a minimum, will satisfy the provisions of Chapter 21 of the Charlotte City Code.

3. The trees depicted on this Rezoning Plan are schematic and their number may vary depending upon soil conditions and existing trees. However, the total number of existing and planted trees will not vary in any material manner from those depicted on this Rezoning Plan.

Buffer Areas.

The undisturbed buffer areas depicted on this Rezoning Plan along the southern and southeastern boundaries of the Site are subject to the following regulations:

1. Each of these buffer areas must remain undisturbed and in their natural states, except to the extent necessary to accommodate pedestrian pathways, utility lines, the clearing of undergrowth and the placement of trees and other plant materials where the existing foliage does not create an adequate visual screen.

2. Any new utility installations may only cross undisturbed buffer areas at interior angles measured at exterior property lines which are not less than 75 degrees and, to the extent possible, paths cleared for such utility lines shall be replanted with plant materials which are the same as or similar to the types of materials that are in place within the buffer area involved.

Dedication of Additional Right-of-Way.

The Petitioner agrees to dedicate the area along Runnymede Lane depicted on this Rezoning Plan as "Additional Right-of-Way" to the City of Charlotte for future roadway improvement purposes. This dedication will be made prior to the issuance of any building permit covering any portion of the Site.

Greenway Dedication.

Petitioner agrees to dedicate to Mecklenburg County for greenway purposes the area depicted on this Rezoning Plan as "GREENWAY" prior to the issuance of the certificate of occupancy for any structure to be built on site. Such dedication will be subject to any existing easements and the right of the Petitioner to reserve any additional utility easements required for development of this Site.

Parking.

1. Each of the parking areas depicted on the Schematic Site Plan may vary in size and location, but in all events offstreet parking will meet the minimum standards established on this Rezoning Plan.
2. Parking areas may be constructed inside and outside the BUILDING ENVELOPE.

Lighting.

1. A uniform lighting system will be employed throughout the Site.
2. All direct lighting within the Site (except street lights which may be erected along Michael Baker Place or Runnymede Lane) shall be designed such that direct illumination does not extend past any property line. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color,

energy efficiency and shielding of sources of light, the intent being to avoid glare towards adjacent streets and properties.

Signs.

1. A master signage and graphic system will be adopted and implemented throughout the Site.
2. All signs placed on the Site will be erected in accordance with the requirements of the Charlotte Zoning Ordinance.
3. Only one permanent project identification sign and directional signs may be placed on the Site and it shall be located along Runnymede Lane in the general area depicted on this Rezoning Plan.

Access Points (Driveways).

1. The number of vehicular access points to the Site shall be limited to one driveway located on Runnymede Lane and it shall be placed in the general vicinity depicted on this Rezoning Plan.

2. The configuration of this access point is subject to any minor modifications required to accommodate final site and architectural construction plans and designs, and is further subject to approval by the Charlotte Department of Transportation.

Fire Protection.

1. Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications.
2. Fire hydrants will be located within 500 feet of any building constructed on the Site.

Architectural Controls.

1. The Petitioner commits to design any Home for the Aged constructed on the Site in substantial compliance with the rendering which accompanies this Rezoning Plan and has been identified as Exhibit B.
2. The principal materials used in the exterior construction of the building will be brick and siding.
3. No building constructed on the Site may exceed two stories in height.
4. All dumpster or trash handling areas will be screened from adjoining property and from view from a public street and the screening area used to comply with this provision will either consist of a planted area which is at least five feet wide containing appropriate screen material or a wall or fence, in which case the area devoted to the screen need only be wide enough to accommodate the screen and allow for its maintenance. Each dumpster enclosure will have a swinging gate.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 91-69

Date Filed August 12, 1991

Received By DMCM

OFFICE USE ONLY

Ownership Information

Property Owner Sara H. Bissell, et al (See Exhibit A)

Owner's Address (See Exhibit A)

Date Property Acquired December 28, 1989

Tax Parcel Number 175-102-30

Location of Property (address or description) southwest corner of intersection between Runnymeade Lane and Michael Baker Place

Description of Property

Size (Sq Ft.-Acres) 7.834 acres ±

Street Frontage (ft.) Runnymeade Lane 480 feet ±
Michael Baker Place 250 feet ±

Current Land Use Vacant

Zoning Request

Existing Zoning R-12

Requested Zoning R-12 MF (CD)

Purpose of Zoning Change To accommodate development of a 147 Bed Home for the Aged in accordance with the accompanying Rezoning Plan and Development Standards.

Bailey Patrick, Jr., Attorney
Name of Agent

P. O. Box 35566, Charlotte, NC 28235
Agent's Address

(704) 372-1120
Telephone Number

MARRIOTT RETIREMENT COMMUNITIES,
Name of Petitioner(s)

Marriott Drive, Department 832.60
Washington, D.C. 20058
Address of Petitioner(s)

(301 380-7996
Telephone Number

By: Jerry H. Reid By OPR
Signature Jerry H. Reid, Vice Presid

Sara H. Bissell
Sara H. Bissell, Owner

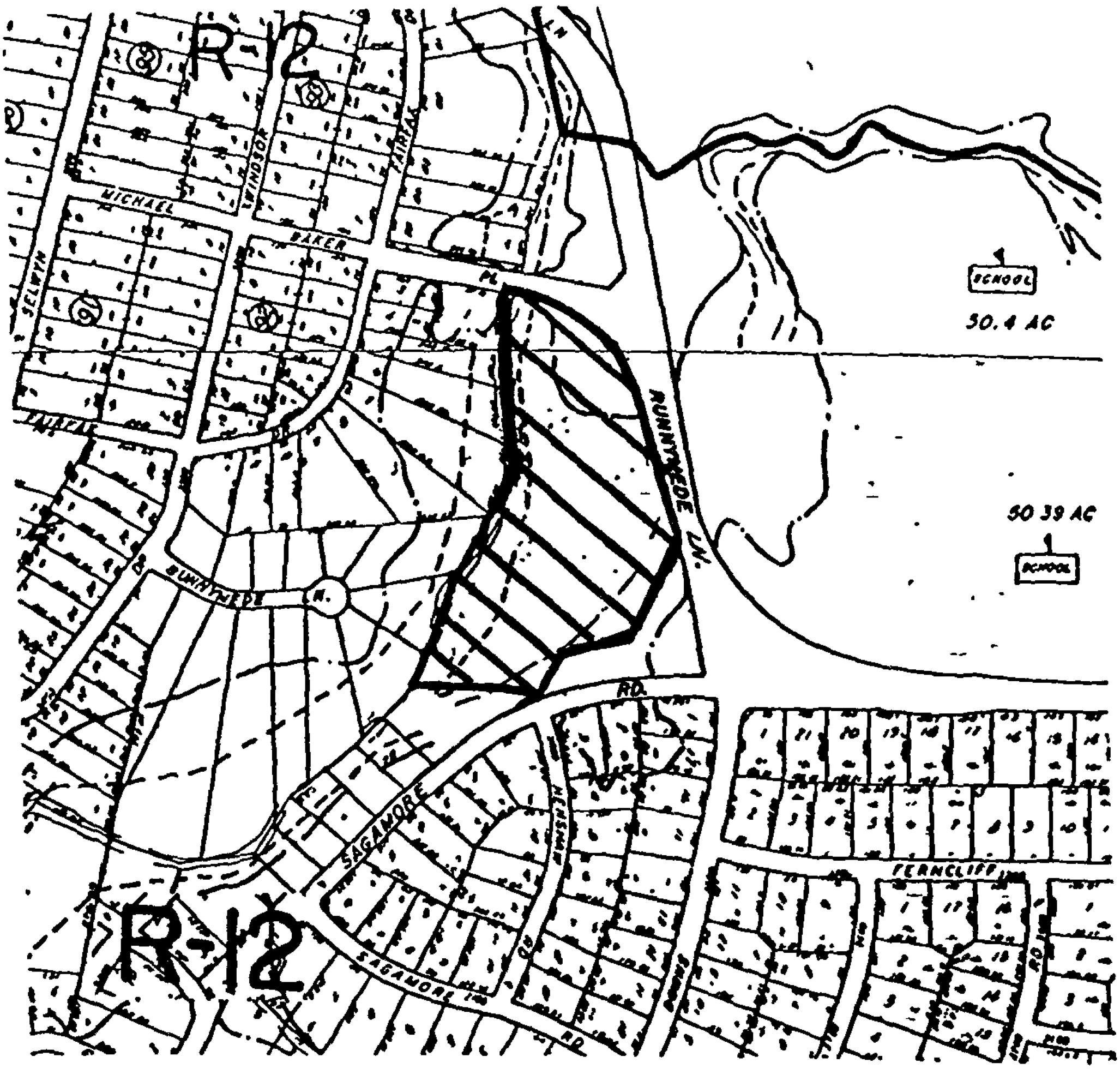
Signature of Property Owner John W. Barri
if Other Than Petitioner

PETITIONER: Marriott Retirement Communities, Inc.

PETITION NO.: 91-69 HEARING DATE: October 21, 1991

ZONING CLASSIFICATION, EXISTING: R-12 REQUESTED: R-12MF(CD)

LOCATION: Approximately 7.83 acres located on the southwest corner of Runnymede Lane and Michael Baker Place.



ZONING MAP NO(s).: 125, 135 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

October 8, 1991

Mayor and City Council:

RE: Petitions to be Heard in October, 1991

Attached you will find appropriate maps and copies of each petition, as well as the Pre-Hearing Staff Analysis, for petitions scheduled for public hearing on October 21, 1991 at 6:00 o'clock P.M., in the Charlotte-Mecklenburg Government Center, Meeting Chamber, 600 East Fourth Street.

This material is intended to provide background information concerning the requests and the area in which the properties are located.

Sincerely,

Walter G. Fields, III
Land Development Manager

WGF:mlj

Attachments

600 East Fourth Street • Charlotte, North Carolina 28202-2853 • (704) 336-2205

PRE-HEARING STAFF ANALYSIS*

Rezoning Petition No. 91-70

Petitioner: Charlotte Eye, Ear, Nose, and Throat Association.

Location: Approximately 1.90 acres located on the southeasterly side of Lillington Avenue and Amherst Lane.

Request: Change from R-6MF and O-6(CD) to O-6(CD) and O-6(CD) site plan amendment.

BACKGROUND

1. Existing Zoning. The subject property is presently zoned R-6MF and O-6(CD) with the land immediately surrounding the property to the north and east O-6 as well. There is a small tract of O-6 zoning along the north side of Lillington Avenue to the west of the subject property. There are several large multi-family tracts to the south with the remainder of the land to the west, north, and south zoned R-6MF as well.

2. Existing Land Use. The subject property is presently occupied by a parking lot for the Presbyterian Specialty Hospital which is at the corner of Third Street and Lillington Avenue north of the subject property as well as several residential structures fronting on Lillington Avenue and Amherst Place. To the immediate east and southeast of the subject property there are medical offices. In addition several small residential houses have been converted to office uses along the north side of Lillington Avenue. South of the subject property along Queens Road West are several multi-family complexes. To the north and west of the subject property is the Cherry neighborhood which is a generally single family, residential neighborhood.

3. Public Plans and Policies.

   1. 2005 Plan. The 2005 Plan acknowledges the existing residential neighborhood and the existing employment land uses in close proximity of the subject property. There are two community commercial centers indicated nearby. The 2005 strategies include the Midtown Development Enterprise Area to encourage a high intensity district of offices, shops, and housing in the Midtown area.

   2. Cherry Special Project Plan. The Cherry Special Project Plan recommends that those properties involved in the subject property which front on Amherst Place and are bound to the north by Lillington Avenue be rezoned to R-6 and R-8. It recognizes the residential nature of the Cherry neighborhood and promotes its maintenance. The plan goes on to state that office uses have already encroached too far into the

residential neighborhood along Lillington Avenue and proposes to rezone these areas to prevent further encroachment.

3. Central District Plan (draft). The draft Central District Plan recognizes the recommendations of the Cherry Special Project Plan.

4. Site Plan. The site plan which accompanies this request calls for the construction of a medical office building. A single building footprint with a maximum of 31,600 square feet is indicated. The proposed building fronts along Lillington Avenue and accesses off it at two points. There is no access indicated off Amherst Place. The remainder of the site is used for parking with planted islands indicated. A landscaped strip indicated along Lillington Avenue is noted as the required 20 foot building setback. Along Amherst Place there is a 10 foot side yard indicated with street trees. To the rear of the property there is a 20 foot or 40 foot rear year indicated. On the western property edge there is a six foot side yard indicated with a landscape treatment but no specification as to what sort of screening it will be. A 6 foot tall brick wall is shown on all sides except along Lillington Avenue. Proposed parking is indicated at a minimum of 158 spaces. General notes indicate that applicable City ordinances will be met by the proposed site plan. Also it states that exterior safety lighting will be designed and located to direct light into the site and will minimize glare towards adjacent property. In addition it states that trash containers will be installed in a screened service area. This screened service area is indicated on the western property edge adjacent to a R-6MF zoning district.

5. School Information. This petition has no impact on the school system.

6. Zoning History (See Attached Map).

	Petition No.	Request	Action	Date
1.	66-92	B-1 & B-2 to B-3(AIP)	Approved	05/29/66
2.	66-93	B-2 to I-3	Approved	08/07/66
3.	67-5	R-6MF to R-6MFH	Denied	03/13/67
4.	67-57	R-6MF & 06 to B-2	Approved	02/05/66
5.	69-76	B-2 to B-3	Approved	09/08/69
6.	69-95	I-1 & 0-6 to R-6MF, 0-6, & B-1	Approved	11/03/69
7.	70-72	R-6MF to B-2	Approved	06/01/70
8.	76-30	R-6MF to R-12(AIP)	Approved	06/18/76
9.	76-34	R-6MF to R-12(AIP)	Approved	06/18/76
10.	82-81	I-1 & 0-6 to R-6MF	Denied	05/16/83
11.	88-29	R-6MF & 0-6 to 0-6(CD)	Approved	07/18/88
12.	89-44	0-6(CD) to R-6MF	Approved	06/19/89

7. Neighborhood. This petition falls within the area defined as the Cherry neighborhood.

REVIEWS

1. Plan Consistency. This petition proposes the rezoning of land to allow for the construction of a medical office building. The 2005 Plan recognizes the existing residential character of the neighborhood. In addition, the Cherry Special Area Plan was developed out of a concern for the maintenance of the existing residential character of the neighborhood. It expresses concern with the encroachment along the fringe of this neighborhood with office uses. For this reason, it proposes the rezoning to R-6 and R-8 those properties involved in this petition which front along Amherst Place. In addition, this petition does not adequately address these critical edge relationships with the surrounding residential neighborhood. Only minimum setback and yard requirements have been provided with no indication as to screening to minimize its impact beyond a 6' brick wall. For these reasons, this petition is not consistent with publicly adopted plans and policies for the area.

2. Technical Consistency.

   1. Pre-Hearing Staff Input. Agents for the petitioner met with staff prior to the filing of this petition. Staff discouraged the petitioner based on the need to protect the residential character of the Cherry neighborhood.

   2. Departmental Comments. This petition raised a number of comments from the reviewing departments and agencies.

   City Engineering made general comments regarding required permits and ordinance compliance. While the site plan states that it will comply with the City's tree ordinance, the plan as presented does not comply with it. Driveways as proposed conflict with existing trees and there are existing trees not shown to be saved on the site plan which will be required to be saved.

   The Zoning staff requested that Note No. 8 be revised to eliminate rather than minimize glare on surrounding residential neighborhoods. They also stated that adjacent property to the east was zoned R-6MF rather that 0-6 and requested that the squiggly line indicated on the property line be defined. The revised site plan indicates this is to be a six foot hedge but there is no information regarding type or whether or not it is existing.

CDOT made general comments regarding dimensions of driveways and questioned whether or not parking for Presbyterian Specialty Hospital would be met. A note was added to the revised site plan which clarifies this issue and states that Presbyterian Specialty Hospital's minimum parking requirements will be met off site.

Planning staff stated that this petition conflicts with the Cherry Special Project Plan. In addition, they requested that an elevation be shown of the proposed wall which is around the majority of the property. The revised site plan includes a section but gives no further explanation regarding the details or appearance of the six foot brick wall. It was also requested that a note be added regarding the character of the proposed building and whether or not it would be residential in appearance. The revised site plan does not address this issue. It was also requested by the Planning staff that stormwater detention be located on the site plan. It is not shown on the revised site plan.

ISSUES

1. Land Use. This petition as presented raises a serious land use issue. The draft Cherry Special Project Plan recommends that a portion of the proposed site be rezoned to R-6 or R-8. It stresses the importance of protecting the residential character of the existing Cherry neighborhood. It also expresses serious concern about the amount of office uses which have already encroached upon the fringes of this neighborhood. This petition as presented raises a serious concern in its impact on the surrounding neighborhood. For this reason, this petition is not appropriate for approval from a land use standpoint.

2. Site Plan. The site plan itself raises concern in that only minimum requirements have been provided to minimize the negative impact on the surrounding neighborhood. A six foot wall has been provided but no detail regarding its appearance. Screening is stated as being in compliance with ordinance requirements but no extra measures have been taken to minimize this impact. In addition, there are existing problems with the site as proposed with the City's tree ordinance. The section as shown still is inadequate to determine whether or not the impact of this facility will be minimized. In addition, a note has been added on the revised plan which states that existing housing on the site may be temporarily used for office and storage purposes until the proposed facility is constructed. This note was added after the reviewing agencies and departments commented on the site plan and, therefore, it is unknown what impact this note will have upon this proposal. For these reasons, this site plan is not appropriate for approval as presented.

CONCLUSION

This petition is not appropriate for approval. This proposal raises serious concerns about its relationship to the surrounding property and long range plans for this area. In addition, the site plan as proposed raises concerns which have not been addressed.

*Subject to further refinement following public hearing.

DEVELOPMENT DATA

EXISTING ZONING 0-6(CD) & R-6 MF
PROPOSED ZONING 0-6(CD)
TOTAL SITE AREA 1 90 Ac
EXIST 0-6(CD) 1 02 Ac
EXIST R-6 MF 0 88 Ac
PROPOSED USE MEDICAL
PROPOSED BLDG SQ FOOTAGE 31,600 SQ FT
REQUIRED # OF PARKING SPACES 158
PROPOSED PARKING 158 SPACES

GENERAL NOTES

1. MAXIMUM BUILDING HEIGHT IS 3 STORIES.

2. BOUNDARY INFORMATION DATED JUNE 24, 1991, BY S. NEAL BROOME, NCRLS # 2204. TOPOGRAPHIC INFORMATION FROM CITY OF CHARLOTTE TOPO MAP #2.

3. SIGNS SHALL BE PERMITTED IN LOCATIONS AND SIZES ALLOWED BY SIGN ORDINANCE.

4. SCREENING SHALL MEET OR EXCEED ORDINANCE REQUIREMENTS.

5. THIS SITE PLAN IS INTENDED TO SHOW ONLY GENERAL DEVELOPMENT CHARACTER. MINOR ADJUSTMENTS IN BUILDING AND PARKING LOT SIZE AND ARRANGEMENT WILL BE PERMITTED TO ACCOMMODATE FINAL ARCHITECTURAL DESIGNS AND TO ADJUST TO SITE FEATURES, HOWEVER NO STRUCTURE MAY BE LOCATED OUTSIDE BUILDING LIMIT LINE.

6. REQUIREMENTS OF THE TREE ORDINANCE WILL BE MET OR EXCEEDED.

7. STORMWATER DETENTION REQUIREMENTS WILL BE MET AND WILL BE STORED ABOVE GROUND IN PARKING AREAS OR IN UNDERGROUND PIPES.

8. EXTERIOR SAFETY LIGHTING SHALL BE DESIGNED AND LOCATED TO DIRECT LIGHT INWARD AND DOWN, AND TO MINIMIZE GLARE TOWARD ADJACENT PROPERTY. MAXIMUM HEIGHT OF SAFETY LIGHTING IS 15 FEET.

9. TRASH CONTAINERS WILL BE INSTALLED ONLY WITHIN THE SCREENED SERVICE AREA.

10. EXISTING HOUSES ON SITE MAY BE TEMPORARILY USED FOR OFFICE AND STORAGE PURPOSES UNTIL THIS PROPOSED FACILITY IS CONSTRUCTED.

11. PARKING REQUIREMENTS FOR THE PRESBYTERIAN SPECIALTY HOSPITAL (REF. REZONING PETITION # 88-29) HAVE BEEN MET OFF-SITE.

FRED E. BRYANT, PLANNER

Suite 216, Providence Center
1850 East Third Street
Charlotte, North Carolina 28204
(704) 333-1680 • FAX (704) 376-5715

STATEMENT OF SUPPORT FOR REZONING PETITION 91-70

PETITIONER: CHARLOTTE EYE, EAR, NOSE & THROAT ASSOCIATES

LOCATION: SOUTHEASTERLY SIDE OF LILLINGTON AVENUE AT AMHURST

REQUEST: CHANGE FROM R-6MF AND O-6(CD) TO O-6(CD)

Charlotte Eye, Ear, Nose & Throat Associates were the founders of what is now Presbyterian Specialty Hospital. Since the sale of that facility several years ago, the Associates have been maintaining an office facility on the lower level of the hospital building. For some time now, it has been known that eventually they would need to vacate the premises and would need new and larger quarters. Very serious consideration has been given by them as to the best location for such an office structure. One alternative is to move to a more suburban location, while the other is to try to stay in close proximity to the present site. They have determined it would be in the best interest of themselves and, in particular, their patients to stay in the immediate vicinity. Not only are their patients well acquainted with this location, but they can much more adequately serve their patient needs by keeping a close relationship to hospital facilities. After considerable effort, they now have acquired a site which is just across Lillington from Specialty Hospital and would utilize land already in the majority zoned for office purposes. It would include, in addition to property at the corner of Amhurst and Lillington, land which was zoned for and used for a number of years by Family Support Center and other properties zoned office and currently utilized for overflow parking for Specialty Hospital. A plan to place one three-story structure on this site to be related to the hospital and other properties which are zoned office across Lillington Avenue has been submitted. The site plan which has been created by DPR Associates revolves around an effort to create the best possible transition from this site to the residential properties across Amhurst and from there into the Cherry Community. The extent to which this has been accomplished is evident upon examination of the details of the plan itself.

In a meeting with neighbors and representatives of the Cherry Community, reaction was generally favorable with several of the property owners stating their support for the facility. While some may develop, it did not appear from that meeting that active opposition would be present. The plan is presented as forming the best possible transition to draw a separation between the existing office commitment generally along Lillington from Third Street leading into the residential commitments both along Queens Road and Cherry.

While the Planning Staff is saying that the plan should not be approved, examination of the reasons indicate questionable rationale. First of all the petition is recommended against because it is contrary to the recommended Cherry Plan. Let me inform you that the Staff recommended Cherry Plan is <u>not</u>

being recommended by the Planning Committee. In recent actions, the Committee rejected the idea of changing the block along Lillington from Specialty Hospital into the Cherry Community from office to residential. This was due to the fact that the block is almost entirely already used for office purposes including one substantial new building which is now being erected. As a result of this action, there is none of the subject property which would not be located directly across the street from office zoned land along Lillington.

Additionally, the site plan comment indicating that the site plan only contains minimal requirements to provide for minimizing the negative impact on the surrounding neighborhood is, to say the least, questionable. The one side of the property which is adjacent to residential usage along Amhurst has been very substantially designed to create that design relationship. The closest point of parking is 20 feet from the street right-of-way with the 20-foot area containing a 6-foot brick wall, a shrubbery planting in front of the wall and a row of trees adjacent to that. This creates a design relationship between the housing on Amhurst and the parking facility related to this site. In addition, the building itself is considerably removed from Amhurst and would not impose upon the residential nature of that area at all.

Finally, the rear portion of this site is adjacent to the Queens Station Condominium Project and is to be separated by a continuation of the 6-foot brick wall. Representatives of the condominium project have indicated they fully support this use of the land.

On behalf of one of the older medical service facilities in this City, I urge you to examine carefully this request, review the site plan and visit the site. I hope you will agree it is a most appropriate use for this location.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 91-70

Date Filed August 12, 1991

Received By MCM

OFFICE USE ONLY

Ownership Information

Property Owner: Amherst Properties / Presbyterian Specialty Hospital Corp.

Owner's Address: 1600 E. Third Street, Charlotte, NC 28204 / P. O. Box 33549, Charlotte, NC 28233

Date Property Acquired: 7/10/86, 7/23/91 / 5/28/87

Tax Parcel Number: 125-251-91, 90, 89 / 125-251-88

Location of Property (address or description)

Northwesterly side of Lillington Avenue at Amherst Place

Description of Property

Size (Sq Ft -Acres): 1.90 acres

Street Frontage (ft): 411.66' on Lillington Avenue

Current Land Use: Four residential buildings and two residential-type office buildings

Zoning Request

Existing Zoning: R-6MF & O-6(CD)

Requested Zoning: O-6(CD) & O-6(CD)SP

Purpose of Zoning Change: To permit the construction of a medical office building in keeping with the predominant area uses.

Fred E. Bryant, Planner
Agent

1850 E. Third St., Charlotte, NC 28204
s Address

333-1680
phone Number

Charlotte Eye Ear Nose & Throat As
Name of Petitioner(s)

1600 E. Third St., Charlotte, NC
Address of Petitioner(s)

372-3300
Telephone Number

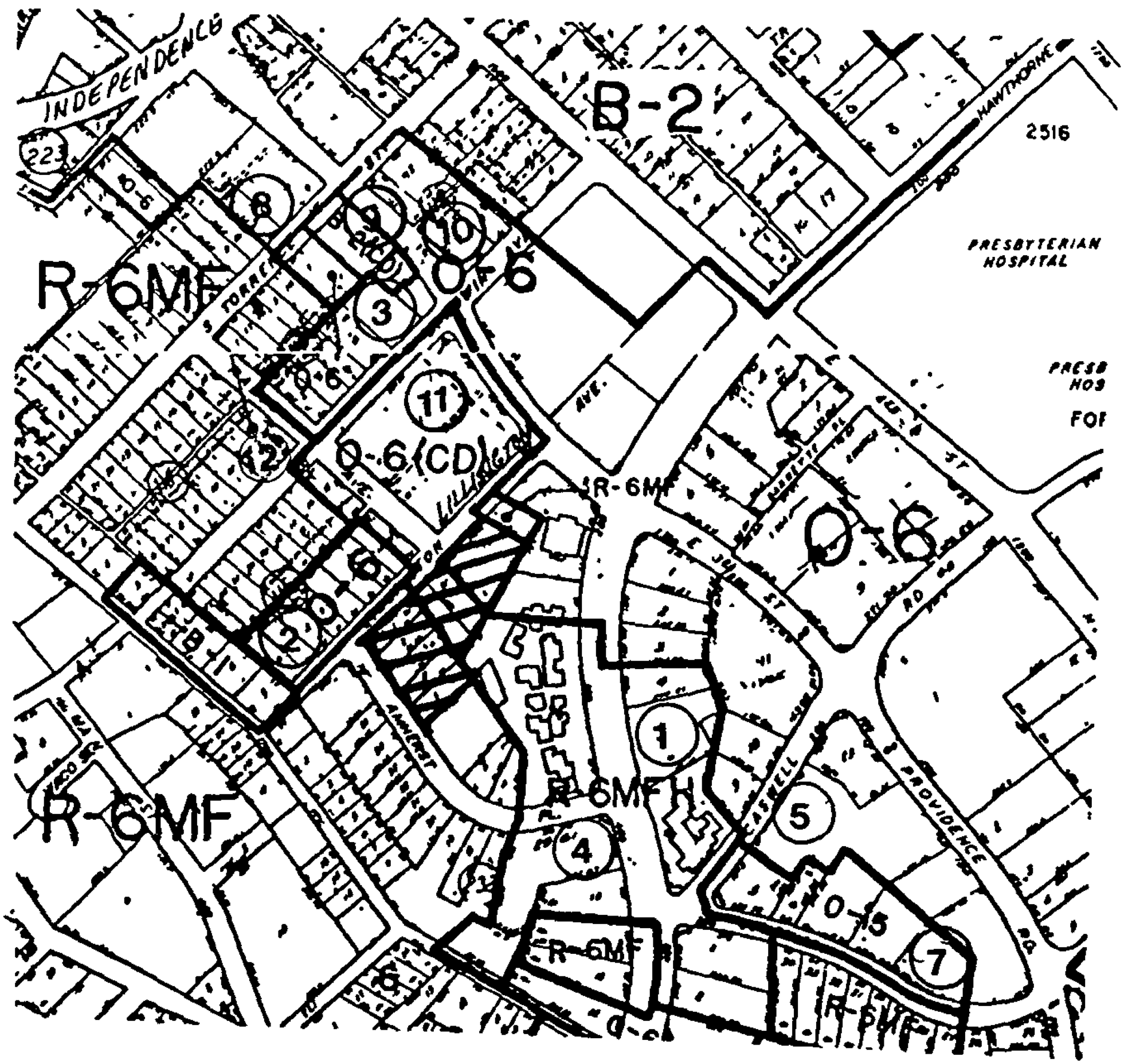
Signature (Same as Amherst Properties
(See Attached Signature)
Signature of Property Owner
if Other Than Petitioner

PETITIONER: Charlotte Eye Ear Nose & Throat Assoc.

PETITION NO.: 91-70 HEARING DATE: October 21, 1991

ZONING CLASSIFICATION, EXISTING: R-6MF, O-6(CD) REQUESTED: O-6(CD) and O-6(CD) S.P.A.

LOCATION: Approximately 1.90 acres located on the southeasterly side of Lillington Avenue at Amherst Place.



ZONING MAP NO(s).: 102 & 111 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

October 8, 1991

Mayor and City Council:

RE: Petitions to be Heard in October, 1991

Attached you will find appropriate maps and copies of each petition, as well as the Pre-Hearing Staff Analysis, for petitions scheduled for public hearing on October 21, 1991 at 6:00 o'clock P.M., in the Charlotte-Mecklenburg Government Center, Meeting Chamber, 600 East Fourth Street.

This material is intended to provide background information concerning the requests and the area in which the properties are located.

Sincerely,

Walter G. Fields, III
Land Development Manager

WGF:mlj

Attachments

600 East Fourth Street • Charlotte, North Carolina 28202-2853 • (704) 336-2205

PRE-HEARING STAFF ANALYSIS*

Rezoning Petition No. 91-71

Petitioner: Fun City, Inc.

Location: 3.659 acres located between I-85 and Wilson Avenue east of Beatties Ford Road.

Request: Change from B-1 to B-2.

BACKGROUND

1. Existing Zoning. The property involved with this request is presently zoned B-1. The property to the north across Wilson Avenue is zoned R-9 and B-1(CD). To the east and west, the property is zoned B-1. To the south the property is bounded by I-85. In general the surrounding area along Beatties Ford Road are commercially zoned changing to residential to the east and west from Beatties Ford Road.

2. Existing Land Use. The property involved in this petition is presently vacant as is the property to the east. The adjacent tract to the west is developed with an A.B.C. Store. To the north across Wilson Avenue the property is developed with a hotel and cafeteria changing to residential to the east along Wilson Avenue.

3. Public Plans and Policies.

   1. 2005 Plan. The 2005 Plan indicates a developing employment land uses in the area of the subject property. A community commercial center is indicated in close proximity. 2005 strategies include improving Beatties Ford with widening and streetscape improvements and the extension of water and sewer lines in the area.

   2. Beatties Ford Road Small Area Plan. The subject property is located just outside the boundaries of this plan.

   3. ABC Special Project Plan (1987). Recommends that a portion of the B-1 property between I-85 and Wilson Avenue (at least 100' deep) be rezoned to the proposed R-4. As an alternate the plan also recommends a B-1(CD) with a 100' buffer along Wilson Avenue. Transportation improvements include the widening of Beatties Ford Road (currently under construction) and the realignment of "A" Avenue and Hoskins Road (completed).

   4. Transportation Improvement Program (TIP). The current TIP has no new projects for this area. Previous TIP called for the widening of Beatties Ford Road currently under construction.

4. Site Plan. There is no site plan accompanying this application due to the conventional rather than conditional nature of the petition.

5. School Information. Not applicable.

6. Zoning History (See Attached Map).

	Petition No.	Request	Action	Date
1.	65-90	B-1 to B-2	Denied	11/08/65
2.	68-59	O-6 to B-1	Denied	09/09/68
3.	76-12(c)	O-15 to B-2	Denied	07/19/76
4.	76-36(c)	I-2 to R-9	Denied	12/13/76
5.	80-24(c)	R-9 to I-2(CD)	Approved	10/20/80
6.	83-8(c)	B-1 to B-2	Approved	05/16/83
7.	83-33(c)	B-1 to B-2(CD)	Approved	02/20/84
8.	84-51(c)	B-1 to B-2	Approved	02/17/85
9.	86-106	B-1 & R-6 to B-1(CD)	Approved	12/15/86
10.	86-114	B-1 to R-6	Approved	02/23/87
11.	87-2	B-1 & O-6 to R-12MF	Approved	03/16/87
12.	90-8	O-6 to R-9(A.I.P.)	Approved	02/19/90

7. Neighborhood. This petition falls within the area defined as the Northwood neighborhood.

REVIEWS

1. Plan Consistency. This petition proposes to rezone from B-1 to B-2 a portion of property bounded by Wilson Avenue and I-85 in the vicinity of Beatties Ford Road. The ABC Small Area Plan calls for a portion of this property to be rezoned to single family so as to create a buffer along Wilson Avenue. The plan does support a rezoning to B-1(CD) if a residential buffer is maintained along Wilson Avenue. Since no site plan has been submitted with this petition and the petitioner is requesting a change from the neighborhood commercial to the highway commercial category this petition is considered inconsistent with pending and adopted public plans for the area.

2. Technical Consistency.

   1. Pre-Hearing Staff Input. The staff met with the agent for the petitioner prior to the filing of the petition. The staff was under the impression that the petitioner intended to modify the request to a conditional application but none has been submitted.

   2. Departmental Comments. Due to the conventional nature of this plan there are very few departmental comments. CDOT

indicates that the proposed zoning change would not increase the number of trips from 4,653 per day. They also point out that I-85 is a class one freeway requiring a minimum of 175 feet of right-of-way from centerline. CDOT asked that the petitioner dedicate this additional right-of-way. Planning staff felt that a site plan should be submitted and the petition made conditional so that the recommendations of the ABC Small Area Plan could be implemented.

ISSUES

1. Land Use. This petition does raise some significant land use issues. It proposes a highway commercial rezoning in an area where adopted plans and policies call for a 100 foot residential buffer and anticipates uses allowed in the B-1 zoning classification. This petition is considered inappropriate for approval.

2. Site Plan. There is no site plan which accompanies this petition due to the conventional, rather than conditional nature of the petition.

CONCLUSION

This petition is not considered appropriate for approval as submitted.

*Subject to further refinement following public hearing.

FRED E. BRYANT, PLANNER

Suite 216, Providence Center
1850 East Third Street
Charlotte, North Carolina 28204
(704) 333-1680 • FAX (704) 376-5715

STATEMENT OF SUPPORT FOR REZONING PETITION 91-71

PETITIONER: FUN CITY, INC.

LOCATION: NORTH SIDE OF INTERSTATE 85 EAST OF BEATTIES FORD ROAD

REQUEST: CHANGE FROM B-1 TO B-2

The owner of this property, Mr. John W. McDonald, has created an organization, Fun City, Inc., to develop on this site a much needed recreation facility to serve the north and west sides of Charlotte. As you are well aware, Mr. McDonald, who owns and operates McDonald's Hotel and Cafeteria, has long been prominent in the development of facilities which are an asset to this portion of the City. He has owned this property for some time, with the anticipation of eventually providing a recreational and amusement facility, not otherwise available to the residents of this portion of the City of Charlotte.

The activities proposed by Mr. McDonald are technically classified as outdoor commercial amusement allowed only under the B-2 classification and not under the B-1 which is predominantly applied to this property. Proposed uses include two 18-hole miniature gold courses, 9 batting cages, a small cart track and an indoor arcade. These are all recreational facilities not currently available to the people surrounding this area, and the Petitioners have already identified a substantial response to providing these facilities. Not only will the rezoning make possible the provision of these facilities, but the operation, as in keeping with all of McDonald's endeavors, will be excellently designed and maintained. There are already responses from organized youth programs indicating an interest in using the anticipated facilities.

The Planning Analysis indicates objection to this change based on the adoption of a special project area plan which indicates a 100-foot buffer should be maintained between uses fronting on Interstate 85 and property across Wilson Avenue. It should first be pointed out that most of the subject property is not in the area indicated for this 100-foot buffer, but is actually across from the McDonald Hotel and Cafeteria. Secondly, the block between Wilson Avenue and Interstate 85 is so shallow that the retention of a 100-foot buffer would virtually render the remaining property useless. Finally, all of the property on the opposite side of Wilson Avenue is owned by the Petitioner and, obviously, he does not endorse the need for buffer protection for it.

The other objection seems to be retaining B-1 zoning in this area. However, if there was ever a location which would qualify for the B-2 category, which is described as Highway Business, it certainly should be this property which fronts directly on the Interstate 85 service road and has access to Beatties Ford Road which is a major thoroughfare. In addition, there is a connector which crosses the Petitioner's property which gives access from the service

road to Wilson Avenue and will define the subject parcel as being bounded by Interstate 85, the cross-over road, McDonald's Hotel and Cafeteria and an existing business which fronts on Beatties Ford Road.

We strongly urge you to support this change as one which will provide a facility which is badly needed for this section of the community and will continue the practice of Mr. McDonald to bring such facilities to this area.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 91-71

Date Filed August 12, 1991

Received By MCM

OFFICE USE ONLY

Ownership Information

Property Owner: MCDONALD'S MINI CENTER, INC.

Owner's Address: 2812 Beatties Ford Road, Charlotte, NC 28216

Date Property Acquired: 7/22/87; 2/8/88; 2/8/88; 10/4/89; 10/4/89; 2/2/89

Tax Parcel Number: 041-015-01, 02, 07, 08, 09, 11 (Portion of)

Location of Property (address or description)

Between I-85 Service Road and Wilson Avenue, east of Beatties Ford Road

Description of Property

Size (Sq Ft.-Acres): 3.659 ACRES

Street Frontage (ft.): 563.63' on I-85 Service Road

Current Land Use: Vacant

Zoning Request

Existing Zoning: B-1

Requested Zoning: B-2

Purpose of Zoning Change: To allow the development of an outdoor commercial amusement facility to complement the hotel and other uses in the immediate vicinity and to provide needed recreational opportunities for the general area.

Fred E. Bryant, Planner
Name of Agent

1850 E. Third Street, Charlotte, NC 28204
Agent's Address

333-1680
Telephone Number

Fun City, Inc. (McDonald's Mini C
Name of Petitioner(s)

2812 Beatties Ford Road, Charlott
Address of Petitioner(s)

393-8110
Telephone Number

John W. McDonald
Signature

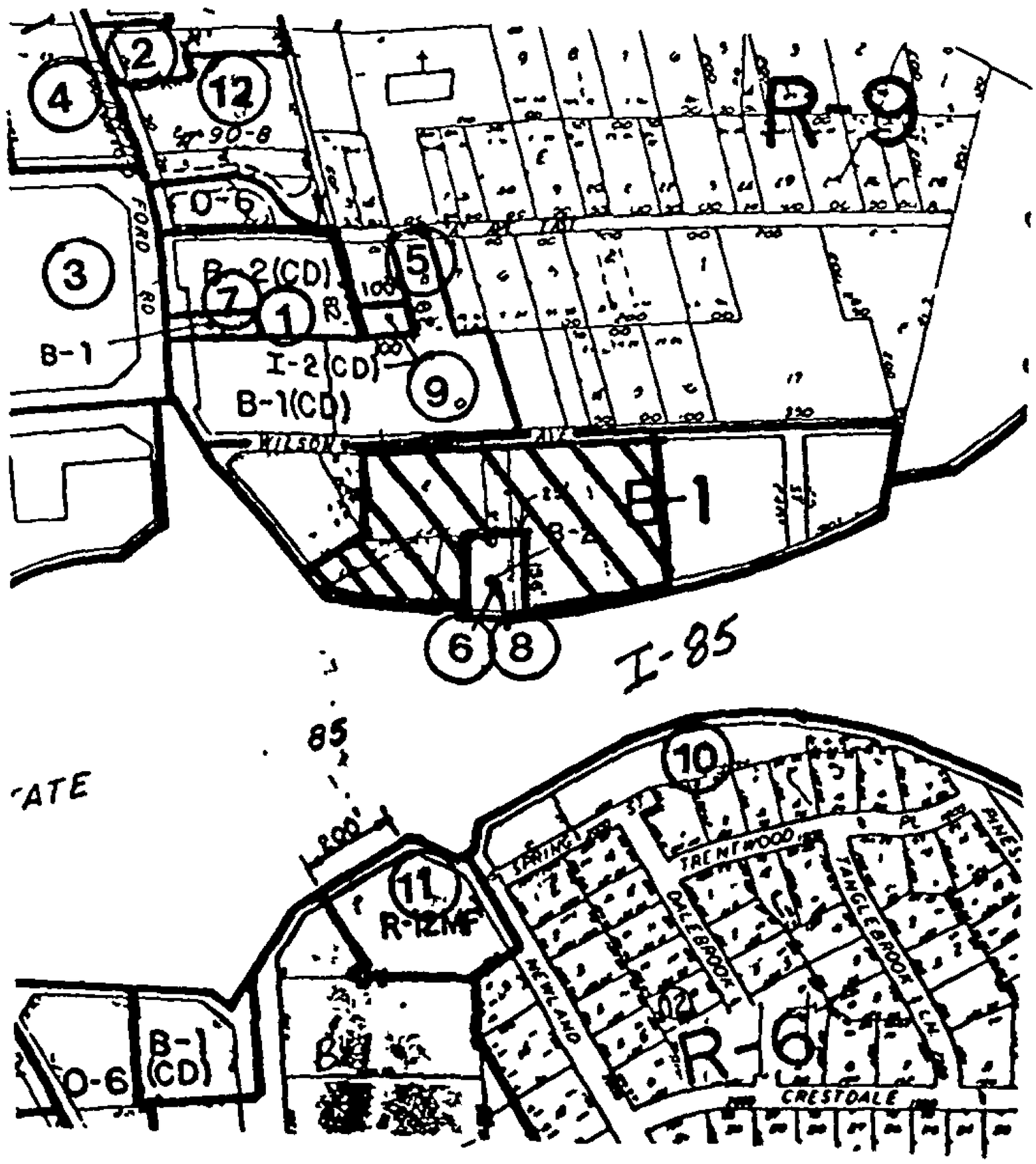
Signature of Property Owner
if Other Than Petitioner

PETITIONER: Fun City, Inc.

PETITION NO.: 91-71 HEARING DATE: October 21 1991

ZONING CLASSIFICATION, EXISTING: B-1 REQUESTED: B-2

LOCATION: Approximately 3.659 acres located between I-85 and Wilson Avenue, east of Beatties Ford Road.



ZONING MAP NO(s).: 79 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

October 8, 1991

Mayor and City Council:

RE: Petitions to be Heard in October, 1991

Attached you will find appropriate maps and copies of each petition, as well as the Pre-Hearing Staff Analysis, for petitions scheduled for public hearing on October 21, 1991 at 6:00 o'clock P.M., in the Charlotte-Mecklenburg Government Center, Meeting Chamber, 600 East Fourth Street.

This material is intended to provide background information concerning the requests and the area in which the properties are located.

Sincerely,

Walter G. Fields, III
Land Development Manager

WGF:mlj

Attachments

600 East Fourth Street • Charlotte, North Carolina 28202-2853 • (704) 336-2205

PRE-HEARING STAFF ANALYSIS*

Rezoning Petition No. 91-72

Petitioner: Emily Hedrick

Location: Approximately 2.91 acres located on the west side of Marsh Road north of Selwyn Farms Lane.

Request: Change from R-12MF(CD) to R-12MF(CD) Site Plan Amendment.

BACKGROUND

1. Existing Zoning. The subject property is presently zoned R-12MF(CD) with the land immediately to the north and west zoned R-9. There is a large tract of R-20MF innovative to the east and south of the subject property. The preponderance of zoning in the immediate area of the subject property is residential.

2. Existing Land Use. The property involved with this request is undeveloped but is a portion of land remaining from the development of Hunters Run Condominiums which are a part of the Selwyn Farms development. To the north and immediately adjacent to the subject property is Sedgefield Elementary School. The surrounding area is single family development. To the immediate south of the subject property are the Hunters Run Condominiums. The remainder of land involved with the Selwyn Farms rezoning petition is developed.

3. Public Plans and Policies.

   1. 2005 Plan. The 2005 Plan indicates residential land uses in the area of the subject property.

   2. The Park Road/Marsh Road Small Area Plan (adopted April, 1983). The Park Road/ Marsh Road Small Area Plan calls for residential development in the general area of the subject property. The Selwyn Farms development is clearly defined as a development with a mixture of housing types and densities.

   3. Central District Plan (Draft). The (draft) Central District Plan recognizes the residential land uses in the area of the subject property.

4. Site Plan. The site plan which accompanies this request proposes the development of a day-care facility for physically disabled children on a tract of land remaining after the development of Hunters Run condominiums.

   This petition involves two site plan amendments. First is a change of use to the original rezoning which only allowed townhomes for sale on this parcel to allow a day care facility and; second, a revision to the stated density of the Hunters Run condominiums

based on this reduction of acreage to this parcel. The permitted maximum building area specified by this plan is 5500 square feet in a single structure. Parking is indicated in the front of the building with access off of Marsh Road directly across from the driveway cut across the street from the subject property. Along the northerly property line of the subject property a 25 foot existing landscape buffer to be maintained is indicated and to the west along the westerly property line a 50 foot setback/landscape buffer to be maintained is indicated. Along the Marsh Road frontage of the subject property the existing berm and landscaping are to be maintained. The parking lot for Hunters Run Condominium is shown to be encroaching upon the proposed property but the petitioner has granted an easement to them to permit this encroachment. Playground space of 4,000 square feet for a maximum of 40 children is indicated to the rear of the building footprint with a four foot high fence surrounding it. Development notes state that the day-care building will be a one story building with residential construction. All staff comments have been addressed in the revised site plan.

5. School Information. The school system supports the efforts of the United Cerebral Palsy Foundation to build a developmental day-care center and supports the development of this site adjacent to Sedgefield Elementary School for such a use.

6. Zoning History (See Attached Map).

Petition No.	Request	Action	Date
1. 79-62	R-9, Cond. parking to R-15MF(CD)	Approved	02/19/80
2. 81-61	R-9 to R-12MF(CD)	Approved	12/03/81
3. 88-59	R-12MF(CD) to R-12MF(CD) SPA	Denied	09/19/88
4. 89-80	R-12MF(CD) to R-20MF (Innovative)	Approved	11/20/89

7. Neighborhood. This petition falls within the area defined as the Ashbrook neighborhood.

REVIEWS

1. Plan Consistency. This petition proposes the rezoning of property for a day-care facility for children who are physically disabled. All publicly adopted plans and policies for this area recognize the residential land uses that exist in the area. Due to the location of the existing Sedgefield Elementary School and the appropriateness of the location of this facility adjacent to it, the petition is considered consistent with publicly adopted plans for the area.

2. Technical Consistency.

   1. Pre-Hearing Staff Input. Agents for the petitioner met with the staff prior to the filing of this petition at which time general site plan issues were discussed.

   2. Departmental Comments. This petition raised general comments from the reviewing departments.

      City Engineering made general comments regarding permits and ordinance compliance. It was also stated that an encroachment agreement for the existing asphalt sidewalk along the Marsh Road property frontage will have to be submitted to City Engineering.

      CDOT made general comments regarding the design and location of the driveway.

      The Zoning staff commented that based on the information provided that the number of required parking spaces could not be verified. It was also requested that the stated acreage be clarified and the density be recalculated based on it. It was also requested that note #2 be clarified in terms of whether or not the building would be residential in character.

      The Planning staff requested that all areas of existing vegetation to be maintained be indicated. In addition staff requested that a buffer be indicated along the entire edge adjacent Sedgefield Elementary School and that stormwater detention be shown or noted that it would not occur in buffer areas.

      These comments have been addressed on the revised site plan.

ISSUES

1. Land Use. This petition does not raise any land use issues. All plans and policies for the general area recognize Selwyn Farms and the residential nature of the general area of the subject property. This petition proposes the development of a developmental day-care center for children adjacent to an existing public school. This rezoning request is required simply to comply with an existing conditional district zoning to allow a change of use from the development of townhouses for sale to allow for a developmental day-care facility. Also it is necessary to clarify the density of the Hunters Rum Condominium project based on the subtraction of the acreage involved with the proposed petition from the overall acreage remaining in the Hunters Run Condominium project. Inasmuch as school facilities are permitted uses within residential districts and this facility is appropriately located

next to a school, this petition is appropriate for approval from a land use standpoint.

2. Site Plan. The site plan as presented raises no major concerns. All comments made by the reviewing departments and agencies have been addressed by the petitioner on the revised site plan. Therefore this site plan as proposed is considered appropriate for approval.

CONCLUSION

This petition is appropriate for approval both from a land use and a site plan standpoint.

*Subject to further refinement following public hearing.

SYNOPSIS

Two different plan amendments are requested. One is a revision to the area and density requirements for existing area D-1, and the other is a conditional use change for a day care center on the remaining vacant land left over in the D-1 parcel (reference original re-zoning petition No. 81-60 C. B. Moore heirs).

A - SITE PLAN AMENDMENT NO. 1

1. Area D-1 (Parcel 5) was originally approved for 195 units on 16 acres ± or 12 D.U.A. maximum.
2. Presently 151 units exist on what is actually 15.06 acres of which 3.16 acres remains vacant.
3. Removal of 3.16 acres from area D-1 for the child care center will change the density originally permitted from 12 units per acre to approximately 12.69 units per acre.

B - SITE PLAN AMENDMENT NO. 2

This amendment would change the zoning from multi-family housing to allow for construction of a day care center.

SITE DEVELOPMENT

Existing-Zoning	R-12MFCD
Proposed-Zoning	Special Use (Child Care)
Site Area	3.16 Acres
Building Area	5500± Gross SF
Proposed Use	Child Care Facility
Maximum Number of Children	40 Children
Parking Required	13 Spaces (1 handicapped)
Parking Provided	22 Spaces (3 handicapped)
Playground Space Required	4,000 SF
Playground Space Provided	4,000 SF

DEVELOPMENT NOTES

1. The project will comply with all requirements of the City Tree ordinance. Existing vegetation and street trees will be preserved and additional landscaping done to screen parking, playground, etc.
2. The building will be one-story wood frame construction.
3. Building location may be adjusted slightly within building setbacks.
4. Signage may be provided in accordance with applicable regulations.
5. A 4-foot high fence will be installed to enclose the playground area in accordance with applicable requirements.
6. The majority of the site is clear and basically flat. Changes to the topography are expected to be minimal.
7. An easement will be granted to the owners of the units of the Hunter's Run Condominiums. This easement, which will be perpetual, will permit the encroachment shown on the map, and will give exclusive use of the encroachment to the condominium owners. A tentative agreement has been reached which is satisfactory to both parties.
8. Detention if required will not occur in Buffer areas.
9. Approximate project completion date is June 1992

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 91-72
Date Filed August 12, 1991
Received By MCM
OFFICE USE ONLY

Ownership Information

Property Owner Slate Stone Hills, Incorporated

Owner's Address First Union Plaza
Charlotte, NC 28288

Date Property Acquired Sept. 25, 1987

Tax Parcel Number 14922399

Location Of Property (address or description) Marsh Road in Selwyn Farms community

Description Of Property

Size (Sq Ft -Acres) 2.91 acres Street Frontage (ft) 328.08'

Current Land Use vacant

Zoning Request

Existing Zoning R-12 MF (CD) Requested Zoning R-12 MF (CD - site plan amendment

Purpose of Zoning Change To enable United Cerebral Palsy of N.C., Inc., to build a developmental day care center for physically disabled pre-school children.

Name Of Agent

Agent's Address

Telephone Number

Emily Hedrick (for UCP)
Name of Petitioner(s)
1125 E. Morehead St., Suite
Charlotte, NC. 28204
Address of Petitioner(s)
375-6188
Telephone Number

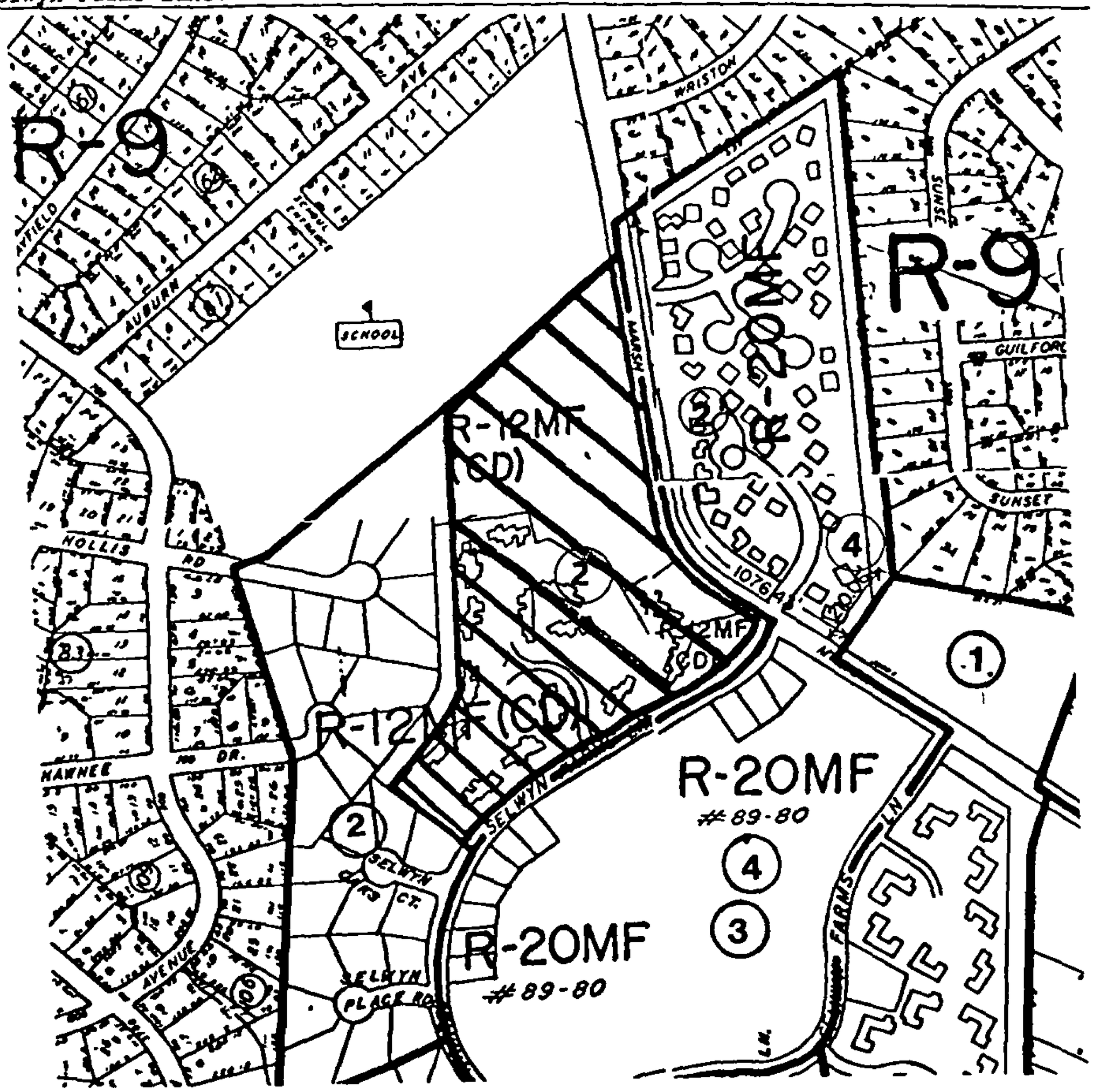
Emily Hedrick
Signature
Slate Stone Hills Incorporated
By: Ann W. Fredge
Signature of Property Owner or Other AVP

PETITIONER: Emily Hedrick

PETITION NO.: 91-72 HEARING DATE: October 21, 1991

ZONING CLASSIFICATION, EXISTING: R-12MF(CD) REQUESTED: R-12MF(CD) S.P.A

LOCATION: Approximately 2.91 acres located on the west side of Marsh, north of Selwyn Farms Lane.



ZONING MAP NO(s).: 79 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

October 8, 1991

Mayor and City Council:

RE: Petitions to be Heard in October, 1991

Attached you will find appropriate maps and copies of each petition, as well as the Pre-Hearing Staff Analysis, for petitions scheduled for public hearing on October 21, 1991 at 6:00 o'clock P.M., in the Charlotte-Mecklenburg Government Center, Meeting Chamber, 600 East Fourth Street.

This material is intended to provide background information concerning the requests and the area in which the properties are located.

Sincerely,

Walter G. Fields, III
Land Development Manager

WGF:mlj

Attachments

600 East Fourth Street • Charlotte, North Carolina 28202-2853 • (704) 336-2205

PRE-HEARING STAFF ANALYSIS*

Rezoning Petition No. 91-73

Petitioner: Pi Phi Chapter-Omegas of Charlotte, Inc.

Location: Approximately 9.89 acres located on the west side of I-77 south of Hamilton Circle.

Request: Change from R-9 to R-9MF(CD).

BACKGROUND

1. Existing Zoning. The property involved in this petition is currently zoned R-9. The adjacent properties to the north, south, and west are also zoned R-9. To the east the property is adjacent to I-77.

2. Existing Land Use. The property involved in this petition is currently vacant. The property directly to the north is developed with single family homes. To the west and south the property is developed with a church. To the east the property is abutted by I-77.

3. Public Plans and Policies.

   1. 2005 Plan. The 2005 Plan indicates developing residential land uses in the area of the subject property.

   2. Northwest District Plan. The Northwest District Plan recommends single family land uses for the subject area at a density of one to four dwelling units to the acre.

4. Site Plan. The site plan associated with this petition proposes a 16,000 square foot one story building for a fraternal organization. This building is along the I-77 frontage. Behind the building the plan proposes an outdoor activity area (i.e. pool, tennis, picnicking, etc.). Parking is proposed between the building and I-77 and will be screened from I-77 by 30 feet of existing vegetation. The site gains its access via one driveway from Bomar Drive. Adjacent to the existing single family homes the plan proposes setbacks of 60 feet and 100 feet. These buffers/setbacks will be left undisturbed where vegetation exists and where vegetation is sparse a row of trees 60 feet on center and a row of shrubs 10 feet on center will be planted. Adjacent to the church and the church cemetery the plan proposes a 30 foot undisturbed buffer.

5. School Information. Not applicable.

6. Zoning History (See Attached Map).

Petition No.	Request	Action	Date
1. 78-32(c)	R-9 to R-9MF & B-2	Denied	11/17/78
2. 89-63	Establish zoning in annexed area	Approved	08/28/86

7. Neighborhood. This site does not fall within a defined neighborhood.

REVIEWS

1. Plan Consistency. This petition proposes a rezoning from single family residential to a multi-family category for approximately 10.0 acres. Plans for the area call for the development of residential uses in the one to four dwelling unit range. Even though this proposes a use that is not truly residential, the property's proximity to I-77 and the adjacent Institutional use would make it appropriate for consideration as a multi-family site and, therefore, this proposal is viewed as consistent with adopted plans and policies.

2. Technical Consistency.

   1. Pre-Hearing Staff Input. The staff met with the petitioner's agent prior to the filing of this petition.

   2. Departmental Comments. The Transportation Department estimated an increase in the number of trips from the site from 527 - 575 per day to 1,183 - 1,521 per day. They did not feel this would impact the surrounding thoroughfare system.

   The Zoning Administrator's office asked that screening be per Section 1601 and that more detail would be needed before an accurate parking count could be determined. The Engineering Department noted that compliance with the cities grading and storm water detention ordinance would be required. The Urban Forestry staff pointed out that trees along I-77 were protected by Chapter 21 and a tree survey and tree protection measures would be required prior to the issuance of a grading permit.

   Planning staff asked that additional plant material be added where the existing vegetation was sparse. Staff also asked for restriction on outdoor lighting and outdoor music. The petitioner has addressed most of these comments. The petitioner should still make specific reference to the tree ordinance and provide a more intensive planting where the

existing vegetation adjacent to the single family homes is sparse.

ISSUES

1. Land Use. This petition does not pose a significant land use issue. It proposes a residential zoning category consistent with adopted plans and policies. It proposes a use that is sited well away from the existing homes and provides adequate buffers. Therefore, from a land use standpoint, this petition is consistent with adopted plans and policies and is appropriate for approval.

2. Site Plan. The site plan issue that surrounds this petition is minor and could be addressed by the petitioner. A better landscape buffer is needed near the entrance to the site at Bomar. Once this site plan issue is resolved, this petition is appropriate for approval.

CONCLUSION

This petition is appropriate for approval once the buffer at the entrance is increased.

*Subject to further refinement following public hearing.

GENERAL NOTES

1. While this plan depicts a firm development intent, minor changes in building footprint, parking arrangement and circulation may occur. However, in no event shall the primary building be located outside the area designated "Building Area".

2. While it is intended that more of the site will be retained undisturbed than indicated, as a minimum the undisturbed buffers shall remain in their natural conditions except for cleanup purposes or for use for utility crossings. These areas are heavily wooded but if areas of inadequate screening are identified, supplementary tree and/or shrubbery plantings will occur. Inadequate screening noted by appropriate officials shall comply with Section 1601 as a minimum.

3. Parking and loading areas shall be arranged to meet or exceed ordinance requirements. The Charlotte Tree Ordinance Provisions shall be adhered to. Parking plan is subject to a review of the building floor plan.

4. Signage as per Ordinance Provisions may be provided.

5. All existing trees within buffer areas will be protected from potential damage by appropriate fencing and/or barricades for the duration of the construction period. The proposed planting plan is subject to change upon approval of the urban forestry staff.

6. No lighting will be located within 200' of rear property line of single family residential. Lighting standards will not exceed 15'-0" in overall height. All lighting will be positioned to minimize glare on adjacent properties.

7. No amplified music will be allowed after 10 p.m.

FRED E. BRYANT, PLANNER

Suite 216, Providence Center
1850 East Third Street
Charlotte, North Carolina 28204
(704) 333-1680 • FAX (704) 376-5715

STATEMENT OF SUPPORT FOR REZONING PETITION 91-73

PETITIONER: PI PHI CHAPTER-OMEGAS OF CHARLOTTE, INC.

LOCATION: WEST SIDE OF INTERSTATE 77 SOUTH OF HAMILTON CIRCLE AND SUNSET ROAD

REQUEST: CHANGE FROM R-9 TO R-9MF(CD)

Pi Psi Chapter-Omegas of Charlotte is a fraternal organization which has served the Charlotte community for many years. Presently operating out of facilities at 3301 Statesville Avenue, the organization is in desperate need to provide for its future activities with a modern and well-designed building and grounds. The subject site is almost 10 acres in size, predominantly physically related to Interstate 77 and ideal for the functions of the organization.

The site plan has been put together with a definite interest in locating the building and activity areas either adjacent to Interstate 77 or an existing church which borders the property on the southerly side. Substantial protection through the retention of a heavily wooded buffer and distance separation has been installed to relate the project to the adjoining residential development along the north side. Examination of the plan will reveal to you that this has been achieved through careful orientation of the building, parking and outdoor activity areas.

The Petitioners will operate a facility which has, at the present time, 120 members who will use the building on an ongoing occasional informal manner and will have a monthly meeting which normally attracts 60 to 70 persons. As much as three times a year, special events will be held which may attract in the vicinity of 300 to 400 people. This, however, would be the unusual use of the property with a normal low key involvement of the membership. With the Interstate one one side and a church/cemetery on the other, this is viewed as an extremely compatible use for the location.

Examination of the Planning Analysis indicates that this is an acceptable use for the location and that the site plan is acceptable except for minor attention which needs to be given to additional entrance landscaping. The Petitioners are committed to accomplish this and will have no problem in amending the plan in accordance with Planning Staff recommendations.

In summary, this is a use which is badly needed by this organization, is proposed to be located in a setting which will blend it with the surrounding land uses and will provide a high quality of design for both the building and site. Your support of this request is encouraged.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 91-73

Date Filed August 12, 1991

Received By MCM

OFFICE USE ONLY

Ownership Information

Property Owner Pi Phi Chapter - Omegas of Charlotte, Inc.

Owner's Address 3301 Statesville Road, Charlotte, NC 28206

Date Property Acquired October 31, 1989

Tax Parcel Number 041-223-14 through 18; 041-205-01

Location of Property (address or description) West side of I-77 south of Hamilton Circle

Description of Property

Size (Sq Ft.-Acres) 9.893 acres Street Frontage (ft) 1,360' on I-77

Current Land Use Vacant

Zoning Request

Existing Zoning R-9 Requested Zoning R-9MF(CD)

Purpose of Zoning Change To allow the construction of a building to house the Pi Phi - Omegas Fraternity

Fred E. Bryant, Planner

Agent

1850 E. Third Street, Charlotte, NC 28204

's Address

333-1680

phone Number

Pi Phi Chapter - Omegas of Charlotte

Name of Petitioner(s)

3301 Statesville Rd., Charlotte, NC

Address of Petitioner(s)

373-1971

Telephone Number

Signature

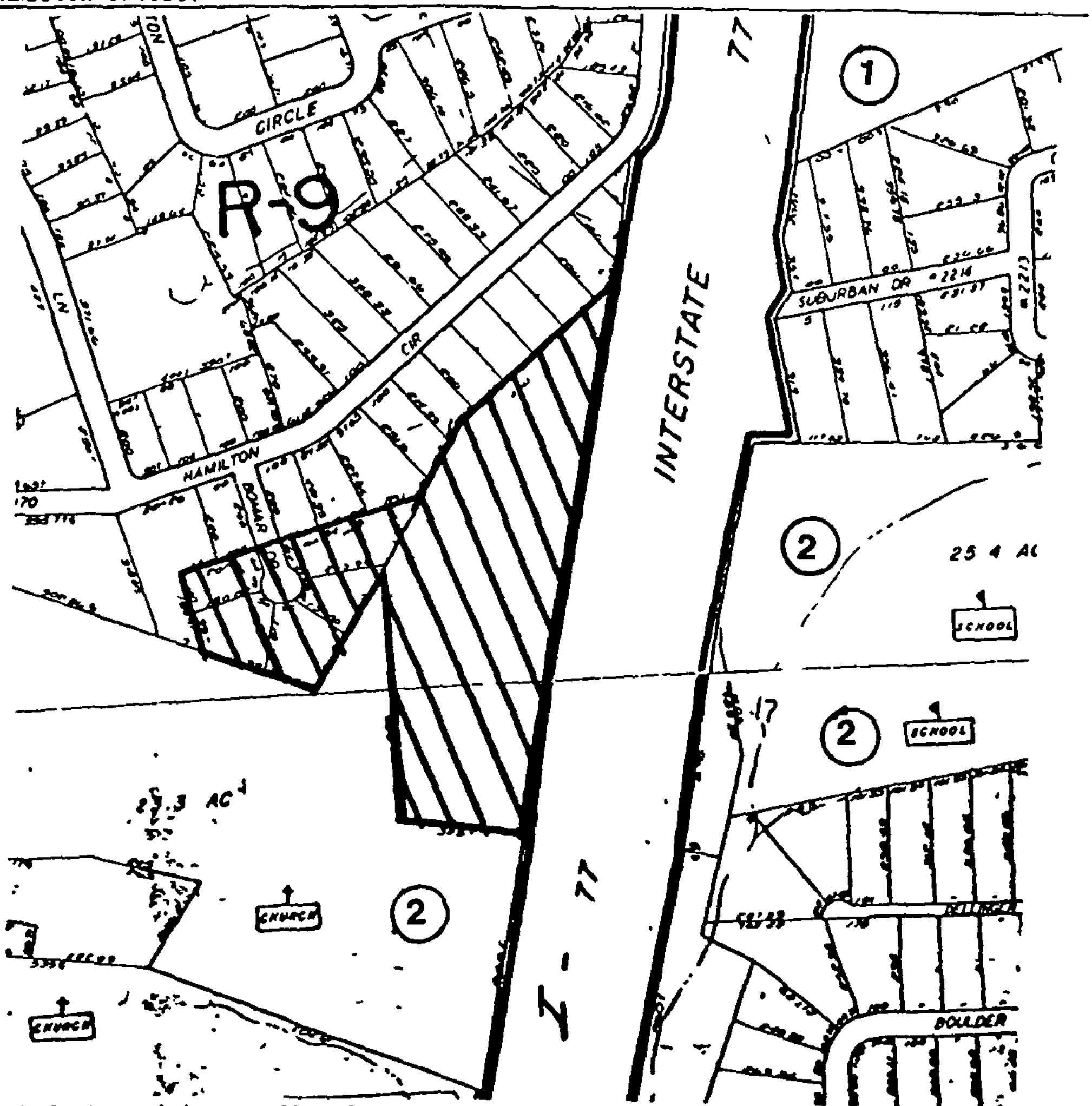
Signature of Property Owner
if Other Than Petitioner

PETITIONER: Pi Phi Chapter-Omegas of Charlotte, Inc.

PETITION NO.: 91-73 HEARING DATE: October 21, 1991

ZONING CLASSIFICATION, EXISTING: R-9 REQUESTED: R-9MF(CD)

LOCATION: Approximately 9.89 acres located on the west side of I-77 south of Hamilton Circle.



ZONING MAP NO(s).: 60, 69 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

October 8, 1991

Mayor and City Council:

RE: Petitions to be Heard in October, 1991

Attached you will find appropriate maps and copies of each petition, as well as the *Pre-Hearing Staff Analysis, for petitions scheduled for* public hearing on October 21, 1991 at 6:00 o'clock P.M., in the Charlotte-Mecklenburg Government Center, Meeting Chamber, 600 East Fourth Street.

This material is intended to provide background information concerning the requests and the area in which the properties are located.

Sincerely,

Walter G. Fields, III
Land Development Manager

WGF:mlj

Attachments

600 East Fourth Street • Charlotte, North Carolina 28202-2853 • (704) 336-2205

PRE-HEARING STAFF ANALYSIS*

Rezoning Petition No. 91-74

Petitioner: Charlotte York Rite Board of Trustees

Location: Approximately 1.68 acres located on the westerly side of Castleton Road north of Sharon Amity Road.

Request: Change from R-12 to R-12MF(CD).

NOTE: This petition is a resubmittal of an earlier Rezoning Petition No. 91-29 which was denied on July 15, 1991. The petitioner subsequently requested that the two year rule be waived due to a substantial change in conditions; in this case the reduction in size of proposed site. This request was approved by the City Council.

BACKGROUND

1. Existing Zoning. The subject property is presently zoned R-12 with the majority of the surrounding land zoned R-12 as well. To the north of the subject property there is a large R-9MF tract and to the east on Sharon Amity Road and Havencrest Drive there is an O-15(CD) tract.

2. Existing Land Use. The subject property is presently vacant with single family residential development surrounding the property on all sides. While there is an R-9MF tract to the north of the subject property it is predominantly a single family development with a few small multi-family projects interspersed throughout the single family development. To the east of the subject property there is an apartment complex fronting on Sharon Amity Road at the railroad crossing. Institutional uses in the general area of the site are three churches and a day-care center all fronting on Sharon Amity Road.

3. Public Plans and Policies.

   1. 2005 Plan. The 2005 Plan recognizes the existing residential development in the area of the subject property with a neighborhood commercial center at the intersection of Randolph Road and Sharon Amity Road (Cotswold). The plan calls for preserving and revitalizing existing neighborhoods in the inner city; intersection and road improvements; extension of the greenway system in the area and intensification of the development at Cotswold Shopping Center.

   2. Transportation Improvement Program (TIP). The TIP calls for Monroe Road widening scheduled in FY91; and intersection improvements at Sharon Amity Road and Randolph Road (FY91); and Sharon Amity Road and Monroe Road.

4. Site Plan. The site plan which accompanies this request calls for the construction of a single building to house the activities of a fraternal organization. A single footprint is indicated on the site plan with an area shown for expansion and a concrete pad to the rear of the building for parking/loading. Phase I is indicated as being a 3600 square foot building of approximately 37 feet in height with an expansion area indicated of 4,200 square feet 37 feet tall. Access to the site is off of Sharon Amity with a note stating that if adequate site distance can not be attained than access will be off of Castleton Road. Parking is shown in the front between the building and Sharon Amity Road. Required parking is noted as 32 spaces however this petition provides for 62 spaces. Screening is indicated around the perimeter of the proposed site with trees at approximately 20' on center and shrubs in an alternating zigzag pattern of approximately 3 feet on center. In addition, existing trees are shown along the Castleton Road property frontage, however, there is no indication if they are to remain or not. To the rear of the building adjacent to the property which is not a part of this rezoning petition existing trees to remain are shown. These landscape strips around the perimeter of the site are dimensioned except for the sides of the property which are between the single family houses fronting on Sharon Amity Road. Notes indicate that all applicable city ordinances will be met. In addition it states that lights will be no taller than 10 feet in height. The petitioner agrees to dedicate additional right-of-way as required to create 50 feet from centerline to property line along their property frontage.

5. School Information.

Schools		Capacity	Enrollment
Elementary:	Cotswold	572	671
Junior High:	Randolph	902	1,053
Senior High:	West Charlotte	1,380	1,686

6. Zoning History (See Attached Map).

Petition No.	Request	Action	Date
1. 68-64	R-15 to R-12MF & O-6	Denied	08/26/68
2. 79-15	R-15 to O-15(CD)	Approved	05/14/79
3. 85-1	R-15 to R-15MF(CD)	Denied	03/09/85
4. 85-15MSUP	MSUP for a retirement comm. in a res. dist.	Denied	07/01/86
5. 91-29	R-12 to R-12MF(CD)	Denied	07/15/91

7. Neighborhood. This petition falls within the area defined as the Cotswold neighborhood.

REVIEWS

1. Plan Consistency. This petition proposes the rezoning of land to accommodate a fraternal organization, a use which requires at a minimum of a multi-family zoning category. The 2005 Plan indicates existing residential use in the area of the petition. In addition it calls for the preservation of existing neighborhoods. In the previous rezoning request made by the petitioner the site plan and the unusual configuration of the land intruded into the existing residential neighborhood. In this rezoning petition the facility is oriented toward North Sharon Amity Road and is accessed off of North Sharon Amity Road. The long linear portion of the site which intrudes into the rear of the residential houses along Castleton Road has been eliminated from this petition and is to remain R-12. Based on the facilities orientation to North Sharon Amity Road and the fact that the linear nature of the site is no longer a problem to the integrity of the existing neighborhood the proposed use could be considered consistent with publicly adopted plans and policies for this area.

2. Technical Consistency.

   1. Pre-Hearing Staff Input. The agent for the petitioner met with the staff prior to the filing of this petition at which time general site plan comments were made.

   2. Departmental Comments. The City Engineering Department made general comments regarding compliance with applicable city ordinances. The Charlotte Department of Transportation was concerned that adequate site distance be available on Sharon Amity Road for the proposed access. In the event that the appropriate site distance could not be achieved, then the entrance to the site would have to be off Castleton Road. The Planning Department requested that a dimension for the width of the buffer strips be indicated as well as the size of plant materials at time of installation be specified on the drawing. In addition, it was requested that the area to the rear of the building which is not part of the petition be screened along the rear property line which is created by this rezoning petition. Staff also was concerned that this petition addressed the site's relationship to the single family neighborhood. In particular, whether or not the lighting provided would cast glare on adjacent properties and whether or not there would be amplified music allowed outdoors. It was also requested that the dumpster location be indicated on the drawing and that there be some clarification of what the concrete pad to the rear of the building would be used for.

ISSUES

1. Land Use. This petition does not raise a land use issue. All plans indicate continuing residential uses in the area of the subject property and with this site's location along a major thoroughfare can be considered appropriate for multi-family zoning. For this reason this petition is appropriate for approval form a land use standpoint. However, there is still concern regarding the intended use of the portion of the site not included in this petition.

2. Site Plan. The site plan raises some concern. It is essentially the same site plan as presented earlier minus the long, linear portion of the property which extended into the neighborhood. The site plan is improved by the elimination of this rear tract but there is still concern regarding the edge relationships between the parking at the front of the site adjacent to the single family structures fronting along Sharon Amity Road. As shown, the parking lot provides a potential excess number of spaces to that required by the ordinance. If the scale of the parking lot were reduced in size and its front boundary pulled back to the rear of the adjacent single family structures, this relationship could be substantially improved.

CONCLUSION

With modifications to the site plan, this petition could be considered appropriate for approval.

*Subject to further refinement following public hearing.

ADVANCED IMAGING SYSTEMS
Any Document, Anywhere, Anytime - (704) 525 - 4392

The Following Image(s) are...

(Check one of the following)

- [x] Photocopy
- [x] Poor Quality Original
- [ ] Other _____

es:

ximum height of lights to be 10'-0".

[redacted] will not cast glare on adjacent properties.

ding permit in accordance with Chapter 18 of the City Code.

ormwater detention facilities in accordance with the building
ention ordinance. [redacted]

[redacted]

ges will be required in accordance with Chapter 21 of the City
[redacted]

tree survey and preservation plan is required before grading and
nstruction begins.

[redacted] preservation barricades for the Tree Preservation Zone
nd buffer areas shall be installed prior to any grading [redacted]
activities.

[redacted]

[redacted] planting is a concept only and will be subject to change [redacted]
[redacted] site conditions and Tree Ordinance Staff approval.

[redacted]

e large maturing trees will be planted [redacted] overhead
[redacted] utilities.

[redacted]

he average age of the membership of the York Rite Masonic [redacted]
[redacted] Chapter of Eastern Star is approximately 58 years [redacted]
[redacted] The membership of the user organization is mature adults and [redacted]
[redacted] themselves accordingly. A similar use would be a church [redacted]
[redacted] minimum noise generated. The site will be heavily landscaped [redacted]
[redacted] the property lines creating sound buffers between the neighbors
[redacted] our facility.

[redacted] are no utilities to our knowledge that will pass through
[redacted] tree protection zone.

[redacted]ilding may vary slightly in location and shape from that
depicted on the plan, but shall not be allowed to exceed the
[redacted]its of the building envelope as labeled on the plan. In no event
[redacted] buildings be permitted to reduce required setback and yard
dimensions.

[redacted]

No. 1 buc
A
A dumps
However
be prev

The prc
to all
driveva
cannot
the dri

Site Tabulation

Property of Charlotte York Rite
Tax # 157-203-11

Site:
Total Acreage: 3.45
Acreage to be Rezoned: 1.68
Acreage to Remain R-12: 1.77

Square Footage of Proposed Structure:
Phase 1: 3600 Sq. Ft.
Expansion: 4200 Sq. Ft

Parking:
Required: 30
Provided: 66

No loud speakers and/or amplified music will be permitted.

A dumpster is not anticipated to be required for this use. However, should one be required, then the dumpster location shall be provided as shown.

The proposed driveway location on N. Sharon Amity Road is subject to all locational standards/requirements; i.e. site distance, driveway locations on opposite side of street, etc. If a driveway cannot be located on N. Sharon Amity per C-DOT requirements, then the driveway shall be relocated to Castleton Road.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 91-74

Date Filed August 28, 1991

Received By MCM

OFFICE USE ONLY

Ownership Information

Property Owner: Charlotte York Rite Board of Trustees

Owner's Address: P.O. Box 9447 Charlotte, N.C. 28299

Date Property Acquired: 1/12/87

Tax Parcel Number: 157-203-11

Location of Property (address or description) N. Sharon Amity Rd at Castleton Rd

Description of Property

Size (Sq Ft -Acres): 1.68

Street Frontage (ft.): 125' N. Sharon Amity Rd
208' Castleton Rd

Current Land Use: Vacant

Zoning Request

Existing Zoning: R-12

Requested Zoning: R-12MF (CD)

Purpose of Zoning Change: To permit the construction of a fraternal organization

Robert G. Young
Name of Agent

301 S. McDowell St, Ste 404 Char,N.C. 28204
Agent's Address

334-9157
Telephone Number

Charlotte York Rite Bd of Trustees
Name of Petitioner(s)

Address of Petitioner(s)

Telephone Number

Signature

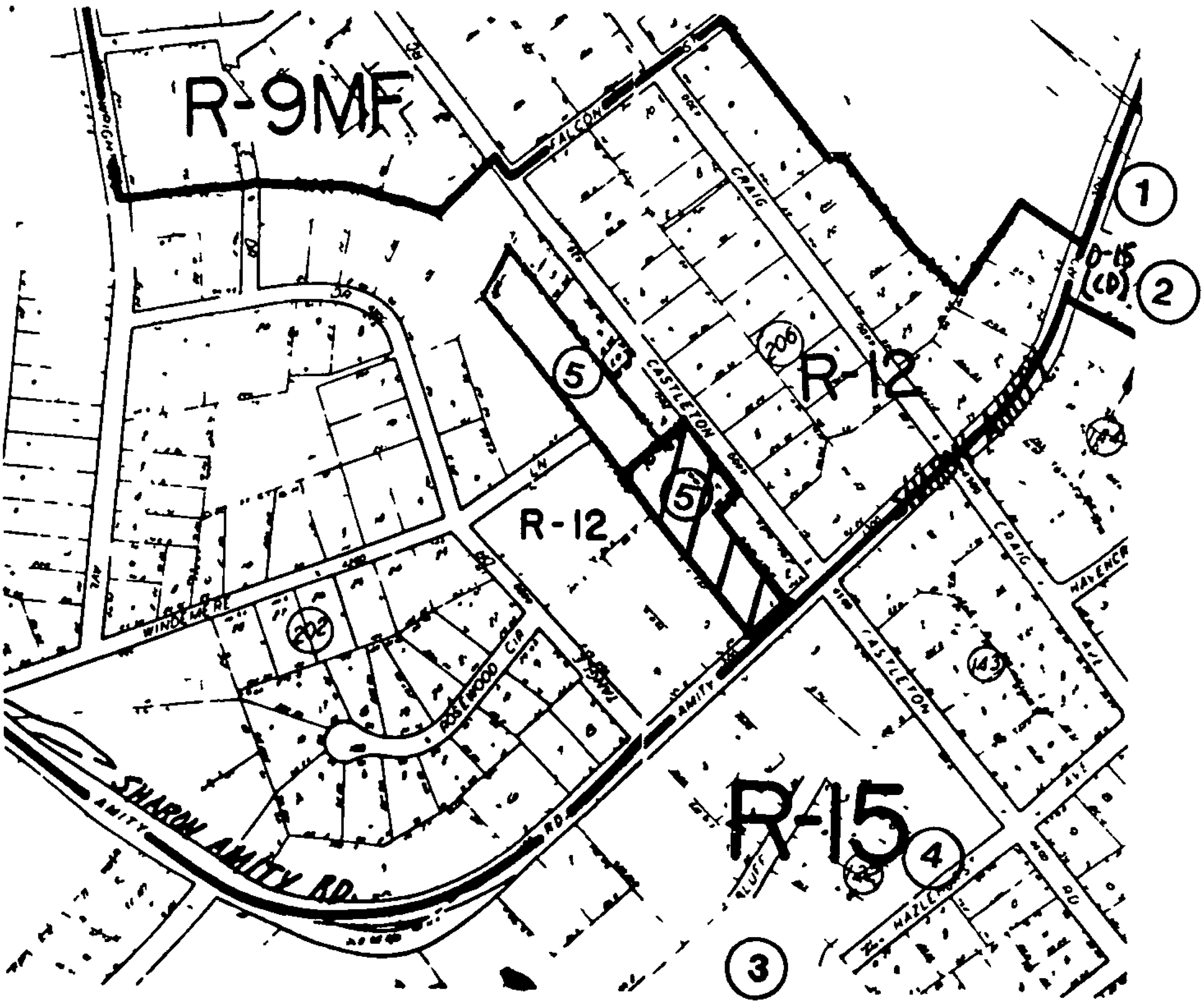
Signature of Property Owner
if Other Than Petitioner

PETITIONER: Charlotte York Rite Board of Trustees

PETITION NO.: 91-74 HEARING DATE: October 21, 1991

ZONING CLASSIFICATION, EXISTING: R-12 REQUESTED: R-12MF(CD)

LOCATION: Approximately 1.68 acres located on the westerly side of Castleton Road north of Sharon Amity Road.



ZONING MAP NO(s).: 123 & 124 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

October 16, 1991

Mayor Sue Myrick
Members, City Council
Charlotte, North Carolina

Dear Mayor and Council Members:

City Council adopted revised zoning hearing procedures in May 1991 for a six month trial basis. The new procedures involve a compressed hearing on certain rezoning petitions. Due to the upcoming expiration of the six month trial period, Council action is necessary in order to continue the revised procedures. This matter is scheduled for discussion by Council on Monday, October 21, 1991. Planning staff will be available during that discussion in the event there are any questions.

Sincerely,

Walter G. Fields (LS)

Walter G. Fields, III,
Land Development Manager

WGFIII:LS:dmh

600 East Fourth Street • Charlotte, North Carolina 28202-2853 • (704) 336-2205

Zoning Hearing Procedures Effective May 20, 1991

A. 1. If petitioner does not wish to speak.
   2. If Council has no questions.
   3. If no one wishes to speak in opposition.

      (a) Dispense with staff presentation.
      (b) Dispense with petitioner's presentation.
      (c) Let rezoning hearing stand on written material.

B. 1. If there is opposition.
   2. If Council feels written material by petitioner and staff does not answer all questions.

      (a) Full hearing will be held.
      (b) Proponents and opponents will be allowed 10 minutes each; proponents will be allowed 2 minutes rebuttal.

C. 1. If petitioner wishes to speak.

      (a) There will be a staff presentation.
      (b) Petitioner will be allowed 3 minutes.

These procedures will be on a trial basis for 6 months.

DATE: July 29, 1991

PETITION NO.: 91-15

PETITIONER(S): Charlotte-Mecklenburg Planning Commission (Northwest District Plan).

REQUEST: Change from I-1 and R-9MF to R-9.

LOCATION: A 69.5 acre site located on the east side of Toddville Road south of Old Mount Holly Road extending to Melynda Road.

ACTION: The Zoning Committee deferred action on this petition for 30 days.

VOTE: Yeas: Baucom, Byrne, Fenning, McClure, Motley, and Spencer.

Nays: None.

REASONS

This petition seeks rezoning from a combination of light industrial and multi-family residential to single family residential in accordance with the Northwest District Plan. The district plan recommends that the existing single family area east of Toddville Road and south of Mount Holly Road remain single family residential in the future to preserve the existing neighborhood and to provide additional housing opportunities in the area. A large vacant tract of land east of Melynda Road included in Rezoning Petition No. 91-24 is also recommended for a single family residential future. Planning staff and an agent for one of the property owners affected by the subject petition as well as Petition No. 91-24 are continuing discussions of potential conditional zoning districts for areas affected by the two petitions and will finalize those discussions prior to the September Zoning Committee work session. In deferring this case for an additional 30 days, Zoning Committee specified that this is the final deferral to be granted to this petition.

DATE: July 29, 1991

PETITION NO.: 91-24

PETITIONER(S): Charlotte-Mecklenburg Planning Commission (Northwest District Plan).

REQUEST: Change from R-6MF, I-1, and I-2 to R-6 and I-1.

LOCATION: Approximately 93.6 acres located on the south side of Old Mount Holly Road west of Melynda Road.

ACTION: The Zoning Committee deferred action on this petition for 30 days.

VOTE: Yeas: Baucom, Byrne, Fenning, McClure, Motley, and Spencer.

Nays: None.

REASONS

This petition seeks rezoning from multi-family residential to single family residential for the Todd Park neighborhood and from light industrial to single family residential for a large vacant tract of land adjacent to Todd Park and from general industrial to light industrial for a tract located to the south of Todd Park in accordance with the Northwest District Plan. Planning staff and the agent for a property owner affected by Petition Nos. 91-15 and 91-24 are continuing their discussions of the feasibility of conditional districts for properties included in both petitions. Therefore, the Zoning Committee deferred action on this petition for an additional 30 days but specified that this is the final deferral to be granted on this case and a Zoning Committee recommendation will be made in September.

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

October 3, 1991

Mayor Sue Myrick
Members, City Council
Charlotte, North Carolina

Dear Mayor and Council Members:

Attached are recommendations of the Zoning Committee of the Charlotte-Mecklenburg Planning Commission on petitions which have been heard and referred to the Planning Commission for consideration. The recommendations as reflected herein were arrived at in a meeting of the Planning Commission on October 1, 1991.

According to the adopted rules of procedure, these recommendations will be sent to the interested parties with a time period for the conveyance of any written statement set to elapse 12:00 Noon on Monday, October 14, 1991. This will then permit these matters to be placed on your agenda for consideration on Monday, October 21, 1991.

If you have questions or wish to discuss any aspect of these recommendations, please let me know.

Respectfully submitted,

Anne J. McClure

Anne J. McClure
Charlotte-Mecklenburg Planning Commission
Zoning Committee Chairperson

AJM:mlj

Attachments

600 East Fourth Street • Charlotte, North Carolina 28202-2853 • (704) 336-2205

DATE: October 1, 1991

PETITION NO.: 91-54

PETITIONER(S): Crosland-Erwin Associates

REQUEST: Consideration of a text amendment to permit wholesale bakery activities on a limited basis in conjunction with a bakery for on site retail sale in the B-1 district.

ACTION: The Zoning Committee recommends that this petition be denied.

VOTE: Yeas: Baucom, Byrne, Fenning, McClure, O'Brien, and Spencer.

Nays: Motley.

REASONS

The zoning ordinance presently permits bakeries including manufacture of goods for sale only on the premises to be located in the B-1 neighborhood business district. This petition proposes a change which would permit limited wholesale activity to also be conducted from such bakeries in the B-1 category allowing goods to be manufactured in B-1 and sold off-site on a wholesale basis. The text amendment would limit such bakeries with the wholesale operation to a total of 2,500 square feet of gross floor area and the area devoted to wholesale activities not to exceed 20% of the total square footage. The majority of the Zoning Committee members viewed the proposed amendment as inappropriate in that it would represent a shift from a neighborhood oriented retail focus to a wholesale services emphasis in the zoning district that is intended to be the most restrictive business category and one which provides services for the convenience of residents on the adjacent neighborhoods. Therefore, Zoning Committee recommends that the petition be denied.

MINORITY OPINION

A minority of Zoning Committee members viewed the request as appropriate for approval due to its limited application and the small scale of the bakeries involved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.

ZONING ORDINANCE TEXT AMENDMENT APPLICATION

CITY OF CHARLOTTE

Petition No 91-54
Date Filed July 8, 1991
Received By MCM
OFFICE USE ONLY

Staff Review - Tues. July 30 @ 10:00 a.m.

Section No. 3062.25 Permitted Uses in Business Districts
(Title)

Purpose of Change: This section currently restricts bakeries to retail sales only in the B-1 District. While it is clear that large scale bakery activities have industrial characteristics, small operations can appropriately carry out some wholesale business while still maintaining a neighborhood retail atmosphere. Specialty shops, such as a bagel bakery, are a recent trend and typically combine retail and wholesale activities. This type of business creates unique interest when located in a neighborhood shopping center and serves as a popular shopping amenity to area residents. It is very difficult for a small bakery to survive financially by limiting sales to retail only. There is a blurred line between a retail and wholesale bakery business since most of the small bakeries conduct some type of wholesale activity in addition to their primary retail activity.

It is proposed that Section 3062 be amended to permit wholesale bakery activities in the B-1 District with the following stipulations: 1) Wholesale activities must be ancillary to and operated in conjunction with the primary use of a bakery manufacturing goods for on-site retail sale; and 2) gross floor area must be limited to 2,500 square feet.

Suggested Language: Amend Section 3062 to add the following allowed use: "Bakeries, retail, including manufacture of goods, and wholesale, including manufacture of goods, not to exceed 2,500 square feet of gross floor area. Wholesale activities must be operated in conjunction with retail activities (only in B-1)."

Eric E. Kenney
Crosland-Erwin-Associates

Name of Petitioner(s)

125 Scaleybark Road, Charlotte 28209
Address of Petitioner(s)

523-0272
Telephone Number

Signature

Name of Agent

Agent's Address

Telephone Number

ORDINANCE NO. _____

AN ORDINANCE AMENDING APPENDIX A
OF THE CITY CODE - ZONING ORDINANCE

AN ORDINANCE AMENDING THE CITY CODE
WITH RESPECT TO THE ZONING ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

1. Amend Section 3062. Permitted Uses, by adding a new allowed use as follows:

   "Bakeries, retail, including manufacture of goods, and wholesale, including manufacture of goods, not to exceed 2500 square feet of gross floor area. Wholesale activities must be operated in conjunction with retail activities. Floor area utilized for wholesale activities must be limited to no more than 20 percent (20%) of the gross floor area."

Section 2. These amendments shall become effective upon its adoption.

Approved as to form:

_____
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the _____ day of _____, 19___, the reference having been made in Minute Book _____, and recorded in full in Ordinance Book _____, at page _____.

_____
Pat Sharkey, City Clerk

DATE: October 1, 1991

PETITION NO.: 91-55

PETITIONER(S): Young Ford

REQUEST: Consideration of a B-2(CD) site plan amendment.

LOCATION: A 12.1 acre site located at the intersection of Eastway Drive and North Tryon Street.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Baucom, Byrne, Fenning, McClure, Motley, O'Brien, and Spencer.

Nays: None.

REASONS

This petition proposes a site plan amendment in order to add two driveways to an existing car dealership, one to Northchase Drive and the other to the extension of Eastway Drive. CDOT had raised several issues in response to this petition dealing with additional right-of-way needs along North Tryon Street and needed improvements to the intersection of Eastway Drive and North Tryon Street. The Zoning Committee discussed the issues raised by CDOT but ultimately felt that the addition of the driveways to the rear of the existing auto dealership were not directly related to the needs for additional right-of-way and intersection improvements along Tryon and Eastway. Therefore, Zoning Committee recommends that this petition be approved.

STAFF OPINION

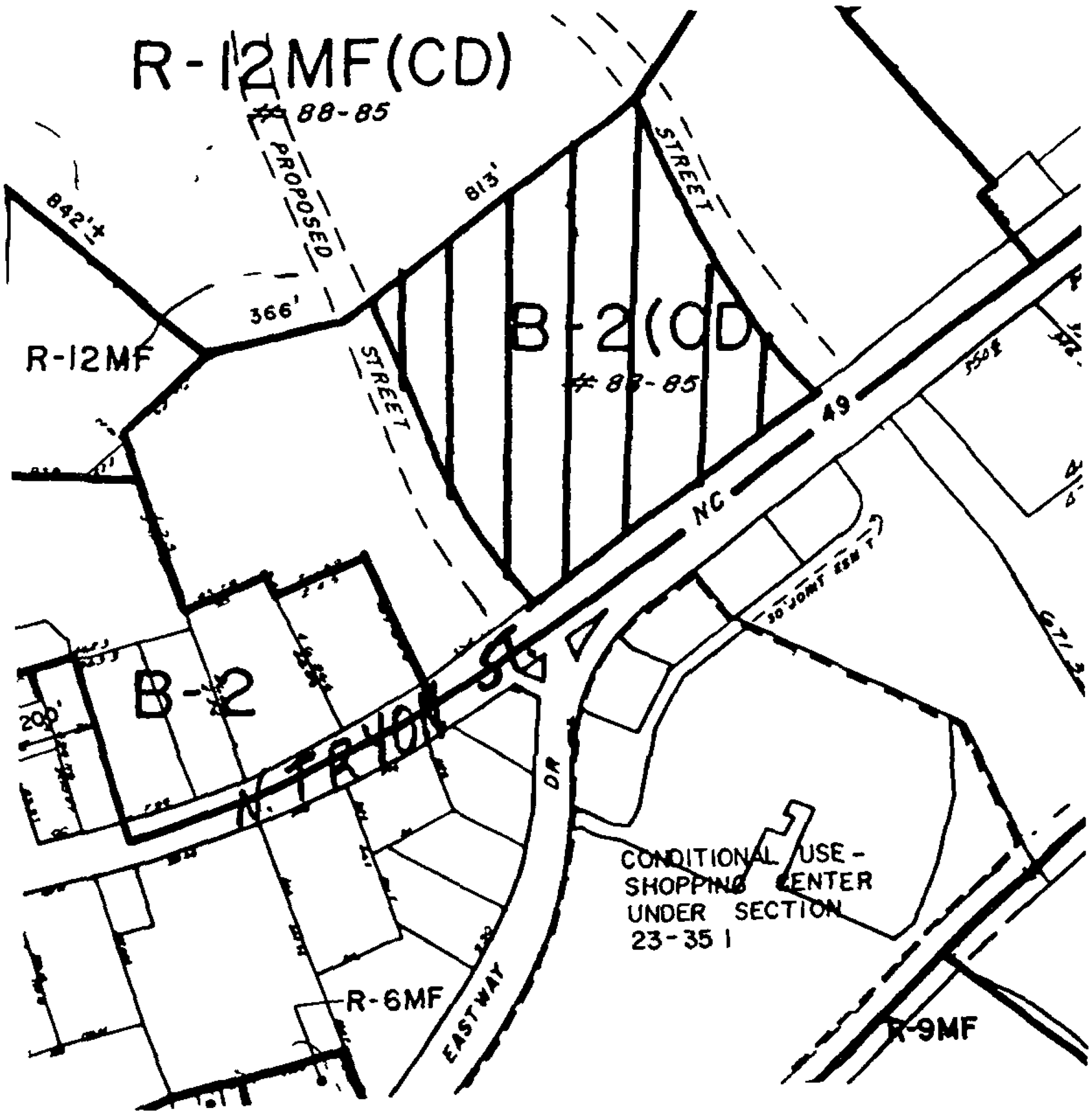
The Planning staff agrees with the recommendation of the Zoning Committee.

PETITIONER. Young Ford, Inc.

PETITION NO.: 91-55 HEARING DATE: September 16, 1991

ZONING CLASSIFICATION, EXISTING: B-2(CD) REQUESTED: B-2(CD) Site Plan Amendment

LOCATION: Approximately 12.1 acres located on the northerly side of North Tryon Street at Eastway Drive.



ZONING MAP NO(s).: 78 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

DATE: October 1, 1991

PETITION NO.: 91-57

PETITIONER(S): Realty Buyers Group

REQUEST: Change from R-15 to I-2(CD).

LOCATION: A 28.822 acre site located on the south side of Byrum Drive west of Wilmount Road east of Whippoorwill Drive and north of Beam Road.

ACTION: The Zoning Committee recommends that this petition be denied.

VOTE: Yeas: Baucom, Byrne, Fenning, O'Brien, and Spencer.

Nays: McClure and Motley.

REASONS

This petition proposes rezoning from single family residential to conditional general industrial for an approximately 892,000 square foot facility. The pending Southwest District Plan envisions business park, light industrial, and office uses in the area of the subject property. One of the basic themes running through the pending Southwest District Plan is the protection of key transportation corridors as gateways to the west side and the creation of positive images along them through the development of appropriate land uses with adequate setbacks to provide streetscape plantings. The Zoning Committee discussed this petition for some time focusing on the potential merits of an I-1 verus I-2 classification for the property and the extent of I-2 zoning in the nearby area. The majority of the members viewed the I-2 classification as inappropriate for this site in that much of the general public will pass by this site due to its proximity to several key land uses in the nearby area such as the coliseum and the airport. The Zoning Committee viewed the petition as submitted as not ensuring the positive image and gateway type development stressed by the pending Southwest District Plan and, therefore,recommends that the petition be denied.

MINORITY OPINION

A minority of Zoning Committee members viewed the request as appropriate for approval due to its proximity to the airport and airport related noise. It was also noted that several of the residents of the nearby area have indicated their preference for rezonings in the area of the subject property and the Whippoorwill Hills neighborhood to the I-2 classification in order to enhance property values prior to acquisition by the airport.

STAFF OPINION

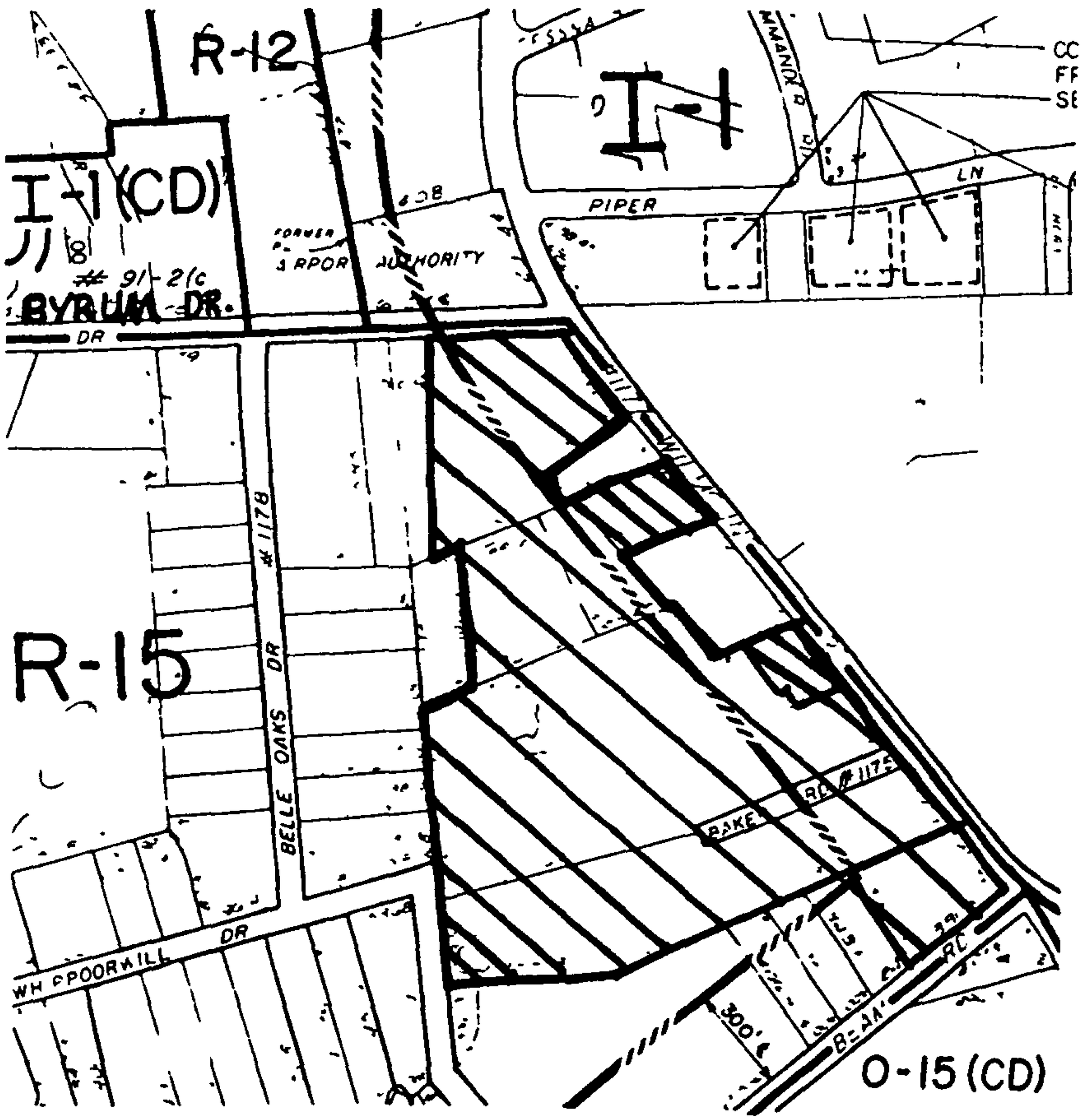
The staff agrees with the Zoning Committee recommendation but also points out that an alternative to a denial of this request would be to allow the petitioner the opportunity to submit an I-1(CD) site plan.

PETITIONER: Realty Buyers Group

PETITION NO.: 91-57 HEARING DATE: September 16, 1991

ZONING CLASSIFICATION, EXISTING: R-15 REQUESTED: I-2(CD)

LOCATION: Approximately 28.5 acres located on the south side of Byrum Drive west of Wilmount Road.



ZONING MAP NO(s).: 109 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

DATE: October 1, 1991

PETITION NO.: 91-60

PETITIONER(S): Motte Thomas

REQUEST: Change from R-6MF to O-6(CD).

LOCATION: A 7,500 square foot parcel located on East Worthington Avenue between Euclid and Cleveland Avenues.

ACTION: The Zoning Committee recommends that this petition be approved, as modified.

VOTE: Yeas: Baucom, Byrne, Fenning, McClure, Motley, and O'Brien.

Nays: Spencer.

REASONS

This petition requests rezoning from multi-family residential to conditional office to allow conversion of the existing residence for use as an artist studio and office. All adopted and pending plans for the area recognize it as one with a residential future. The Zoning Committee noted that this petition raised a difficult land use question due to the subject property's location on the edge of the Dilworth neighborhood. Ultimately, however, the majority of Zoning Committee viewed the petition as appropriate for approval primarily due to the limitations on the use of the property imposed by the petitioner's site plan. The Zoning Committee did ask the petitioner the feasibility of a modification to the site plan to clarify that the structure could also be used as a single family home if not as a studio workshop/office. The petitioner agreed to make that minor change and the Zoning Committee viewed the petition as appropriate for approval, as modified.

MINORITY OPINION

A minority of the Zoning Committee viewed the request as inappropriate for approval due to its potential to destabilize the edge of the residential section of the Dilworth neighborhood. It was noted that the best way to stabilize the edge of the neighborhood is through the preservation of residential zoning and land uses.

STAFF OPINION

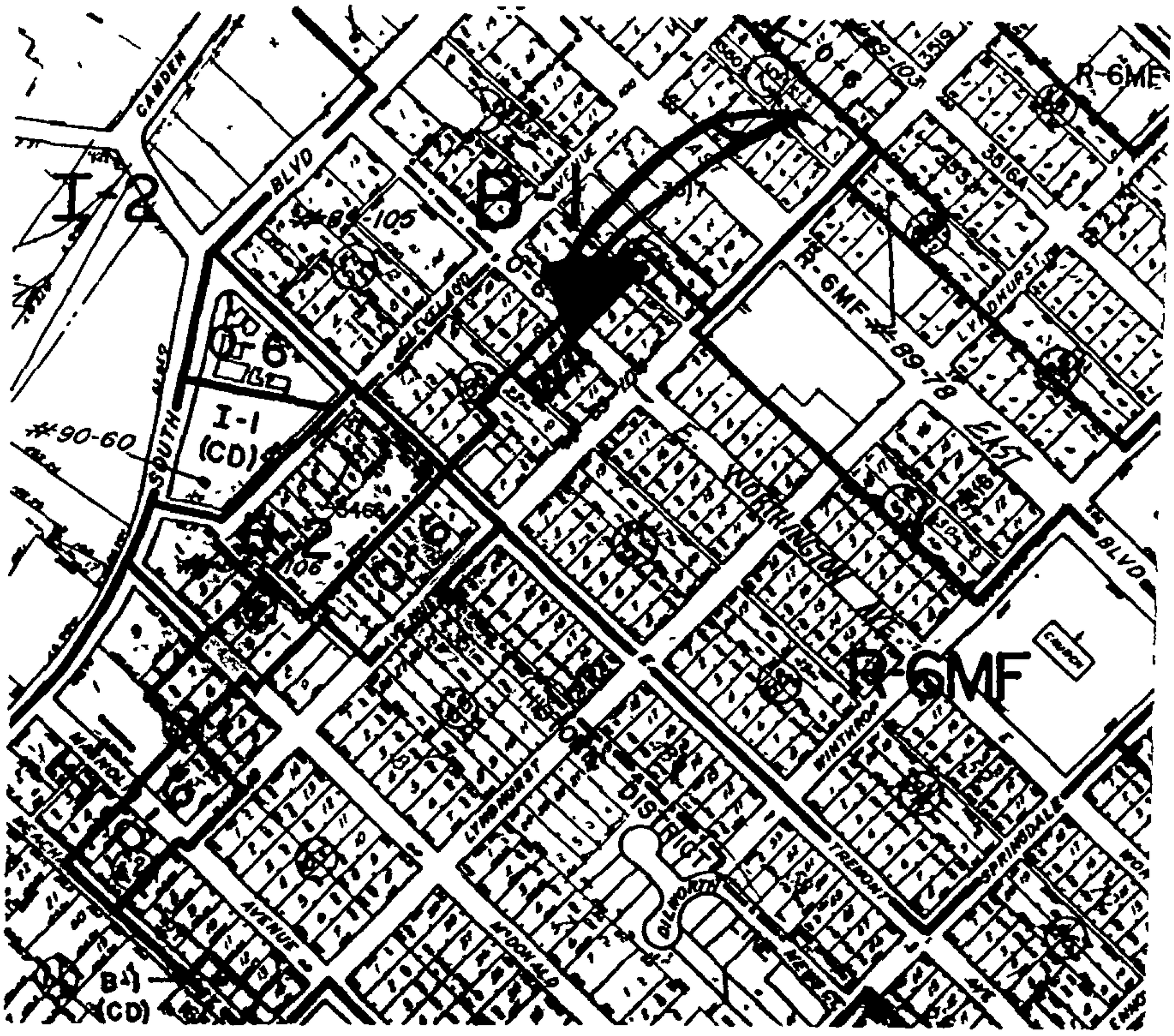
The staff disagrees with the Zoning Committee recommendation. The subject property is the portion of East Worthington in which land uses transition from nonresidential to residential and conversion of single family residences to nonresidential uses in this area will cause further erosion of the residential edges of Dilworth.

PETITIONER: Motte Thomas

PETITION NO.: 91-60 HEARING DATE: September 16, 1991

ZONING CLASSIFICATION, EXISTING: R-6MF REQUESTED: O-6(CD)

LOCATION: A 7,500 square foot parcel located on the southeasterly side of E. Worthington Avenue between Euclid and Cleveland Avenues (320 East Worthington Avenue).



ZONING MAP NO(s).: 111 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

DATE: October 1, 1991

PETITION NO.: 91-61

PETITIONER(S): Hi-Q Photolith Corporation

REQUEST: Change from R-6MF to B-1(CD).

LOCATION: A 21,000 square foot parcel located at 2412 Arty Avenue.

ACTION: The Zoning Committee deferred action on this petition to October 28.

VOTE: Yeas: Baucom, Byrne, Fenning, McClure, Motley, O'Brien, and Spencer.

Nays: None.

REASONS

This petition proposes rezoning from multi-family residential to conditional neighborhood business to accommodate the expansion of an existing engraving business. The Zoning Committee expressed concern about the introduction of commercial zoning in this portion of the neighborhood. However, it was also noted that the existing business is not in character with the neighborhood now and that expansion and improvement of the business may result in a more attractive site than currently exists. The Zoning Committee asked the petitioner the feasibility of modifying the site plan to better address the edge relationships to adjoining residential properties and to specify the location of the dumpster which is now located in front of the building. The petitioner agreed to the deferral and the submission of revised site plans. Therefore, Zoning Committee deferred action on this petition to October 28 to allow time for the petitioner to modify the site plan.

DATE: October 1, 1991

PETITION NO.: 91-62

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from O-6, B-1(CD), B-2, and I-3 to UR-2 (Center City Urban Design Plan).

LOCATION: Approximately 57.94 acres bounded by North Caldwell Street, North McDowell Street, John Belk Freeway, and East Trade Street.

ACTION: The Zoning Committee deferred action on this petition in order to allow Planning staff to research issues that arose at the public hearing on this petition.

VOTE: Yeas: Baucom, Byrne, Fenning, McClure, Motley, O'Brien, and Spencer.

Nays: None.

REASONS

This petition is the first in a series of petitions to be initiated by the Charlotte-Mecklenburg Planning Commission to implement the recommendations of the Center City Urban Design Plan adopted in 1990. The properties included in this petition are proposed for rezoning to the UR-2 district which provides for moderate density residential development and limited retail and office uses in conjunction with the residential uses. Representatives of two sites which would be rendered nonconforming by the implementation of this rezoning appeared at the public hearing on this petition and requested that their properties remain as conforming uses. The Zoning Committee deferred action on this petition until Planning staff has been able to more closely evaluate the existing uses and to potentially suggest alternative zoning classifications to address the nonconforming use issue.

DATE: October 1, 1991

PETITION NO.: 91-63

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from O-6 and B-2 to UMUD.

LOCATION: Approximately 106.8 acres generally bound by the John Belk Freeway, Davidson Street, and 6th Street.

ACTION: The Zoning Committee deferred action on this petition until Planning staff has provided additional information on issues that arose at the public hearing on this request.

VOTE: Yeas: Baucom, Byrne, Fenning, McClure, Motley, O'Brien, and Spencer.

Nays: None.

REASONS

This petition is one of a series of petitions to be initiated by the Charlotte-Mecklenburg Planning Commission to implement the recommendations of the Center City Urban Design Plan which was adopted in 1990. The properties involved in this petition are recommended for rezoning to UMUD which provides for a mixture of retail, office, and residential uses to promote higher densities in the center city core. An issue that arose at the public hearing on this request which related to the existing urban renewal plan and accompanying deed restrictions is unresolved at this point and will require additional research by Planning staff. The Zoning Committee deferred action on this petition until that additional information is available.

ITEM 11 91-73

A SUMMARY HISTORY OF THE OMEGA PSI PHI FRATERNITY, INC. 1911-1991

Overview: Omega Psi Phi Fraternity
Pi Phi Chapter

On Friday, November 17, 1911 at Howard University the Omega Psi Phi Fraternity was born. It's founders were Professor Ernest E. Just, Edgar Love, Oscar J. Cooper and Frank Coleman. It adopted as it's Cardinal Principles - Manhood, Scholarship, Perseverance, and Upliff. The name Omega Psi Phi was adopted from the Greek symbols for the phrase meaning "friendship is essenetial to the soul."

From 1911 unti now, the Fraternity has continued to grow. The current membership is greater than 60,000 and the members are outstanding. See appendix III for a sample listing. Omega Psi Phi has Nationally Mandated Programs which are designed to address each and every education, social and housing needs of our American citizens. These programs recognize and respond to each and every concern in some way (see listing Appendix IV). Our Fraternity is proud to claim Rev. Jessie Jackson and Governor Douglas Wilder as Presidential candidates. Likewise, we salute our known members - at least 18 who have been College Presidents. The list of accomplishments go on . . .

Close to home, Pi Phi Chapter is a member of the sixth district. The financial memberships range from 130-185 during the course of a year. Our members are outstanding businessmen, school principles, teachers, college professors, politicians, lawyers, doctors, coaches, dentists, corporate executives, postal workers, law enforcement, etc. While a complete listing would be impossibe, examples of such outstanding persons include - Senator Jim Richardson, former Council member Charlie Dannely, County Commissioner Robert Walton, Cedric "Cornbread" Maxwell, William McMillan, Spencer Durante, Sr., Gerson Stroud, Roy Wynn, M.D., Rudy Torrence, E.E. Wadell, J. C. Champion, Fred Alexander, Charles McCullough, Jack "Honey" Martin, and the list goes on.

Our local contributinos to our community are likewise numerous. We provide Thanksgiving baskets to the hungry, we support Habitat for Humanity, send 40 boys to summer camp, teach underprivileged boys to the advanced grade levels, give college scholarships to qualified students, sponsor annual talent hunt programs, contribute to U.N.C.F., N.A.A.C.P., sponsor voter registration programs and impact on removing illiteracy. We also extend to the community the use of our building for receptions, family reunions, meetings, small office parties, etc. This is done at a minimal fee as a community service.

Omega Psi Phi Fraternity, Pi Phi Chapter has been outstanding and its record of accomplishments for its membership is impeccable.

APPENDIX III

Omega Men

These are but a few of the many representatives of whom Omega is proud.

ARTS

Langston Hughes - The Black Poet Laureate, excelled as a poet, playwright, novelist, lyricist and humorist.

Sterling Brown - Teacher, poet, writer, Professor Emeritus of Literature at Howard University, has a special foundation for folk culture and jazz music.

Roland Hayes - Internationally known tenor of the 1920s Hayes sang in five different languages

William (Count) Basie - Internationally known pianist, composer, arranger and band leader.

Don Q. Pullen - Pianist and composer, composed the "Sweetheart Song" of the Omega Psi Phi Fraternity, Inc.

William H. "Bill" Cosby - Comedian, author, actor, producer.

ATHLETICS

De Hart Hubbart - A University of Michigan sprinter, was the first Black person to represent the United States in the Olympic Games (1924)

Joe Black - An all-time great Brooklyn Dodger baseball pitcher In 1952, he had the lowest earned-run average in the Major Leagues.

Cedric Maxwell - Outstanding professional basketball player with the Boston Celtics and other teams.

Ed "Too Tall" Jones - Outstanding player with the Dallas Cowboys Football team.

Leroy Walker - A U S Olympic coach (sprinters) for many years

Michael Jordan - Outstanding basketball player with the Chicago Bulls of the NBA.

John Salley - Outstanding basketball player with the Detroit, Pistons

Mark Duper - Outstanding football player with the Miami Dolphins

BUSINESS & COMMERCE

Jesse Hill - President of Atlanta Life Insurance Company

William J. Kennedy III - President of North Carolina Mutual Insurance Company

Gilliard S. Glover - President, Afro American Life Insurance Company

Earl Graves - Publisher of *Black Enterprise* magazine

Therman McKenzie - Co-owner of M and M Products (Sta Soft Fro)

Otis M. Smith - General Counsel, General Motors Corporation

Nathaniel Bronner - Co-owner of Bronner Brothers Beauty Supplies

CIVIL RIGHTS

Grant Reynolds - Played a major role in President Truman's 1948 decision to desegregate the United States Armed Forces

James Nabrit - Former Dean of the Howard University Law School and former president of Howard University A leader in the training of the early Civil Rights lawyers

Wiley Branton - Attorney of the "Little Rock Nine" and former Dean of the Howard University School of Law

Roy Wilkins - Long time Executive Director of the NAACP

Ben Hooks - Succeeded Roy Wilkins as Executive Director of the NAACP, the most effective of all civil rights organizations

Vernon Jordan - Former Executive Director of the National Urban League

Jesse Jackson - Former Director of Operation PUSH, Founder, Rainbow Coalition

EDUCATION

Carter G. Woodson - The earliest and most outspoken proponent for the study of Black History

Benjamin Mays - President Emeritus of Morehouse College, writer and lecturer

Herman Dreer - Teacher, minister, writer, and author of *The History of the Omega Psi Phi Fraternity, Inc, 1911-1961*

(See also list of college presidents)

GOVERNMENT & POLITICS

William Hastie - First Governor of the Virgin Islands.

George L.P. Weaver - Former U S Secretary of Labor.

Robert C. Weaver - Former U S. Secretary of Housing and Urban Development (HUD).

Clifford L. Alexander, Jr. - Secretary, Department of the Army

Jesse Jackson - Candidate for the United States Presidency in 1984 and 1988.

Lawrence Douglas Wilder - Governor of the Commonwealth of Virginia

SCIENCE

Ernest E. Just - Internationally known biologist and professor at Howard University.

Charles R. Drew - Perfected the use of blood plasma, Professor of Surgery at Howard University

Percy L. Julian - Discovered the use of foam to extinguish fires and discovered a method of producing cortisone synthetically.

Fred Gregory - Astronaut, graduate of the United States Air Force Academy (pilot)

Charles Bolden - Astronaut, graduate of the United States Naval Academy (pilot).

Ronald McNair - Astronaut, graduate of MIT, Ph D in Physics (civilian)

COLLEGE PRESIDENTS

Omega Men (Known) - February, 1991

Name of President	Institution	Location
1. Dr. David Beckley	Wiley College	Marshall, TX
2. Dr Billy Black	Albany State College	Albany, GA
3 Dr Samuel D Cook	Dillard University	New Orleans, LA
4 Dr. William E Gardner	Savannah State College	Savannah, GA
5. Dr. Wilbur Greenfield	Virginia State College	Petersburg, VA
6. Dr. William Harris	Texas Southern	Houston, TX
7. Dr William Harvey	Hampton University	Hampton, VA
8. Dr. James Hefner	Jackson State University	Jackson, MS
9. Dr. Leon Howard	Alabama State University	Montgomery, AL
10 Dr James Lyons	Bowie State College	Bowie, MD
11. Dr. William A. McMillan	Rust College	Holly Springs, MS
12. Dr. Warren Morgan	Paul Quinn College	Waco, TX
13 Dr Oscar Prater	Fort Valley State College	Fort Valley, GA
14. Dr Luns Richardson	Morris College	Sumter, SC
15. Dr. Prezell Robinson	St Augustine's College	Raleigh, NC
16. Dr David Satcher	Meharry Medical College	Nashville, TN
17. Dr. Julius Scott, Jr.	Paine College	Augusta, GA
18 Dr. Albert Sloan	Miles College	Birmingham, AL

APPENDIX IV

Nationally Mandated Programs

ACHIEVEMENT WEEK - Originally designed to promote the study of Negro life and history. Today, Achievement Week is used to seek out and give due recognition to those individuals at the local and national level who have made a noteworthy contribution toward improving the quality of life for black Americans (see also National High School Essay Contest)

SCHOLARSHIP - The Scholarship Program is intended to promote academic excellence among the undergraduate members Graduate Chapters are expected to provide financial assistance to student members and non-members A portion of the fraternity's national budget is allocated to scholarships through the Charles R. Drew Memorial Scholarship Commission

NATIONAL SOCIAL ACTION PROGRAM - A national committee coordinates the multifaceted program of the various chapters Most chapters are involved in voter registration, "getting-out-the-vote", support of the NAACP, the National Urban League and hundreds of other programs

TALENT HUNT PROGRAM - Originated in the Sixth District (North Carolina and South Carolina) and made its debut at the 1953 Cincinnati Grand Conclave This program provides exposure, encouragement and financial assistance to talented young people Currently, some participants at the national level are awarded college scholarships.

MEMORIAL SERVICE - March 12 of each year has been established as Memorial Day Chapters are expected to conduct an appropriate service to recall to memory those members who have entered Omega Chapter.

RECLAMATION - Some brothers, for various reasons, are not currently enjoying the full benefits of Omega. At the national, district, and local levels there must be an organized and concerted effort to return inactive brothers to a full participatory status

NATIONAL HIGH SCHOOL ESSAY CONTEST - This is a phase of the National Achievement Week observance held in November of each year The contest is open to all college-bound high school seniors College scholarships are awarded to the winners, each of whom must submit an essay on a theme/topic which is chosen annually by the fraternity.

ASSAULT ON ILLITERACY PROGRAM (AOIP) - AOIP had its conceptual roots established in January of 1980, when a group of publishers associated with Black Media, Inc. (BMI) was made aware that approximately 44% of black Americans could neither read nor comprehend beyond the 4th grade Omega Psi Phi and numerous other national organizations joined together to attack and ultimately reduce and eradicate illiteracy among Blacks through reading tutorial programs and other efforts

UNITED NEGRO COLLEGE FUND - Each year the fraternity gives at least $50,000 to the United Negro College Fund in furtherance of Omega's perpetual effort to provide philanthropic support to historically black colleges.

MECKLENBURG COUNTY

Charlotte-Mecklenburg
Building Standards Department

August 14. 1989

SUBJECT: ZONING VERIFICATION

To Whom it May Concern·

The parcel of land located at Bomar Drive and further identified by tax parcel number 041-223-14, 15, 16, 17, 18, 041-205-0) is zoned R-9, (single-family residential).

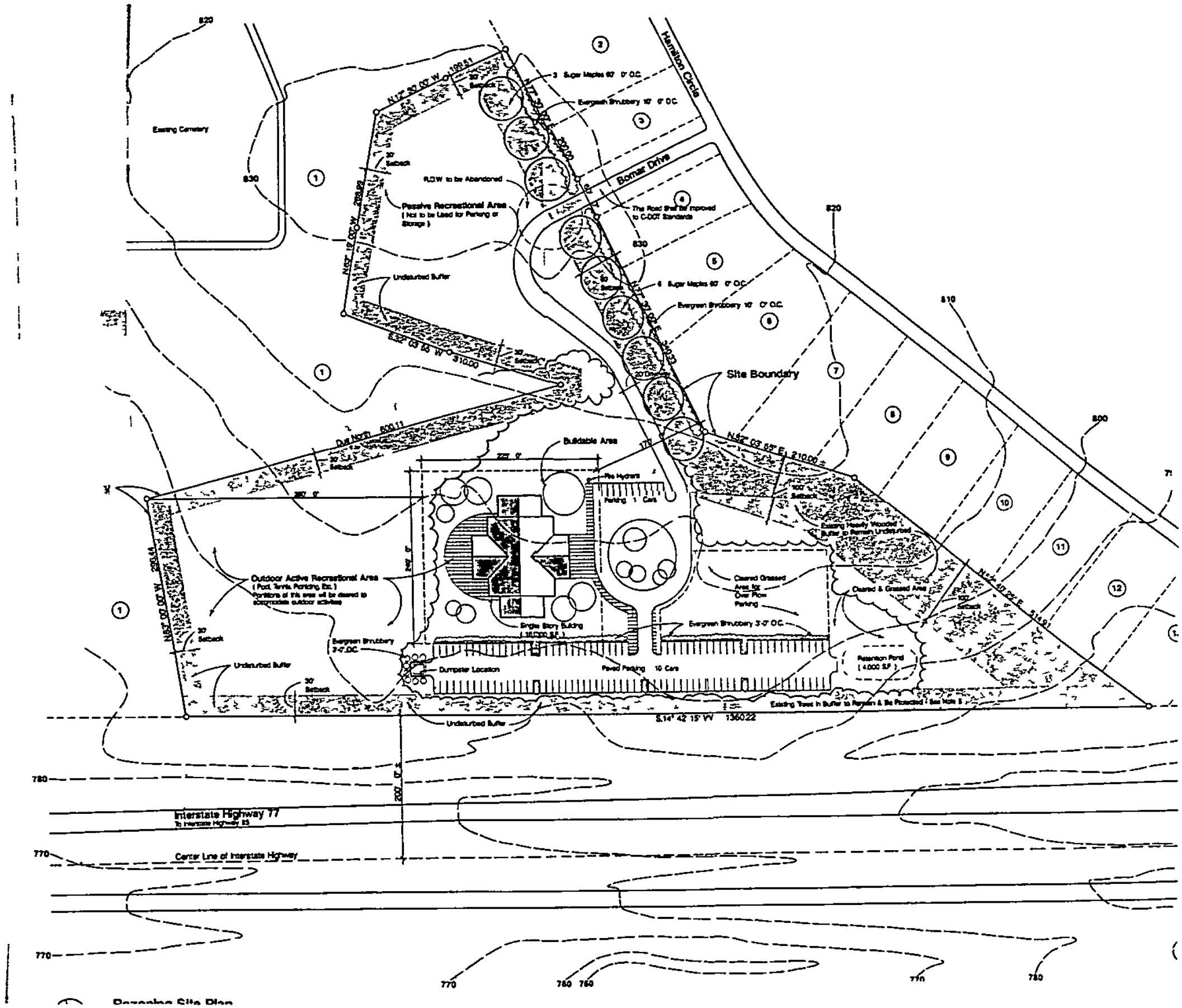
Permitted uses under Section 1626.1 of The City of Charlotte Zoning Ordinance includes fraternal organizations.

If this office can be of further assistance, please contact us.

Sincerely,

Darryl Broome
Zoning Inspector

236-zz-1.1-mc



Rezoning Site Plan

FRED E. BRYANT, PLANNER

Suite 216, Providence Center
1850 East Third Street
Charlotte, North Carolina 28204
(704) 333-1680 • FAX (704) 376-5715

STATEMENT OF SUPPORT FOR REZONING PETITION 91-73

PETITIONER: PI PHI CHAPTER-OMEGAS OF CHARLOTTE, INC.

LOCATION: WEST SIDE OF INTERSTATE 77 SOUTH OF HAMILTON CIRCLE AND SUNSET ROAD

REQUEST: CHANGE FROM R-9 TO R-9MF(CD)

Pi Psi Chapter-Omegas of Charlotte is a fraternal organization which has served the Charlotte community for many years. Presently operating out of facilities at 3301 Statesville Avenue, the organization is in desperate need to provide for its future activities with a modern and well-designed building and grounds. The subject site is almost 10 acres in size, predominantly physically related to Interstate 77 and ideal for the functions of the organization.

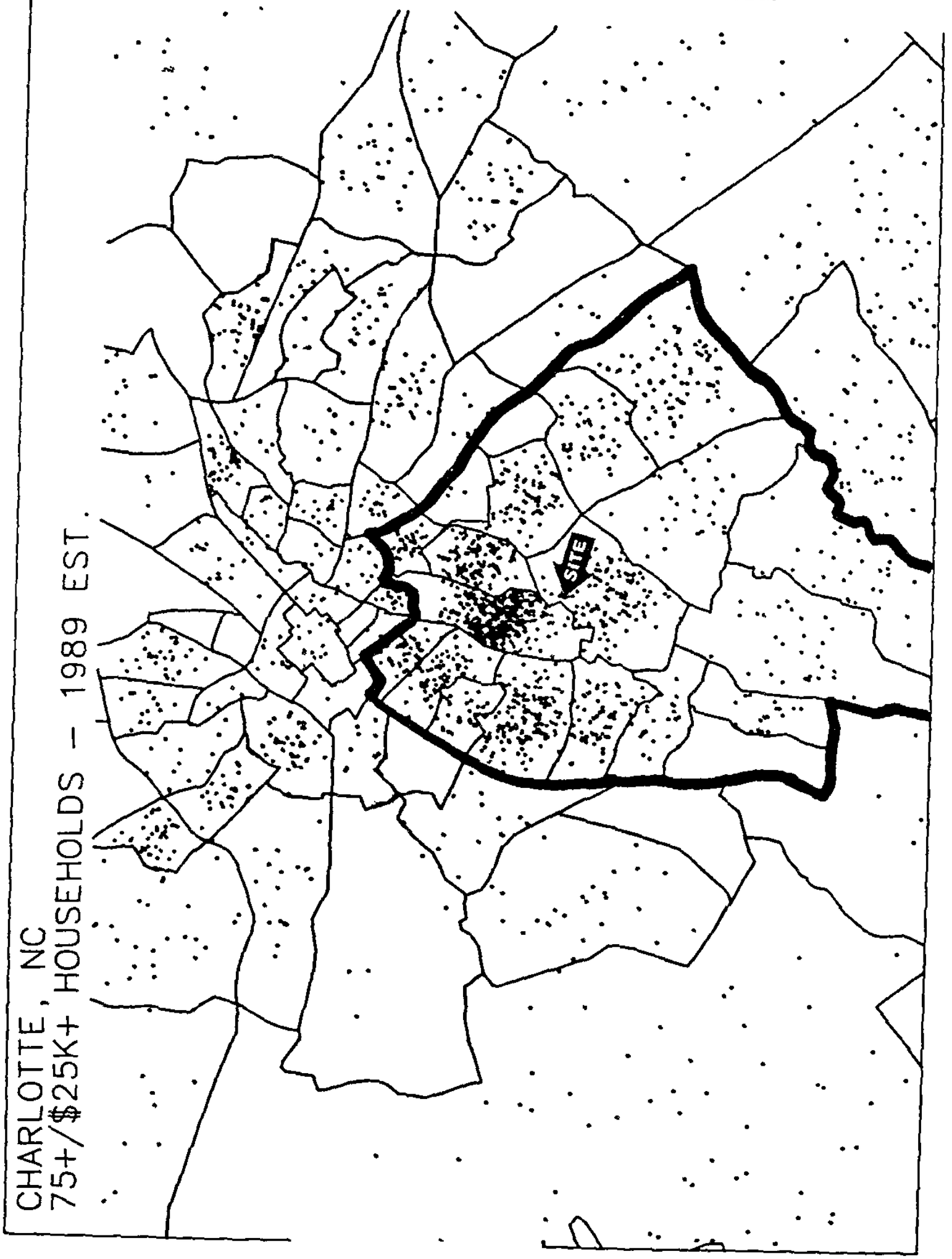
The site plan has been put together with a definite interest in locating the building and activity areas either adjacent to Interstate 77 or an existing church which borders the property on the southerly side. Substantial protection through the retention of a heavily wooded buffer and distance separation has been installed to relate the project to the adjoining residential development along the north side. Examination of the plan will reveal to you that this has been achieved through careful orientation of the building, parking and outdoor activity areas.

The Petitioners will operate a facility which has, at the present time, 120 members who will use the building on an ongoing occasional informal manner and will have a monthly meeting which normally attracts 60 to 70 persons. As much as three times a year, special events will be held which may attract in the vicinity of 300 to 400 people. This, however, would be the unusual use of the property with a normal low key involvement of the membership. With the Interstate one one side and a church/cemetery on the other, this is viewed as an extremely compatible use for the location.

Examination of the Planning Analysis indicates that this is an acceptable use for the location and that the site plan is acceptable except for minor attention which needs to be given to additional entrance landscaping. The Petitioners are committed to accomplish this and will have no problem in amending the plan in accordance with Planning Staff recommendations.

In summary, this is a use which is badly needed by this organization, is proposed to be located in a setting which will blend it with the surrounding land uses and will provide a high quality of design for both the building and site. Your support of this request is encouraged.

EXHIBIT K
TARGET AREA
CHARLOTTE



ALTERNATE LAND USE STUDY

In order to show that the impervious cover for the proposed "home for the aged" is less than that which could be constructed under the present zoning classification, the site was developed "in plan" with a single family subdivision and a 749 seat church These plans have been reviewed and approved by the staff of the Charlotte-Mecklenburg Planning Commission

Study 1 749 seat (maximum) church

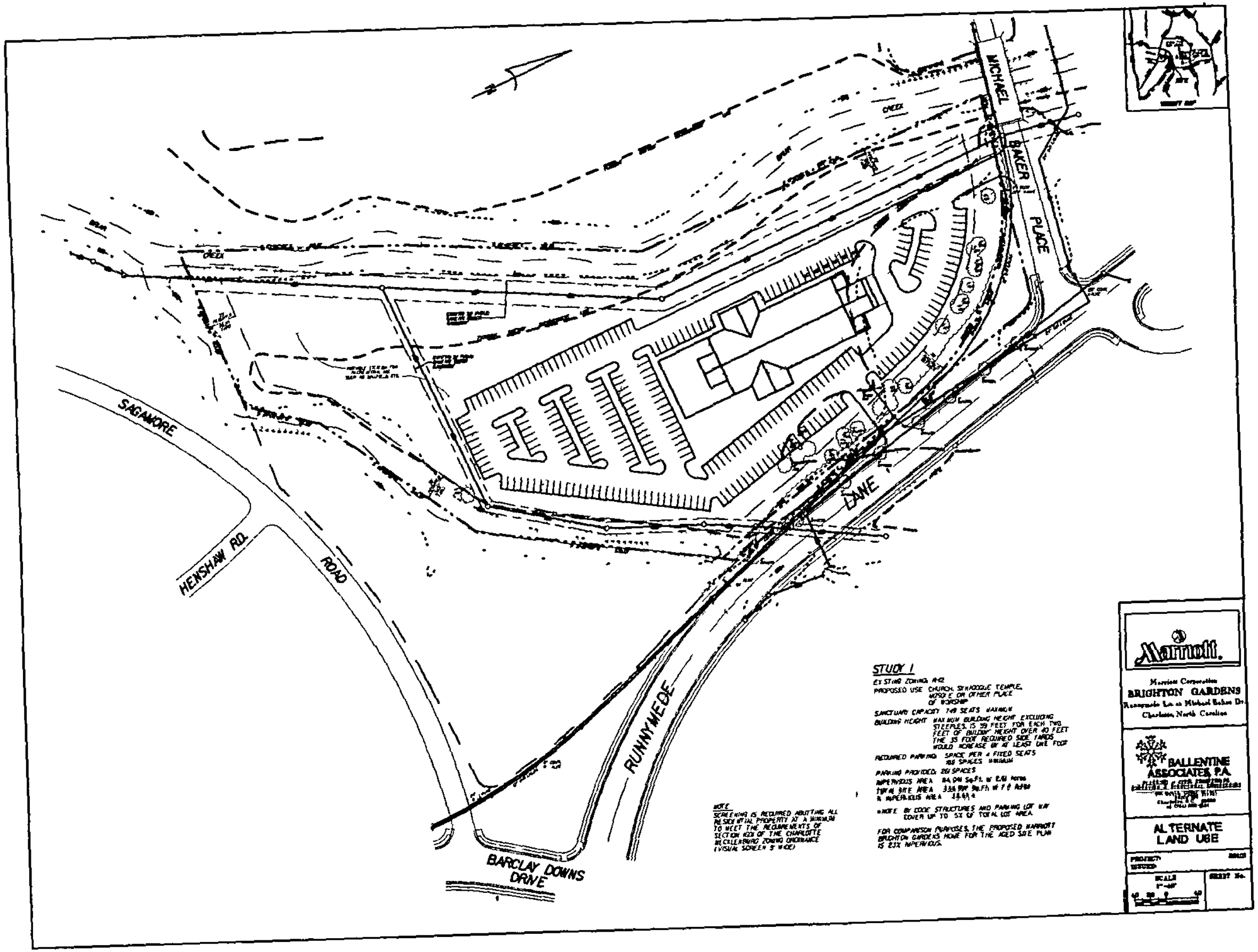
Existing Zoning	R-12
Proposed Use	Church, Synagogue, Temple or other place of worship
Sanctuary Capacity	749 seats (max)
Building Height	Maximum building height, excluding steeples, is 59 feet For each two feet of building height over 40 feet, the 35 food required side yards would increase by at least one foot
Required Parking	188 spaces
Parking Provided	261 spaces
Impervious Area	2 61 acres
Total Site Area	7 8 acres
% Impervious Area	33 5%

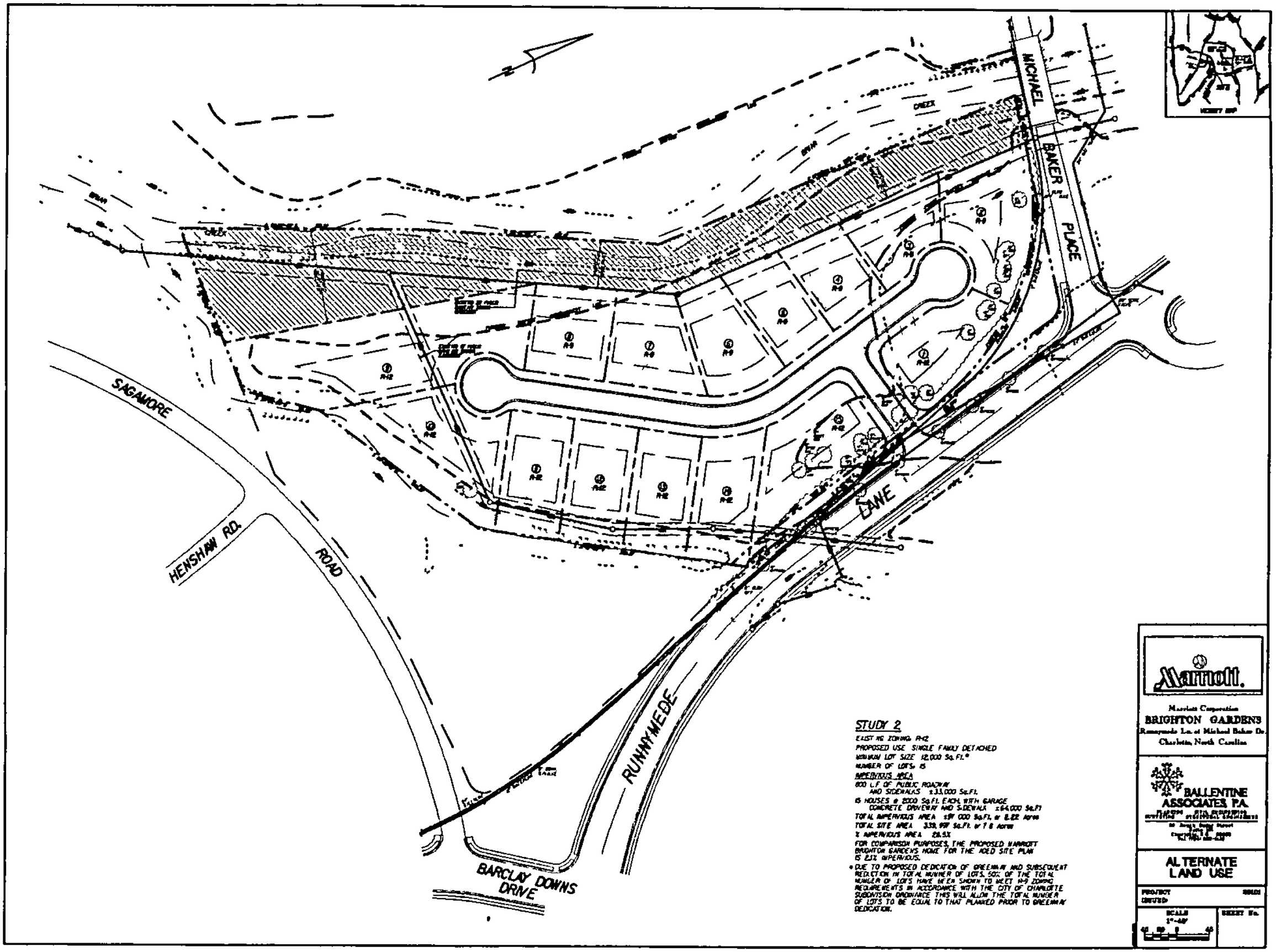
*Note that by code, structures and parking lot for the church may cover up to 75% of the total lot area

Study 2 Single Family Residential Subdivision

Existing Zoning	R-12
Proposed Use	Single Family Detached
Minimum Lot Size	12,000 sq ft*
Number of Lots	15
Impervious Area	800 linear feet of public roadway and walks = 33,000 sq ft 15 houses @ 2000 sq ft each, with garage Concrete driveway and sidewalk = ±64,000 sq. ft
Total Impervious Area	±97,000 sq ft or 2 22 acres
Total Site Area	7 8 acres
% Impervious Area	28 5%

*Due to proposed dedication of greenway and subsequent reduction in total number of lots, 50% of the total number of lots have been shown to meet R-9 zoning requirements in accordance with the City of Charlotte Subdivision Ordinance This will allow the total number of lots to be equal to that planned prior to greenway dedication

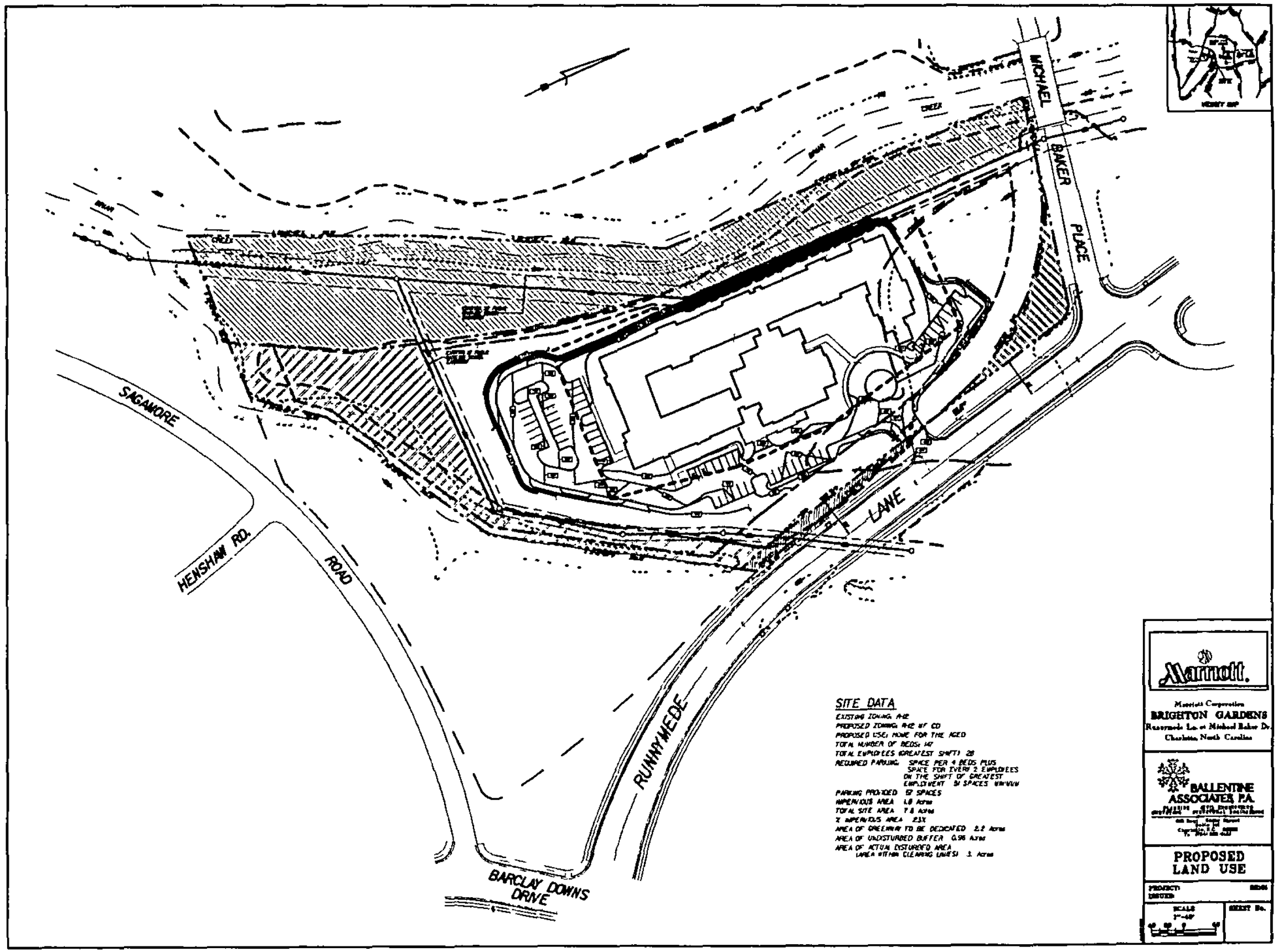

MICHAEL
BAKER II
PLACE
SAGAMORE
HENSHAW RD.
ROAD
LANE
RUNNYMEDE
BARCLAY DOWNS
DRIVE
STUDY I
EXISTING ZONING R-12
PROPOSED USE CHURCH, SYNAGOGUE, TEMPLE, MOSQUE OR OTHER PLACE OF WORSHIP
SANCTUARY CAPACITY 749 SEATS MAXIMUM
BUILDING HEIGHT MAXIMUM BUILDING HEIGHT EXCLUDING STEEPLES, IS 39 FEET FOR EACH TWO FEET OF BUILDING HEIGHT OVER 40 FEET THE 35 FOOT REQUIRED SIDE YARDS WOULD INCREASE BY AT LEAST ONE FOOT
REQUIRED PARKING 1 SPACE PER 4 FIXED SEATS 188 SPACES MINIMUM
PARKING PROVIDED: 261 SPACES
IMPERVIOUS AREA
TOTAL SITE AREA
% IMPERVIOUS AREA
*NOTE BY CODE STRUCTURES AND PARKING LOT MAY COVER UP TO 52% OF TOTAL LOT AREA.
FOR COMPARISON PURPOSES, THE PROPOSED MARRIOTT BRIGHTON GARDENS HOME FOR THE AGED SITE PLAN IS 23% IMPERVIOUS.
NOTE
SCREENING IS REQUIRED ABUTTING ALL RESIDENTIAL PROPERTY AT A MINIMUM TO MEET THE REQUIREMENTS OF SECTION 12.01 OF THE CHARLOTTE MECKLENBURG ZONING ORDINANCE (VISUAL SCREEN 3' WIDE)
Marriott.
Marriott Corporation
BRIGHTON GARDENS
Runnymede Ln. at Michael Baker Dr.
Charlotte, North Carolina
BALLENTINE ASSOCIATES, P.A.
ALTERNATE LAND USE
PROJECT
ISSUED
SCALE
SHEET No.


MICHAEL
BAKER
PLACE
SAGAMORE
HENSHAW RD.
ROAD
LANE
RUNNYMEDE
BARCLAY DOWNS
DRIVE
R-12
STUDY 2
EXISTING ZONING R-12
PROPOSED USE SINGLE FAMILY DETACHED
MINIMUM LOT SIZE 12,000 Sq.Ft.*
NUMBER OF LOTS, 15
IMPERVIOUS AREA
800 L.F. OF PUBLIC ROADWAY
AND SIDEWALKS ±33,000 Sq.Ft.
15 HOUSES @ 2000 Sq.Ft. EACH, WITH GARAGE
CONCRETE DRIVEWAY AND SIDEWALK ±64,000 Sq.Ft.
TOTAL IMPERVIOUS AREA ±97,000 Sq.Ft. or 2.22 Acres
TOTAL SITE AREA 339,997 Sq.Ft. or 7.8 Acres
% IMPERVIOUS AREA 28.5%
FOR COMPARISON PURPOSES, THE PROPOSED MARRIOTT
BRIGHTON GARDENS HOME FOR THE ADED SITE PLAN
IS 23% IMPERVIOUS.
* DUE TO PROPOSED DEDICATION OF GREENWAY AND SUBSEQUENT
REDUCTION IN TOTAL NUMBER OF LOTS, 50% OF THE TOTAL
NUMBER OF LOTS HAVE BEEN SHOWN TO MEET R-9 ZONING
REQUIREMENTS IN ACCORDANCE WITH THE CITY OF CHARLOTTE
SUBDIVISION ORDINANCE. THIS WILL ALLOW THE TOTAL NUMBER
OF LOTS TO BE EQUAL TO THAT PLANNED PRIOR TO GREENWAY
DEDICATION.
Marriott.
Marriott Corporation
BRIGHTON GARDENS
Runnymede Ln. at Michael Baker Dr.
Charlotte, North Carolina
BALLENTINE
ASSOCIATES, P.A.
ALTERNATE
LAND USE
PROJECT
DATE
SCALE
1"=40'
SHEET No.

PROPOSED LAND USE

For comparison purposes the following data represents the impervious area etc for the proposed "home for the aged"

Existing Zoning	R-12
Proposed Zoning	R-12 MF CD
Proposed Use	Home for the Aged
Total # of Beds	147
Total Employees	(greatest shift) 28
Required Parking	1 space per 4 beds plus 1 space for every 2 employees on the shift of greatest employment = 51 spaces (minimum)
Parking Provided	57 spaces
Impervious Area	1 8 acres
Total Site Area.	7 8 acres
% Imperious Area	23%
Area of greenway to be dedicated	2 2 acres
Area of undisturbed buffer	0 96 acres
Area of actual disturbed area	(area within clearing limits) 3 1 acres


MICHAEL
BAKER
PLACE
SAGAMORE
HENSHAW RD.
ROAD
LANE
RUNNYMEDE
BARCLAY DOWNS
DRIVE
SITE DATA
EXISTING ZONING R-12
PROPOSED ZONING R-12 W/ CD
PROPOSED USE: HOME FOR THE AGED
TOTAL NUMBER OF BEDS: 147
TOTAL EMPLOYEES (GREATEST SHIFT) 28
REQUIRED PARKING: SPACE PER 4 BEDS PLUS SPACE FOR EVERY 2 EMPLOYEES ON THE SHIFT OF GREATEST EMPLOYMENT 51 SPACES MINIMUM
PARKING PROVIDED 57 SPACES
IMPERVIOUS AREA 1.8 Acres
TOTAL SITE AREA 7.8 Acres
% IMPERVIOUS AREA 23%
AREA OF GREENWAY TO BE DEDICATED 2.2 Acres
AREA OF UNDISTURBED BUFFER 0.96 Acres
AREA OF ACTUAL DISTURBED AREA (AREA WITHIN CLEARING LIMITS) 3. Acres
Marriott.
Marriott Corporation
BRIGHTON GARDENS
Rozzmede Ln. at Michael Baker Dr.
Charlotte, North Carolina
BALLENTINE ASSOCIATES, P.A.
PROPOSED LAND USE
PROJECT:
DRAWN:
SCALE
SHEET No.

DEPARTMENT OF THE ARMY
WILMINGTON DISTRICT, CORPS OF ENGINEERS
PO BOX 1890
WILMINGTON NORTH CAROLINA 28402 1890

IN REPLY REFER TO

April 30, 1991

LITTLE & LITTLE

Regulatory Branch

SUBJECT File No CESAW-C091-J-060

Mr John W Harris
The Bissell Companies
6337 Morrison Boulevard
Charlotte, North Carolina 28211

Dear Mr Harris

On March 5, 1991, Mr Mack Little, Little and Little Architects, met with Mr Steven Lund of my Asheville staff at the site of your proposed Brighton Gardens development adjacent to Briar Creek at the intersection on Runnymede Lane and Michael Baker Place in Charlotte, Mecklenburg County, North Carolina The purpose of this meeting was to determine Department of the Army (DA) permit requirements for this proposed construction

The area within the proposed construction limits for this facility was reviewed in the field This area was found not to contain any wetlands within the regulatory jurisdiction of the Corps of Engineers Therefore, no DA permits will be required for the work shown on the plan dated March 18, 1991

The entire parcel of property was not reviewed for the presence of jurisdictional wetlands Wetlands may exist particularly near the southern property line off Sagamore Road No construction activity should take place in this area without further investigation for and verification of wetlands

If you have any questions, please contact Mr Lund at telephone (704) 259-0857

Sincerely,

G Wayne Wright
Chief, Regulatory Branch

Copy Furnished

Mr J Mack Little
Little and Little
Post Office Box 1448
Raleigh, North Carolina 27602

Marriott
SENIOR LIVING SERVICES

Marriott Corporation
International Headquarters

Marriott Drive
Washington D C 20058
301/380-9000

BRIGHTON GARDENS
CATERED LIVING COMMUNITIES
BY MARRIOTT

PRODUCT CONCEPT: Catered Living includes a full-service rental residential retirement community featuring Assisted Living and Personal Care studio suites.

RATIONALE: Marriott developed the Catered Living concept to meet the growing demand for specialized, yet affordable housing for senior citizens, particularly for those in the fastest growing segment - 80 years of age and older who are in need of some assistance in daily living.

PRODUCT DESCRIPTION: The Catered Living community is a low-rise rental residential retirement community with a traditional brick and clapboard design that will be architecturally compatible with the local environment. Developed on a 3-4 acre site in a suburban metropolitan location, communities consist of approximately 100 Assisted Living and Personal Care suites, with a Nursing Care facility of 30 to 35 beds. Monthly rental fees include three daily meals, daily assistance as needed, weekly housecleaning, bed linen services, building maintenance, a 24-hour emergency call service and on-site staff.

DEFINITIONS: Catered Living. Marriott's concept for a retirement community designed to cater to the specialized needs of older adults, offering three different levels of service:

Assisted Living. Suites for residents who can manage an independent lifestyle, but need supervision in day-to-day activities such as dressing, bathing or taking medication.

Personal Care. Suites for residents who need a greater degree of "hands-on" assistance in daily activities, but can still manage some degree of independence.

Nursing Care. A licensed nursing facility available on site for residents who need around-the-clock intermediate and/or skilled nursing care.

AMENITIES:

- Full-service dining room (three meals daily)
- Private bath in each suite
- On-site nursing care
- 24-hour emergency call system
- Private dining room
- Activity/crafts room
- Recreation room
- Library
- Living room
- Beauty/barber shop
- Laundry room
- Enclosed courtyard and garden
- Regularly scheduled local transportation
- Planned social and cultural activities

COMPANY: Each Brighton Gardens community will be developed and managed by Marriott Corporation to assure product consistency and quality.

HEADQUARTERS:

Marriott Corporation
Marriott Drive
Washington, D.C. 20058
(301) 380-9000

FACT SHEET

MARRIOTT SENIOR LIVING SERVICES

COMMUNITIES

COMMUNITIES IN OPERATION: Independent Full Service

These communities generally offer a full continuum of service and care and include independent-living apartments, assisted-living and personal care suites, and on-site licensed nursing.

CALUSA HARBOUR - 2525 East First St., Fort Myers, FL 33901. Telephone: (813) 332-3333. FAX: (813) 332-0185. A rental community offering a picturesque view of the Caloosahatchee River...A twenty story high-rise connected to a four story mid-rise, houses the wide selection of 238 independent-living apartments and 147 assisted-living residences...A 100 bed health care center on location amenities include newly redecorated community spaces, superb dining services... a screened outdoor swimming pool.

CHURCH CREEK - 1250 West Central Rd., Arlington Heights, IL 60005. Telephone: (708) 506-3200. FAX: (708) 506-2598. Newly remodeled rental retirement community located just minutes northwest of Chicago, near Woodfield Mall, Arlington International Racecourse and Northwest Community Hospital. 246 independent-living apartments consisting of studio, one bedroom and two bedrooms with two baths. Services and amenities include: two meals daily, all utilities (except telephone), daily, weekly housekeeping with linen service, activities, maintenance and 24-hour security and emergency call system.
Church Creek also has a Medicare-approved health care center offering 50 assisted-living suites, 70 health care beds and a certified hospice program. Other services available on-site include banking services, dentist office, podiatrist, beauty/barber shop, pharmacist and resident wellness program.

THE FAIRFAX - 9140 Belvoir Woods Pkwy., Fort Belvoir, VA 22060. Telephone: (703) 799-1200 (administrative office) and (703) 799-1000 (sales office). FAX: (703) 781-4739. Open to retired officers of all the Armed Forces and their spouses. Located in a country setting yet near the Washington, D.C. metropolitan area. Under the sponsorship of the Army Retirement Residence Foundation - Potomac (ARRF-P)...A Marriott owned full-service lifecare community featuring 382 one, two, and three bedroom independent-living apartments and cottages, plus 55 assisted-living suites and a 60 bed multi-level health care center...Two refundable endowment plans are available. Until The Fairfax reaches capacity, ARRF-P will consider applications from officers of the Reserve Components of the US Armed Forces who are drawing federal retired pay.

THE HORIZON CLUB - 1208 South Military Trail, Deerfield Beach, FL 33442. Telephone: (305) 481-2304 (administrative office) and (305) 481-2111 (sales office). FAX: (305) 426-6353. Full service rental community...consists of 228 independent apartments; studios, one and two bedroom models...34 catered-living apartments and 26 assisted-living residences, built on an eighteen acre site...Two five story buildings and one four story building, plus an assisted-living wing with its own entrance. Catered and assisted-living have separate dining rooms and activities areas...Opportunities for social, cultural and educational enrichment...Amenities include weekly housekeeping, Medic Alert System with courtesy check-in, scheduled transportation, move-in coordination, three meals available, on-site physician services, plus more.

LEISURE PARK (Managed only) - 1400 Route 70, Lakewood, NJ 08701. Telephone: (908) 370-0444. FAX: (908) 370-0429. Central New Jersey location providing a diverse selection of 219 one or two bedroom apartments or studios and 31 assisted-living residences, plus a 60 bed health care center...Features many benefits including transportation, daily meals and an apartment for overnight guests.

THE QUADRANGLE - 3300 Darby Rd., Haverford, PA 19041-1095. Telephone: (215) 642-3000. FAX: (215) 642-5743. Located on seventy-seven acres surrounding an elegant English manor...A Marriott owned lifecare community convenient to the Philadelphia-New York main line and all the amenities offered by the proximity to big cities...with 309 independent-living apartments, 40 cottages, 36 assisted-living suites plus a 43 bed licensed health center...Two refundable endowment plans available.

VILLA VALENCIA - 24552 Paseo de Valencia, Laguna Hills, CA 92653. Telephone: (714) 581-6111 - FAX: (714) 837-1082 (administrative office) and (714) 837-2200 - FAX: (714) 837-1082 (sales office). Located adjacent to the popular Leisure World retirement center of Orange County, this well-known full-service community is convenient to banks, hospital and medical offices, and a large regional shopping mall right next door. The community offers independent-living rental residences as well as 99 assisted-living residences, with a free standing licensed health care center of 59 beds opening in April, 1991.

COMMUNITIES IN OPERATION: Catered Living

These communities provide assistance with daily living activities, ie. dressing, bathing, medication reminders, and include assisted living and personal care suites (where state regulations allow) and on-site licensed nursing.

BRIGHTON GARDENS OF SCOTTSDALE - 6001 E. Thomas Road, Scottsdale, AZ 85251. Telephone: (602) 941-2222. FAX: (602) 941-2741. A rental community offering assisted-living, personal care and licensed nursing services on six beautiful acres...conveniently located near shopping and medical centers...amenities include garden atrium, creative areas center, library and country store...64 assisted living suites, 40 personal care beds and 30 health care beds.

BRIGHTON GARDENS OF SUN CITY - 17225 Boswell Blvd., Sun City, AZ 85373. Telephone: (602) 933-2222. FAX: 1 (602) 972-3767. A rental community conveniently located on a 3.3 acre site...offering well planned services and amenities...assisted-living suites, personal care and health care...services include a full time recreation director, weekly housekeeping and linen service, daily meals, 24-hour security...69 assisted-living suites, 43 personal care beds and 30 health care beds.

BRIGHTON GARDENS OF VIRGINIA BEACH - 5620 Wesleyan Drive, Virginia Beach, VA 23455. Telephone: (804) 499-4800. FAX: (804) 499-2074. A low-rise rental community offering assisted-living suites. Conveniently located on 3.1 acres, offering 3 daily meals in a full-service dining room, housekeeping and linen service, scheduled transportation, planned social and recreational activities, 24-hour emergency call system -76 assisted-living suites, 34 personal care suites and much more.

COMMUNITIES UNDER CONSTRUCTION: Independent Full Service

BEDFORD COURT - Information Center - 10812 Connecticut Avenue, Suite #202, Kensington, MD 20895. Telephone: (301) 933-9500. FAX: (301) 933-9504. From the Marriott line of independent full-service, living communities, offering 215 independent-living residences, 76 assisted-living residences and a 43 bed skilled health care center...Convenient Silver Spring, Maryland location is adjacent to Leisure World retirement center and within easy access to Washington, D.C...Offering a host of social, educational and cultural opportunities...Includes an on-site health club, library and beauty shop...Optional long term care insurance policy...A rental community with a choice of payment plans...Scheduled opening late 1991.

THE COLONNADES - Information Center - Alumni Hall, 211 Emmet Street South, Charlottesville, VA 22903. Telephone: (804) 971-1892. FAX: (804) 293-3221. Located on fifty-nine acres in Albermarle County, this Marriott full-service community is being developed in cooperation with the University of Virginia's Health Service Foundation, Real Estate Foundation, and Alumni Association...Offers a full continuum of service, featuring 180 independent-living apartments, 40 cottages, 44 assisted-living residences and 54 health care beds...Amenities include an indoor swimming pool, library, health club and creative arts center and an optional long term care insurance policy...Choice of refundable payment plans and rentals...Scheduled opening late Summer, 1991.

THE JEFFERSON - Information Center - The Ballston Common Mall, 4238 Wilson Blvd., Suite #2122, Arlington, VA 22203. Telephone: (703) 525-7777. FAX: (703) 522-0726. A Marriott full service condominium community located in Arlington, Virginia, across from the 125-shop Ballston Common Mall and Metro station...Accessible to downtown Washington, D.C.'s educational institutions, social events and cultural activities...The twin tower, twenty story highrise complex includes 325 independent residences, 57 assisted-living studios and a 31 bed licensed health care center...Optional long term care insurance policy...Scheduled opening January, 1993.

STRATFORD COURT OF BOCA RATON - Information Center - c/o The Horizon Club, 1208 South Military Trail, Deerfield Beach, FL 33442. Telephone: 1 (800) 772-2622 or (305) 481-2111. FAX: (305) 426-6353. Also a part of Marriott's full service, independent living concept...fourteen acres in Boca Raton, Florida are under consideration...253 independent and 40 assisted-living options available as well as a 60 bed health care center...Plans call for a complete line of accompanying amenities, including an outdoor pool, a library, beauty/barber shop, and country store/gift shop...A rental community... Proposed opening January, 1993.

STRATFORD COURT OF PALM HARBOR - Information Center - 3830 Tampa Road, Suite 500, Palm Harbor, FL 34684. Telephone: (813) 787-1500. FAX: (813) 787-1506. 219 independent and 40 assisted-living suites available as well as 60 bed health care center...Plans call for a complete line of attractive amenities, including a library, beauty/barber shop, and country store/gift shop...A rental community...Proposed opening January, 1992.

COMMUNITIES UNDER CONSTRUCTION: Catered Living

BRIGHTON GARDENS OF BELLAIRE (Houston) - 4620 Bellaire Boulevard, Houston, TX 77401. Information Center: 4500 Bissonet, Suite 240, Bellaire, TX 77401.

Telephone: (713) 665-3888. Proposed opening June, 1991. Conveniently located on 4 acre site...offering well planned services and amenities...assisted-living suites, personal care and health care...services include a full time recreation director, weekly housekeeping and linen service, daily meals and 24-hour security.

General inquiries about Marriott Senior Living Services can be directed to Marriott Senior Living Communities Information Center, Dept. 831.40, One Marriott Drive, Washington, D.C. 20058. Telephone: 1(800) 447-4792. FAX: (301) 380-6075.

Variable (9) = Accident Type

RAN OFF ROAD:
- 1 Right
- 2 Left
- 3 Straigh Ahead

NON COLLISION:
- 4 Overturn
- 5 Other

COLLISION OF MOTOR VEHICLE WITH
- 6 Pedestrian
- 7 Parked Vehicle
- 8 Train
- 9 Bicycle
- 10 Moped
- 11 Animal
- 12 Fixed object
- 13 Other Object

COLLISION OF MOTOR VEHICLE WITH ANOTHER MOTOR VEHICLE
- 14 Rear End, Slow or Stop
- 15 Rear End, Turn
- 16 Left Turn, Same Roadway
- 17 Left Turn, Different Roadway
- 18 Right Turn, Same Roadway
- 19 Right Turn, Different Roadway
- 20 Head On
- 21 Sideswipe
- 22 Angle
- 23 Backing

ITEM #3
9-16-5

STATE ACCIDENT FILE - 1991

OBS	ACCAT	ACCTYPE	DAY	TIME	ONROAD	FROMROAD	DIST	DIRECT	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ
1	910102	14	3	1534	ALBEMARLE RD	CENTRAL AVE	1	E	C						0																	
2	910107	17	1	1930	ALBEMARLE RD	CENTRAL AVE	0	W	0		0	0		0	0																	
3	910206	22	3	632	ALBEMARLE RD	CENTRAL AVE	0		0						0																	
4	910206	14	3	632	ALBEMARLE RD	CENTRAL AVE	50	W	0						C																	
5	910209	22	6	1923	ALBEMARLE RD	CENTRAL AVE	0	W	0						0																	
6	910225	19	1	1600	ALBEMARLE RD	CENTRAL AVE	225	E	0						0																	
7	910303	14	7	1706	ALBEMARLE RD	CENTRAL AVE	50	E	C						0					0												
8	910410	14	3	1455	ALBEMARLE RD	CENTRAL AVE	0		0						C					0		0										
9	910527	22	1	1927	ALBEMARLE RD	CENTRAL AVE	0		0						0		C															
10	910608	14	6	1757	ALBEMARLE RD	CENTRAL AVE	15	E	0						0																	
11	910610	14	1	1630	ALBEMARLE RD	CENTRAL AVE	100	E	C		0	0		C	0		0															
12	910612	14	3	2132	ALBEMARLE RD	CENTRAL AVE	20	E	0		0			0	C																	
13	910802	14	5	1311	ALBEMARLE RD	CENTRAL AVE	0	S	0						C																	
14	910814	22	3	1200	ALBEMARLE RD	CENTRAL AVE	0		0		C				C		C			C												
15	910814	17	3	2341	ALBEMARLE RD	CENTRAL AVE	0		0		0			0	0		0															
16	910827	14	2	1903	ALBEMARLE RD	CENTRAL AVE	450	E	0						0																	
17	910328	14	4	702	ALBEMARLE RD	EXECUTIVE CENTER DR	100	W	0						0		0															
18	910514	15	2	2115	ALBEMARLE RD	EXECUTIVE CENTER DR	20	E	0		0				0																	
19	910109	14	3	1124	ALBEMARLE RD	FARM POND LN	37	W	C						C			C		C												
20	910115	14	2	729	ALBEMARLE RD	FARM POND LN	200	W	0						0						0											
21	910125	14	5	2113	ALBEMARLE RD	FARM POND LN	100	E	0		0				0																	
22	910208	14	5	2109	ALBEMARLE RD	FARM POND LN	1	E	0		0				C																	
23	910228	14	4	730	ALBEMARLE RD	FARM POND LN	75	E	0						0																	
24	910302	14	6	2230	ALBEMARLE RD	FARM POND LN	181	W	0						0						0											
25	910325	1	1	1030	ALBEMARLE RD	FARM POND LN	10	E	0																							
26	910330	22	6	1201	ALBEMARLE RD	FARM POND LN	135	E	0		0				0	0	0															
27	910406	23	6	1442	ALBEMARLE RD	FARM POND LN	300	W	0						0		0															
28	910504	16	6	716	ALBEMARLE RD	FARM POND LN	0		0						0																	
29	910510	14	5	1553	ALBEMARLE RD	FARM POND LN	30	E	0		0				C																	
30	910517	6	5	2256	ALBEMARLE RD	FARM POND LN	75	W	0		0	C		0	A																	
31	910603	21	1	1235	ALBEMARLE RD	FARM POND LN	200	W	0		0			0	0		0			0												
32	910603	14	1	1840	ALBEMARLE RD	FARM POND LN	50	E	0		0				0						0		0									
33	910603	14	1	1458	ALBEMARLE RD	FARM POND LN	500	W	0						C	0																
34	910606	14	4	1054	ALBEMARLE RD	FARM POND LN	200	W	0						0		0															
35	910609	14	7	1132	ALBEMARLE RD	FARM POND LN	20	E	0		0				0		0															
36	910705	14	5	2121	ALBEMARLE RD	FARM POND LN	10	N	0						C		C			C	0		0									
37	910710	22	3	930	ALBEMARLE RD	FARM POND LN	500	W	0						0																	
38	910711	14	4	1537	ALBEMARLE RD	FARM POND LN	80	E	B						B		0				0											
39	910726	17	5	1640	ALBEMARLE RD	FARM POND LN	0		0						0																	
40	910802	14	5	2334	ALBEMARLE RD	FARM POND LN	0		B		B				C																	
41	910807	14	3	0	ALBEMARLE RD	FARM POND LN	50	W	0				0		0		0															
42	910820	14	2	1050	ALBEMARLE RD	FARM POND LN	75	N	0		0				C																	
43	910823	19	5	715	ALBEMARLE RD	FARM POND LN	80	W	0		0				0																	
44	910223	14	6	2120	ALBEMARLE RD	FARM POND RD	15	S	0						0		0				C		C			0		0				
45	910506	4	1	30	ALBEMARLE RD	FARM POND RD	0								B																	
46	910814	14	3	1817	ALBEMARLE RD	GRAFTON DR	200	W	0						0																	
47	910702	14	2	2117	ALBEMARLE RD	GRAFTON PL	400	N							C						C		C									

ALBEMARLE RD B/N THORN GROVE LN AND COURTYARD EAST DR 16:01 FRIDAY, OCTOBER 18, 1991
STATE ACCIDENT FILE - 1991

OBS	ACCAT	ACCTYPE	DAY	TIME	ONROAD	FROMROAD	DIST	DIRECT	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ
48	910731	14	3	1820	ALBEMARLE RD	GRAFTON PL	150	E	0						0											
49	910731	16	3	1205	ALBEMARLE RD	GRAFTON PL	240	E	B		B				B		B									
50	910507	22	2	1624	ALBEMARLE RD	GRAFTON RD	150	E	0		0				0											
51	910531	22	5	2145	ALBEMARLE RD	JENKINS DR	0		0		0				0											
52	910706	14	6	1536	ALBEMARLE RD	JENKINS DR	8	W	0						C		C			C		0	0	0	0	
53	910313	14	3	1455	ALBEMARLE RD	JENKINS RD	100	W	0		0				C											
54	910323	14	6	2102	ALBEMARLE RD	JENKINS RD	15	W	0						C		C	0		0						
55	910410	21	3	0	ALBEMARLE RD	JENKINS RD	5	W							0											
56	910429	14	1	2022	ALBEMARLE RD	JENKINS RD	0		0		0				0		0		0							
57	910101	14	2	39	ALBEMARLE RD	REDDMAN RD	4	SW	0		0				0	0	0									
58	910104	17	5	1259	ALBEMARLE RD	REDDMAN RD	80	W	C						0											
59	910131	18	4	1500	ALBEMARLE RD	REDDMAN RD	1	W	0						0		B									
60	910201	15	5	1208	ALBEMARLE RD	REDDMAN RD	400	W	0						0		0			0						
61	910202	18	6	1303	ALBEMARLE RD	REDDMAN RD	100		0		0				0		0			0						
62	910207	14	4	653	ALBEMARLE RD	REDDMAN RD	0		0		0				0	0	0									
63	910228	21	4	1200	ALBEMARLE RD	REDDMAN RD	0		0			0			0											
64	910309	14	6	1328	ALBEMARLE RD	REDDMAN RD	25	W	0						0					0						
65	910311	16	1	1324	ALBEMARLE RD	REDDMAN RD	150	W	0		0				0											
66	910327	14	3	2110	ALBEMARLE RD	REDDMAN RD	50	S							0		0	0		0						
67	910329	14	5	1950	ALBEMARLE RD	REDDMAN RD	50	W	0						0											
68	910330	14	6	1030	ALBEMARLE RD	REDDMAN RD	195	E	0	0					C											
69	910401	22	1	2135	ALBEMARLE RD	REDDMAN RD	20	W	C						B											
70	910404	14	4	1455	ALBEMARLE RD	REDDMAN RD	0	S	0						C											
71	910405	14	5	1156	ALBEMARLE RD	REDDMAN RD	0	E	0						0					C						
72	910408	17	1	1336	ALBEMARLE RD	REDDMAN RD	25	W	0						0		0									
73	910426	14	5	1545	ALBEMARLE RD	REDDMAN RD	200	S	0						0											
74	910429	17	1	0	ALBEMARLE RD	REDDMAN RD	150	W	A						A											
75	910503	14	5	1810	ALBEMARLE RD	REDDMAN RD	30	W	0						C					0		0				
76	910508	17	3	1530	ALBEMARLE RD	REDDMAN RD	300	W	0	0					0											
77	910509	14	4	745	ALBEMARLE RD	REDDMAN RD	100	S																		
78	910514	22	2	1319	ALBEMARLE RD	REDDMAN RD	100	S	0						0											
79	910624	16	1	1025	ALBEMARLE RD	REDDMAN RD	45	S	0	0					0											
80	910626	14	3	1250	ALBEMARLE RD	REDDMAN RD	100	E	0						0		0	0		C	C					
81	910708	14	1	1334	ALBEMARLE RD	REDDMAN RD	0		C						0											
82	910802	22	5	1640	ALBEMARLE RD	REDDMAN RD	90	W	0	0					0											
83	910112	14	6	1747	ALBEMARLE RD	REGAL OAKS DR	100	E	0						0	0	0									
84	910222	16	5	1902	ALBEMARLE RD	REGAL OAKS DR	0	W	B	B	B		B	B												
85	910315	14	5	1352	ALBEMARLE RD	REGAL OAKS DR	300	E	0						0											
86	910320	14	3	720	ALBEMARLE RD	REGAL OAKS DR	100	S	C						C					0						
87	910329	14	5	1255	ALBEMARLE RD	REGAL OAKS DR	128	E	0	0					0					0		0				
88	910511	6	6	1933	ALBEMARLE RD	REGAL OAKS DR	100	W	0	0					C											
89	910525	19	6	1847	ALBEMARLE RD	REGAL OAKS DR	10	W	0						0		0									
90	910703	14	3	1144	ALBEMARLE RD	REGAL OAKS DR	100	S	0	0			0		0					0		C				
91	910703	21	3	1234	ALBEMARLE RD	REGAL OAKS DR	75	E	0						0											
92	910708	14	1	738	ALBEMARLE RD	REGAL OAKS DR	170	S	0						C											
93	910729	14	1	1710	ALBEMARLE RD	REGAL OAKS DR	200	E	0						0					0		0				
94	910720	14	6	2107	ALBEMARLE RD	REGAL OAKS RD	200	E	C	0					0		0			C					0	

OBS	ACCDAT	ACCTYPE	DAY	TIME	ONROAD	FROMROAD	DIST	DIRECT	UNIT1	UNIT2	UNIT3	UNIT4	UNIT5	UNIT6	UNIT21	UNIT22	UNIT23	UNIT24	UNIT25	UNIT26	UNIT31	UNIT32	UNIT33	UNIT34	UNIT35	UNIT36	UNIT41	UNIT42	UNIT43	UNIT44	UNIT45	UNIT46
95	910730	14	2	1730	ALBEMARLE RD	REGAL OAKS RD	0		0		0				0																	
96	910222	14	5	1558	ALBEMARLE RD	THORN GROVE LN	0		0		0	0		A	C																	
97	910620	14	4	1450	ALBEMARLE RD	WILORA LAKE	100	E	0						0																	
98	910409	14	2	1707	ALBEMARLE RD	WILORA LAKE DR	0		0						0																	
99	910419	14	5	1633	ALBEMARLE RD	WILORA LAKE RD	10	E	0						0		C															
100	910620	14	4	1450	ALBEMARLE RD	WILORA LAKE RD	100	E	0						C		0															
101	910105	22	6	1513	ALBEMARLE RD	WINTERHAVEN BLVD	0		0		0				B		B															
102	910215	14	5	947	ALBEMARLE RD	WINTERHAVEN DR	100	E	C						C																	
103	910219	18	2	1730	ALBEMARLE RD	WINTERHAVEN DR	0		C						0																	
104	910221	14	4	1353	ALBEMARLE RD	WINTERHAVEN DR	0		0						0																	
105	910315	14	5	1802	ALBEMARLE RD	WINTERHAVEN DR	1	E	0						0						0											
106	910512	22	7	1537	ALBEMARLE RD	WINTERHAVEN DR	300	W	0	0	0				C																	
107	910621	14	5	2201	ALBEMARLE RD	WINTERHAVEN DR	0		0		0				0		C			C	C		0									
108	910830	14	5	1657	ALBEMARLE RD	WINTERHAVEN DR	15	E	0						0																	

```
NOTE: COPYRIGHT (C) 1984,1988 SAS INSTITUTE INC., CARY, N.C.  27512, U.S.A.
NOTE: THE JOB TRRRPTR HAS BEEN RUN UNDER RELEASE 5.18 OF SAS AT CITY OF CHARLOTTE - MIS DEPARTMENT (05664001).

NOTE: CPUID   VERSION = 04  SERIAL = 014579  MODEL = 4381 .
      CPUID   VERSION = 04  SERIAL = 114579  MODEL = 4381 .

NOTE: SAS OPTIONS SPECIFIED ARE:
       SORT=4

1          OPTION NONOTES NOSOURCE ;
```

STATE ACCIDENT FILE - 1990

OBS	ACCDAT	ACCTYPE	DAY	TIME	ONROAD	FROMROAD	DIST	DIRECT	UNIT1 INJ	UNIT2 INJ	UNIT3 INJ	UNIT4 INJ	UNIT5 INJ	UNIT6 INJ	UNIT1 INJ	UNIT2 INJ	UNIT3 INJ	UNIT4 INJ	UNIT5 INJ	UNIT6 INJ	UNIT1 INJ	UNIT2 INJ	UNIT3 INJ	UNIT4 INJ	UNIT5 INJ	UNIT6 INJ	UNIT1 INJ	UNIT2 INJ	UNIT3 INJ	UNIT4 INJ	UNIT5 INJ	UNIT6 INJ
1	900403	22	2	816	ALBEMARLE RD	REDDMAN RD	20	*	A					0																		
2	900116	14	2	2025	ALBEMARLE RD	CENTRAL AVE	190	E	0					C																		
3	900128	17	7	1520	ALBEMARLE RD	CENTRAL AVE	0	E	0					0		0																
4	900218	22	7	2128	ALBEMARLE RD	CENTRAL AVE	0		C					C																		
5	900302	14	5	1720	ALBEMARLE RD	CENTRAL AVE	0	N	0	0				0				0				0										
6	900317	17	6	1505	ALBEMARLE RD	CENTRAL AVE	0		0					0		C																
7	900322	22	4	1018	ALBEMARLE RD	CENTRAL AVE	0		0					C		0																
8	900414	22	6	1631	ALBEMARLE RD	CENTRAL AVE	0		0	0				0				C		C												
9	900510	14	4	1623	ALBEMARLE RD	CENTRAL AVE	30	S	0					0		0																
10	900510	17	4	123	ALBEMARLE RD	CENTRAL AVE	0		0					C		B																
11	900512	14	6	751	ALBEMARLE RD	CENTRAL AVE	0		0	0				0		C			C													
12	900528	17	1	2033	ALBEMARLE RD	CENTRAL AVE	0		0	0		0		8		C																
13	900530	14	3	1715	ALBEMARLE RD	CENTRAL AVE	200	E	0					0																		
14	900704	14	3	1702	ALBEMARLE RD	CENTRAL AVE	75	E						0				C														
15	900714	22	6	326	ALBEMARLE RD	CENTRAL AVE	0		0	0				C				0		0												
16	900718	14	3	720	ALBEMARLE RD	CENTRAL AVE	10	W	0					0																		
17	900811	17	6	1240	ALBEMARLE RD	CENTRAL AVE	0	E	0					C		0			0													
18	900820	22	1	1305	ALBEMARLE RD	CENTRAL AVE	300	E	0	0				0																		
19	901010	17	3	2100	ALBEMARLE RD	CENTRAL AVE	0	W	0	0				0		0	0															
20	901012	14	5	848	ALBEMARLE RD	CENTRAL AVE	0		0					0				0						0								
21	901012	14	5	2150	ALBEMARLE RD	CENTRAL AVE	2	E	0	0	0			0				0														
22	901016	22	2	955	ALBEMARLE RD	CENTRAL AVE	0		0					C																		
23	901023	14	2	1620	ALBEMARLE RD	CENTRAL AVE	30	E	0					0		0																
24	901111	2	7	116	ALBEMARLE RD	CENTRAL AVE	0		C																							
25	901208	22	6	245	ALBEMARLE RD	CENTRAL AVE	0		0					0		C																
26	901213	14	4	2209	ALBEMARLE RD	CENTRAL AVE	28	N						C		0																
27	901220	14	4	116	ALBEMARLE RD	CENTRAL AVE	0		0					0		0																
28	901227	16	4	1907	ALBEMARLE RD	CENTRAL AVE	0		C	C				C				0		C	0	0										
29	900105	14	5	1935	ALBEMARLE RD	EXECUTIVE CENTER DR	500	W	0					0																		
30	900121	1	7	2215	ALBEMARLE RD	EXECUTIVE CENTER DR	200	E						0		0																
31	900524	14	4	7	ALBEMARLE RD	EXECUTIVE CENTER DR	20	W	0					C		C																
32	900730	14	1	842	ALBEMARLE RD	EXECUTIVE CENTER DR	0		0					C																		
33	900806	14	1	1039	ALBEMARLE RD	EXECUTIVE CENTER DR	0	E	0					C		C																
34	901109	14	5	1805	ALBEMARLE RD	EXECUTIVE CENTER DR	150	NE	0	0				0			0		0	0												
35	901113	14	2	1340	ALBEMARLE RD	EXECUTIVE CENTER DR	0		0					0																		
36	901120	18	2	1939	ALBEMARLE RD	EXECUTIVE CENTER DR	0	E	0					0																		
37	901129	21	4	102	ALBEMARLE RD	EXECUTIVE CENTER DR	0	N	0					C		C	C		C	C												
38	900129	14	1	657	ALBEMARLE RD	FARM POND LN	0		0					0																		
39	900213	14	2	1920	ALBEMARLE RD	FARM POND LN	50	E	0	0		0		C		C																
40	900222	14	4	2028	ALBEMARLE RD	FARM POND LN	0							0		0																
41	900309	22	5	2107	ALBEMARLE RD	FARM POND LN	10	E	C	0	0			C		0	C		C	0					8				0			
42	900317	14	6	1457	ALBEMARLE RD	FARM POND LN	200	W	0	0	0			C		C																
43	900318	23	7	1028	ALBEMARLE RD	FARM POND LN	50	N	0					C																		
44	900330	14	5	2138	ALBEMARLE RD	FARM POND LN	300	S	B					0																		
45	900630	2	6	328	ALBEMARLE RD	FARM POND LN	50	NE						0		0																
46	900703	14	2	1728	ALBEMARLE RD	FARM POND LN	1	E	C	B				C																		
47	900706	21	5	2252	ALBEMARLE RD	FARM POND LN	300	W						0				0		0	0											

ALBEMARLE RD B/N THORN GROVE LN AND COURTYARD EAST DR 16:02 FRIDAY, OCTOBER 18, 1991
STATE ACCIDENT FILE - 1990

OBS	ACCDAT	ACCTYPE	DAY	TIME	ONROAD	FROMROAD	DIST	DIRECT	U1P1INJ	U1P2INJ	U1P3INJ	U1P4INJ	U1P5INJ	U1P6INJ	L2P1INJ	U2P2INJ	U2P3INJ	U2P4INJ	U2P5INJ	L2P6INJ	U3P1INJ	L3P2INJ	U3P3INJ	U3P4INJ	L3P5INJ	U3P6INJ	U4P1INJ	L4P2INJ	U4P3INJ	U4P4INJ	U4P5INJ	U4P6INJ
48	900721	14	6	1555	ALBEMARLE RD	FARM POND LN	75	E	0						C			0														
49	900725	14	3	1355	ALBEMARLE RD	FARM POND LN	0		C		B				C						C											
50	900826	14	7	2147	ALBEMARLE RD	FARM POND LN	0		0	0	0				C		0															
51	900827	14	1	1711	ALBEMARLE RD	FARM POND LN	10	E	0						0																	
52	900831	14	5	2045	ALBEMARLE RD	FARM POND LN	200	N	0						0		C			0												
53	900831	14	5	1630	ALBEMARLE RD	FARM POND LN	150	E	0						0																	
54	900901	10	6	1211	ALBEMARLE RD	FARM POND LN	0	E	B						0		0			0												
55	900925	23	2	1100	ALBEMARLE RD	FARM POND LN	20	E							C																	
56	900926	22	3	758	ALBEMARLE RD	FARM POND LN	250	S	0						0																	
57	900930	16	7	320	ALBEMARLE RD	FARM POND LN	0		0		0				0		C															
58	901010	22	3	2013	ALBEMARLE RD	FARM POND LN	200	N	0						0		0															
59	901012	23	5	2135	ALBEMARLE RD	FARM POND LN	300	S							0																	
60	901116	15	5	1918	ALBEMARLE RD	FARM POND LN	0	E	0						0																	
61	901122	14	4	2156	ALBEMARLE RD	FARM POND LN	5	W	0		0	0			0		C	0		C												
62	901214	14	5	151	ALBEMARLE RD	FARM POND LN	50	W	0		0				C		0															
63	901222	15	6	2249	ALBEMARLE RD	FARM POND LN	0		C		C				A																	
64	901222	14	6	2353	ALBEMARLE RD	FARM POND LN	0		0		0				0		0															
65	901229	22	6	2100	ALBEMARLE RD	FARM POND LN	50	W	0		0				0		0															
66	900726	14	4	1858	ALBEMARLE RD	FARM POND RD	50	E							0		0															
67	900505	14	6	1543	ALBEMARLE RD	GRAFTON DR	50	E	C						C																	
68	900105	14	5	1952	ALBEMARLE RD	GRAFTON PL	200	E	0						C		0															
69	900205	14	1	1548	ALBEMARLE RD	GRAFTON PL	100	E	0						0		0															
70	900403	14	2	1700	ALBEMARLE RD	GRAFTON PL	200	E	0						C						0											
71	900429	14	7	1749	ALBEMARLE RD	GRAFTON PL	150	N	C						B		0															
72	900513	21	7	18	ALBEMARLE RD	GRAFTON PL	10	E	0		0	0		0	C		0															
73	900817	17	5	1412	ALBEMARLE RD	GRAFTON PL	30	N	0		C				0																	
74	900819	22	7	1100	ALBEMARLE RD	GRAFTON PL	300	W	0		0	0			C		C															
75	901022	14	1	1555	ALBEMARLE RD	GRAFTON PL	10	E	B						0		0															
76	901220	14	4	2031	ALBEMARLE RD	GRAFTON PL	500	E	C		0	0		0	0		C															
77	900120	14	6	1650	ALBEMARLE RD	JENKINS DR	350	W	A		0				0						0											
78	900130	14	2	1233	ALBEMARLE RD	JENKINS DR	0	W	0		0				C		C															
79	900316	14	5	2010	ALBEMARLE RD	JENKINS DR	500	W	0		0			0	0		0															
80	900320	22	2	2321	ALBEMARLE RD	JENKINS DR	1	S	0		0	0		0	0		0															
81	900321	22	3	11	ALBEMARLE RD	JENKINS DR	1	S	0		0				0																	
82	900427	22	5	2145	ALBEMARLE RD	JENKINS DR	20	E	0		0				B																	
83	900628	14	4	944	ALBEMARLE RD	JENKINS DR	400	E	0		0				0																	
84	900915	17	6	1840	ALBEMARLE RD	JENKINS DR	0		0						C																	
85	901006	14	6	1930	ALBEMARLE RD	JENKINS DR	75	S	0		0				0		0															
86	901020	14	6	2346	ALBEMARLE RD	JENKINS DR	20	N							C		C			C	C		C									
87	901129	14	4	1608	ALBEMARLE RD	JENKINS DR	10	W	0						C																	
88	901205	14	3	1725	ALBEMARLE RD	JENKINS DR	300	N	0		0	0		0	0						0		0									
89	900119	14	5	1215	ALBEMARLE RD	JENKINS RD	100	W	0						C		C															
90	900716	14	1	1347	ALBEMARLE RD	JENKINS RD	35	S	0						C																	
91	900220	14	2	1135	ALBEMARLE RD	JENKINS SI	0																									
92	900312	14	1	745	ALBEMARLE RD	JENKINS SI	150	W	C		C	C	0	C	C						0		C				0					
93	900104	16	4	1748	ALBEMARLE RD	REDDMAN RD	1	W	B						C		A															
94	900107	14	7	1435	ALBEMARLE RD	REDDMAN RD	10	W	0						C																	

OBS	ACCDAT	ACCTYPE	DAY	TIME	ONROAD	FROMROAD	DIST	DIRECT	UNIT 1 INJ	UNIT 2 INJ	UNIT 3 INJ	UNIT 4 INJ	UNIT 5 INJ	UNIT 6 INJ	UNIT 1 INJ	UNIT 2 INJ	UNIT 3 INJ	UNIT 4 INJ	UNIT 5 INJ	UNIT 6 INJ	UNIT 1 INJ	UNIT 2 INJ	UNIT 3 INJ	UNIT 4 INJ	UNIT 5 INJ	UNIT 6 INJ	UNIT 1 INJ	UNIT 2 INJ	UNIT 3 INJ	UNIT 4 INJ	UNIT 5 INJ	UNIT 6 INJ
95	900125	16	4	2046	ALBEMARLE RD	REDDMAN RD	0		0		0				0	0	0															
96	900206	16	2	850	ALBEMARLE RD	REDDMAN RD	0		0						0																	
97	900209	22	5	1947	ALBEMARLE RD	REDDMAN RD	4	W	0						0		0															
98	900217	21	6	1137	ALBEMARLE RD	REDDMAN RD	15	E	0						0																	
99	900221	21	3	1440	ALBEMARLE RD	REDDMAN RD	50	E	0						0				0	0	0						C					
100	900221	14	3	1308	ALBEMARLE RD	REDDMAN RD	50	W	0						C						0											
101	900225	12	7	1154	ALBEMARLE RD	REDDMAN RD	120	W	0						0																	
102	900302	18	5	1325	ALBEMARLE RD	REDDMAN RD	70	E	C		0				0		0															
103	900303	19	6	1816	ALBEMARLE RD	REDDMAN RD	300	W	0						0																	
104	900428	14	6	1315	ALBEMARLE RD	REDDMAN RD	0		0		0				0																	
105	900505	12	6	1225	ALBEMARLE RD	REDDMAN RD	500	W																								
106	900518	18	5	703	ALBEMARLE RD	REDDMAN RD	23	E	0		0				0		0															
107	900519	21	6	2138	ALBEMARLE RD	REDDMAN RD	350	W	0		0				0		0															
108	900523	16	3	1552	ALBEMARLE RD	REDDMAN RD	0		0		0	0			0		0															
109	900627	17	3	745	ALBEMARLE RD	REDDMAN RD	290	S	0						0																	
110	900627	14	3	1710	ALBEMARLE RD	REDDMAN RD	130	E	0						C																	
111	900729	14	7	2107	ALBEMARLE RD	REDDMAN RD	200	E	0						0		0															
112	900806	14	1	1658	ALBEMARLE RD	REDDMAN RD	500	W	0						C																	
113	900806	14	1	1210	ALBEMARLE RD	REDDMAN RD	100	W	0						C																	
114	900806	20	1	738	ALBEMARLE RD	REDDMAN RD	500	W	B						0						B											
115	901105	14	1	1625	ALBEMARLE RD	REDDMAN RD	1	W	0	0					0						0											
116	901203	14	1	1606	ALBEMARLE RD	REDDMAN RD	0	E	0	0					C		C															
117	901203	14	1	1946	ALBEMARLE RD	REDDMAN RD	0		0	C					C		C															
118	901207	14	5	1200	ALBEMARLE RD	REDDMAN RD	500	W	0						0		C															
119	901221	22	5	2238	ALBEMARLE RD	REDDMAN RD	500	E	A						C		C															
120	901230	2	7	2230	ALBEMARLE RD	REDDMAN RD	100	W							0		0			0												
121	900406	14	5	2334	ALBEMARLE RD	REDDMAN RD	0		0						0																	
122	900325	16	7	1516	ALBEMARLE RD	REGAL OAKS DR	0		0	0			0		0																	
123	900401	14	7	1850	ALBEMARLE RD	REGAL OAKS DR	0		0	0					0		0															
124	900414	14	6	1535	ALBEMARLE RD	REGAL OAKS DR	10	E	0						C																	
125	900414	14	6	1606	ALBEMARLE RD	REGAL OAKS DR	10	E	0	0	0		0		0						C						0					
126	900425	16	3	1249	ALBEMARLE RD	REGAL OAKS DR	0		C	0					0																	
127	900425	14	3	1255	ALBEMARLE RD	REGAL OAKS DR	0		0						0						0											
128	900521	14	1	1959	ALBEMARLE RD	REGAL OAKS DR	65	W	C	0			0		0																	
129	900531	16	4	758	ALBEMARLE RD	REGAL OAKS DR	0	E	C						C																	
130	900531	19	4	937	ALBEMARLE RD	REGAL OAKS DR	0	W	0						0																	
131	900713	14	5	1916	ALBEMARLE RD	REGAL OAKS DR	500	S	0	0					0		C															
132	900813	14	1	1344	ALBEMARLE RD	REGAL OAKS DR	150	W	0	0					0		0				0		0			0	0					
133	900813	17	1	1451	ALBEMARLE RD	REGAL OAKS DR	0		0						0																	
134	900820	16	1	931	ALBEMARLE RD	REGAL OAKS DR	0		C	0					0		0			0												
135	900821	14	2	1940	ALBEMARLE RD	REGAL OAKS DR	0		0	0	0				0		0	C														
136	901013	14	6	1530	ALBEMARLE RD	REGAL OAKS DR	150	E	0	0	C		0		C		0				0		C	0		0						
137	901015	18	1	1103	ALBEMARLE RD	REGAL OAKS DR	15	W	0						0		C															
138	901109	19	5	705	ALBEMARLE RD	REGAL OAKS DR	0		0	0					C																	
139	901109	16	5	1141	ALBEMARLE RD	REGAL OAKS DR	0	W	0						0																	
140	901123	14	5	1433	ALBEMARLE RD	REGAL OAKS DR	20	W	0						0																	
141	901207	14	5	1238	ALBEMARLE RD	REGAL OAKS DR	25	S	0						0																	

OBS	ACCDAT	ACCTYPE	DAY	TIME	ONROAD	FROMROAD	DIRECT	DIST	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ
142	900200	14	1	1850	ALBEMARLE RD	REGAL OAKS DR	E	75	0						0						C											
143	901227	21	4	1400	ALBEMARLE RD	REGAL OAKS LN	E	20	0						0																	
144	900508	14	2	1100	ALBEMARLE RD	REGAL OAKS RD	W	50	C						C																	
145	900404	1	3	258	ALBEMARLE RD	REGAL OAKS RD	E	250	0																							
146	900530	14	3	1239	ALBEMARLE RD	WILORA LAKE RD	W	20							0																	
147	900203	14	6	1920	ALBEMARLE RD	WILORA LAKE RD	W	30	0						C						C											
148	900102	14	2	1450	ALBEMARLE RD	WINTERHAVEN DR	W	400							0						0											
149	900223	17	5	2034	ALBEMARLE RD	WINTERHAVEN DR		0	0		0				C						A											
150	900310	19	6	1810	ALBEMARLE RD	WINTERHAVEN DR	W	350	0						0						0											
151	900331	14	6	1214	ALBEMARLE RD	WINTERHAVEN DR	W	40	0		0	0	0	0	C				0													
152	900511	14	5	1335	ALBEMARLE RD	WINTERHAVEN DR	E	70	0						C											0						
153	900511	14	5	2337	ALBEMARLE RD	WINTERHAVEN DR	W	15							0																	
154	900607	22	4	1433	ALBEMARLE RD	WINTERHAVEN DR	E	50	0						0				0													
155	900813	14	1	1400	ALBEMARLE RD	WINTERHAVEN DR	E	200	0		B				C								0									
156	901004	14	4	1820	ALBEMARLE RD	WINTERHAVEN DR		0	0						0																	
157	901104	1	7	1310	ALBEMARLE RD	WINTERHAVEN DR	E	500	B																							
158	901109	4	5	1939	ALBEMARLE RD	WINTERHAVEN DR	E	500	0						0																	
159	901214	14	5	1547	ALBEMARLE RD	WINTERHAVEN DR		0	0						0																	

```
NOTE: COPYRIGHT (C) 1984,1988 SAS INSTITUTE INC., CARY, N.C.  27512, U.S.A.
NOTE: THE JOB TRRRPTR HAS BEEN RUN UNDER RELEASE 5.18 OF SAS AT CITY OF CHARLOTTE - MIS DEPARTMENT (05664001).

NOTE: CPUID   VERSION = 04  SERIAL = 014579  MODEL = 4381 .
      CPUID   VERSION = 04  SERIAL = 114579  MODEL = 4381 .

NOTE: SAS OPTIONS SPECIFIED ARE:
       SORT=4

1          OPTION NONOTES NOSOURCE ;
```

STATE ACCIDENT FILE - 1989

GBS	ACCDAT	ACCTYPE	DAY	TIME	ONROAD	FROMROAD	DIST	DIRECT	UNIT1 INJ	UNIT2 INJ	UNIT3 INJ	UNIT4 INJ	UNIT5 INJ	UNIT6 INJ	UNIT1 INJ	UNIT2 INJ	UNIT3 INJ	UNIT4 INJ	UNIT5 INJ	UNIT6 INJ	UNIT1 INJ	UNIT2 INJ	UNIT3 INJ	UNIT4 INJ	UNIT5 INJ	UNIT6 INJ	UNIT1 INJ	UNIT2 INJ	UNIT3 INJ	UNIT4 INJ	UNIT5 INJ	UNIT6 INJ
1	890929	14	5	652	ALBEMARLE RD	KEOGMAN RD	10	E	0		0				0		0															
2	890106	21	5	2236	ALBEMARLE RD	CENTRAL AVE	200	W							0						0	0	0									
3	890209	17	4	1614	ALBEMARLE RD	CENTRAL AVE	0	W	0						0																	
4	890217	21	5	1549	ALBEMARLE RD	CENTRAL AVE	100	N							0																	
5	890406	22	4	1443	ALBEMARLE RD	CENTRAL AVE	50	S	0						0																	
6	890412	22	3	1400	ALBEMARLE RD	CENTRAL AVE	0		0						0		0			0												
7	890415	14	6	1740	ALBEMARLE RD	CENTRAL AVE	0		0		C	0		0	C		0				0		C									
8	890502	14	2	1225	ALBEMARLE RD	CENTRAL AVE	200	E	0						C																	
9	890513	17	6	2327	ALBEMARLE RD	CENTRAL AVE	0	E	0		0				0																	
10	890515	14	1	1440	ALBEMARLE RD	CENTRAL AVE	150	E	C						0																	
11	890607	16	3	1206	ALBEMARLE RD	CENTRAL AVE	30	E	0						0		0															
12	890626	22	1	1052	ALBEMARLE RD	CENTRAL AVE	0		0						0																	
13	890704	23	2	2140	ALBEMARLE RD	CENTRAL AVE	0		0	0	0																					
14	890821	22	1	1859	ALBEMARLE RD	CENTRAL AVE	0		8		8	0			C		0	0														
15	890830	22	3	1821	ALBEMARLE RD	CENTRAL AVE	0		0		0				C		0															
16	890925	14	1	2014	ALBEMARLE RD	CENTRAL AVE	35	SW	0		0	0		0	0		0															
17	891117	13	5	1501	ALBEMARLE RD	CENTRAL AVE	150	S							C		C															
18	891124	15	5	1155	ALBEMARLE RD	CENTRAL AVE	400	E	0						0		C															
19	891207	17	4	2224	ALBEMARLE RD	CENTRAL AVE	0		0						0		0															
20	891221	14	4	1810	ALBEMARLE RD	CENTRAL AVE	100	E	0		0				C																	
21	890123	14	1	1050	ALBEMARLE RD	EXECUTIVE CENTER DR	200	C	0		0			0	C																	
22	890202	16	4	1355	ALBEMARLE RD	EXECUTIVE CENTER DR	0		0						0																	
23	890218	21	6	1915	ALBEMARLE RD	EXECUTIVE CENTER DR	10	S	0						0		0															
24	890407	17	5	1639	ALBEMARLE RD	EXECUTIVE CENTER DR	0		0						8																	
25	890605	14	1	2205	ALBEMARLE RD	EXECUTIVE CENTER DR	30	NE							0																	
26	890626	14	1	2121	ALBEMARLE RD	EXECUTIVE CENTER DR	20	E							0																	
27	890629	14	4	1703	ALBEMARLE RD	EXECUTIVE CENTER DR	2	W	0						C																	
28	890730	14	7	1645	ALBEMARLE RD	EXECUTIVE CENTER DR	50	N	0						C		0															
29	890917	16	7	1545	ALBEMARLE RD	EXECUTIVE CENTER DR	0		0						C																	
30	890907	17	4	1407	ALBEMARLE RD	EXECUTIVE CENTER DR	0	S	C		0				C																	
31	891021	18	6	1850	ALBEMARLE RD	EXECUTIVE CENTER DR	1	E	0						0																	
32	891030	14	1	2254	ALBEMARLE RD	EXECUTIVE CENTER DR	0	E	0		0				0		0															
33	891114	14	2	1728	ALBEMARLE RD	EXECUTIVE CENTER DR	0		0						0																	
34	891217	14	7	1415	ALBEMARLE RD	EXECUTIVE CENTER DR	75	S	0		0				0	0	0															
35	890127	14	5	1600	ALBEMARLE RD	EXECUTIVE CTR DR	20	E	0						0																	
36	890213	22	1	1300	ALBEMARLE RD	FARM POND	15	N	0		0				0																	
37	891025	14	3	942	ALBEMARLE RD	FARM POND	0	W	0						0		0															
38	890106	14	5	1825	ALBEMARLE RD	FARM POND LN	0		0						C					C												
39	890123	22	1	945	ALBEMARLE RD	FARM POND LN	0		0		0			0	0																	
40	890205	14	7	1040	ALBEMARLE RD	FARM POND LN	0		0						C		C															
41	890210	18	5	2027	ALBEMARLE RD	FARM POND LN	200	E							0																	
42	890210	18	5	2030	ALBEMARLE RD	FARM POND LN	200	E							0		0															
43	890215	14	3	1747	ALBEMARLE RD	FARM POND LN	300	N	0						C					C												
44	890318	16	6	1949	ALBEMARLE RD	FARM POND LN	0		0		0	0		0	0																	
45	890406	15	4	822	ALBEMARLE RD	FARM POND LN	500	E	0		0	0		0	0																	
46	890421	14	5	1420	ALBEMARLE RD	FARM POND LN	300	E	0						0		0			0												
47	890424	14	1	740	ALBEMARLE RD	FARM POND LN	465	S	0						0					0												

OBS	ACCDAT	ACCTYPE	DAY	TIME	ONROAD	FROMROAD	DIST	DIREC	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ	UP21INJ	UP22INJ	UP23INJ	UP24INJ	UP25INJ	UP26INJ	UP31INJ	UP32INJ	UP33INJ	UP34INJ	UP35INJ	UP36INJ	UP41INJ	UP42INJ	UP43INJ	UP44INJ	UP45INJ	UP46INJ
48	890425	14	2	2000	ALBEMARLE RD	FARM POND LN	75	W	0						0																	
49	890428	18	5	1740	ALBEMARLE RD	FARM POND LN	200	E	0						0																	
50	890515	14	1	1751	ALBEMARLE RD	FARM POND LN	5	N	0						C																	
51	890516	22	2	713	ALBEMARLE RD	FARM POND LN	30	N	0						0																	
52	890609	14	5	2306	ALBEMARLE RD	FARM POND LN	25	S	0						0	0																
53	890617	9	6	1550	ALBEMARLE RD	FARM POND LN	80	E	0						B																	
54	890625	19	7	1550	ALBEMARLE RD	FARM POND LN	0	E	0						0	0																
55	890626	14	1	2155	ALBEMARLE RD	FARM POND LN	10	N	8		0				0																	
56	890629	21	4	2115	ALBEMARLE RD	FARM POND LN	250	W	0						0	0																
57	890716	14	7	447	ALBEMARLE RD	FARM POND LN	0	W							C																	
58	890719	14	3	1423	ALBEMARLE RD	FARM POND LN	20	W							C																	
59	890723	16	7	2203	ALBEMARLE RD	FARM POND LN	0	S	0		0				0																	
60	890728	14	5	2236	ALBEMARLE RD	FARM POND LN	100	W	0		0				0	0	0		0													
61	890730	14	7	130	ALBEMARLE RD	FARM POND LN	20	N	0						0																	
62	890908	22	5	1347	ALBEMARLE RD	FARM POND LN	0		0						0																	
63	890929	14	5	2210	ALBEMARLE RD	FARM POND LN	3	N							C	C																
64	891011	14	3	1210	ALBEMARLE RD	FARM POND LN	75	W	0						0	0																
65	891016	14	1	1603	ALBEMARLE RD	FARM POND LN	0	S	0		0																					
66	891023	14	1	1646	ALBEMARLE RD	FARM POND LN	100	E	0						0	0																
67	891028	14	6	644	ALBEMARLE RD	FARM POND LN	20	W	0						0																	
68	891105	23	3	2130	ALBEMARLE RD	FARM POND LN	100	E							0																	
69	891109	14	4	1213	ALBEMARLE RD	FARM POND LN	0	E							0	0																
70	891111	22	6	1520	ALBEMARLE RD	FARM POND LN	75	W	0						0	0																
71	891129	14	3	1815	ALBEMARLE RD	FARM POND LN	350	W	0						0																	
72	891230	16	6	1627	ALBEMARLE RD	FARM POND LN	0		0		0				A	0			0													
73	891231	21	7	30	ALBEMARLE RD	FARM POND LN	18	E							0		0		0													
74	891231	14	7	1741	ALBEMARLE RD	FARM POND LN	500	N	0						0																	
75	890219	17	7	1900	ALBEMARLE RD	GRAFTON DR	500	E	0		0				C																	
76	891220	13	3	630	ALBEMARLE RD	GRAFTON DR	350	E	0																							
77	890505	14	5	1441	ALBEMARLE RD	GRAFTON PL	100	E	0						C					0												
78	890620	19	2	1107	ALBEMARLE RD	GRAFTON PL	500	E	0						0	0			0													
79	890728	14	5	2219	ALBEMARLE RD	GRAFTON PL	200	E	0		C				0					0												
80	890826	14	6	1547	ALBEMARLE RD	GRAFTON PL	3	W	0						0	0																
81	890909	14	6	1643	ALBEMARLE RD	GRAFTON PL	20	S	0						0	0																
82	891007	14	6	1954	ALBEMARLE RD	GRAFTON PL	150	N	0						0	0																
83	891127	1	1	1159	ALBEMARLE RD	GRAFTON PL	3	W	C																							
84	891207	22	4	1955	ALBEMARLE RD	GRAFTON PL	500	E	0						0																	
85	891227	17	3	1921	ALBEMARLE RD	GRAFTON PL	12	E	B						B																	
86	891201	14	5	1828	ALBEMARLE RD	GRAFTON RD	120	W	0		0				0					0												
87	890107	16	6	1958	ALBEMARLE RD	JENKINS DR	10	N	0		0				0																	
88	880629	22	3	1735	ALBEMARLE RD	JENKINS DR	300	E	0																							
89	890215	14	3	1216	ALBEMARLE RD	JENKINS DR	0		C						0					C												
90	890415	14	6	1225	ALBEMARLE RD	JENKINS DR	200	E	0					0	C	B	C			C												
91	890421	12	5	2226	ALBEMARLE RD	JENKINS DR	10	W							0																	
92	890710	14	1	1620	ALBEMARLE RD	JENKINS DR	100	E	0						C	C				0												
93	891025	19	3	824	ALBEMARLE RD	JENKINS DR	20	W	0		0	0			0																	
94	891117	14	5	1850	ALBEMARLE RD	JENKINS DR	75	W	B		0				0	0																

OBS	ACCDAT	ACCTYPE	DAY	TIME	ONROAD	FROMROAD	DIST	DIRECT	UNIT 1 INJ	UNIT 2 INJ	UNIT 3 INJ	UNIT 4 INJ	UNIT 5 INJ	UNIT 6 INJ	UNIT 1 INJ	UNIT 2 INJ	UNIT 3 INJ	UNIT 4 INJ	UNIT 5 INJ	UNIT 6 INJ	UNIT 1 INJ	UNIT 2 INJ	UNIT 3 INJ	UNIT 4 INJ	UNIT 5 INJ	UNIT 6 INJ
95	890324	14	5	1710	ALBEMARLE RD	JENKINS RD	300	E	0		0				C											
96	890811	17	5	1039	ALBEMARLE RD	JENKINS RD	0	W	0	0	0				0		0		0							
97	891113	14	1	1228	ALBEMARLE RD	JENKINS RD	60	SW	0		0			0	C											
98	890107	2	6	2236	ALBEMARLE RD	REDDMAN RD	10	S	0						0											
99	890115	14	7	1708	ALBEMARLE RD	REDDMAN RD	55	W	0		0				0		0	0		0						
100	890117	16	2	2053	ALBEMARLE RD	REDDMAN RD	0	N	0		C				B		A									
101	890303	14	5	2025	ALBEMARLE RD	REDDMAN RD	210	E	0						0		C									
102	890308	14	3	1430	ALBEMARLE RD	REDDMAN RD	20	W	0						0											
103	890309	22	4	1410	ALBEMARLE RD	REDDMAN RD	75	E							C											
104	890405	17	3	1922	ALBEMARLE RD	REDDMAN RD	10	W	0						0											
105	890115	14	7	1445	ALBEMARLE RD	REDDMAN RD	30	S	0																	
106	890429	21	6	2330	ALBEMARLE RD	REDDMAN RD	250	W	0						C	0	0									
107	890513	14	6	1855	ALBEMARLE RD	REDDMAN RD	25	E							C											
108	890513	20	6	750	ALBEMARLE RD	REDDMAN RD	0		0						0											
109	890520	14	6	1302	ALBEMARLE RD	REDDMAN RD	200	W	0		0				C		C			0						
110	890613	14	2	918	ALBEMARLE RD	REDDMAN RD	100	W	0						0		0									
111	890617	4	6	1308	ALBEMARLE RD	REDDMAN RD	200	W	0		0	0	0		0											
112	890619	14	1	1057	ALBEMARLE RD	REDDMAN RD	150	W	0						0		0			0		0				
113	890623	14	5	1715	ALBEMARLE RD	REDDMAN RD	165	E	0						0											
114	890704	22	2	2027	ALBEMARLE RD	REDDMAN RD	0		C		0				0		C									
115	890704	16	2	1725	ALBEMARLE RD	REDDMAN RD	100	W	A						C		C	B		B						
116	890720	14	4	1715	ALBEMARLE RD	REDDMAN RD	25	W	0						0											
117	890807	19	1	736	ALBEMARLE RD	REDDMAN RD	500	W	0						C											
118	890811	14	5	1755	ALBEMARLE RD	REDDMAN RD	10	W	0						0		0									
119	890811	14	5	1728	ALBEMARLE RD	REDDMAN RD	0	E	0		0				0											
120	890816	16	3	1350	ALBEMARLE RD	REDDMAN RD	0		0		0				0											
121	890816	14	3	2300	ALBEMARLE RD	REDDMAN RD	3	E	0						B		0			B						
122	890825	9	5	2200	ALBEMARLE RD	REDDMAN RD	500	E							C											
123	890831	14	4	822	ALBEMARLE RD	REDDMAN RD	500	W	0						0											
124	890929	14	5	2110	ALBEMARLE RD	REDDMAN RD	1	W	0		0				0		0			0		C		0		
125	891012	14	4	2015	ALBEMARLE RD	REDDMAN RD	400	W	0						0											
126	891110	16	5	2130	ALBEMARLE RD	REDDMAN RD	0	W	0						0		B									
127	891112	14	7	1730	ALBEMARLE RD	REDDMAN RD	500	W	0		0	0			0											
128	891212	14	2	1815	ALBEMARLE RD	REDDMAN RD	100	S	0		0	0	0	0	0											
129	891213	14	3	704	ALBEMARLE RD	REDDMAN RD	300	E	0						0		0									
130	891216	21	6	1148	ALBEMARLE RD	REDDMAN RD	300	S	0		0	0		0	0											
131	891231	14	7	2040	ALBEMARLE RD	REDDMAN RD	0	E	0						C											
132	890922	21	5	1437	ALBEMARLE RD	REGAL OAK RD	15	N	0						0		0									
133	890118	14	3	1144	ALBEMARLE RD	REGAL OAKS DR	15	W	0						0											
134	890120	14	5	837	ALBEMARLE RD	REGAL OAKS DR	120	W	0						0											
135	890217	14	5	801	ALBEMARLE RD	REGAL OAKS DR	0		0						C					0				0		
136	890307	16	2	1827	ALBEMARLE RD	REGAL OAKS DR	100	N	0						0											
137	890408	14	6	1515	ALBEMARLE RD	REGAL OAKS DR	300	N	C						C		C	0	0	0	C					
138	890408	14	6	1521	ALBEMARLE RD	REGAL OAKS DR	300	N	C		C				0											
139	890509	7	2	2312	ALBEMARLE RD	REGAL OAKS DR	10	NE	0																	
140	890605	14	1	1649	ALBEMARLE RD	REGAL OAKS DR	12	E	0						C											
141	890724	16	1	1115	ALBEMARLE RD	REGAL OAKS DR	0	S	0		0	0		0	0											

OBS	ACCAT	ACCTYPE	DAY	TIME	ONROAD	FROMROAD	DIST	DIRECT	UNIT 1 INJ	UNIT 2 INJ	UNIT 3 INJ	UNIT 4 INJ	UNIT 5 INJ	UNIT 6 INJ	UNIT 1 INJ	UNIT 2 INJ	UNIT 3 INJ	UNIT 4 INJ	UNIT 5 INJ	UNIT 6 INJ	UNIT 1 INJ	UNIT 2 INJ	UNIT 3 INJ	UNIT 4 INJ	UNIT 5 INJ	UNIT 6 INJ	UNIT 1 INJ	UNIT 2 INJ	UNIT 3 INJ	UNIT 4 INJ	UNIT 5 INJ	UNIT 6 INJ
142	890721	14	1	1808	ALBEMARLE RD	REGAL OAKS DR	1	E	0						0				0		0		0									
143	890728	17	5	2307	ALBEMARLE RD	REGAL OAKS DR	0		0	0	0	0		0	0		0															
144	890815	14	2	1805	ALBEMARLE RD	REGAL OAKS DR	1	E	0						0																	
145	890818	17	5	1815	ALBEMARLE RD	REGAL OAKS DR	0		8						0						0											
146	890822	14	2	637	ALBEMARLE RD	REGAL OAKS DR	100	W	0						0						0	0	0									
147	890815	14	2	1507	ALBEMARLE RD	REGAL OAKS DR	400	S	0						0						C		C									
148	890907	16	4	1907	ALBEMARLE RD	REGAL OAKS DR	0	SE	0						0																	
149	891012	14	4	811	ALBEMARLE RD	REGAL OAKS DR	25	W	0		0				0																	
150	891102	14	4	1600	ALBEMARLE RD	REGAL OAKS DR	150	W	0						0																	
151	891110	14	5	1822	ALBEMARLE RD	REGAL OAKS DR	10	E	0						C						C						0					
152	891129	14	3	1514	ALBEMARLE RD	REGAL OAKS DR	0	E	0						0		0															
153	891129	22	3	1514	ALBEMARLE RD	REGAL OAKS DR	0	E	0						0																	
154	890113	16	5	953	ALBEMARLE RD	REGAL OAKS LN	0								0						0		0									
155	890208	14	3	1646	ALBEMARLE RD	REGAL OAKS LN	75	E	0						C						0		0									
156	890728	14	5	1805	ALBEMARLE RD	REGAL OAKS RD	150	N	0						0		C															
157	890328	14	2	27	ALBEMARLE RD	WILORA LAKE DR	0		0		0	8			0		0	0		0												
158	891124	14	5	946	ALBEMARLE RD	WILORA LAKE RD	350	W	0						0			0		0												
159	881123	21	3	1900	ALBEMARLE RD	WINTERHAVEN DR	0	E	0						0						0		0									
160	890129	14	7	1658	ALBEMARLE RD	WINTERHAVEN DR	0		0						0		0			0	0		0									
161	890211	14	6	1204	ALBEMARLE RD	WINTERHAVEN DR	40	N	0						0																	
162	890212	14	7	1155	ALBEMARLE RD	WINTERHAVEN DR	20	W	0						0																	
163	890217	23	5	1150	ALBEMARLE RD	WINTERHAVEN DR	0		0						0																	
164	890228	18	2	2000	ALBEMARLE RD	WINTERHAVEN DR	15	N	C						C																	
165	890331	14	5	1215	ALBEMARLE RD	WINTERHAVEN DR	21	N	0						0		C	C	0													
166	890417	18	1	1427	ALBEMARLE RD	WINTERHAVEN DR	10	N	0						0																	
167	890425	14	2	1710	ALBEMARLE RD	WINTERHAVEN DR	2	E	8		C				C						C											
168	890512	22	5	1520	ALBEMARLE RD	WINTERHAVEN DR	0	E	C		0				C																	
169	890526	14	5	2159	ALBEMARLE RD	WINTERHAVEN DR	25	W	0		0				0																	
170	890509	19	5	1436	ALBEMARLE RD	WINTERHAVEN DR	0		0						0																	
171	890616	14	5	2010	ALBEMARLE RD	WINTERHAVEN DR	20	W							0		0															
172	890713	14	4	2110	ALBEMARLE RD	WINTERHAVEN DR	30	E	0		0				0																	
173	890925	17	1	1742	ALBEMARLE RD	WINTERHAVEN DR	0		0						0		0															
174	891016	14	1	1258	ALBEMARLE RD	WINTERHAVEN DR	250	E	0		0			0	0																	

```
NOTE: COPYRIGHT (C) 1984,1988 SAS INSTITUTE INC., CARY, N.C. 27512, U.S.A.
NOTE: THE JOB TRRRPTR HAS BEEN RUN UNDER RELEASE 5.18 OF SAS AT CITY OF CHARLOTTE - MIS DEPARTMENT (05664001).

NOTE: CPUID   VERSION = 04  SERIAL = 014579  MODEL = 4381 .
      CPUID   VERSION = 04  SERIAL = 114579  MODEL = 4381 .

NOTE: SAS OPTIONS SPECIFIED ARE:
      SORT=4

1          OPTION NONOTES NOSOURCE ;
```

STATE ACCIDENT FILE - 1988

OBS	ACCDAT	ACCTYPE	DAY	TIME	ONROAD	FROMROAD	DIST	DIRECT	UP1 INJ	UP2 INJ	UP3 INJ	UP4 INJ	UP5 INJ	UP6 INJ	UP1 INJ	UP2 INJ	UP3 INJ	UP4 INJ	UP5 INJ	UP6 INJ	UP1 INJ	UP2 INJ	UP3 INJ	UP4 INJ	UP5 INJ	UP6 INJ	UP1 INJ	UP2 INJ	UP3 INJ	UP4 INJ	UP5 INJ	UP6 INJ
1	871030	14	5	1740	ALBEMARLE RD	CENTRAL AVE	50	W	0						C		C															
2	880123	22	6	724	ALBEMARLE RD	CENTRAL AVE	20	W	0						0																	
3	880124	14	7	1722	ALBEMARLE RD	CENTRAL AVE	75	E	0						0		0															
4	880423	12	6	2121	ALBEMARLE RD	CENTRAL AVE	0		0		0																					
5	880611	14	6	2127	ALBEMARLE RD	CENTRAL AVE	75	E	0		0				C		C				0		0				0		0			
6	880717	20	7	135	ALBEMARLE RD	CENTRAL AVE	0		C		C				C																	
7	880719	14	2	1300	ALBEMARLE RD	CENTRAL AVE	250	E	0						0																	
8	880725	14	1	1625	ALBEMARLE RD	CENTRAL AVE	0		0		0				0																	
9	880731	14	7	1432	ALBEMARLE RD	CENTRAL AVE	300	E	0						C						0		0									
10	880804	17	4	1205	ALBEMARLE RD	CENTRAL AVE	0		0						0		0				0											
11	881025	22	2	2124	ALBEMARLE RD	CENTRAL AVE	0		0						C																	
12	881106	1	7	1704	ALBEMARLE RD	CENTRAL AVE	0								8																	
13	881114	22	1	615	ALBEMARLE RD	CENTRAL AVE	0		0		0	0	0	0	0																	
14	881122	14	2	2119	ALBEMARLE RD	CENTRAL AVE	0		0						0		0	0														
15	881201	21	4	1632	ALBEMARLE RD	CENTRAL AVE	300	N	0						0			0		0												
16	881209	14	5	1936	ALBEMARLE RD	CENTRAL AVE	0		0		0				0		0				0		0									
17	881222	14	4	2042	ALBEMARLE RD	CENTRAL AVE	5	W	0						C																	
18	881226	21	1	1611	ALBEMARLE RD	CENTRAL AVE	150	W	0						0		0															
19	881231	17	6	2030	ALBEMARLE RD	CENTRAL AVE	0		0		0			0	0		0	0		0												
20	880224	22	3	1415	ALBEMARLE RD	EXECUTIVE CENTER DR	30	E	0						0		0			0												
21	880225	21	4	1722	ALBEMARLE RD	EXECUTIVE CENTER DR	20	E	0						0																	
22	880309	14	3	810	ALBEMARLE RD	EXECUTIVE CENTER DR	10	E	0						B						0						0					
23	880616	16	4	2053	ALBEMARLE RD	EXECUTIVE CENTER DR	0	W	0		0				0		C															
24	880427	16	3	2120	ALBEMARLE RD	EXECUTIVE CENTER DR	0	N							C						0											
25	880721	21	4	1336	ALBEMARLE RD	FARM POND LANE	20	E	0						0																	
26	880119	21	2	1048	ALBEMARLE RD	FARM POND LN	200	S	0						0																	
27	880130	14	6	2110	ALBEMARLE RD	FARM POND LN	250	E	0						0		C															
28	880130	17	6	1909	ALBEMARLE RD	FARM POND LN	0	E	C		C				0		0															
29	880210	16	3	1915	ALBEMARLE RD	FARM POND LN	0	W							0		0															
30	880308	22	2	1035	ALBEMARLE RD	FARM POND LN	20	E	A						0						0											
31	880311	14	5	2145	ALBEMARLE RD	FARM POND LN	4	N	0						0																	
32	880521	14	6	2144	ALBEMARLE RD	FARM POND LN	10	E	0		0				C						C											
33	880606	17	1	1435	ALBEMARLE RD	FARM POND LN	0		A		A				8						C						C					
34	880609	14	4	1115	ALBEMARLE RD	FARM POND LN	35	E	C		0				8						C											
35	880617	16	5	1229	ALBEMARLE RD	FARM POND LN	0		0		0				0		0			0												
36	880701	14	5	1740	ALBEMARLE RD	FARM POND LN	0	E	0						C						C											
37	880803	14	1	1540	ALBEMARLE RD	FARM POND LN	450	E	C						C																	
38	880812	14	5	820	ALBEMARLE RD	FARM POND LN	70	S	0						0																	
39	880815	14	1	1755	ALBEMARLE RD	FARM POND LN	20	E							0						C											
40	880901	14	4	1602	ALBEMARLE RD	FARM POND LN	0		0						0						0											
41	881001	16	6	2132	ALBEMARLE RD	FARM POND LN	0		0		0				0		0	0		0												
42	881015	14	6	7	ALBEMARLE RD	FARM POND LN	200	E	0				0		0																	
43	881107	16	1	2251	ALBEMARLE RD	FARM POND LN	0		0						0																	
44	881118	14	5	2118	ALBEMARLE RD	FARM POND LN	10	NE	0		0	C			0		0		0													
45	881212	22	1	904	ALBEMARLE RD	FARM POND LN	10	W	0		0				0																	
46	881215	14	4	1501	ALBEMARLE RD	FARM POND LN	50	E	0						0																	
47	881231	15	6	2355	ALBEMARLE RD	FARM POND LN	0		0						0		0			0												

OBS	ACCDAT	ACCTYPE	DAY	TIME	ONROAD	FROMROAD	DIST	DIRECT	U1P1INJ	U1P2INJ	U1P3INJ	U1P4INJ	U1P5INJ	U1P6INJ	U2P1INJ	U2P2INJ	U2P3INJ	U2P4INJ	U2P5INJ	U2P6INJ	U3P1INJ	U3P2INJ	U3P3INJ	U3P4INJ	U3P5INJ	U3P6INJ	U4P1INJ	U4P2INJ	U4P3INJ	U4P4INJ	U4P5INJ	U4P6INJ
48	881209	21	5	1200	ALBEMARLE RD	FANM POND RD	50	S	0						0		0	0														
49	880408	14	5	1920	ALBEMARLE RD	GRAFTON DR	200	E	0						C																	
50	880617	15	5	1553	ALBEMARLE RD	GRAFTON DR	20	E	0						0						0											
51	880123	14	6	1354	ALBEMARLE RD	GRAFTON PL	400	E	0		0				0						0						0					
52	880317	14	4	1420	ALBEMARLE RD	GRAFTON PL	150	E	0		0				0						0		0			0						
53	880627	14	1	1723	ALBEMARLE RD	GRAFTON PL	4	E	0						C																	
54	880726	19	2	1210	ALBEMARLE RD	GRAFTON PL	20	E	0						0																	
55	881021	1	5	2327	ALBEMARLE RD	GRAFTON PL	150	W	0																							
56	881104	22	5	1903	ALBEMARLE RD	GRAFTON PL	250	W	C						0		0															
57	881114	23	1	715	ALBEMARLE RD	GRAFTON PL	100	W	0	0	0				0																	
58	881125	14	5	1545	ALBEMARLE RD	GRAFTON PL	200	E	0		0			C	0		0															
59	881223	16	5	1453	ALBEMARLE RD	GRAFTON PL	130	E	0						0		0															
60	881226	14	1	1250	ALBEMARLE RD	GRAFTON PL	200	E	0						C		C															
61	880120	14	3	1300	ALBEMARLE RD	JENKINS DR	100	E	0						0		0				0											
62	880213	14	6	1140	ALBEMARLE RD	JENKINS DR	100		0						0		0															
63	880306	16	7	120	ALBEMARLE RD	JENKINS DR	0		0		A				C		C			C												
64	880325	14	5	2040	ALBEMARLE RD	JENKINS DR	0		0						0		0															
65	880404	17	1	2021	ALBEMARLE RD	JENKINS DR	0								0																	
66	880407	14	4	2039	ALBEMARLE RD	JENKINS DR	0		0						C						0											
67	880617	14	5	1825	ALBEMARLE RD	JENKINS DR	20	E	0						C		C															
68	880718	21	1	1440	ALBEMARLE RD	JENKINS DR	50	W	0			0		0	0		0	0		0												
69	880820	14	6	858	ALBEMARLE RD	JENKINS DR	0		0						C		C															
70	880921	16	3	750	ALBEMARLE RD	JENKINS DR	0		0						0						0											
71	881005	14	3	700	ALBEMARLE RD	JENKINS DR	50	W	0						0																	
72	881018	14	2	1745	ALBEMARLE RD	JENKINS DR	0	W	0						0		0															
73	881112	22	6	1906	ALBEMARLE RD	JENKINS DR	0		0		0				0		0			0												
74	881219	16	1	2058	ALBEMARLE RD	JENKINS RD	100	W	C						C																	
75	880115	14	5	1242	ALBEMARLE RD	REDDMAN RD	60	E	0		0				0																	
76	880119	16	2	720	ALBEMARLE RD	REDDMAN RD	500	W	0						A	B		C		0												
77	880127	15	3	1045	ALBEMARLE RD	REDDMAN RD	15	E	0						0																	
78	880129	14	5	1125	ALBEMARLE RD	REDDMAN RD	100	S	0						0																	
79	880220	14	6	1810	ALBEMARLE RD	REDDMAN RD	0		0		0				0		0															
80	880224	14	3	1300	ALBEMARLE RD	REDDMAN RD	25	E	0		C				C		0															
81	880322	14	2	1710	ALBEMARLE RD	REDDMAN RD	0		C						0																	
82	880430	14	6	1550	ALBEMARLE RD	REDDMAN RD	10	W	C		C				C		B															
83	880514	14	6	1015	ALBEMARLE RD	REDDMAN RD	20	W	0						0		0				0		0									
84	880516	14	1	1158	ALBEMARLE RD	REDDMAN RD	300	W	0						0																	
85	880708	19	5	2031	ALBEMARLE RD	REDDMAN RD	25	E							0		0															
86	880708	14	5	1227	ALBEMARLE RD	REDDMAN RD	25	W	0		0	0	0	0	0			0		0												
87	880716	14	6	1115	ALBEMARLE RD	REDDMAN RD	350	S	0			C		0	0						0											
88	880809	16	2	1115	ALBEMARLE RD	REDDMAN RD	30	S	0						0																	
89	880823	16	2	2110	ALBEMARLE RD	REDDMAN RD	0		0		0				C																	
90	880913	15	2	1222	ALBEMARLE RD	REDDMAN RD	0								0																	
91	880922	14	4	1354	ALBEMARLE RD	REDDMAN RD	200	N	0						C						0											
92	881103	14	4	1055	ALBEMARLE RD	REDDMAN RD	0		0					0	0																	
93	881115	17	2	2140	ALBEMARLE RD	REDDMAN RD	0	S	0						0		C	0	0	0												
94	881123	14	3	1912	ALBEMARLE RD	REDDMAN RD	100	E	0						0																	

OBS	ACCDAT	ACCTYPE	DAY	TIME	ONROAD	FROMROAD	DIST	DIRECT	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ
95	881202	14	5	1345	ALBEMARLE RD	REDDMAN RD	400	N	0						C																	
96	881220	14	2	2000	ALBEMARLE RD	REDDMAN RD	10	E	B						B						0		0		0							
97	881220	22	2	2018	ALBEMARLE RD	REDDMAN RD	0	W	0						0																	
98	881229	14	4	1546	ALBEMARLE RD	REDDMAN RD	200	W	0						0																	
99	880114	16	4	1850	ALBEMARLE RD	REGAL OAK DR	0	W	0						0		0															
100	880117	14	7	1439	ALBEMARLE RD	REGAL OAK DR	0	E	0						0		0				0		0			C						
101	880617	14	5	1853	ALBEMARLE RD	REGAL OAK DR	0		0		0				C		C			0												
102	880125	14	1	1714	ALBEMARLE RD	REGAL OAKS DR	200	E	C						0																	
103	880126	16	2	1540	ALBEMARLE RD	REGAL OAKS DR	0		0						0																	
104	880128	14	4	2121	ALBEMARLE RD	REGAL OAKS DR	5	W	0						0																	
105	880306	22	7	1429	ALBEMARLE RD	REGAL OAKS DR	4	W	0		0	0		0	0		0	0		0												
106	880423	14	6	1716	ALBEMARLE RD	REGAL OAKS DR	10	N	0		0				C																	
107	880430	22	6	1847	ALBEMARLE RD	REGAL OAKS DR	10	W	0		0				0																	
108	880606	14	1	1804	ALBEMARLE RD	REGAL OAKS DR	18	E	0			0			C						0		0			0						
109	880611	21	6	145	ALBEMARLE RD	REGAL OAKS DR	350	W	0						0																	
110	880621	22	2	1402	ALBEMARLE RD	REGAL OAKS DR	4	W	0						0																	
111	880725	14	1	1621	ALBEMARLE RD	REGAL OAKS DR	20	W	0		0	0		0	0						0											
112	880727	14	3	1556	ALBEMARLE RD	REGAL OAKS DR	75	E	0		0		0	0	C						0											
113	880804	14	4	1848	ALBEMARLE RD	REGAL OAKS DR	0		0						0			0		0												
114	880909	14	5	644	ALBEMARLE RD	REGAL OAKS DR	30	E	0			0			0																	
115	881007	14	5	2022	ALBEMARLE RD	REGAL OAKS DR	500	E	0						C																	
116	881126	14	6	1712	ALBEMARLE RD	REGAL OAKS DR	50	E	0						0																	
117	880120	16	3	2142	ALBEMARLE RD	REGAL OAKS LN	0								0																	
118	880206	16	6	1654	ALBEMARLE RD	REGAL OAKS RD	0		C		C				C		B															
119	880220	14	6	2049	ALBEMARLE RD	REGAL OAKS RD	100	E							C		0			0												
120	880610	14	5	1719	ALBEMARLE RD	REGAL OAKS RD	60	E	0						0																	
121	881211	1	7	2307	ALBEMARLE RD	REGAL OAKS RD	10	W	A																							
122	881229	14	4	2133	ALBEMARLE RD	REGAL OAKS RD	25	W	0						C		C				C		C			C		C			C	
123	880805	14	5	1315	ALBEMARLE RD	WILORA LAKE	400	E	0						0																	
124	880116	14	6	1854	ALBEMARLE RD	WILORA LAKE DR	0	W	C						C		C															
125	881012	14	3	1706	ALBEMARLE RD	WILORA LAKE DR	300	W	0						0																	
126	880608	14	3	723	ALBEMARLE RD	WILORA LAKE RD	150	W	0						0						C		0		0							
127	880110	22	7	1814	ALBEMARLE RD	WINTERHAVEN DR	10	W	0						0		0															
128	880110	1	7	1925	ALBEMARLE RD	WINTERHAVEN DR	400	W	0		0				0																	
129	880306	14	7	1235	ALBEMARLE RD	WINTERHAVEN DR	200	W	0		0				0																	
130	880325	14	5	2045	ALBEMARLE RD	WINTERHAVEN DR	190	W							0					0												
131	880402	14	6	1611	ALBEMARLE RD	WINTERHAVEN DR	300	W	0						0																	
132	880401	14	5	1123	ALBEMARLE RD	WINTERHAVEN DR	0	E	0						C																	
133	880517	14	2	1110	ALBEMARLE RD	WINTERHAVEN DR	60	N	0		0				C		0															
134	880524	14	2	1742	ALBEMARLE RD	WINTERHAVEN DR	400	E	C						C						0		0			0						
135	880529	14	7	1753	ALBEMARLE RD	WINTERHAVEN DR	0		0						C																	
136	880602	14	4	1700	ALBEMARLE RD	WINTERHAVEN DR	400	E	0						0						0											
137	880703	14	7	2055	ALBEMARLE RD	WINTERHAVEN DR	100	E	0		0	0		0	0		C			C	0		C									
138	880705	22	2	1238	ALBEMARLE RD	WINTERHAVEN DR	0		0						0		0			0												
139	880721	14	4	1214	ALBEMARLE RD	WINTERHAVEN DR	100	S	0		0				C						0											
140	880724	1	7	447	ALBEMARLE RD	WINTERHAVEN DR	300	S	0		0																					
141	880910	14	6	2122	ALBEMARLE RD	WINTERHAVEN DR	0		0		0				C																	

OBS	ACCDAT	ACCTYPE	DAY	TIME	ONROAD	FROMROAD	DIST	DIRECT	UNIT1PINJ	UNIT1PINJ	UNIT1PINJ	UNIT1PINJ	UNIT1PINJ	UNIT2PINJ	UNIT2PINJ	UNIT2PINJ	UNIT2PINJ	UNIT2PINJ	UNIT3PINJ	UNIT3PINJ	UNIT3PINJ	UNIT3PINJ	UNIT3PINJ	UNIT4PINJ	UNIT4PINJ	UNIT4PINJ	UNIT4PINJ	UNIT4PINJ
~~142~~	~~880930~~	~~23~~	~~5~~	~~1108~~	~~ALBEMARLE RD~~	~~WINTERHAVEN DR~~	~~100~~	~~S~~	~~0~~					~~0~~														
143	881009	14	7	1753	ALBEMARLE RD	WINTERHAVEN DR	500	E	0					B						C		C						C
144	881016	1	7	2018	ALBEMARLE RD	WINTERHAVEN DR	150	E	0																			
~~145~~	~~881101~~	~~18~~	~~2~~	~~1320~~	~~ALBEMARLE RD~~	~~WINTERHAVEN DR~~	~~300~~	~~S~~						~~0~~		~~0~~												
~~146~~	~~881129~~	~~14~~	~~2~~	~~1021~~	~~ALBEMARLE RD~~	~~WINTERHAVEN DR~~	~~20~~	~~W~~	~~0~~					~~C~~														
147	881209	14	5	1615	ALBEMARLE RD	WINTERHAVEN DR	200	E	0		0	0	0	0		0				C		0						

```
NOTE: COPYRIGHT (C) 1984,1988 SAS INSTITUTE INC., CARY, N.C.  27512, U.S.A.
NOTE: THE JOB TRRRPTR HAS BEEN RUN UNDER RELEASE 5.18 OF SAS AT CITY OF CHARLOTTE - MIS DEPARTMENT (05664001).

NOTE: CPUID   VERSION = 04  SERIAL = 014579  MODEL = 4381 .
      CPUID   VERSION = 04  SERIAL = 114579  MODEL = 4381 .

NOTE: SAS OPTIONS SPECIFIED ARE:
      SORT=4

1          OPTION NONOTES NOSOURCE ;
```

STATE ACCIDENT FILE - 1987

OBS	ACCDAT	ACTYPE	DAY	TIME	ONROAD	FROMROAD	DIST	DIRECT	U1P1INJ	U1P2INJ	U1P3INJ	U1P4INJ	U1P5INJ	U1P6INJ	U2P1INJ	U2P2INJ	U2P3INJ	U2P4INJ	U2P5INJ	U2P6INJ	U3P1INJ	U3P2INJ	U3P3INJ	U3P4INJ	U3P5INJ	U3P6INJ	U4P1INJ	U4P2INJ	U4P3INJ	U4P4INJ	U4P5INJ	U4P6INJ
1	870119	17	1	1057	ALBEMARLE RD	CENTRAL AVE	0		0			0			C																	
2	870122	22	4	1035	ALBEMARLE RD	CENTRAL AVE	0		0						0																	
3	870201	22	7	1532	ALBEMARLE RD	CENTRAL AVE	400	W	0						0		0															
4	870204	21	3	1128	ALBEMARLE RD	CENTRAL AVE	200	E	0		0				0																	
5	870227	1	5	2039	ALBEMARLE RD	CENTRAL AVE	75	E	0																							
6	870323	16	1	2025	ALBEMARLE RD	CENTRAL AVE	0		0						0		C															
7	870326	22	4	12	ALBEMARLE RD	CENTRAL AVE	0		C	C					C		C															
8	870327	2	5	2350	ALBEMARLE RD	CENTRAL AVE	500	S	0		0																					
9	870330	17	1	1944	ALBEMARLE RD	CENTRAL AVE	0		0		0				0																	
10	870425	14	6	2315	ALBEMARLE RD	CENTRAL AVE	0		0						0		0			0												
11	870511	14	1	1519	ALBEMARLE RD	CENTRAL AVE	85	W	0						0																	
12	870515	14	5	1755	ALBEMARLE RD	CENTRAL AVE	75	E	0						0																	
13	870518	1	1	1345	ALBEMARLE RD	CENTRAL AVE	0		0		0				C																	
14	870606	14	6	1215	ALBEMARLE RD	CENTRAL AVE	200	E	0						C																	
15	870626	17	5	1552	ALBEMARLE RD	CENTRAL AVE	0		0						0																	
16	870709	14	4	1254	ALBEMARLE RD	CENTRAL AVE	1	W	0						0																	
17	870721	14	2	1648	ALBEMARLE RD	CENTRAL AVE	150	E	0						0																	
18	870731	14	5	1125	ALBEMARLE RD	CENTRAL AVE	30	W	0		0				0		0															
19	870817	19	1	1341	ALBEMARLE RD	CENTRAL AVE	10	E	0						0		0	0														
20	871113	17	5	1517	ALBEMARLE RD	CENTRAL AVE	400	E	0						0		0															
21	871127	17	5	700	ALBEMARLE RD	CENTRAL AVE	0		0						0																	
22	871222	22	2	1705	ALBEMARLE RD	CENTRAL AVE	0		C						0		0			C				0								
23	870106	14	2	1235	ALBEMARLE RD	EXECUTIVE CENTER DR	30	E	0						0																	
24	870107	14	3	1000	ALBEMARLE RD	EXECUTIVE CENTER DR	0		0						C																	
25	870109	14	5	2006	ALBEMARLE RD	EXECUTIVE CENTER DR	40	N	0						C		C			0	0											
26	870118	14	7	2224	ALBEMARLE RD	EXECUTIVE CENTER DR	0		0						0																	
27	870126	2	1	1145	ALBEMARLE RD	EXECUTIVE CENTER DR	400	E	0		0				0																	
28	870412	22	7	2350	ALBEMARLE RD	EXECUTIVE CENTER DR	30	W	0						0																	
29	870625	14	4	744	ALBEMARLE RD	EXECUTIVE CENTER DR	50	W	0						0					0				0								
30	870706	22	1	1659	ALBEMARLE RD	EXECUTIVE CENTER DR	10	E	0						0																	
31	870817	22	1	1005	ALBEMARLE RD	EXECUTIVE CENTER DR	500	E	0						0																	
32	870903	16	4	1705	ALBEMARLE RD	EXECUTIVE CENTER DR	0		0		0	0		C	0																	
33	870905	4	6	425	ALBEMARLE RD	EXECUTIVE CENTER DR	0		A						C																	
34	870906	18	7	1854	ALBEMARLE RD	EXECUTIVE CENTER DR	30	N	0						0																	
35	871002	14	5	1740	ALBEMARLE RD	EXECUTIVE CENTER DR	0		0						0																	
36	870305	22	4	1114	ALBEMARLE RD	EXECUTIVE CENTER DR	100	E	0						0		0															
37	870127	14	2	1722	ALBEMARLE RD	EXECUTIVE CTR DR	320	E	0						0		0															
38	870923	21	3	1505	ALBEMARLE RD	EXECUTIVE CTR DR	50	E	0		0			0	0																	
39	870924	22	4	1634	ALBEMARLE RD	EXECUTIVE DR	0		0		0				C		0															
40	870102	14	5	1214	ALBEMARLE RD	FARM POND LN	20	W	0						0																	
41	870102	14	5	2137	ALBEMARLE RD	FARM POND LN	275	E	0						0																	
42	870106	14	2	814	ALBEMARLE RD	FARM POND LN	10	E	0						C					C						C						
43	870116	14	5	1745	ALBEMARLE RD	FARM POND LN	0		0						0																	
44	870320	14	5	1200	ALBEMARLE RD	FARM POND LN	250	W	0						0																	
45	870324	14	2	1045	ALBEMARLE RD	FARM POND LN	100	N	0						0					0	0											
46	870404	16	6	2324	ALBEMARLE RD	FARM POND LN	0		0						0																	
47	870411	14	6	1701	ALBEMARLE RD	FARM POND LN	100	E	0						0		0															

OBS	ACCT	ACCIDENT TYPE	DAY	TIME	ON ROAD	FROM ROAD	DIST	DIRECT	1P1 INJ	1P2 INJ	1P3 INJ	1P4 INJ	1P5 INJ	1P6 INJ	2P1 INJ	2P2 INJ	2P3 INJ	2P4 INJ	2P5 INJ	2P6 INJ	3P1 INJ	3P2 INJ	3P3 INJ	3P4 INJ	3P5 INJ	3P6 INJ	4P1 INJ	4P2 INJ	4P3 INJ	4P4 INJ	4P5 INJ	4P6 INJ
18	870411	14	6	2103	ALBEMARLE RD	FARM POND LN	30	E	0						0		0				0		0									
49	870513	14	3	1647	ALBEMARLE RD	FARM POND LN	0		0		0		0		C		C															
50	870516	16	6	1059	ALBEMARLE RD	FARM POND LN	0		0						0		0	0		0												
51	870516	14	6	1045	ALBEMARLE RD	FARM POND LN	0		0						B						C											
52	870525	14	1	2206	ALBEMARLE RD	FARM POND LN	0								C																	
53	870603	16	3	2019	ALBEMARLE RD	FARM POND LN	0		0						0	B	C															
54	870629	15	1	1450	ALBEMARLE RD	FARM POND LN	0		0	0	0				0		0															
55	870701	22	3	1150	ALBEMARLE RD	FARM POND LN	0		0	0		0			C																	
56	870723	15	4	1537	ALBEMARLE RD	FARM POND LN	20	E	0						0		0															
57	870730	16	4	2133	ALBEMARLE RD	FARM POND LN	0		0						0																	
58	870805	22	3	2000	ALBEMARLE RD	FARM POND LN	90	W	0		0				0																	
59	870815	14	6	2338	ALBEMARLE RD	FARM POND LN	30	W	0						0		C															
60	870817	22	1	1745	ALBEMARLE RD	FARM POND LN	20	W	0		0		0		0																	
61	870826	23	3	1921	ALBEMARLE RD	FARM POND LN	0		0						0		0	0		0												
62	870902	16	3	1500	ALBEMARLE RD	FARM POND LN	0		0						0																	
63	870916	22	3	2255	ALBEMARLE RD	FARM POND LN	30	E	0		0	C			0																	
64	871008	14	4	1545	ALBEMARLE RD	FARM POND LN	50	E	0						0																	
65	871111	14	3	1933	ALBEMARLE RD	FARM POND LN	30	W	0		0	0	0	0	0		0															
66	871209	17	3	1833	ALBEMARLE RD	GRAFTON DR	10	N	0						0																	
67	870316	22	1	1717	ALBEMARLE RD	GRAFTON PL	450	E	0						0																	
68	870318	14	3	2148	ALBEMARLE RD	GRAFTON PL	20	N							0																	
69	870524	15	7	2135	ALBEMARLE RD	GRAFTON PL	150	E	C						C																	
70	870601	22	1	1140	ALBEMARLE RD	GRAFTON PL	20	N	0						0		0															
71	870604	14	4	2056	ALBEMARLE RD	GRAFTON PL	50	E	0						0						C					0		0				
72	870605	21	5	2210	ALBEMARLE RD	GRAFTON PL	10	E	0						0		0															
73	870814	14	5	931	ALBEMARLE RD	GRAFTON PL	0		0						0																	
74	870824	14	1	1055	ALBEMARLE RD	GRAFTON PL	150	W	0						C		C															
75	870909	14	3	1815	ALBEMARLE RD	GRAFTON PL	500	E	0						0		0															
76	871203	17	4	1749	ALBEMARLE RD	GRAFTON PL	20	E	C						0		C			C												
77	870404	21	6	1520	ALBEMARLE RD	JENKINS AVE	20	W	0						0		0															
78	870608	16	1	1653	ALBEMARLE RD	JENKINS AVE	0		0		0	0			0																	
79	870412	22	7	2254	ALBEMARLE RD	JENKINS DR	0		0		0	0		0	0																	
80	870503	14	5	2253	ALBEMARLE RD	JENKINS DR	200	W	0		0				0																	
81	870529	14	5	915	ALBEMARLE RD	JENKINS DR	0		0						0																	
82	870713	16	1	825	ALBEMARLE RD	JENKINS DR	0		0						0																	
83	870718	21	6	2103	ALBEMARLE RD	JENKINS DR	20	W	0		0				0		0															
84	870719	22	7	1630	ALBEMARLE RD	JENKINS DR	0		0						C						C		C									
85	870814	16	5	1410	ALBEMARLE RD	JENKINS DR	0		0						0																	
86	871011	22	7	1345	ALBEMARLE RD	JENKINS DR	100	W	0						C		0															
87	871023	16	5	1415	ALBEMARLE RD	JENKINS DR	0		0		0				0																	
88	871105	17	4	1309	ALBEMARLE RD	JENKINS DR	0		0						0																	
89	871122	1	7	1025	ALBEMARLE RD	JENKINS DR	0		0						0		0															
90	871210	16	4	1536	ALBEMARLE RD	JENKINS DR	0	W	0						0																	
91	871228	16	1	953	ALBEMARLE RD	JENKINS DR	0		0						0																	
92	871228	14	1	1736	ALBEMARLE RD	JENKINS DR	20	E	0						0		C															
93	870330	16	1	1252	ALBEMARLE RD	JENKINS RD	0		0						B		B	0		B												
94	870502	14	6	1045	ALBEMARLE RD	JENKINS RD	0		0						0						0		0									

OBS	ACCDAT	ACCTYPE	DAY	TIME	ONROADAD	FROMROAD	DIST	DIRECT	DIPI1NJ	DIPI2NJ	DIPI3NJ	DIPI4NJ	DIPI5NJ	DIPI6NJ	DIPI1NJ	DIPI2NJ	DIPI3NJ	DIPI4NJ	DIPI5NJ	DIPI6NJ	DIPI1NJ	DIPI2NJ	DIPI3NJ	DIPI4NJ	DIPI5NJ	DIPI6NJ	DIPI1NJ	DIPI2NJ	DIPI3NJ	DIPI4NJ	DIPI5NJ	DIPI6NJ
95	870110	22	6	2042	ALBEMARLE RD	REDDMAN RD	500	S							0	0	0		0													
96	870214	14	6	2020	ALBEMARLE RD	REDDMAN RD	10	E	0						C	0																
97	870228	15	6	1619	ALBEMARLE RD	REDDMAN RD	75	E	0		0				0																	
98	870327	22	5	2023	ALBEMARLE RD	REDDMAN RD	0	W	B						0	C			C	0		C										
99	870603	16	3	2224	ALBEMARLE RD	REDDMAN RD	0		B						0																	
100	870619	23	5	1220	ALBEMARLE RD	REDDMAN RD	20	S	0						0																	
101	870702	15	4	1115	ALBEMARLE RD	REDDMAN RD	30	E	0						0																	
102	870710	14	5	2230	ALBEMARLE RD	REDDMAN RD	0								0																	
103	871001	14	4	1800	ALBEMARLE RD	REDDMAN RD	10	E							0					0												
104	871001	21	4	1208	ALBEMARLE RD	REDDMAN RD	300	E	0						0																	
105	871117	17	2	540	ALBEMARLE RD	REDDMAN RD	0		0		0				C																	
106	871204	17	5	2029	ALBEMARLE RD	REDDMAN RD	10	W	0						C	C		0														
107	871213	22	7	1825	ALBEMARLE RD	REDDMAN RD	100	E	0						0																	
108	871231	14	4	1754	ALBEMARLE RD	REDDMAN RD	100	E	0						C	0																
109	870107	14	3	1130	ALBEMARLE RD	REGAL OAKS	500	N	C						0																	
110	870219	14	4	1150	ALBEMARLE RD	REGAL OAKS DR	30	W	0						C	C				0												
111	870305	22	4	1122	ALBEMARLE RD	REGAL OAKS DR	0		0						0	0																
112	870624	22	3	1913	ALBEMARLE RD	REGAL OAKS DR	20	N	0		0				0	0																
113	870728	14	2	1814	ALBEMARLE RD	REGAL OAKS DR	60	E	0		0				0	0				0												
114	870808	17	6	1625	ALBEMARLE RD	REGAL OAKS DR	0		0		0	0	0	0	0	0																
115	870904	22	5	1650	ALBEMARLE RD	REGAL OAKS DR	50	E	0						0																	
116	870914	14	1	1821	ALBEMARLE RD	REGAL OAKS DR	0	E	0						C	C				C		C										
117	871101	14	7	1440	ALBEMARLE RD	REGAL OAKS DR	75	E	C						C																	
118	871215	19	2	915	ALBEMARLE RD	REGAL OAKS DR	30	W	0						0				0													
119	870710	14	5	1500	ALBEMARLE RD	REGAL OAKS LN	350	E	0						C																	
120	870909	14	3	1525	ALBEMARLE RD	REGAL OAKS LN	20	W	0						0					C		0			0							
121	870605	14	5	2109	ALBEMARLE RD	REGAL OAKS RD	450	E	0		0	0			C	C				0			0		0							
122	870802	17	7	1203	ALBEMARLE RD	REGAL OAKS RD	0		B						0	C	C	C														
123	870911	16	5	2340	ALBEMARLE RD	REGAL OAKS RD	40	S							C	C																
124	870131	14	6	1230	ALBEMARLE RD	WILORA LAKE DR	450	W							0																	
125	870603	21	3	1855	ALBEMARLE RD	WILORA LAKE RD	100	E	0						C																	
126	870109	14	5	940	ALBEMARLE RD	WINTERHAVEN DR	40	W	0						C																	
127	870202	17	1	1118	ALBEMARLE RD	WINTERHAVEN DR	0		C						C																	
128	870207	14	6	1943	ALBEMARLE RD	WINTERHAVEN DR	300	W	0		0	0		0	0	C				0		0			0							
129	870301	14	7	1620	ALBEMARLE RD	WINTERHAVEN DR	10	E	0			0			0																	
130	870318	1	3	130	ALBEMARLE RD	WINTERHAVEN DR	120	W							B																	
131	870404	16	6	2219	ALBEMARLE RD	WINTERHAVEN DR	0		0		0				B	0	0		0													
132	870415	16	3	2049	ALBEMARLE RD	WINTERHAVEN DR	0		C						C																	
133	870516	22	6	2021	ALBEMARLE RD	WINTERHAVEN DR	0		A						0	0	0		C													
134	870524	15	7	1755	ALBEMARLE RD	WINTERHAVEN DR	50	E	0						C	0																
135	870525	17	1	652	ALBEMARLE RD	WINTERHAVEN DR	0		C						0																	
136	870530	14	6	1518	ALBEMARLE RD	WINTERHAVEN DR	5	W	0						0																	
137	870605	16	5	2207	ALBEMARLE RD	WINTERHAVEN DR	0		0						C	C				0		0										
138	870617	14	3	2105	ALBEMARLE RD	WINTERHAVEN DR	400	W	0						0																	
139	870723	14	4	1750	ALBEMARLE RD	WINTERHAVEN DR	190	E	0						0																	
140	870804	16	2	1707	ALBEMARLE RD	WINTERHAVEN DR	0		0		0				0	0																
141	870819	16	3	2012	ALBEMARLE RD	WINTERHAVEN DR	0		0		0				0																	

```
*C  END  JOB 3652 TRRRPTR  1        001 001 P62L529  RUIZ                ROOM        4.30.45 PM 18 OCT 91 R25.PR1   IP01   END   C*
*C  END  JOB 3652 TRRRPTR  1        001 001 P62L529  RUIZ                ROOM        4.30.45 PM 18 OCT 91 R25.PR1   IP01   END   C*
*C  END  JOB 3652 TRRRPTR  1        001 001 P62L529  RUIZ                ROOM        4.30.45 PM 18 OCT 91 R25.PR1   IP01   END   C*
*C  END  JOB 3652 TRRRPTR  1        001 001 P62L529  RUIZ                ROOM        4.30.45 PM 18 OCT 91 R25.PR1   IP01   END   C*
*C  END  JOB 3652 TRRRPTR  1        001 001 P62L529  RUIZ                ROOM        4.30.45 PM 18 OCT 91 R25.PR1   IP01   END   C*
*C  END  JOB 3652 TRRRPTR  1        001 001 P62L529  RUIZ                ROOM        4.30.45 PM 18 OCT 91 R25.PR1   IP01   END   C*
```

OBS	ACCDAT	ACCTYPE	DAY	TIME	ONROAD	FROMROAD	DIST	DIRECT	U1P1INJ	U1P2INJ	U1P3INJ	U1P4INJ	U1P5INJ	U1P6INJ	U2P1INJ	U2P2INJ	U2P3INJ	U2P4INJ	U2P5INJ	U2P6INJ	U3P1INJ	U3P2INJ	U3P3INJ	U3P4INJ	U3P5INJ	U3P6INJ	U4P1INJ	U4P2INJ	U4P3INJ	U4P4INJ	U4P5INJ	U4P6INJ
142	870824	14	1	805	ALBEMARLE RD	WINTERHAVEN DR	100	W	0		0				0																	
143	870904	16	5	2019	ALBEMARLE RD	WINTERHAVEN DR	0		0		0				C		C			0												
144	870906	22	7	2135	ALBEMARLE RD	WINTERHAVEN DR	0		0						0																	
145	871107	16	6	1910	ALBEMARLE RD	WINTERHAVEN DR	0		0		C				0		0															
146	871111	15	3	1351	ALBEMARLE RD	WINTERHAVEN DR	50	E	0						C																	
147	871116	16	1	1313	ALBEMARLE RD	WINTERHAVEN DR	0		C						0																	
148	871204	14	5	800	ALBEMARLE RD	WINTERHAVEN DR	60	E	0						0						C											
149	871211	22	5	1212	ALBEMARLE RD	WINTERHAVEN DR	0		0						0																	
150	871228	22	1	1329	ALBEMARLE RD	WINTERHAVEN DR	0		0		C				A						0											
151	870516	16	6	2135	ALBEMARLE RD	WINTERHAVEN RD	0		0		0				0																	
152	870928	19	1	1208	ALBEMARLE RD	WINTERHAVEN ST	10	N	0						0																	

STATE ACCIDENT FILE - 1991

OBS	ACCDAT	ACTYPE	DAY	TIME	JNROAD	FRJMROAD	DIST	DIRECT	UIP1INJ	UIP2INJ	UIP3INJ	UIP4INJ	UIP5INJ	UIP6INJ	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ
1	910128	16	1	1828	IDLEWILD RD	CEDARS EAST CI	0	N	0						0																	
2	910128	16	1	1828	IDLEWILD RD	CEDARS EAST CI	0	N	0						0																	
3	910313	17	3	830	IDLEWILD RD	CEDARWILD RD	500	N	0						0																	
4	910315	14	5	1443	IDLEWILD RD	CEDARWILD RD	0		0		0				0		0															
5	910404	14	4	838	IDLEWILD RD	CEDARWILD RD	0	W	0	0	0				0																	
6	910207	18	4	1338	IDLEWILD RD	ELECTRA LN	50	W	0						0						0											
7	910211	14	1	1910	IDLEWILD RD	ELECTRA LN	50	N	0		0																					
8	910313	14	3	1656	IDLEWILD RD	ELECTRA LN	60	NE	0		0				0																	
9	910320	22	3	717	IDLEWILD RD	ELECTRA LN	10	S	0		0				0																	
10	910408	19	1	1536	IDLEWILD RD	ELECTRA LN	0	W	0						0		0															
11	910504	14	6	2137	IDLEWILD RD	ELECTRA LN	50	S	0						0		0				0											
12	910803	16	6	2106	IDLEWILD RD	ELECTRA LN	0		0						0																	
13	910824	16	6	1116	IDLEWILD RD	ELECTRA LN	0		8						8																	
14	910524	22	5	52	IDLEWILD RD	FLINTRIDGE DR	0	N	0						0																	
15	910113	2	7	355	IDLEWILD RD	FLINTRIDGE RD	25	S																								
16	910604	17	2	1830	IDLEWILD RD	HIGHBROOK DR	0	W	0		0				0																	
17	910810	14	6	1620	IDLEWILD RD	IDLEBROOK DR	0		0						0																	
18	910826	17	2	1729	IDLEWILD RD	IDLEBROOK ES	0	W	0						0																	
19	910103	17	4	1754	IDLEWILD RD	LYNMONT DR	0		0						0																	
20	910212	14	2	755	IDLEWILD RD	ROSEHILL DR	0	W	0		0				0																	

24K

Acc/Tmed 8/30

7 - REAR - 9

8 - RT - 3

9 - RT - 3/2

2 - HEAD - 1/4

NOTE: COPYRIGHT (C) 1984,1988 SAS INSTITUTE INC., CARY, N.C. 27512, U.S.A.

NOTE: THE JOB TRRRPTR HAS BEEN RUN UNDER RELEASE 5.18 OF SAS AT CITY OF CHARLOTTE - MIS DEPARTMENT (05664001).

NOTE: CPUID VERSION = 04 SERIAL = 014579 MODEL = 4381 ;
CPUID VERSION = 04 SERIAL = 114579 MODEL = 4381 ;

NOTE: SAS OPTIONS SPECIFIED ARE:
SORT=4

1 OPTION NONOTES NOSOURCE ;

OBS	ACCDAT	ACCTYPE	DAY	TIME	JNROAD	FROM	DIST	DIREL	UNIT1	UNIT2	UNIT3	UNIT4	UNIT5	UNIT6	UNIT1	UNIT2	UNIT3	UNIT4	UNIT5	UNIT6	UNIT1	UNIT2	UNIT3	UNIT4	UNIT5	UNIT6	UNIT1	UNIT2	UNIT3	UNIT4	UNIT5	UNIT6
1	901129	19	4	727	IDLEWILD RD	CEDARS EAST CRT	0	E	0						0																	
2	900112	14	5	1753	IDLEWILD RD	CEDARS EAST CT	50	S	0						C																	
3	900217	16	6	1624	IDLEWILD RD	CEDARS EAST CT	0	S	0						C		0															
4	900228	14	3	1920	IDLEWILD RD	CEDARS EAST CT	5	S*	0						0		C															
5	900401	21	7	2129	IDLEWILD RD	CEDARS EAST CT	500	N	0						0		0			0												
6	900721	22	6	2000	IDLEWILD RD	CEDARS EAST CT	75	*	0			0	0	0	C																	
7	900814	15	2	1700	IDLEWILD RD	CEDARS EAST CT	0		0						0																	
8	900820	17	1	746	IDLEWILD RD	CEDARS EAST CT	0		8		8	8			0	0	0															
9	900828	14	2	1555	IDLEWILD RD	CEDARS EAST CT	0		C						C																	
10	900929	4	6	203	IDLEWILD RD	CEDARS EAST CT	100	*	8						0																	
11	901128	14	3	920	IDLEWILD RD	CEDARS EAST CT	0		0						C			C														
12	900124	16	3	734	IDLEWILD RD	CEDARWILD RD	0		0						B																	
13	900402	14	1	1234	IDLEWILD RD	CEDARWILD RD	0	N	C		0	C		0	0		C															
14	900406	14	5	1448	IDLEWILD RD	CEDARWILD RD	300	S	0		C				C																	
15	900418	14	3	1751	IDLEWILD RD	CEDARWILD RD	150	N	0						0		0				0											
16	900509	16	3	1410	IDLEWILD RD	CEDARWILD RD	0		0		0				0		C															
17	900522	14	2	1905	IDLEWILD RD	CEDARWILD RD	0		0						C																	
18	900529	1	2	1611	IDLEWILD RD	CEDARWILD RD	1	*							0																	
19	900611	1	1	32	IDLEWILD RD	CEDARWILD RD	500	S	C																							
20	900712	22	4	2145	IDLEWILD RD	CEDARWILD RD	0		A						0																	
21	901023	14	2	700	IDLEWILD RD	CEDARWILD RD	10	N							0						0											
22	901126	14	1	835	IDLEWILD RD	CEDARWILD RD	30	N	0						C																	
23	901221	22	5	1632	IDLEWILD RD	CEDARWILD RD	50	E	C						C																	
24	901227	14	4	1815	IDLEWILD RD	CEDARWILD RD	150	N	0		0				0																	
25	900115	21	1	1843	IDLEWILD RD	ELECTRA LN	50	N	0						0																	
26	900118	6	4	2227	IDLEWILD RD	ELECTRA LN	1	N	0						A																	
27	900221	14	3	1615	IDLEWILD RD	ELECTRA LN	150	S	0						0						C											
28	900407	16	6	1558	IDLEWILD RD	ELECTRA LN	50	S	C						0																	
29	900427	17	5	1354	IDLEWILD RD	ELECTRA LN	50	S	C						0																	
30	900519	14	6	1210	IDLEWILD RD	ELECTRA LN	0		0						0																	
31	900608	21	5	1730	IDLEWILD RD	ELECTRA LN	100	N	0						0																	
32	900611	22	1	2100	IDLEWILD RD	ELECTRA LN	0								0		0			0												
33	900627	19	3	1244	IDLEWILD RD	ELECTRA LN	0		0						0		0															
34	900706	17	5	1239	IDLEWILD RD	ELECTRA LN	0	E	C						0																	
35	900930	14	7	2134	IDLEWILD RD	ELECTRA LN	0	S	B		A				C																	
36	901016	14	2	841	IDLEWILD RD	ELECTRA LN	150	N	0						B					0												
37	901023	22	2	1954	IDLEWILD RD	ELECTRA LN	50	N	0						C		C															
38	901104	19	7	1728	IDLEWILD RD	ELECTRA LN	0		C						0		0															
39	901109	14	5	1826	IDLEWILD RD	ELECTRA LN	200	E	0		0				C		C															
40	901221	14	5	1820	IDLEWILD RD	ELECTRA LN	120	NE	0						0																	
41	900104	1	4	2333	IDLEWILD RD	FLINTRIDGE DR	150	N																								
42	900503	1	1	1754	IDLEWILD RD	FLINTRIDGE DR	30	E																								
43	901212	19	3	1742	IDLEWILD RD	FLINTRIDGE DR	0	N	0		0				0		0			0												
44	900905	17	3	749	IDLEWILD RD	HIGHBROOK DR	0		0						0																	
45	901204	14	2	1742	IDLEWILD RD	HIGHBROOK DR	75	W	0						0																	
46	900414	17	6	1520	IDLEWILD RD	IDLEBROOK DR	0		0		0				0		0															
47	900511	22	5	703	IDLEWILD RD	IDLEBROOK DR	0		0						0																	

IDLEWILD RD B/N ELECTRA LN AND WARE RD
STATE ACCIDENT FILE - 1990

16:16 FRIDAY, OCTOBER 18, 1991

OBS	ACCDAT	ACTYPE	DAY	TIME	INROAD	FRIMROAD	DIST	DIRECT	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ	U2P1INJ	U2P2INJ	U2P3INJ	U2P4INJ	U2P5INJ	U2P6INJ	U3P1INJ	U3P2INJ	U3P3INJ	U3P4INJ	U3P5INJ	U3P6INJ	U4P1INJ	U4P2INJ	U4P3INJ	U4P4INJ	U4P5INJ	U4P6INJ
48	900901	17	6	1105	IDLEWILD RD	IDLEBROOK DR	0		0		[illegible]		[illegible]		[illegible]		[illegible]															
49	901126	14	6	135_	IDLEWILD RD	IDLEBROOK DR	[illegible]		[illegible]						[illegible]																	
50	901119	17	1	1700	IDLEWILD RD	IDLEBROOK DR	0	W	0						[illegible]																	
51	900303	14	6	1316	IDLEWILD RD	IDLEBROOK RD	0		0		C				[illegible]																	
52	900608	17	5	730	IDLEWILD RD	IDLEBROOK RD	0		0		[illegible]	C	C	C	[illegible]																	
53	900730	17	1	2233	IDLEWILD RD	IDLEBROOK RD	0		0		C				C																	
54	900704	14	3	3	IDLEWILD RD	IVYDALE DR	15	W	C																							
55	900816	1	4	1936	IDLEWILD RD	IVYDALE DR	50	E	C												0		C									
56	900921	17	5	1740	IDLEWILD RD	LYNMONT DR	0		0						C																	
57	901221	14	5	1824	IDLEWILD RD	LYNMONT DR	15	W	0						0																	
58	900102	14	2	1604	IDLEWILD RD	ROSEHILL DR	250	N	0						0						0											
59	900326	14	1	1604	IDLEWILD RD	ROSEHILL DR	150	N	0		0				0						0											
60	900523	14	3	1900	IDLEWILD RD	ROSEHILL DR	100	N	0						0		0															
61	900612	14	2	1740	IDLEWILD RD	ROSEHILL DR	100	S	0						C																	
62	900302	1	5	1400	IDLEWILD RD	SPRINGFIELD DR	100	S																								

12 - [illegible]
13 - [illegible]
4 - [illegible]
10 - [illegible]
50

NOTE: COPYRIGHT (C) 1984,1988 SAS INSTITUTE INC., CARY, N.C. 27512, U.S.A.

NOTE: THE JOB TRRRPTR HAS BEEN RUN UNDER RELEASE 5.18 OF SAS AT CITY OF CHARLOTTE - MIS DEPARTMENT (05664001).

NOTE: CPUID VERSION = 04 SERIAL = 114579 MODEL = 4381 ;
CPUID VERSION = 04 SERIAL = 114579 MODEL = 4381 ;

NOTE: SAS OPTIONS SPECIFIED ARE:
SORT 4

```
1          OPTION NONOTES NOSOURCE ;
```

OBS	ACCDAT	ACCTYPE	DAY	TIME	INROAD	FROMROAD	DIST	DIREL	UP1IN	UP2IN	UP3IN	UP4IN	UP5IN	UP6IN	UP21IN	UP22IN	UP23IN	UP24IN	UP25IN	UP26IN	UP31IN	UP32IN	UP33IN	UP34IN	UP35IN	UP36IN	UP41IN	UP42IN	UP43IN	UP44IN	UP45IN	UP46IN
1	890914	19	4	731	IDLEWILD RD	CEDARS EAST CT	10	W	0		0				0		0															
2	891027	17	5	1737	IDLEWILD RD	CEDARS EAST CT	300	A	0						0																	
3	890127	14	5	1639	IDLEWILD RD	CEDARWILD RD	0		0						0																	
4	890221	14	2	1836	IDLEWILD RD	CEDARWILD RD	0	S	0						0																	
5	890224	1	5	2225	IDLEWILD RD	CEDARWILD RD	42	S	8		0	0		0																		
6	890405	15	3	1816	IDLEWILD RD	CEDARWILD RD	300	A	0						0		0															
7	890406	17	4	1555	IDLEWILD RD	CEDARWILD RD	0		0						0		0															
8	890506	14	6	2110	IDLEWILD RD	CEDARWILD RD	1	S	0		0				0						0											
9	890527	12	6	1530	IDLEWILD RD	CEDARWILD RD	0	S	0		0																					
10	890607	14	3	2030	IDLEWILD RD	CEDARWILD RD	15	S	0						0																	
11	890616	19	5	1726	IDLEWILD RD	CEDARWILD RD	0	E							0		0															
12	890630	14	5	953	IDLEWILD RD	CEDARWILD RD	0		0						0				0													
13	890816	22	3	757	IDLEWILD RD	CEDARWILD RD	0	W	0						0																	
14	891018	22	3	1822	IDLEWILD RD	CEDARWILD RD	0		0						0		0															
15	891115	22	3	1345	IDLEWILD RD	CEDARWILD RD	50	N	0						0		0															
16	891011	20	3	1320	IDLEWILD RD	CEDARWILD RD	500	N	0		0	0			0		0	0														
17	890114	14	6	1315	IDLEWILD RD	ELECTRA LN	10	S	0		0	0	0	0	0		0															
18	890303	14	5	1635	IDLEWILD RD	ELECTRA LN	10	W	0						0		0	0		0	0											
19	890320	14	1	1758	IDLEWILD RD	ELECTRA LN	25	N	0						0																	
20	890410	19	1	2039	IDLEWILD RD	ELECTRA LN	0	E	0		0				0																	
21	890416	17	7	2242	IDLEWILD RD	ELECTRA LN	0		0						0																	
22	890426	16	3	1340	IDLEWILD RD	ELECTRA LN	0		0		0				0																	
23	890526	14	5	1348	IDLEWILD RD	ELECTRA LN	200	E	0						C																	
24	890609	14	5	852	IDLEWILD RD	ELECTRA LN	0		0						C		0															
25	890706	16	4	908	IDLEWILD RD	ELECTRA LN	0		0						0																	
26	890722	14	6	1727	IDLEWILD RD	ELECTRA LN	80	S	0						0		0															
27	890802	14	3	1052	IDLEWILD RD	ELECTRA LN	20	N	0		0				0																	
28	890824	6	4	1001	IDLEWILD RD	ELECTRA LN	0		0						B																	
29	890909	9	6	1609	IDLEWILD RD	ELECTRA LN	200	S	0		0				B																	
30	890923	14	6	1615	IDLEWILD RD	ELECTRA LN	500	E	0						0		0	0		0												
31	891017	14	2	1550	IDLEWILD RD	ELECTRA LN	5	N	0						0																	
32	891018	14	3	1745	IDLEWILD RD	ELECTRA LN	200	N	C		0				0			0														
33	891019	21	4	1700	IDLEWILD RD	ELECTRA LN	200	S	0						0		0															
34	891106	16	1	1422	IDLEWILD RD	ELECTRA LN	100	S	C						0																	
35	891121	14	2	1800	IDLEWILD RD	ELECTRA LN	250	N	C						0																	
36	891128	17	2	651	IDLEWILD RD	ELECTRA LN	0		0						C																	
37	891207	19	4	1713	IDLEWILD RD	ELECTRA LN	0		0						0		0	0														
38	890405	14	3	1450	IDLEWILD RD	FLINTRIDGE DR	10	S	0		0				0			0		0												
39	890413	14	4	1717	IDLEWILD RD	FLINTRIDGE DR	0		0						C																	
40	890626	14	1	1730	IDLEWILD RD	FLINTRIDGE DR	50	S	0						C		0					0										
41	891214	14	4	12	IDLEWILD RD	FLINTRIDGE DR	319	S	0						B																	
42	890331	21	5	625	IDLEWILD RD	HIGHBROOK DR	200	S	0						0																	
43	890407	17	5	2129	IDLEWILD RD	HIGHBROOK DR	400	W	0		0				0		0			0												
44	891103	17	5	1650	IDLEWILD RD	HIGHBROOK DR	0	S	0		0				B		0															
45	890107	14	6	1205	IDLEWILD RD	IDLEBROOK DR	40	S	0						C																	
46	890114	2	6	2130	IDLEWILD RD	IDLEBROOK DR	100	S	0																							
47	890121	17	6	2048	IDLEWILD RD	IDLEBROOK DR	0		0		0				C																	

IDLEWILD RD B/N ELECTRA LN AND WARE RD
STATE ACCIDENT FILE - 1989

16:22 FRIDAY, OCTOBER 18, 1991

OBS	ACCDAT	ACTYPE	DAY	TIME	INROAD	FROMROAD	DIST	DIRECT	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ	UP21INJ	UP22INJ	UP23INJ	UP24INJ	UP25INJ	UP26INJ	UP31INJ	UP32INJ	UP33INJ	UP34INJ	UP35INJ	UP36INJ	UP41INJ	UP42INJ	UP43INJ	UP44INJ	UP45INJ	UP46INJ
48	890303	17	5	1255	IDLEWILD RD	IDLEBROOK DR	0	S	0						0		0															
49	890324	17	6	2200	IDLEWILD RD	IDLEBROOK DR	0		0		0				0																	
50	890325	21	6	1951	IDLEWILD RD	IDLEBROOK DR	0								0																	
51	890426	14	3	810	IDLEWILD RD	IDLEBROOK DR	0		0		0				0																	
52	890606	1	2	1845	IDLEWILD RD	IDLEBROOK DR	300	E																								
53	891102	19	4	1850	IDLEWILD RD	IDLEBROOK DR	25	W	0		0				0		0															
54	890327	14	1	1710	IDLEWILD RD	IVYDALE DR	150	S	0						0						0											
55	890920	14	3	1839	IDLEWILD RD	IVYDALE DR	0	S	0						0																	
56	890624	14	6	1100	IDLEWILD RD	LYNFIELD DR	5	E	0		0				0		0															
57	891103	14	2	922	IDLEWILD RD	LYNFIELD DR	100	E	0						0																	
58	890404	14	2	2200	IDLEWILD RD	LYNMONT DR	0		0						0		0															
59	890524	14	3	1641	IDLEWILD RD	LYNMONT DR	50	E	0						0																	
60	890909	14	6	1200	IDLEWILD RD	LYNMONT DR	200	W	0						0																	

17 - Rear
10 - LT
1 - RT
3 - Angle
17

NOTE: COPYRIGHT (C) 1984,1988 SAS INSTITUTE INC., CARY, N.C. 27512, U.S.A.

NOTE: THE JOB TRRRPTR HAS BEEN RUN UNDER RELEASE 5.18 OF SAS AT CITY OF CHARLOTTE - MIS DEPARTMENT (05664001).

NOTE: CPUID VERSION = 04 SERIAL = 114579 MODEL = 4381 .

NOTE: SAS OPTIONS SPECIFIED ARE:
SORT-4

1 OPTION NONOTES NOSOURCE ;

OBS	ACCDAT	ALCTYPE	DAY	TIME	JNROAD	FRMROAD	DIST	DIRECT	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ	UP1INJ	UP2INJ	UP3INJ	UP4INJ	UP5INJ	UP6INJ
1	880126	22	2	720	IDLEWILD RD	CEDARS EAST CT	0		0						0																	
2	880528	21	6	1538	IDLEWILD RD	CEDARS EAST CT	0		0		0				0		0				0											
3	880601	17	3	1527	IDLEWILD RD	CEDARS EAST CT	0		0		0				0																	
4	880610	17	5	1800	IDLEWILD RD	CEDARS EAST CT	0		0		0				0		0		0		0											
5	880722	22	5	1250	IDLEWILD RD	CEDARS EAST CT	0		0						0		0															
6	880803	14	3	2053	IDLEWILD RD	CEDARS EAST CT	30	A	0		0				A		0				A		A		A							
7	880925	17	7	240	IDLEWILD RD	CEDARS EAST CT	0								0																	
8	881012	22	3	835	IDLEWILD RD	CEDARS EAST CT	0		0						0																	
9	881014	14	5	2003	IDLEWILD RD	CEDARS EAST CT	40	E	0						0																	
10	881129	22	2	1817	IDLEWILD RD	CEDARS EAST CT	0	N	B						0																	
11	881215	17	4	640	IDLEWILD RD	CEDARS EAST CT	20	N	0		0				0																	
12	880201	22	1	1555	IDLEWILD RD	CEDARWILD RD	0		0						0			0														
13	880309	14	3	1640	IDLEWILD RD	CEDARWILD RD	0		0						0																	
14	882427	1	3	320	IDLEWILD RD	CEDARWILD RD	400	N																								
15	880727	17	3	2010	IDLEWILD RD	CEDARWILD RD	0		0		0				0																	
16	880929	16	4	1757	IDLEWILD RD	CEDARWILD RD	0	W	0		0		0		0		0															
17	881110	6	4	1505	IDLEWILD RD	CEDARWILD RD	75	E	0						A																	
18	881129	17	2	1756	IDLEWILD RD	CEDARWILD RD	0		0						0																	
19	881214	22	3	1740	IDLEWILD RD	CEDARWILD RD	0	S	0						0																	
20	880816	22	2	1903	IDLEWILD RD	ELECTRA DR	200	S	0		0				0		0				0		0									
21	880123	22	6	1404	IDLEWILD RD	ELECTRA LN	18	S	0						0																	
22	880130	22	6	1528	IDLEWILD RD	ELECTRA LN	7	N	0						0	0	0															
23	880211	22	4	1559	IDLEWILD RD	ELECTRA LN	10	S	0						0		0															
24	880214	16	7	1739	IDLEWILD RD	ELECTRA LN	75	S	0		0	0		0	0																	
25	880219	14	5	1538	IDLEWILD RD	ELECTRA LN	1	S	0						0		0															
26	881310	21	4	1903	IDLEWILD RD	ELECTRA LN	50	N	0		0				0		0															
27	880626	14	7	1118	IDLEWILD RD	ELECTRA LN	80	NE	0						0																	
28	880708	19	5	1703	IDLEWILD RD	ELECTRA LN	400	S	0						0																	
29	880730	16	6	1419	IDLEWILD RD	ELECTRA LN	500	S	0		0				0																	
30	880805	22	5	2003	IDLEWILD RD	ELECTRA LN	20	S	0		0				0																	
31	880906	22	2	1550	IDLEWILD RD	ELECTRA LN	500	S	0		0				0																	
32	880914	19	3	1850	IDLEWILD RD	ELECTRA LN	100	S	0						0	0	0	0	0	0												
33	880920	21	2	4	IDLEWILD RD	ELECTRA LN	30	N							0		0															
34	881105	22	7	1626	IDLEWILD RD	ELECTRA LN	400	S	0						0		0	0		0	0											
35	881109	14	3	1355	IDLEWILD RD	ELECTRA LN	350	NE	0						8																	
36	881111	16	5	1935	IDLEWILD RD	ELECTRA LN	0		0						0		0															
37	881121	17	1	1920	IDLEWILD RD	ELECTRA LN	0	S	0						0																	
38	881225	17	1	1155	IDLEWILD RD	ELECTRA LN	150	S	0						0																	
39	880110	22	7	1815	IDLEWILD RD	FLINTRIDGE DR	75	N	0						0								0									
40	880209	19	2	630	IDLEWILD RD	FLINTRIDGE DR	0		0		0				0																	
41	880828	1	7	1431	IDLEWILD RD	FLINTRIDGE DR	400	E	0																							
42	881114	1	1	135	IDLEWILD RD	HIG-BRLLA LN	10	S	A																							
43	881111	14	5	1612	IDLEWILD RD	HIGHBROOK RD	40	N	0						0																	
44	880503	14	2	1755	IDLEWILD RD	IDLEBROOK DR	0		C						0																	
45	881212	21	1	1617	IDLEWILD RD	IDLEBROOK DR	150	S							0																	
46	880427	16	3	1629	IDLEWILD RD	IDLEBROOK PO	4	W	0						0																	
47	881126	14	6	1410	IDLEWILD RD	IVYDALE DR	400	S	0						0		0	0			0											

IDLEWILD RD B/N ELECTRA LN AND WARE RD
STATE ACCIDENT FILE - 1988

16:23 FRIDAY, OCTOBER 18, 1991

OBS	ACCDAT	ACTYPE	DAY	TIME	JNROAD	FRJNRROAD	DIST	DIRECT	U1P1INJ	U1P2INJ	U1P3INJ	U1P4INJ	U1P5INJ	U1P6INJ	U2P1INJ	U2P2INJ	U2P3INJ	U2P4INJ	U2P5INJ	U2P6INJ	U3P1INJ	U3P2INJ	U3P3INJ	U3P4INJ	U3P5INJ	U3P6INJ	U4P1INJ	U4P2INJ	U5P3INJ	U4P4INJ	U4P5INJ	U4P6INJ
48	880802	14	2	1530	IDLEWILD RD	IVYDALE RD	5	N	0		0				C		C															
49	881208	14	4	2120	IDLEWILD RD	LYNMONT DR	15	E	C						C						C											
50	880221	14	7	1500	IDLEWILD RD	ROSEHILL DR	30	W	C						0																	
51	880420	14	3	1622	IDLEWILD RD	ROSEHILL DR	10	N	C						0						C						C					
52	880913	14	2	1655	IDLEWILD RD	ROSEHILL DR	200	E	C						0																	
53	881121	16	1	1200	IDLEWILD RD	SPRINGFIELD DR	0	S	0						C																	
54	880107	22	4	1330	IDLEWILD RD	SPRINGFIELD RD	20	N	0						0																	

#1 - Rear
#2 - RT
#4 - LT
#5 - Extra'e

OBS	ACCDAT	ACTYE	DAY	TIME	INROAD	IRLNROAD	DIST	DIRECT	UP1IJ	UP2IJ	UP3IJ	UP4IJ	UP5IJ	UP6IJ	UP1IJ	UP2IJ	UP3IJ	UP4IJ	UP5IJ	UP6IJ	UP1IJ	UP2IJ	UP3IJ	UP4IJ	UP5IJ	UP6IJ	UP1IJ	UP2IJ	UP3IJ	UP4IJ	UP5IJ	UP6IJ
1	870214	14	6	1738	IDLEWILD RD	CEDARS EAST CT	100	S	0						0		0															
2	871225	16	5	835	IDLEWILD RD	CEDARS EAST CT	0	N	0						0																	
3	871229	16	2	1347	IDLEWILD RD	CEDARS EAST CT	0	W	0		0				0																	
4	870713	22	1	910	IDLEWILD RD	CEDARWILD LN	0		0		8				0																	
5	870305	16	4	1856	IDLEWILD RD	CEDARWILD RD	0		0						0																	
6	870623	19	2	734	IDLEWILD RD	CEDARWILD RD	90	S	0		0				0																	
7	870807	14	5	1045	IDLEWILD RD	CEDARWILD RD	500	N	0						0																	
8	870926	15	6	1240	IDLEWILD RD	CEDARWILD RD	500	N	0						0						C		0									
9	871021	18	3	1622	IDLEWILD RD	CEDARWILD RD	225	S	0						0																	
10	871[illegible]	14	1	[illegible]	IDLEWILD RD	CEDARWILD RD	0	W	0						0		0															
11	871121	21	6	13	IDLEWILD RD	CEDARWILD RD	75	S	0		0		0		0																	
12	870207	14	6	1258	IDLEWILD RD	ELECTRA LN	0		0						0																	
13	870212	16	4	957	IDLEWILD RD	ELECTRA LN	500	W	0						0																	
14	870214	0	0	1833	IDLEWILD RD	ELECTRA LN	0																									
15	870302	9	1	1248	IDLEWILD RD	ELECTRA LN	90	S	0		0	0	0	0	0																	
16	870317	21	2	1200	IDLEWILD RD	ELECTRA LN	300	S	0						0																	
17	870317	23	2	2053	IDLEWILD RD	ELECTRA LN	0		0						0																	
18	870624	16	3	732	IDLEWILD RD	ELECTRA LN	60	N	0						0																	
19	870817	17	1	735	IDLEWILD RD	ELECTRA LN	200	W	0						0																	
20	870916	22	3	852	IDLEWILD RD	ELECTRA LN	40	S	0						0						0											
21	871030	14	5	1636	IDLEWILD RD	ELECTRA LN	[illegible]	W	0				0		0						0											
22	871108	16	7	1324	IDLEWILD RD	ELECTRA LN	30	S	0						0																	
23	871111	14	3	1954	IDLEWILD RD	ELECTRA LN	0								0		0															
24	871212	18	6	255	IDLEWILD RD	ELECTRA LN	0	S	0		0	0			0																	
25	871219	17	6	1045	IDLEWILD RD	ELECTRA LN	0		0		0	0	0	0	0		0															
26	871222	22	2	1622	IDLEWILD RD	ELECTRA LN									0		0															
27	870131	22	6	825	IDLEWILD RD	FLINTRIDGE DR	500	S	0						0			0														
28	870924	14	4	1559	IDLEWILD RD	IDLEBROOK DR	0		0						0																	
29	871030	17	5	1803	IDLEWILD RD	IDLEBROOK DR	0		0						0																	
30	871127	17	5	1145	IDLEWILD RD	IDLEBROOK DR	0		0						0		0															
31	870819	17	3	801	IDLEWILD RD	IVYDALE DR	0		0		0				0						0		0	0		0						
32	870322	14	7	1325	IDLEWILD RD	LYNFIELD DR	50	E	0						0						0											
33	870731	14	5	1348	IDLEWILD RD	ROSEHILL DR	5		0						0						0											
34	870928	14	1	711	IDLEWILD RD	ROSEHILL DR	100	N	0						0																	
35	871219	14	6	1520	IDLEWILD RD	SPRINGFIELD DR	250	E	0						A																	
36	870119	6	1	1330	IDLEWILD RD																											

11 - RIGHT
2 - LT TURN
3 - RT TURN
4 - ANGLE

3

NOTE: COPYRIGHT (C) 1984,1988 SAS INSTITUTE INC., CARY, N.C. 27512, U.S.A.

NOTE: THE JOB TRRRPTR HAS BEEN RUN UNDER RELEASE 5.18 OF SAS AT CITY OF CHARLOTTE - MIS DEPARTMENT (05664001).

NOTE: CPUID VERSION = 04 SERIAL = 014579 MODEL = 4381 .
CPUID VERSION = 04 SERIAL = 114579 MODEL = 4381 .

NOTE: SAS OPTIONS SPECIFIED ARE:
SORT 4

```
1          OPTION NONOTES NOSOURCE ;
```