AGENDA

Meeting Type:	B
Date:	09-16-1993

City of Charlotte, City Clerk's Office

CHARLOTTE

Council Agenda

September 16, 1993

CITY CLERK, BRENDA R FREEZE

Zoning Public Hearings
9-16-93

Mayor Vinroot absent
Campbell ✓
Chafelter absent
Hammond ✓
McCrory ✓
Majeed ✓ absent until 6:55 noted
Mangum absent
Martin ✓
Patterson absent
Reid ✓
Scarborough ✓ absent until 7:00 noted in
Wheeler ✓

Jack Byrne ✓
Ike Heard, Jr. ✓
Vicky Bannon ✓
John Jones ✓
Rowe Mottley ✓
Vincent Jones ✓
Don Wheichel ✓

6:00

Hammond RECESS 6:05

RECONVENE 6:40

Hammond - Wait another 10 OR 15 minutes
Don Reid arrived 6:40

Hammond - begin mtg.
Jack Byrne - Review 9/28 at 4:30
Hammond

#1 - 93-93
Hammond
Fields
McCrory / Wheeler Clse. Hrng.
Unan.

#2 - 93-94
Hammond
Fields
Hammond
Lois Moore - not going to speak
Hammond
Joan Miller - on behalf of John Miller
Hammond
McCrory
Fields
Martin
Fields
Hammond
McCrory / Martin Clse Hrng.
Unan

#3 - 93-95
Hammond
Whe / Mar Clse
Unan.

#4 93-96

Hammond
Fields
Hammond
Martin
Douglas Boyce - (Majeed arrived 6:55)
Hammond -
Fields
Hammond
Fields (Scarborough arrived 7:00)
Mar
Fields
Boyce
Hammond
Boyce
Hammond
Fields
Hammond
Boyce
Hammond
Mar Pahle Case
Lenan.

#5- 93-97

Hammond
Fields

Hammond
John Moore
Scarborough
Fields
Moore
McCrory - People who do business licenses and
Scarborough
Hammond
Scarborough / Wheeler
Case. Hrng. - Unan.
Hammond
#6-93-98
Hammond
Mary Hightower
Hammond
Scarborough
Hammond
Scarborough / Wheeler Case
Unan.
#7-93-99
Hammond
McCrory / Wheeler Case Hrng.
Unan.
Hammond

#8 93-100

Hammond

Fields

Hammond

Ollie Berryhill - 200 Tuckaseegee Rd.

Martin

Fields

Martin

Fields

Martin

Berryhill

Martin

Berryhill

Fields

McCrary

Hammond

Lois Moore -

Fields R-5 up to 5

R-8 up to 8 units per

would allow duplexes,

triplexes

Hammond

Moore - request R-8

Hammond

Fields

Scarborough / Wheeler Clue
Team.

#9-93-101
Hammond
Fields
Hammond
Mrs. Robinson
Bailey Patrick
Hammond
McCrary
Fields
McCrary
Scarborough
Fields
Scarborough
Fields
Scarborough
Fields
Majeed -
McCrary
Majeed
Martin
Robinson - 900 on list -
Martin - about 2 years

Robinson
Martin
Hammond
Majeed
Patrick
Scarborough
Hammond
Martin P Wheeler Clse Hrng.
Tuncr.

#10 93-102
Hammond
Fields
Hammond
Yvonne Davis
Hammond
Davis 1821 Wayt St.
Hammond 1801 Wayt. St.
Al Martin
Hammond
Davis
Hamm
Maj P Mar Clse
Tuncr.

#11- 93-103
Hammond

McCrory Wheeler Case
Unan.

#12 93-104
Hammond
Wheeler Martin Case
Unan.

Martin
Fields
Hammond

#13 93-105
Hammond
Fields
Hammond
Richard Ivey
Marty Ivey
Martin
Richard Ivey (White Shirt)
Martin
Fields
Richard Ivey (White Shirt)
Fields
Richard Ivey (White)
Fields
Martin
Richard Ivey (White)

Tape 2 8:10.

Martin

Fields - Could not change to B 2 without a separate petition

Hammond

Fields

Martin

Richard Ivey - (white)

Martin

Marty Ivey (G. shirt)

Majeed

Richard Ivey (W. shirt)

Majeed

Scarborough

Fields

Majeed

Reid

Fields

Reid

Fields

Reid

Fields

Hammond

Amos Simmons

Fields

Simmons

Hammond

Mc Crory
Fields
Simmons
Fields
Majed
Simmons
Majed
Mar / Aye Close
Unan.

#14 93-106
Hammond
Fields
Hammond
Bailey Patrick
Hammond
McCrory
Fields
McCrory - If we downzone -
Hammond - done by Council Planning Comm.
McCrory
Hammond
Patrick
Hammond
Se / Aye Close - Unan.

#15- 93-107

Hammond
McCrory
Martin
Fields
McCrory
Fields
Wheeler

/Martin Cloe Hrng.
Unan.
Scarborough/Wheeler
Adjourn
8:30

CHARLOTTE

MEETINGS IN SEPTEMBER '93

SEPTEMBER 1 - 3

1, Wednesday 8 30 a m	**CIVIL SERVICE BOARD/HEARING (Closed)** CMGC Room 118
12 00 noon	**PLANNING COMMISSION/Planning Committee** CMGC 8th Floor Conference Room
3 30 p m	**TRANSIT/TRANSPORTATION STEERING COMMITTEE** CMGC Rooms 270 271
2 Thursday 3 30 p m	**CITY COUNCIL PLANNING COMMITTEE (Tour of South District)** CMGC Lobby

THE WEEK OF SEPTEMBER 6 - 10

6 Monday	**LABOR DAY HOLIDAY** All City Government Offices Closed
7 Tuesday 12 00 Noon	**PLANNING COMMISSION/Work Session** CMGC 8th Floor Conference Room
2 00 p m	**PLANNING COMMISSION/Planning Committee** CMGC 8th Floor Land Development Conference Room
2 00 p m	**PLANNING COMMISSION/Zoning Committee** - CMGC 8th Floor Conference Room
5 00 p m	**CITY COUNCIL WORKSHOP** CMGC Conference Center
8 Wednesday 8 00 a m	**CLEAN CITY COMMITTEE** CMGC Room 270
8 30 a m	**CIVIL SERVICE BOARD** CMGC 7th Floor Conference Room
9 00 a m	**AUDITORIUM COLISEUM CONVENTION CENTER AUTHORITY** New Convention Center Office 2940 One First Union Center
9 30 a m	**CIVIL SERVICE BOARD/HEARING (Closed)** CMGC Room 118
3 00 p m	**HISTORIC DISTRICT COMMISSION** CMGC 8th Floor Conference Room
9 Thursday 5 00 p m	**COUNCIL/MANAGER DINNER** CMGC Meeting Chamber Conference Room
6 00 p m	**CITY COUNCIL MEETING/Public Hearing on Central District Rezoning** CMGC Meeting Chamber

THE WEEK OF SEPTEMBER 13 - 17

13 Monday 8 00 a m	**MAYOR S INTERNATIONAL CABINET** CMGC Room 118
4 30 p m	**PLANNING COMMISSION/Zoning Committee** CMGC 8th Floor Conference Room
5 00 p m	**COUNCIL/MANAGER DINNER** CMGC Conference Center
6 30 p m	**CITIZENS HEARING** CMGC Meeting Chamber (Televised Live on Cable Channel 16/32)
7 00 p m	**CITY COUNCIL MEETING** - CMGC Meeting Chamber (Televised Live On Cable Channel 16/32)
7 00 p m	**HISTORIC LANDMARKS COMMISSION** Thies Building 500 N Tryon St Suite 200
14 Tuesday 8 00 a m	**AIRPORT ADVISORY COMMITTEE** Charlotte/Douglas International Airport, Main Terminal Conf Rooms A&B
2 30 p m	**HOUSING APPEALS BOARD** CMGC 5th Floor Conference Room
15 Wednesday 5 00 p m	**CITIZENS CABLE OVERSIGHT COMMITTEE** CMGC 7th Floor Conference Room
5 00 p m	**ELECTED OFFICIALS RECEPTION & BRIEFING FOR TRANSIT/TRANSPORTATION STRATEGY** CMGC Conference Center
7 00 p m	**METROPOLITAN PLANNING ORGANIZATION** Union County Chamber of Commerce 903 Skyway Dr Monroe

(Continued on Back)

Public Service And Information Department

600 East Fourth Street

Charlotte NC 28202 2861

704/336-2395

MEETINGS IN SEPTEMBER '93 (Continuned)

THE WEEK OF SEPTEMBER 13 - 17 (Continued)

16 Thursday

2 00 p m	**CMUD ADVISORY COMMITTEE** Utility Dept 5100 Brookshire Blvd
5 00 p m	**COUNCIL/MANAGER DINNER** - CMGC Meeting Chamber Conference Room
7 00 p m	**CITY COUNCIL MEETING/Public Hearing on Central District Plan** CMGC Meeting Chamber
7 00 p m	**CHARLOTTE TREE ADVISORY COMMITTEE** CMGC Room 270

THE WEEK OF SEPTEMBER 20 - 24

20 Monday

11 00 a m	**PLANNING COMMISSION/Executive Committee** CMGC 8th Floor Conference Room
5 00 p m	**COUNCIL/MANAGER DINNER** CMGC Meeting Chamber Conference Room
6 00 p m	**CITY COUNCIL MEETING/ZONING HEARINGS** CMGC Meeting Chamber Conference Room

21 Tuesday

2 00 p m	**HOUSING AUTHORITY** Administrative Office 1301 South Boulevard
4 30 p m	**COMMUNITY RELATIONS COMMITTEE** Little Rock AME Zion Church 401 N McDowell St

22 Wednesday

7 45 a m	**PRIVATE INDUSTRY COUNCIL** CMGC Conference Center
6 00 p m	**TRANSIT/TRANSPORTATION COMMITTEE OF 100** - CMGC Conference Center

23 Thursday

4 30 p m	**CHARLOTTE TRANSIT ADVISORY COMMITTEE** CMGC Room 119
5 00 p m	**CHARLOTTE-MECKLENBURG ART COMMISSION** Arts & Science Conference Room 214 N Church St

SEPTEMBER 27 - 30

27 Monday

4 30 p m	**PLANNING COMMISSION/Zoning Committee** CMGC 8th Floor Conference Room
5 00 p m	**COUNCIL/MANAGER DINNER** CMGC Conference Center
6 30 p m	**CITIZENS HEARING** CMGC Meeting Chamber (Televised Live on Cable Channel 16/32)
7 00 p m	**CITY COUNCIL MEETING** CMGC Meeting Chamber (Televised Live On Cable Channel 16/32)

28 Tuesday

1 00 p m	**ZONING BOARD OF ADJUSTMENT** Hal Marshall Center 700 N Tryon Street
4 30 p m	**PLANNING COMMISSION/Zoning Committee** CMGC 8th Floor Conference Room

NOTE These organizations do not have meetings scheduled for SEPTEMBER

Advisory Energy Commission
Firefighters Retirement Board
Insurance & Risk Management Advisory Board
Neighborhood Matching Grants Fund
Parade Permit Committee

MAYOR'S SCHEDULE

September 16, 1993

<u>6:00 p.m. - Zoning Meeting</u>

1 Invocation (No one at this time)

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

(a) Agenda Item No 2, Hearing on Petition No. 93-94

A protest petition has been filed and <u>is not sufficient</u> to invoke the 20% rule

1. ~~Louise~~ Lois Moore, 2905 Coronet Way, 392-9250 - ~~AGAINST~~ FOR - DID NOT SPEAK
2. Tom Miller, 122 Cherokee Rd, 374-1610 AGAINST

OVER

(b) Agenda Item No 5, Hearing on Petition No 93-97

A protest petition has been file 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 with regards to <u>Area C-3.</u>

1. John Moore, 5002 Gorham Drive, 332-1546 - AGAINST

(c) Agenda Item No 6, Hearing on Petition No 93-98

1. Mary Hightower, 1401 Camp Greene Street, 393-7419 - AGAINST

(d) Agenda Item No 8, Hearing on Petition No 93-100

1. Ollie Berryhill, 5724 Anderson Street, 597-9792 -
2. ~~Louise~~ Lois Moore, 2905 Coronet Way, 392-9250 - AGAINST

(e) Agenda Item No 9, Hearing on Petition No 93-101

A protest petition has been filed and <u>is not sufficient</u> with regards to Area C

1. Mrs. Robinson, 1008 Moretz Avenue, (Unlisted Phone) 376-3841 AGAINST
2. Bailey Patrick, Jr , 227 West Trade Street, 372-1120 - AGAINST

(f) Agenda Item No 10, Hearing on Petition No 93-102

1. ~~Barbara Brewton~~ Yvonne Davis Cameron, P O Box 16714, 333-4280 - AGAINST

(g) Agenda Item No 13, Hearing on Petition No 105

1. Richard Ivey, 130 West Boulevard, 334-3000 - AGAINST

2 Marty Ivey, 3300 North Tryon Street, 334-1616 - AGAINST

(h) Agenda Item No 14, Hearing on Petition No 93-106

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, with regards to <u>Area B</u>

1 Bailey Patrick, Jr , 227 West Trade Street, 572-1120 - AGAINST

#4-93-96
T. DOUGLAS BOYCE, 2914 RAVENCROFT DR 394-6436
AGAINST

CHARLOTTE

Mayor Richard Vinroot | *Mayor Pro Tem Ann Hammond*

Stan Campbell
Daniel G Clodfelter
Patrick McCrory
Nasif Rashad Majeed
Thomas A Mangum
Hoyle H Martin
Cyndee Patterson
Don D Reid
Ella Butler Scarborough
Lynn M Wheeler

Council Agenda

Thursday, September 16, 1993

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

6 00 p m - ZONING HEARINGS
Meeting Chamber

Invocation by

ITEM NO.

PUBLIC HEARINGS

1 (93-93) Hearing on Petition No 93-93 by Charlotte-Mecklenburg Planning Commission for a change in zoning for an area in the Five Points/Biddleville area, generally north of Martin Street, west of North Summit Avenue and the CSX Railroad tracks, and east of Beatties Ford Road (Johnson C Smith Campus) from R-22MF to Institutional

McCrory/Wheeler Clse Hrng unan.

Attachment No 1

2 (93-94) Hearing on Petition No 93-94 by Charlotte-Mecklenburg Planning Commission for a change in zoning for an area located between West Trade Street and Rozzelles Ferry Road generally south of Coronet Way and north of Bungalow Road from I-1 and I-2 to B-2

Attachment No. 2 PROTEST NOT SUFFICIENT.

McCrory/Martin Clse Hrng unan

3 (93-95) Hearing on Petition No 93-95 by Charlotte-Mecklenburg Planning Commission for a change in zoning for the following areas

Wheeler/Martin Close Hrng Unan

A Properties on both sides of Mattoon Street and Crestway Circle between Crestview Drive on the east and Seldon Drive to the west and properties on the south side of Mattoon Street between Crestview Drive to the west and French Drive on the east from R-22MF to R-8

B Properties fronting on both sides of Crestview Drive north of Mattoon Street and properties on the north side of Mattoon Street between Crestview Drive and French Street from R-22MF to R-5

Attachment No 3

4 (93-96) Hearing on Petition No 93-96 by Charlotte-Mecklenburg Planning Commission for a change in zoning for the following areas

Martin/Wheeler Close Hrng Unan.

A In Enderly Park, properties generally bound by Tuckaseegee Road to the south, Parkway Avenue to the west, CSX Railroad tracks to the north, and Berryhill Road to the east from R-22MF and I-2 to R-5.

B In the Smallwood neighborhood properties generally bound by Coronet Way and Norwood Drive to the north, Parkway Avenue to the west, Lake Avenue to the south, and a Duke Power right-of-way to the east from R-22MF to R-5

Attachment No 4

5 (93-97) Hearing on Petition No 93-97 by Charlotte-Mecklenburg Planning Commission for a change in zoning for the following areas:

Scarborough/Wheeler Close Hrng Unan.

A protest petition has been filed

A. In Enderly Park, area along both sides of Fairground Avenue, east of Glenwood Avenue, and west of the CSX Rail line from I-1 to R-8MF

B. In Thomasboro area near the southwest corner of Avalon Avenue and Glenwood Drive from B-1 to R-22MF

C In Enderly Park, properties fronting on the east side of Tuckaseegee Road generally between Pryor Street and Berryhill Road, and properties on both sides of Tuckaseegee Road between Karendale Avenue and Coker Avenue from B-1 to R-8

Attachment No 5 PROTEST SUFFICIENT FOR C-3

6 (93-98) Hearing on Petition No 93-98 by Charlotte-Mecklenburg Planning Commission for a change in zoning for the following areas·

Scarborough/Wheeler Clse. Hrng. Upon.

A Properties north of Tuckaseegee Road, generally east of Tennyson Avenue, west of Glenwood Drive and south of Bahama Court from R-22MF to R-5

B Properties south of Tuckaseegee Road generally between Coker Avenue to the east and Hazel Street to the west, and properties west of Tuckaseegee Road between Alice Street to the north and Drum Street to the south from R-22MF and O-2 to R-5

C. Properties east and west of Effingham Street between Tuckaseegee Road and Freedom Drive from R-22MF to R-8

Attachment No 6

7 (93-99) Hearing on Petition No 93-99 by Charlotte-Mecklenburg Planning Commission, for a change in zoning for the following areas

McCrory/Wheeler Clse Hrng. Upon.

A The Wesley Heights neighborhood generally north of Freedom Drive, west of I-77, south of Tuckaseegee Road, and west of Stewart Creek from R-22MF to R-5 and R-22MF to R-8, and a tract west of Wesley Heights and east of Stewart Creek from I-1 to R-8

B In Wesley Heights, properties at the south end of Woodruff Place and Walnut Street from O-2 to R-8, properties at the south end of Grandin Road and Summit Avenue from O-2 to R-5 and properties south of Tuckaseegee Road along Grandin Avenue between 4th Street and Westbrook Avenue from O-2 to R-8MF

Attachment No 7

8 (93-100) Hearing on Petition No 93-100 by Charlotte-Mecklenburg Planning Commission for a change in zoning for the following areas

Scarborough/Wheeler Clse Hrng Upon.

A The majority of the Seversville and Smallwood neighborhoods, including areas generally south of Roslyn Avenue, west of West Trade Street, north of Tuckaseegee Road, and east of Stewart Creek from R-22MF, B-2 and I-1 to R-8

B. Property at the end of Clyde Drive between Coronet Way and Rozzelles Ferry Road from I-1 to R-22MF

Attachment No 8

9 (93-101) Hearing on Petition No 93-101 by Charlotte-Mecklenburg Planning Commission for a change in zoning for the following areas

Martin/Wheeler Close Hrng Unan.

A A portion of Druid Hills generally north of Norris Avenue, east of Statesville Road and south of the Statesville Road Landfill and Asbury Street from I-2, B-1, O-2 and R-22MF to R-8

B An area in Druid Hills generally south of Moretz Avenue, west of Lucena Street, north of Edison Street, and east of Rachel Street from R-22MF to R-8

C Properties in Tryon Hills neighborhood north of Moretz Street, east of Bancroft Street, south of a Duke Power right-of-way, and west of Grimes Street from I-2 to R-5 PROTEST SUBMITTED FOR AREA "NOT" SUFFICIENT.

Attachment No 9

10 (93-102) Hearing on Petition No 93-102 by Charlotte-Mecklenburg Planning Commission for a change in zoning for the following areas

Majed/Martin Close Hrng Unan.

A The Genesis Park Neighborhood generally north of Oaklawn Avenue, east of I-77, south of Horne Street and west of Fairview Homes from R-22MF to R-8

B Neighborhood west of Statesville Avenue generally between Badger Street to the north and Woodward Avenue to the south from B-2 and R-22MF to R-8

Attachment No 10

11 (93-103) Hearing on Petition No 93-103 by Charlotte-Mecklenburg Planning Commission for a change in zoning for the following areas

McCrory/Wheeler Close Hrng Unan

A Properties bound by Statesville Avenue to the east, Oaklawn Avenue to the south and McCall Street to the west and north from B-2 to B-1

B Tract on the south east corner of Graham Street and west 24th Street from I-2 to B-1.

Attachment No 11

12. (93-104) Hearing on Petition No. 93-104 by Charlotte-Mecklenburg Planning Commission for a change in zoning for the following areas

Wheeler/Martin Close Hrng' unan

A Properties in the Tryon Hills neighborhood fronting on the west side of Bancroft Street between West 24th Street and Franklin Avenue from O-2 to R-5

B Properties in the Lockwood neighborhood located east of Graham Street between Sylvania Avenue to the north, Bancroft Street to the east and Plymouth Avenue to the south from O-2 to R-8

Attachment No 12

13 (93-105) Hearing on Petition No 93-105 by Charlotte-Mecklenburg Planning Commission for a change in zoning for the following areas·

Martin/Wheeler Close Hrng Unan.

A Properties fronting North Tryon Street between Craighead Road and Sugar Creek Road from I-1 to B-2

B Properties at the west end of Ritch Avenue and Benard Avenue, east of 36th street from B-1 to R-5

C Properties fronting the north and south sides of North Tryon Street between Craighead and Sugar Creek Road from I-1 to B-2

Attachment No 13

14 (93-106) Hearing on Petition No 93-106 by Charlotte-Mecklenburg Planning Commission for a change in zoning for the following areas

Scarborough/Wheeler Close Hrng Unan

A Properties west of West Craighead Road, fronting on the north side of Frew Road, and a tract generally west of Drury Drive, north of Frew Road, south of Midfield Drive, and east of Sugar Creek from O-2 to R-17MF

B Tract generally between Hilo Drive and Craighead Road, north of North Tryon Street from B-1 to R-12MF PROTEST SUFFICIENT FOR "B"

Attachment No 14

15 (93-107) Hearing on Petition No. 93-107 by Charlotte-Mecklenburg Planning Commission for a change in zoning for property on the northwest corner of Softley Road and Sugar Creek Road from O-2 to R-4.

Wheeler/Martin Close Hrng Unan

Attachment No 15

CHARLOTTE - MECKLENBURG PLANNING COMMISSION

September 9, 1993

Mayor and City Council

Re Central District Plan
Rezoning Petitions To Be Heard on September 16, 1993

Attached you will find the appropriate petition, accompanying map(s), and the Pre-Hearing Staff Analysis for each petition scheduled for public hearing on Thursday, September 16, 1993 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 on the rezoning request and the area in which the properties are located

Sincerely,

Walter G. Fields, III
Land Development Manager

WGFIII

cc Planning Commission Zoning Committee

Attachments

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

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-93

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: In Five Points/Biddleville, the area generally north of Martin Street, west of N Summit Avenue and the CSX Railroad tracks, and east of Beatties Ford Road (Johnson C Smith Campus)

Request: R-22MF to Institutional

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

dormitories, classroom buildings, and other campus facilities

Surrounding Land Uses

vacant land, institutional, commercial, and single family to the north, single family, duplexes, and commercial to the west, single family to the south, and railroad tracks, cemetery, and Brookshire Freeway to the east

Proposed Land Uses

Institutional

Consistency With Study Group Recommendations

This rezoning was added by the Planning Committee after the study group process was completed

Nonconformities Resulting From This Rezoning

none, however, some of the existing setbacks may become nonconforming

Consequences Of Not Rezoning This Property

When the new zoning ordinance was adopted, the institutional district was revised The intent was to have all large institutional uses such as colleges and universities zoned institutional Many such uses are located in single family districts, yet the uses are clearly of a magnitude that can impact adjacent residential areas The revised institutional zone provides more stringent development standards with regard to setbacks and buffers to ensure greater compatibility with neighborhoods

Recognizing the existence of Queens College and JC Smith University, both zoned single family, the ordinance retained colleges and universities as by-right uses in residential districts so as not to make these institutions nonconforming However, the decision made at the time the ordinance was drafted, was that these existing colleges would eventually be rezoned to the institutional district, after which a text amendment would be prepared eliminating colleges and universities as by-right uses in residential districts This proposed rezoning is in response to the earlier decision to rezone the institutions

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-93

Date Filed August 2, 1993

Recieved By M.C.M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq.Ft.-Acres) 49 Street Frontage(ft.) Not Applicable

Current Land Use Institutional, College Campus

Zoning Request

Existing Zoning R-22MF Requested Zoning Institutional

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

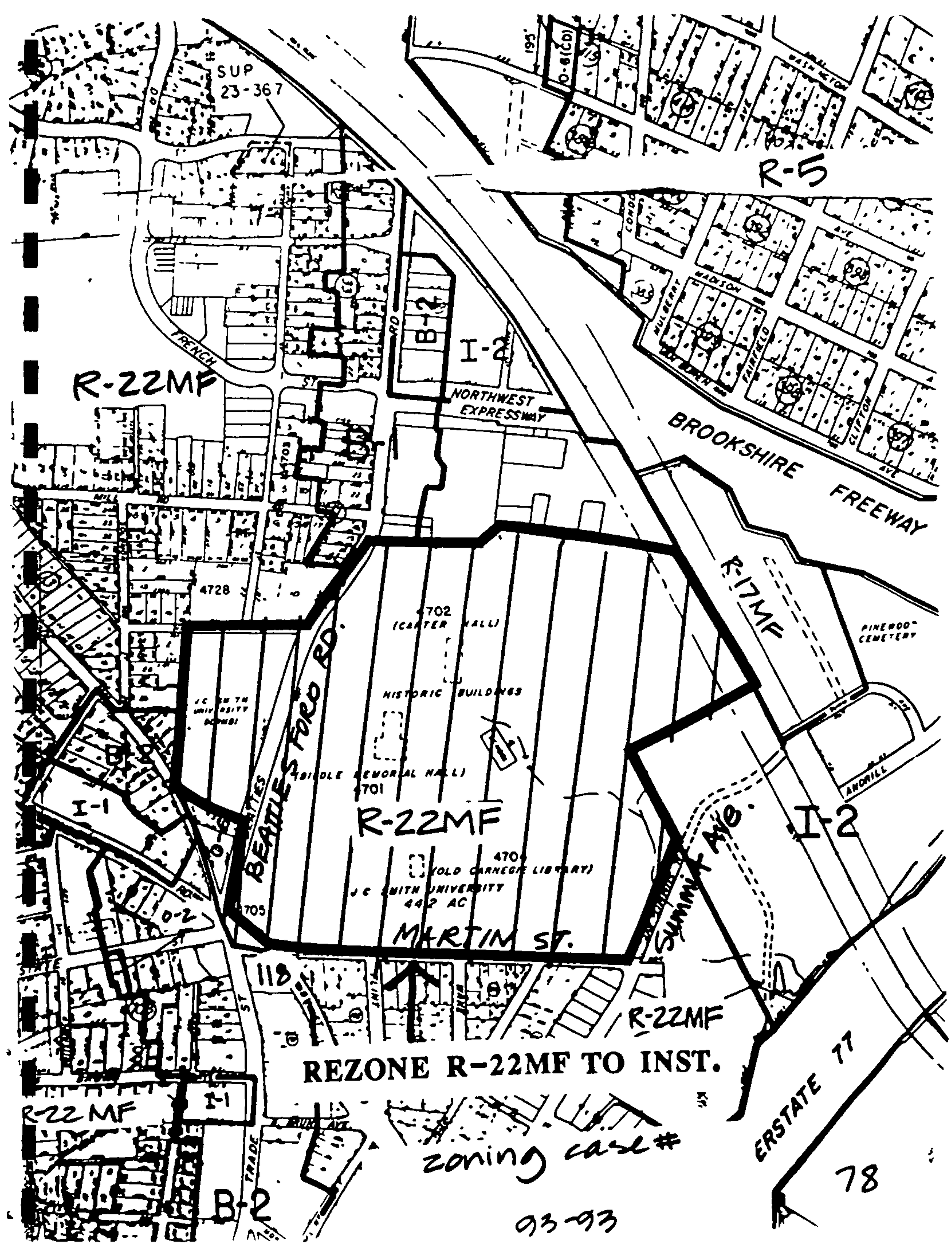
Petition #: 93-93

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 16, 1993
Zoning Clasification (Existing): R-22MF
Zoning Classification (Requested): Institutional
Location: In Five Points/Biddleville, the area generally north of Martin Street, west of N Summit Avenue and the CSX Railroad tracks and east of Beatties Ford Road (Johnson C Smith Campus)

See Attached Sheet(s)

Zoning Map Nos.: 88

Scale: 1" = 400 feet


SUP
23-367
R-5
R-22MF
B-2
I-2
NORTHWEST
EXPRESSWAY
BROOKSHIRE
FREEWAY
R-17MF
PINEWOOD
CEMETERY
4728
702
(CARTER HALL)
HISTORIC BUILDINGS
BEATTIES FORD RD
701
R-22MF
470
(OLD CARNEGIE LIBRARY)
J C SMITH UNIVERSITY
442 AC
MARTIN ST.
SUMMIT AVE.
I-2
I-1
O-2
118
R-22MF
REZONE R-22MF TO INST.
R-22MF
I-1
B-2
TRADE
zoning case #
93-93
ERSTATE 77
78

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-94

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft.-Acres) 13 Street Frontage(ft.) Not Applicable

Current Land Use General business/commercial uses and a storage area for drums and barrels.

Zoning Request

Existing Zoning I-1 & I-2 Requested Zoning B-2

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

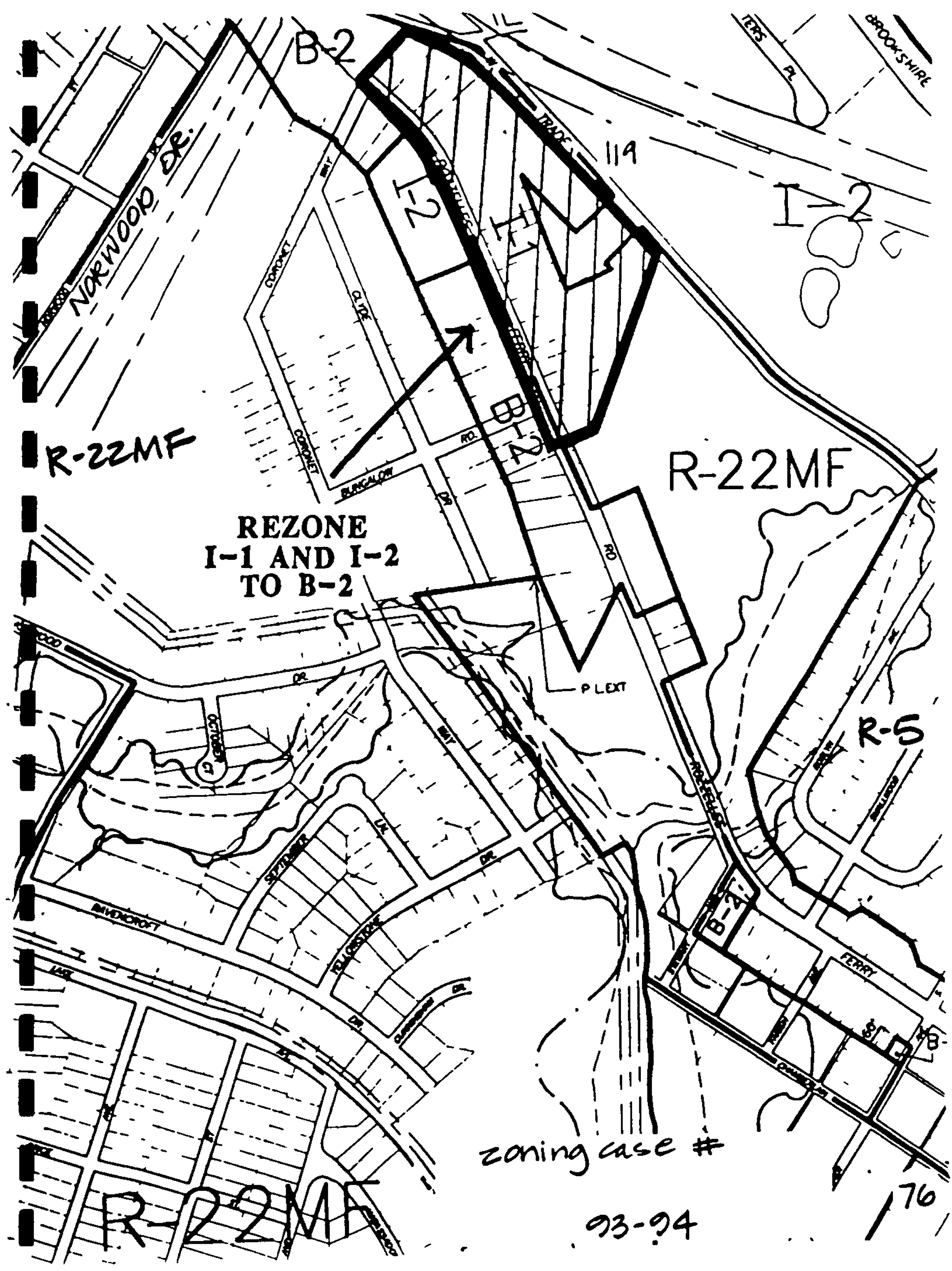
Petition #: 93-94

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 16, 1993
Zoning Clasification (Existing): I-1 & I-2
Zoning Classification (Requested): B-2
Location: Area located between West Trade Street and Rozelles Ferry Road generally south of Coronet Way and north of Bungalow Road

See Attached Sheet(s)

Zoning Map Nos.: 87

Scale: 1" = 400 feet


B-2
NORWOOD DR.
R-22MF
I-2
I-2
R-22MF
REZONE
I-1 AND I-2
TO B-2
P LEXT
R-5
B-2
FERRY
zoning case #
93-94
76

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-95

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: (A) Properties on both sides of Mattoon Street and Crestway Circle between Crestview Drive on the east and Seldon Drive to the west and properties on the south side of Mattoon Street between Crestview Drive to the west and French Drive on the east (from R-22MF to R-8), (B) Properties fronting on both sides of Crestview Drive north of Mattoon Street and properties on the north side of Mattoon Street between Crestview Drive and French Street (from R-22MF to R-5)

Request: R-22MF to R-5 & R-8

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A single family homes and duplexes

Area B single family homes

Surrounding Land Uses

Areas A and B single family neighborhood to the west, vacant, church, and park to the south, multi-family and single family to the east, and railroad tracks and Brookshire Freeway to the north

Proposed Land Uses

Area A mix of single family and low density attached single family

Area B single family

Consistency With Study Group Recommendations

The Central District Study Group supported the recommendation for this area

Nonconformities Resulting From This Rezoning

none

Consequences Of Not Rezoning This Property

These are stable residential areas on the west side that are fully developed If they are allowed to develop with multi-family housing, the character of the area would change and valuable single family housing stock would be lost

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-95

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq.Ft.-Acres) 14 Street Frontage(ft.) Not Applicable

Current Land Use (A) Combination of duplexes and single family homes; and (B) Predominantly single family homes.

Zoning Request

Existing Zoning R-22MF Requested Zoning R-5 & R-8

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C. 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

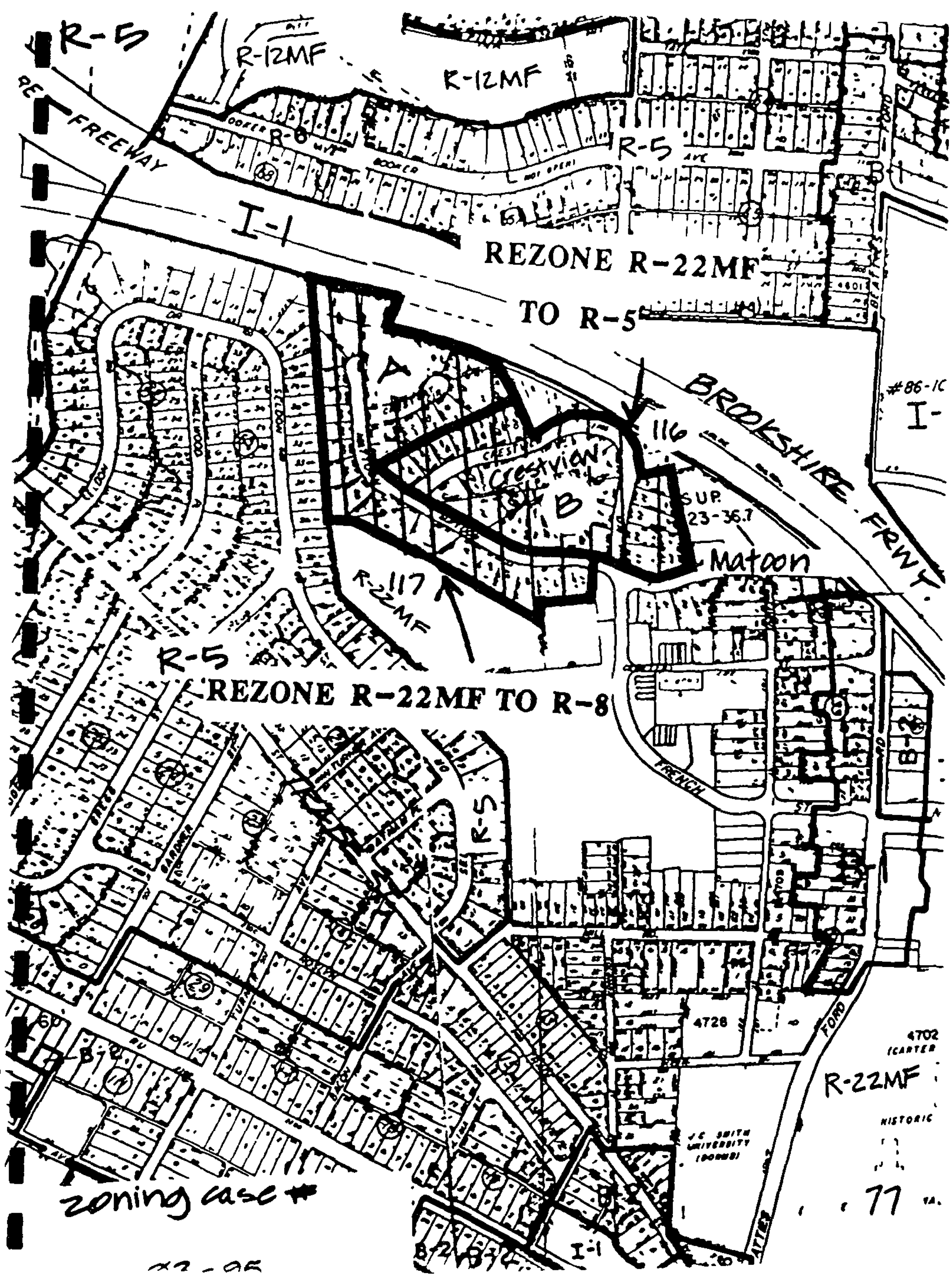
Petition #: 93-95

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 16, 1993
Zoning Clasification (Existing): R-22MF
Zoning Classification (Requested): R-5 & R-8
Location: (A) Properties on both sides of Mattoon Street and Crestway Circle between Crestview Drive on the east and Seldon Drive to the west and properties on the south side of Mattoon Street between Crestview Drive to the west and French Drive on the east (from R 22MF to R-8), (B) Properties fronting on both sides of Crestview Drive north of Mattoon Street and properties on the north side of Mattoon Street between Crestview Drive and French Street (from R-22MF to R-5).

See Attached Sheet(s)

Zoning Map Nos.: 87 & 88

Scale: 1" = 400 feet


R-5
R-12MF
R-12MF
QE FREEWAY
R-8
R-5
I-1
REZONE R-22MF
TO R-5
A
BROOKSHIRE FRWY.
#86-16
I-
116
CRESTVIEW
B
S.U.P.
23-36.7
Matoon
117
R-22MF
R-5
REZONE R-22MF TO R-8
R-5
GARDNER
FURNAS
FRENCH
4728
FORD
4702
(CARTER
R-22MF
HISTORIC
J.C. SMITH
UNIVERSITY
(DORMS)
I-1
zoning case #
77

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-96

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: (A) In Enderly Park, properties generally bound by Tuckaseegee Road to the south, Parkway Avenue to the west, CSX Railroad tracks to the north, and Berryhill Road to the east (from R-22MF & I-2 to R-5), and (B) In the Smallwood neighborhood properties generally bounded by Coronet Way and Norwood Drive to the north, Parkway Avenue to the west, Lake Avenue to the south, and a Duke Power right-of-way to the east (from R-22MF to R-5)

Request: R-22MF & I-2 to R-5

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A single family housing and several duplexes

Area B single family housing and a park

Surrounding Land Uses

Area A duplexes, single family, and neighborhood businesses to the southwest along Tuckaseegee, multi-family, single family, and a church to the west across Parkway Ave , single family and a park to the north, and business and industrial uses across Berryhill Rd to the southeast

Area B single family to the south, single family and vacant land to the north, vacant land to the west across Parkway Ave , and single family and industrial to the east

Proposed Land Uses

single family in both areas

Consistency With Study Group Recommendations

The Central District Study Group supported the recommendation for this area

Nonconformities Resulting From This Rezoning

Area A approximately 15 duplexes on small lots

Area B none

Consequences Of Not Rezoning This Property

These are very solid, fully developed single family neighborhoods that provide valuable and desirable housing opportunities for west side residents If they are allowed to redevelop with multi-family housing, the character of the neighborhoods would change, impacting the stability of the area

The two industrial properties located at the corner of State Street and Berryhill in Area A of this petition can not realistically develop as industrial, only the front portions of the properties are zoned industrial If the industrial zoning is removed, the pressure for extending the zoning to the rear of the property and perhaps to adjacent properties would be greatly reduced Industrial development on this corner would not be compatible with the existing residential character

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-96

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) 143 Street Frontage(ft) Not Applicable

Current Land Use (A) Predominantly single family homes with a few duplexes; and (B) Single family homes and a park.

Zoning Request

Existing Zoning R-22MF & I-2 Requested Zoning R-5

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

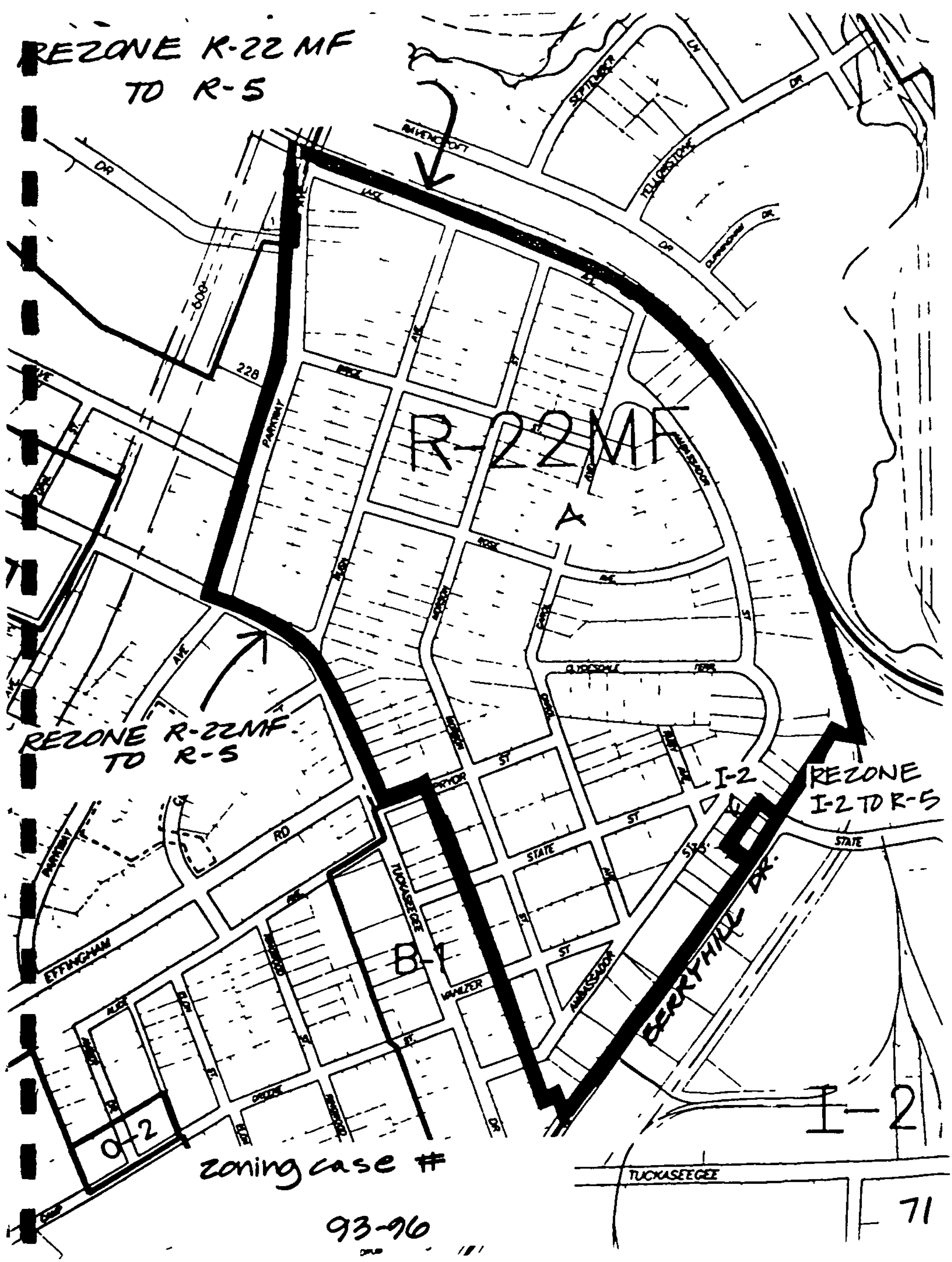
Petition #: 93 96

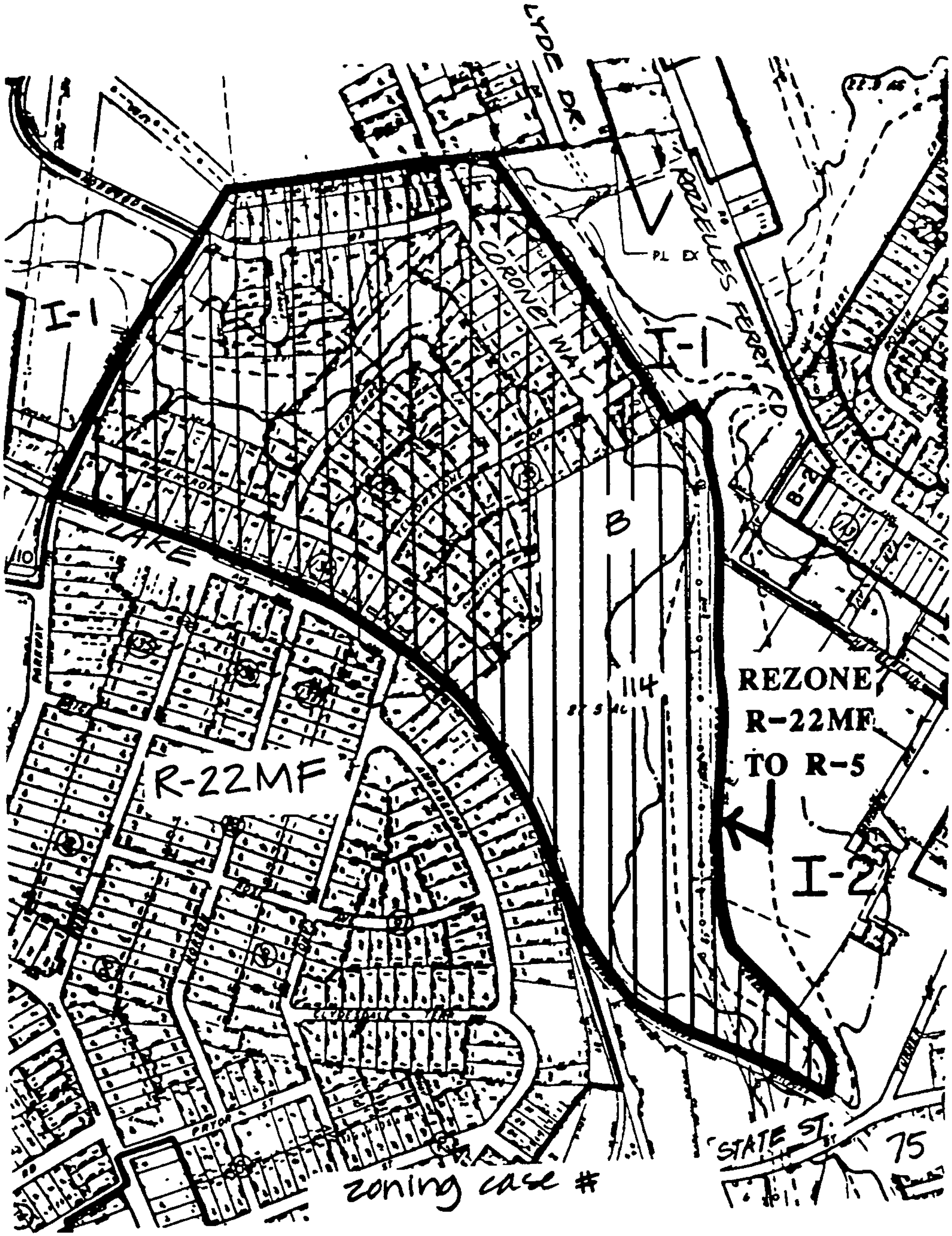
Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 16, 1993
Zoning Clasification (Existing): R-22MF & I-2
Zoning Classification (Requested): R-5
Location: (A) In Enderly Park, properties generally bound by Tuckaseegee Road to the south, Parkway Avenue to the west CSX Railroad tracks to the north and Bernhill Road o the east (from R 22MF & I-2 to R-5), and (B) In the Smallwood neighborhood properties generally bound by Coronet Way and Norwood Drive to the north Parkway Avenue to the west, Lake Avenue to the south, and a Duke Power right-of-way to the east (from R-22MF to R-5)

See Attached Sheet(s)

Zoning Map Nos.: 87

Scale: 1" = 400 feet


REZONE R-22 MF
TO R-5
R-22MF
REZONE R-22MF
TO R-5
I-2
REZONE
I-2 TO R-5
B-1
I-2
O-2
zoning case #
93-96
71


LYDE DR.
ROBELLES FERRY
CORONET WAY
PL EX
I-1
I-1
B
LAKE
114
REZONE
R-22MF
TO R-5
I-2
R-22MF
STATE ST.
75
zoning case #

93-96

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-97

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: (A) In Enderly Park, area along both sides of Fairground Avenue, east of Glenwood Avenue, and west of the CSX Rail line (from I-1 to R-8MF), (B) In Thomasboro area near the southwest corner of Avalon Avenue and Glenwood Drive (from B-1 to R-22MF), and (C) In Enderly Park, properties fronting on the east side of Tuckaseegee Road generally between Pryor Street and Berryhill Road, and properties on both sides of Tuckaseegee between Karendale Avenue and Coker Avenue (from B-1 to R-8)

Request: I-1 & B-1 to R-8, R-8MF & R-22MF

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A single family, vacant lots, and one industrial use

Area B multi-family housing

Area C duplexes and single family homes

Surrounding Land Uses

Area A industrial to the north and northeast, single family to the southeast, and multi-family and single family across Glenwood to the west

Area B single family to the north, west, and east, and commercial to the south

Area C generally single family at the rear of all the properties and a mix of single family, duplexes, and commercial uses adjacent to the other property lines along Tuckaseegee

Proposed Land Uses

Area A low density multi-family

Area B multi-family

Area C low density attached single family housing and three businesses

Consistency With Study Group Recommendations

The Central District Study Group supported the recommendations for this area

Nonconformities Resulting From This Rezoning

Area A one industrial use with outdoor storage

Area B none

Area C 2 convenience stores and restaurant

Consequences Of Not Rezoning This Property

Area A If this area develops with industrial uses, the opportunity for residential development would be lost To the immediate east of this area is a very small and fragile single family neighborhood If additional industrial development occurs on its western edge, the residential neighborhood that provides valuable, affordable housing would be further jeopardized in terms of its future viability as a residential area There is other small-scale industrially zoned land elsewhere in the area

Area B The proposed rezoning reflects the current use Redevelopment of the apartment complex for business use would result in loss of existing rental opportunities and create pressure for nonresidential development at the edge of a fairly stable residential area

Area C Tuckaseegee Road has a considerable amount of strip commercial uses, but a strong residential character predominates If additional frontage properties develop with commercial uses, Tuckaseegee will essentially become a strip corridor, changing the current predominant residential character and creating pressures for nonresidential development in the abutting neighborhoods Also, additional commercial along Tuckaseegee would detract from efforts to encourage revitalization of the existing commercial strip along Freedom Drive, which serves the same residential areas

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-97

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq.Ft.-Acres) 16 Street Frontage(ft.) Not Applicable

Current Land Use (A) Aluminum storage building warehouse, single family homes and vacant property; (B) An existing apartment complex; and (C) Duplexes and single family homes

Zoning Request

Existing Zoning I-1 & B-1 Requested Zoning R-8, R-8MF & R-22MF

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C. 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

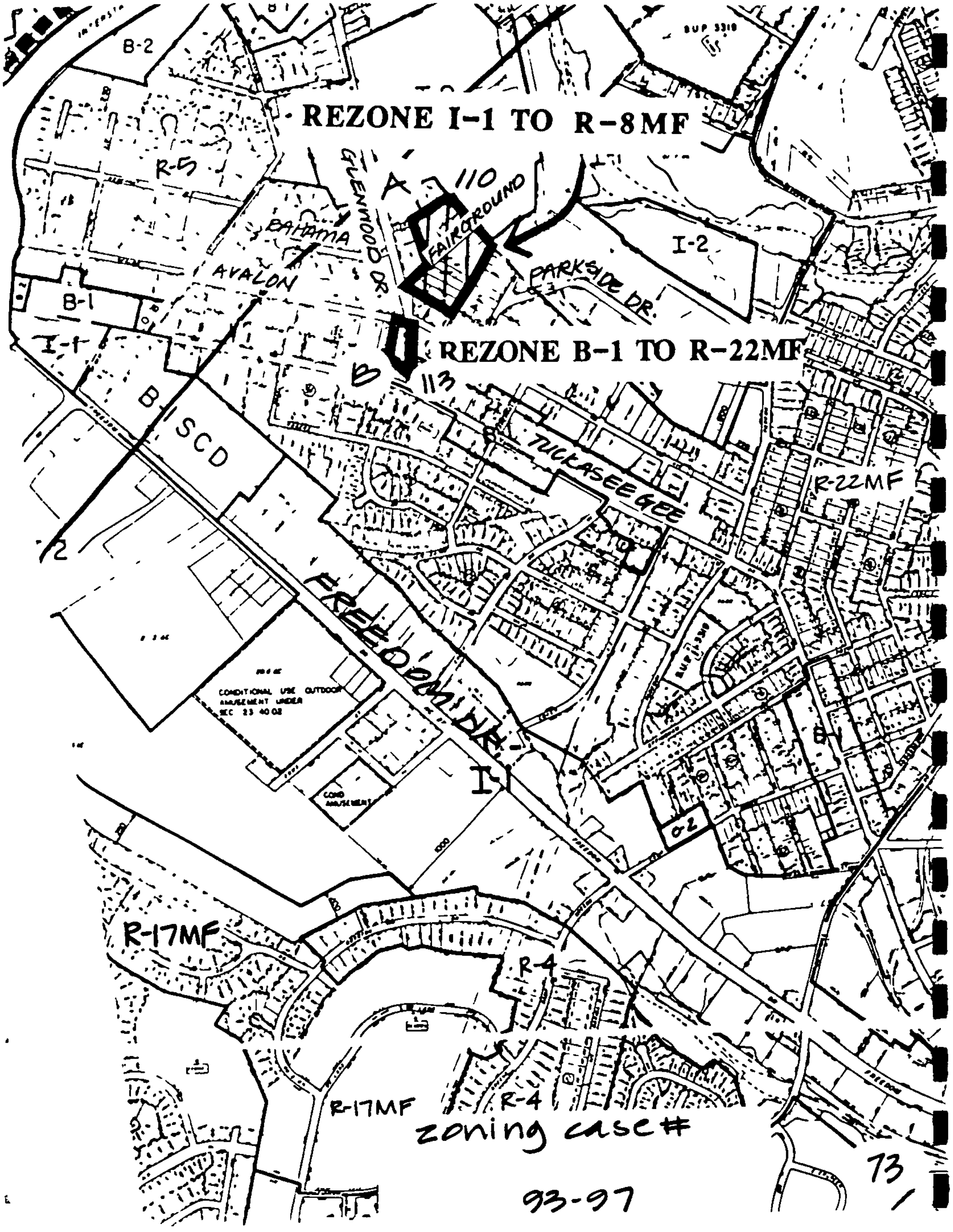
Petition #: 93-97

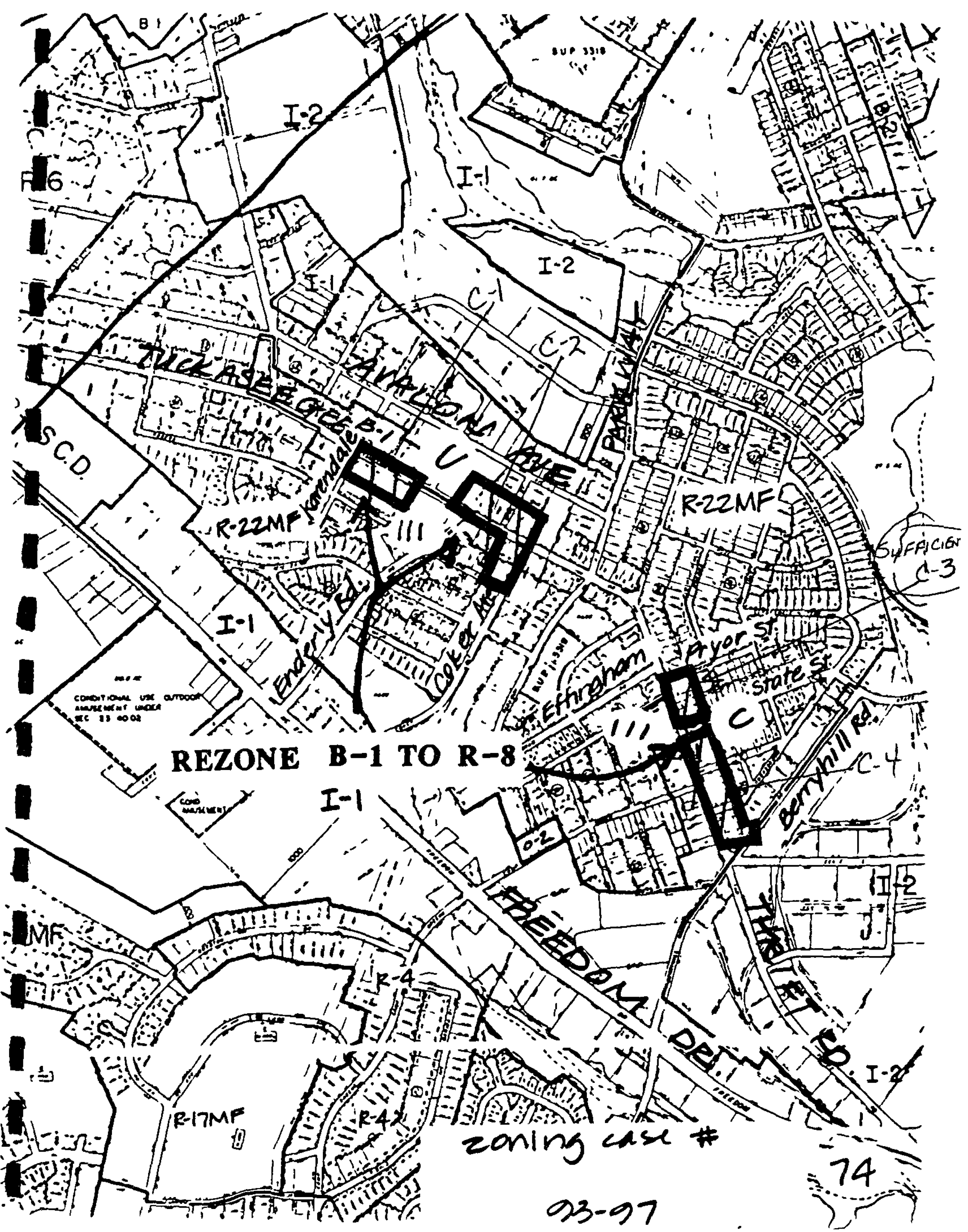
Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 16, 1993
Zoning Clasification (Existing): I-1 & B-1
Zoning Classification (Requested): R-8, R-8MF & R-22MF
Location: (A) In Enderly Park, area along both sides of Fairground Avenue, east of Glenwood Avenue, and west of the CSX Rail line (from I 1 to R 8MF), (B) In Thomasboro area near the southwest corner of Avalon Avenue and Glenwood Drive (from B-1 to R 22MF), and (C) In Enderly Park properties fronting on the east side of Tuckaseegee Road generally between Pryor Street and Berryhill Road, and properties on both sides of Tuckaseegee between Karendale Avenue and Coker Avenue (from B-1 to R-8)

See Attached Sheet(s)

Zoning Map Nos.: 87

Scale: 1" = 400 feet


REZONE I-1 TO R-8MF
REZONE B-1 TO R-22MF
B-2
R-5
BAHAMA
AVALON
GLENWOOD DR.
FAIRGROUND
PARKSIDE DR.
I-2
B-1
I-1
B
SCD
TUCKASEEGEE
R-22MF
FREEDOM DR.
CONDITIONAL USE OUTDOOR AMUSEMENT UNDER SEC 23 40 02
COND AMUSEMENT
I
R-17MF
R-4
R-17MF
R-4
zoning case#
93-97
73


REZONE B-1 TO R-8
I-2
I-1
I-2
I-1
C-1
C-2
B-1
R-22MF
R-22MF
C-3
I-1
C
C-4
I-1
O-2
I-2
J
R-4
R-17MF
R-4
I-2
Karendale
Enderly Rd.
Coleman
Ethridge
Pryor St.
State St.
Berryhill Rd.
Freedom Pkwy.
Thrift Rd.
Parkway
Hyde
Huntsman
Tuckaseegee
C.D.
MF
CONDITIONAL USE OUTDOOR AMUSEMENT UNDER SEC 33 40.02
zoning case #
74
03-97

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-98

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: (A) Properties north of Tuckaseegee Road, generally east of Tennyson Avenue, west of Glenwood Drive, and south of Bahama Court (from R-22MF to R-5), (B) Properties south of Tuckaseegee Road generally between Coker Avenue to the east and Hazel Street to the west, and properties west of Tuckaseegee between Alice Street to the north and Drum Street to the south (from R-22MF & O-2 to R-5), and (C) Properties east and west of Effingham Street between Tuckaseegee Road and Freedom Drive (from R-22MF to R-8)

Request: R-22MF & O-2 to R-5 & R-8

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A predominantly single family with several duplexes

Area B predominantly single family with several duplexes, two churches, a park, and several vacant tracts (western most area in B)

predominantly single family with several duplexes, a church, and an office

Area C single family with numerous duplexes, a school, a park, and four vacant lots

Surrounding Land Uses

Area A single family and multi-family to the north, single family to the south across Tuckaseegee, single family, multi-family, and commercial along Tuckaseegee to the east and west

Area B mostly single family with duplexes and a few commercial uses to the north, commercial to the south along Freedom Drive, utility right of way and single family to the east, and single family to the west (western most portion of B)

single family to the west, industrial to the east, duplexes and commercial to the north along Tuckaseegee, and commercial and vacant to the south (eastern most portion of B)

Area C single family and utility right of way to the west, single family and strip commercial to the east, single family to the north across Tuckaseegee, and vacant to the south

Proposed Land Uses

Area A single family

Area B single family

Area C single family and low density attached single family

Consistency With Study Group Recommendations

The Central District Study Group supported the recommendations for this area

Nonconformities Resulting From This Rezoning

Area A approximately 7 duplexes on small lots

Area B approximately 12 duplexes on small lots (total both areas) and a nonconforming office use in the eastern most portion of B

Area C none

Consequences Of Not Rezoning This Property

These are solid, fully developed neighborhoods If redeveloped at higher densities, the existing character and housing stock would be lost Maintaining stable neighborhoods with affordable housing is important for the center city, particularly the west side

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-98

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Attached

Description of Property

Size(Sq Ft -Acres) Several Acres Street Frontage(ft.) Not Applicable

Current Land Use (A) Single family homes and duplexes; (B) Single family homes and duplexes; and (C) Duplexes, single family homes, community center and a neighborhood park

Zoning Request

Existing Zoning R-22MF & O-2 Requested Zoning R-5 & R-8

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

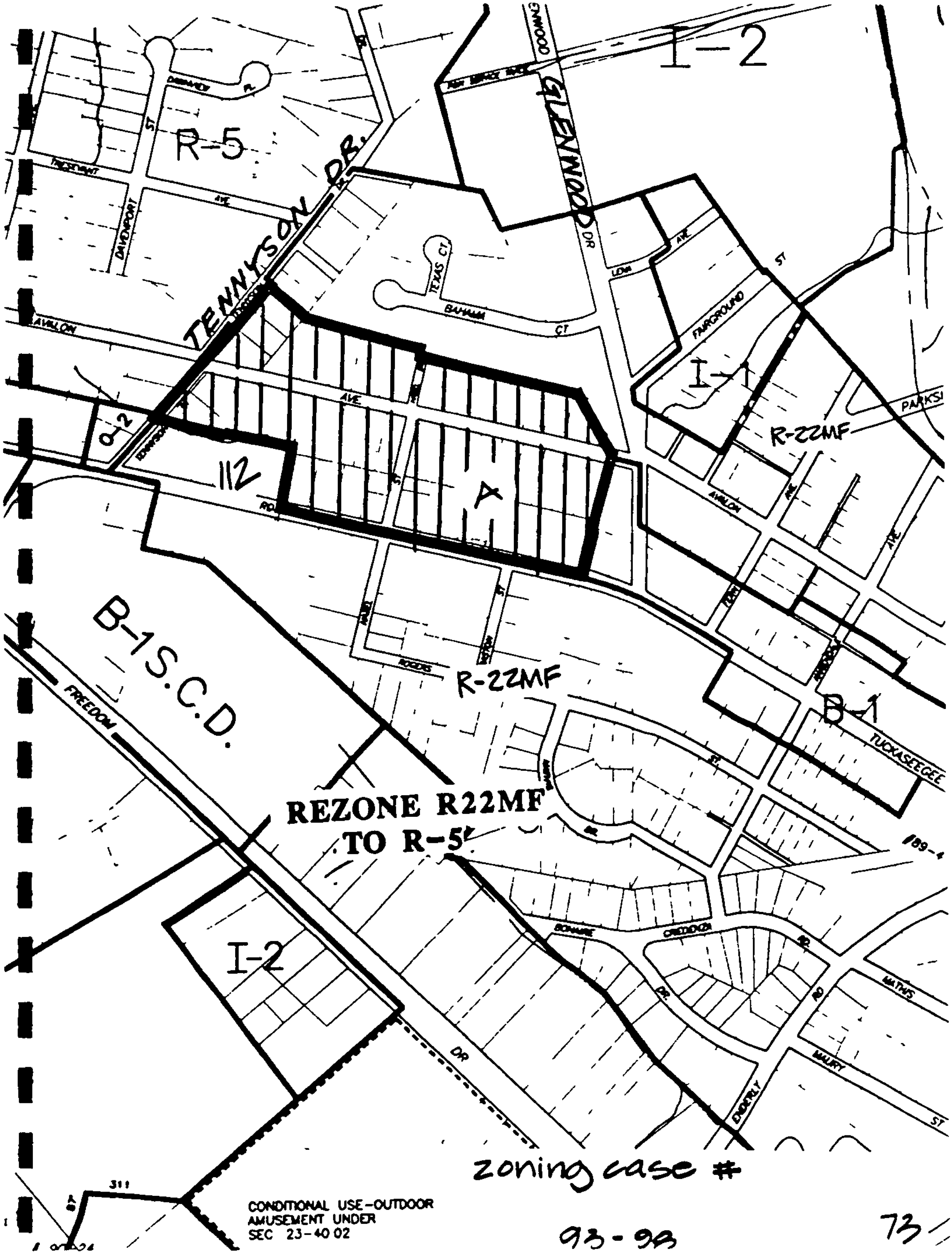
Petition #: 93-98

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 16, 1993
Zoning Clasification (Existing): R-22MF & O-2
Zoning Classification (Requested): R-5 & R-8
Location: (A) Properties north of Tuckaseegee Road, generally east of Tennyson Avenue, west of Glenwood Drive, and south of Bahama Court (from R 22MF to R 5), (B) Properties south of Tuckaseegee Road generally between Coker Avenue to the east and Hazel Street to the west, and properties west of Tuckaseegee between Alice Street to the north and Drum Street to the south (from R-22MF & O-2 to R-5), and (C) Properties east and west of Effingham Street between Tuckaseegee Road and Freedom Drive (from R-22MF to R-8)

See Attached Sheet(s)

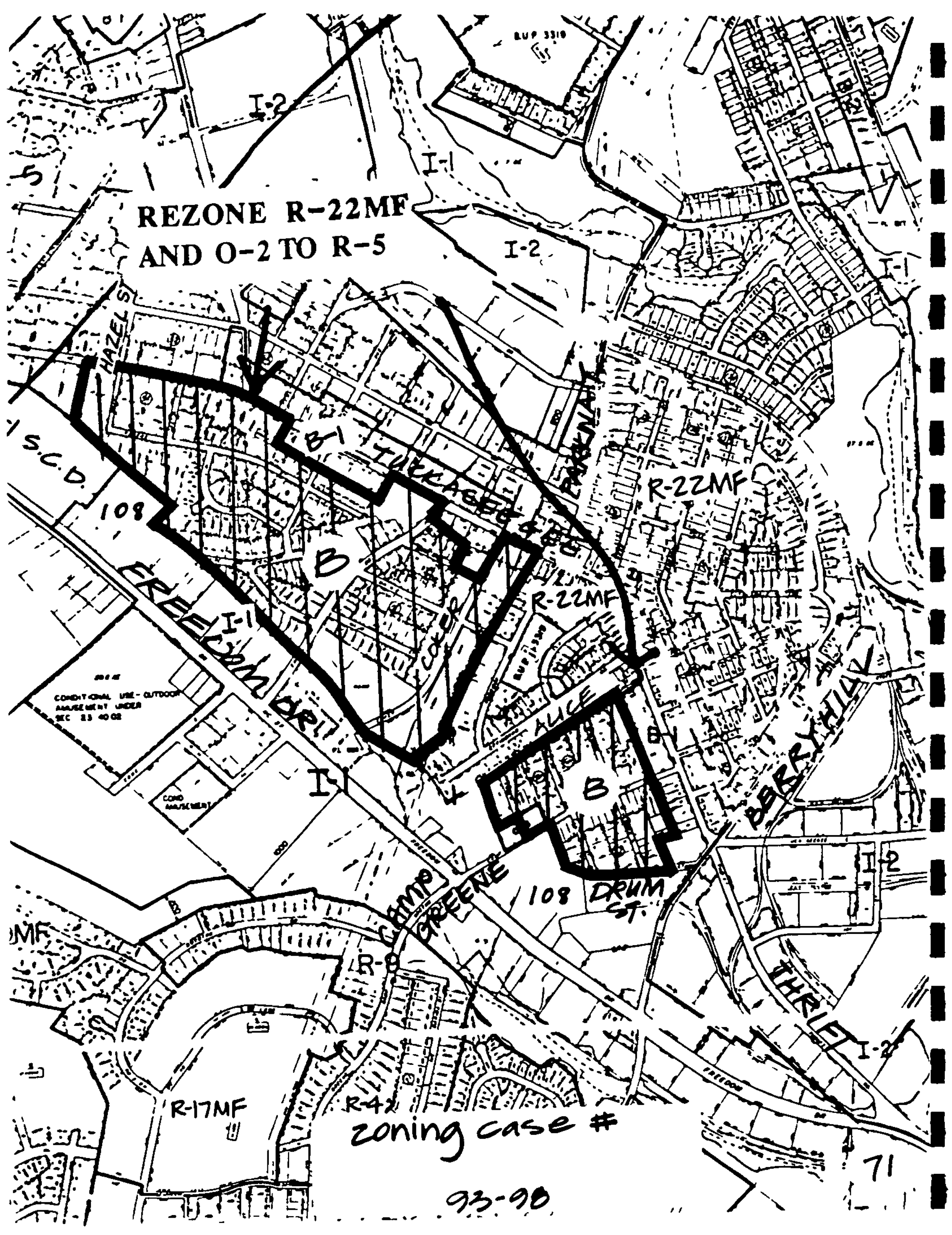
Zoning Map Nos.: 87

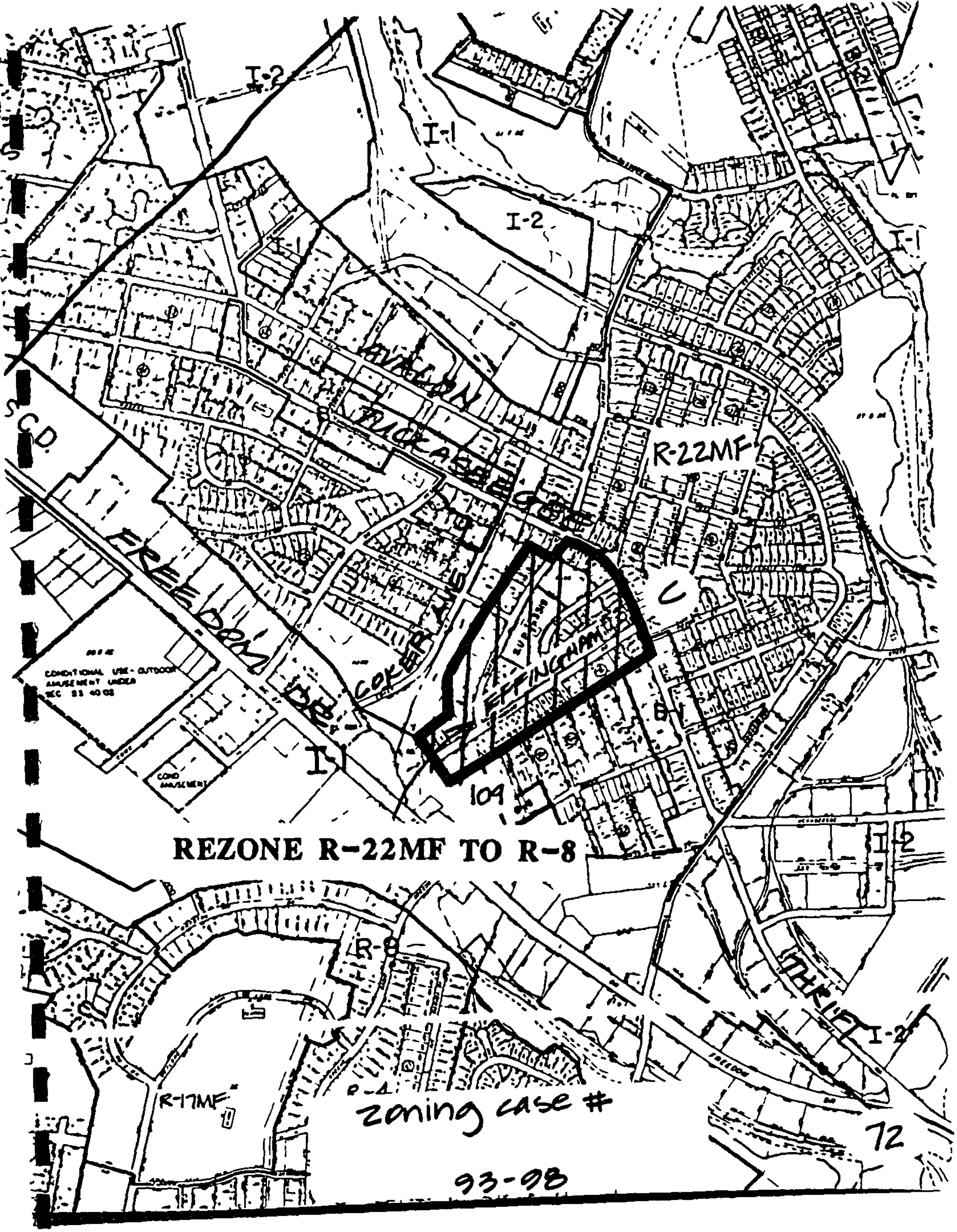
Scale: 1" = 400 feet


I-2
R-5
TENNYSON DR.
GLENWOOD DR
DAVENPORT
AVE
TEXAS CT
BAHAMA CT
LOMA
AVE
FAIRGROUND
ST
AVALON
AVE
I-1
R-22MF
PARKS
112
A
AVALON
AVE
B-1S.C.D.
FREEDOM
R-22MF
B-1
TUSKASEEGEE
REZONE R22MF
TO R-5
189-4
I-2
BONAIRE
CRESTWOOD
RD
DR
MATHIS
RD
MAURY
ENDERLY
ST
DR
zoning case #
311
CONDITIONAL USE-OUTDOOR
AMUSEMENT UNDER
SEC 23-40 02

93-93

73


REZONE R-22MF
AND O-2 TO R-5
I-2
I-1
I-2
I-1
HAZEL ST
B
B
R-22MF
R-22MF
S.C.D.
108
FREEDOM DR
I-1
CONDITIONAL USE - OUTDOOR AMUSEMENT UNDER SEC 23 40 02
COND MANUFACTURER
I-1
ALICE
B
BERRYHILL
I-2
108
DRUM ST.
CAMP GREENE
R-9
THRIFT
I-2
R-17MF
R-42
zoning case #
93-90
71



REZONE R-22MF TO R-8

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-99

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: (A) The Wesley Heights neighborhood generally north of Freedom Drive, west of I-77, south of Tuckaseegee, and west of Stewart Creek (from R-22MF to R-5 & R-22MF to R-8), and a tract west of Wesley Heights and east of Stewart Creek (from I-1 to R-8), and (B) In Wesley Heights, properties at the south end of Woodruff Place and Walnut Street (from O-2 to R-8), properties at the south end of Grandin Road and Summit Avenue (from O-2 to R-5), and properties south of Tuckaseegee Road along Grandin Avenue between 4th Street and Westbrook Avenue (from O-2 to R-8MF)

Request: R-22MF, I-1 & O-2 to R-5, R-8 & R-8MF

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A single family and several duplexes and two quadraplexes(R-22MF to R-5 area)
single family and numerous duplexes (R-22MF to R-8 area)
vacant (I-1 to R-8 area)

Area B single family, multi-family, and vacant land (O-2 to R-8MF area)
single family and vacant land (O-2 to R-5 area)
single family and duplexes (O-2 to R-8 area)

Surrounding Land Uses

Area A industrial, business, and institutional to the west, single family, duplexes, and a few businesses to the north, I-77 to the west, and single family, duplexes, and commercial along Freedom Drive to the south

Area B single family and vacant to the north, west, and south, and commercial to the east (O-2 to R-8MF area)
vacant to the west, vacant and commercial to the south and east, and single family to the north (0-2 to R-5 area)
single family to the north and west, and commercial to the east and south (O-2 to R-8 area)

Proposed Land Uses

Area A single family for eastern portion of A, and single family and low density attached single family for the remainder

Area B single family for the western most portion and single family and low density attached housing for the other areas in B

Consistency With Study Group Recommendations

The Central District Study Group supported the recommendations for this area

Nonconformities Resulting From This Rezoning

Area A approximately 20 duplexes on small lots and two quaudraplexes

Area B one business (O-2 to R-8 area)

Consequences Of Not Rezoning This Property

Wesley Heights is an attractive, middle income neighborhood close to the Uptown There is a high percentage of home ownership in it The neighborhood association is very active and is working toward building an even stronger neighborhood If the neighborhood should redevelop piecemeal with multi-family housing and/or offices, the efforts of the neighborhood will be severely hampered This neighborhood is a possible candidate for historic district designation If the large vacant tract to the west develops with industrial development, there will be considerable impact to the established residential area, already bounded by commercial

and the interstate This vacant tract provides the opportunity for developing additional housing in an area that is attracting new home owners

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93 99

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Several Acres Street Frontage(ft.) Not Applicable

Current Land Use (A) Predominantly single family, some duplexes and a large vacant tract of land, and (B) Single family homes, vacant lots, duplexes and a quadraplex

Zoning Request

Existing Zoning R-22MF, I-1 & O-2 Requested Zoning R-5, R-8 & R-8MF

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C. 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

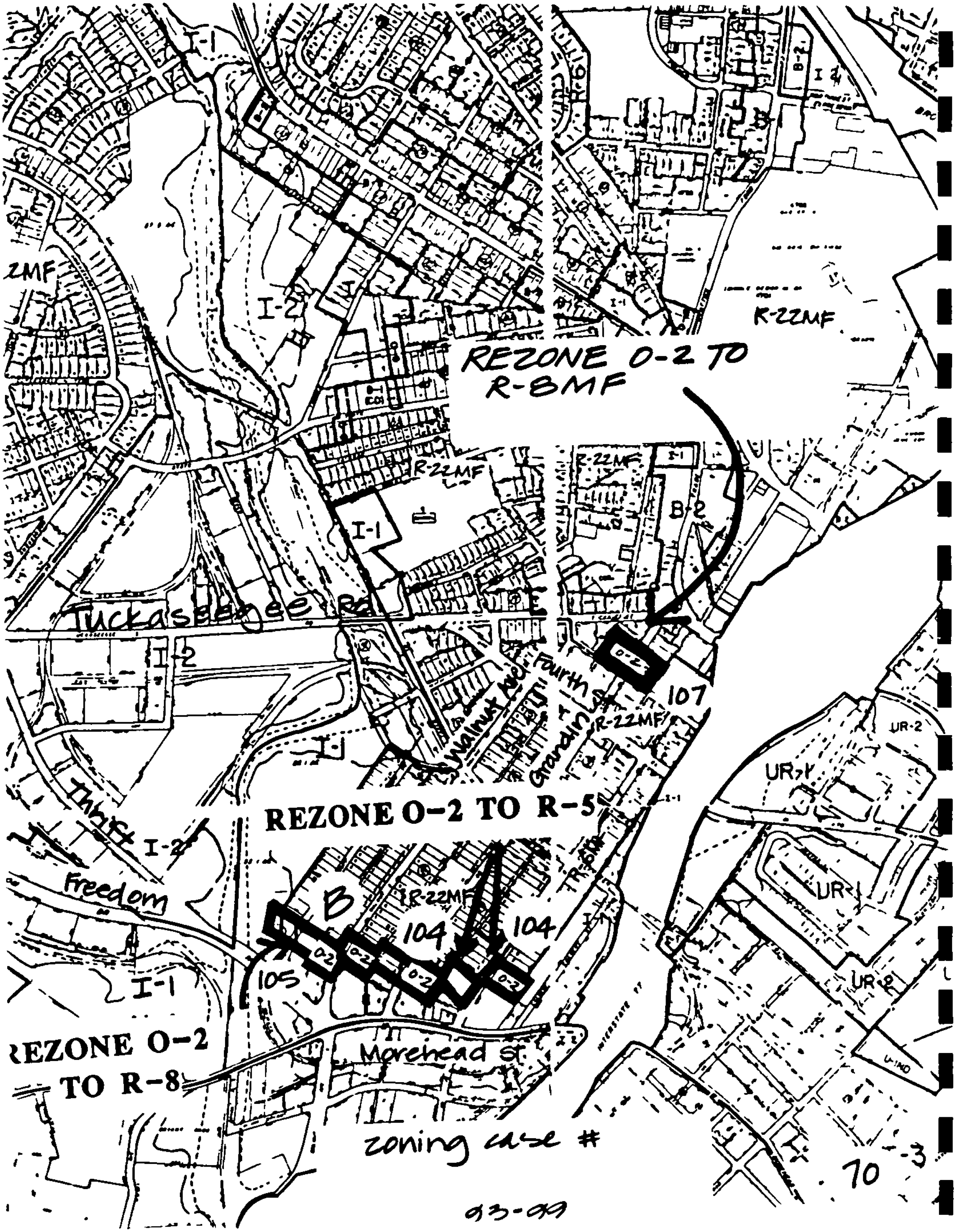
Petition #: 93-99

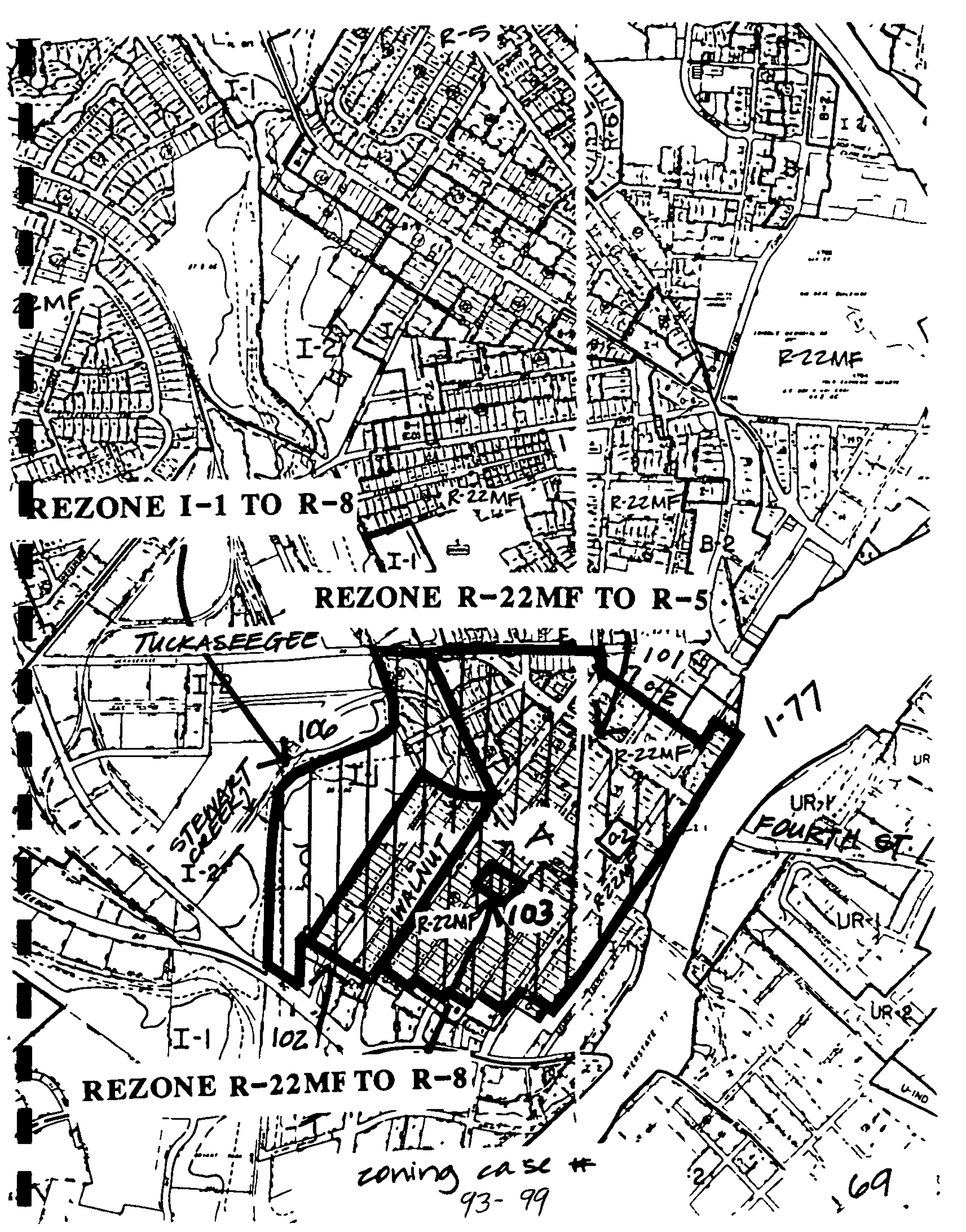
Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 16, 1993
Zoning Clasification (Existing): R-22MF, I-1 & O-2
Zoning Classification (Requested): R-5, R-8 & R-8MF
Location: (A) The Wesley Heights neighborhood generally north of Freedom Drive, west of I-77, south of Tuckaseegee, and west of Stewart Creek (from R-22MF to R-5 & R-22MF to R-8), and a tract west of Wesley Heights and east of Stewart Creek (from I-1 to R-8), and (B) In Wesley Heights, properties at the south end of Woodruff Place and Walnut Street (from O-2 to R-8) properties at the south end of Grandin Road and Summit Avenue (from O-2 to R-5), and properties south of Tuckaseegee Road along Grandin Avenue between 4th Street and Westbrook Avenue (from O-2 to R-8MF)

See Attached Sheet(s)

Zoning Map Nos.: 87, 88, 102 & 103

Scale: 1" = 400 feet


I-1
2MF
I-2
R-22MF
REZONE O-2 TO
R-8MF
R-22MF
I-1
B-2
Tuckaseegee Rd
I-2
Walnut Ave
Fourth
Grandin
107
R-22MF
UR-2
UR-1
Thirst
I-2
REZONE O-2 TO R-5
Freedom
B
R-22MF
104
104
105
O-2
I-1
REZONE O-2
TO R-8
Morehead St.
zoning case #
70
-3
93-99


REZONE I-1 TO R-8
REZONE R-22MF TO R-5
REZONE R-22MF TO R-8
R-5
I-1
I-2
R-22MF
B-2
TUCKASEEGEE
101
I-77
106
STEWART
WALNUT
103
102
FOURTH ST.
UR
U-IND
zoning case #
93-99
69

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-100

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: (A) The majority of the Seversville and Smallwood neighborhoods, including areas generally south of Roslyn Avenue, west of W Trade Street, north of Tuckaseegee Road, and east of Stewart Creek (from R-22MF, B-2 and I-1 to R-8), (B) property at the end of Clyde Drive between Coronet Way and Rozzelles Ferry Road (from I-1 to R-22MF)

Request: R-22MF, B-2 & I-1 to R-22MF & R-8

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A single family and low density attached housing, vacant land, several churches, and a school

Area B vacant

Surrounding Land Uses

Area A single family to the north, mixed residential, campus buildings, commercial to the east along Beatties Ford Road, residential and commercial to the south on Tuckaseegee, and industrial and vacant to the west

Area B vacant and residential to the west, residential to the south, commercial to the north, and vacant to the south

Proposed Land Uses

Area A single family and low density attached single family

Area B multi-family

Consistency With Study Group Recommendations

The Central District Study Group supported the recommendations of this plan

Nonconformities Resulting From This Rezoning

Area A one business that is already nonconforming

Area B none

Consequences Of Not Rezoning This Property

Seversville and Smallwood are neighborhoods that are receiving attention in terms of new housing, housing rehabilitation, and infrastructure improvements The neighborhood associations, particularly in Seversville, are active in revitalizing these somewhat fragile neighborhoods Efforts with Project Catalyst will also positively affect the neighborhoods If the neighborhoods are allowed to redevelop with multi-family housing, the strong low density character would change and housing stock would be lost

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-100

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Attached Map

Description of Property

Size(Sq Ft.-Acres) Several Acres Street Frontage(ft) Not Applicable

Current Land Use (A) Combination of single family homes and duplexes; and (B) Vacant lot

Zoning Request

Existing Zoning R-22MF, B-2 & I-1 Requested Zoning R-22MF & R-8

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C. 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

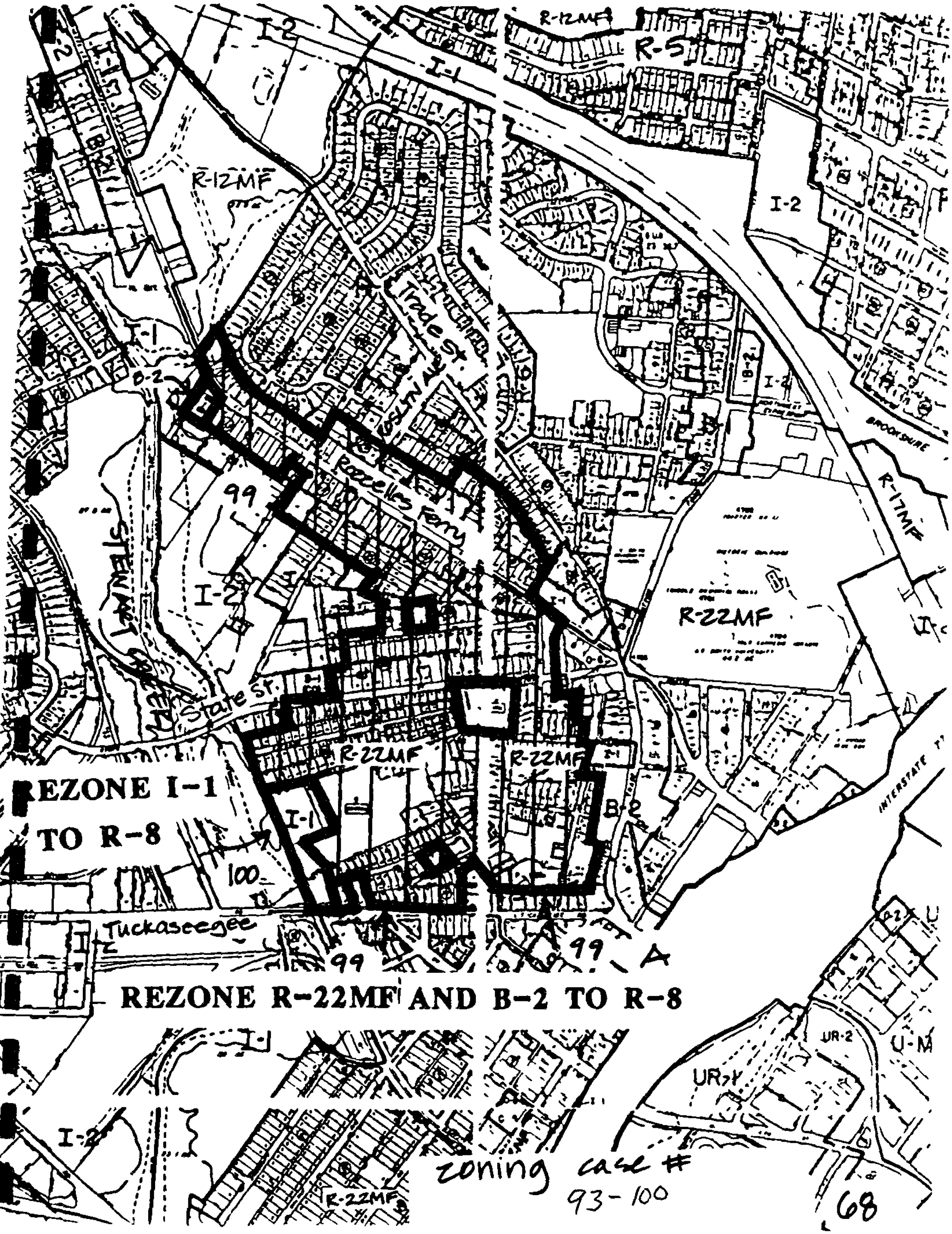
Petition #: 93-100

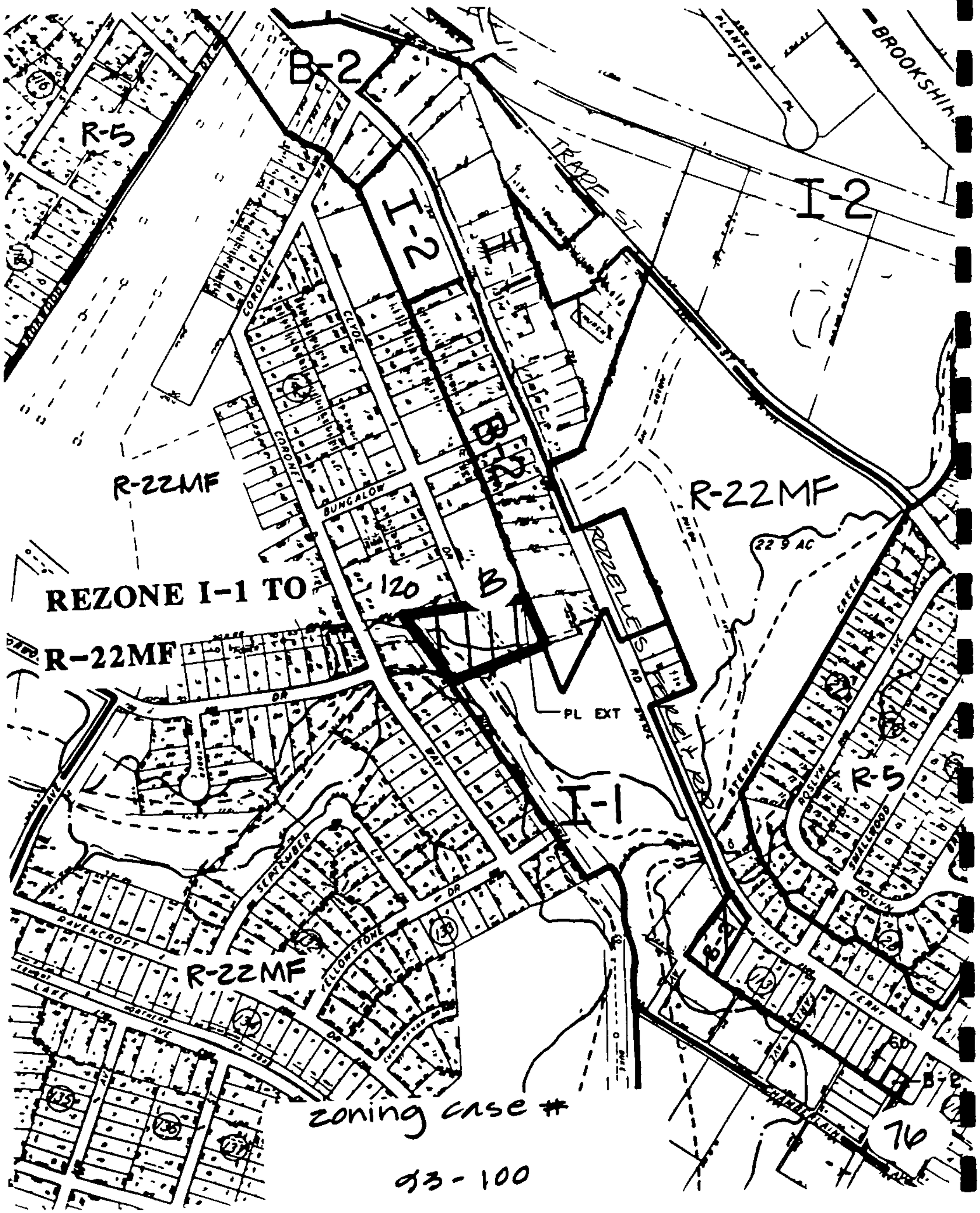
Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 16, 1993
Zoning Clasification (Existing): R-22MF, B-2 & I-1
Zoning Classification (Requested): R-22MF & R-8
Location: (A) The majority of the Seversville and Smallwood neighborhoods, including areas generally south of Roslyn Avenue, west of W Trade Street, north of Tuckaseegee Road and east of Stewart Creek (from R-22MF, B-2 and I-1 to R-8), (B) property at the end of Clyde Drive between Coronet Way and Rozelles Ferry Road (from I-1 to R 22MF)

See Attached Sheet(s)

Scale: 1" = 400 feet

Zoning Map Nos.: 87 & 88


I-2
I-1
R-12MF
R-5
I-2
R-12MF
I-1
B-2
Trade St.
Rozelle Ferry
99
I-2
I-2
B-2
BROOKSHIRE
R-17MF
R-22MF
State St.
R-22MF
R-22MF
REZONE I-1
TO R-8
I-1
B-2
100
Tuckaseegee
99
99
REZONE R-22MF AND B-2 TO R-8
UR-2
UR-2
I-2
R-22MF
zoning case #
93-100
68


REZONE I-1 TO
R-22MF
R-5
R-22MF
R-22MF
R-22MF
R-5
B-2
I-2
I-2
I-1
B-2
B-2
B
B
B
TRADE ST
PLANTERS
BROOKSHIRE
CORONET
CLYDE
BUNGALOW
ROSELLE
PL EXT
22.9 AC
CREEK
STEWART
ROSLYN
SMALLWOOD
SEPTEMBER
YELLOWSTONE
RAVENCROFT
LAKE
NORTHSIDE
AVE
DR
LN
RD
120
133
134
135
136
137
76
zoning case #
93-100

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-101

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: (A) A portion of Druid Hills north generally north of Norris Avenue, east of Statesville Road and south of the Statesville Road Landfill and Asbury Street (from I-2, B-1, O-2 & R-22MF to R-8), (B) An area in Druid Hills generally south of Moretz Avenue, west of Lucena Street, north of Edison Street, and east of Rachel Street (from R-22MF to R-8), and (C) Properties in Tryon Hills neighborhood north of Moretz Street, east of Bancroft, south of a Duke Power right-of-way, and west of Grimes Street (from I-2 to R-5)

Request: I-2, B-1, O-2 & R-22MF to R-8 & R-5

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A. single family, duplexes, vacant land, and several churches

Area B single family and low density attached single family

Area C single family

Surrounding Land Uses

Area A Statesville Road Landfill to the north, single family to the south, single family and

commercial to the west along Statesville Rd , and industrial to the west

Area B commercial to the east along Graham Street and single family in all other directions

Area C single family to the north and west, single family and a church to the east, and commercial and fire station to the south

Proposed Land Uses

Areas A and B single family and low density attached single family

Area C single family

Consistency With Study Group Recommendations

The Central District Study Group supports the recommendations for this area

Nonconformities Resulting From This Rezoning

Area A two businesses that are already nonconforming

Area B none

Area C one industrial use

Consequences Of Not Rezoning This Property

Area A This portion of Druid Hills is very fragile Allowing multi-family to develop could exacerbate problems in the area With the amount of vacant land, the opportunity exists to encourage new affordable single family or attached single family to support the existing residential area Also, if the portion of Druid Hills north of Norris Street continues to decline, there will likely be a spillover effect in the area south of Norris, an area that is a fairly stable single family neighborhood

Area B The area is essentially surrounded by single family housing and is somewhat marginal in character Yet the area provides decent affordable housing Intensive residential development in the midst of single family housing could negatively affect the neighborhood and cause loss of housing

Area C This is a solid single family street at the edge of a revitalizing neighborhood The character of this edge street should be preserved to reinforce the integrity of the entire neighborhood

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-101

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft.-Acres) 108 Street Frontage(ft) Not Applicable

Current Land Use (A) Combination of duplexes, single family homes and vacant lots; (B) Single family homes and duplexes; (C) Predominantly single family homes and an industrial/manufacturing use.

Zoning Request

Existing Zoning I-2, B-1, O-2 & R-22MF Requested Zoning R-8 & R-5

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

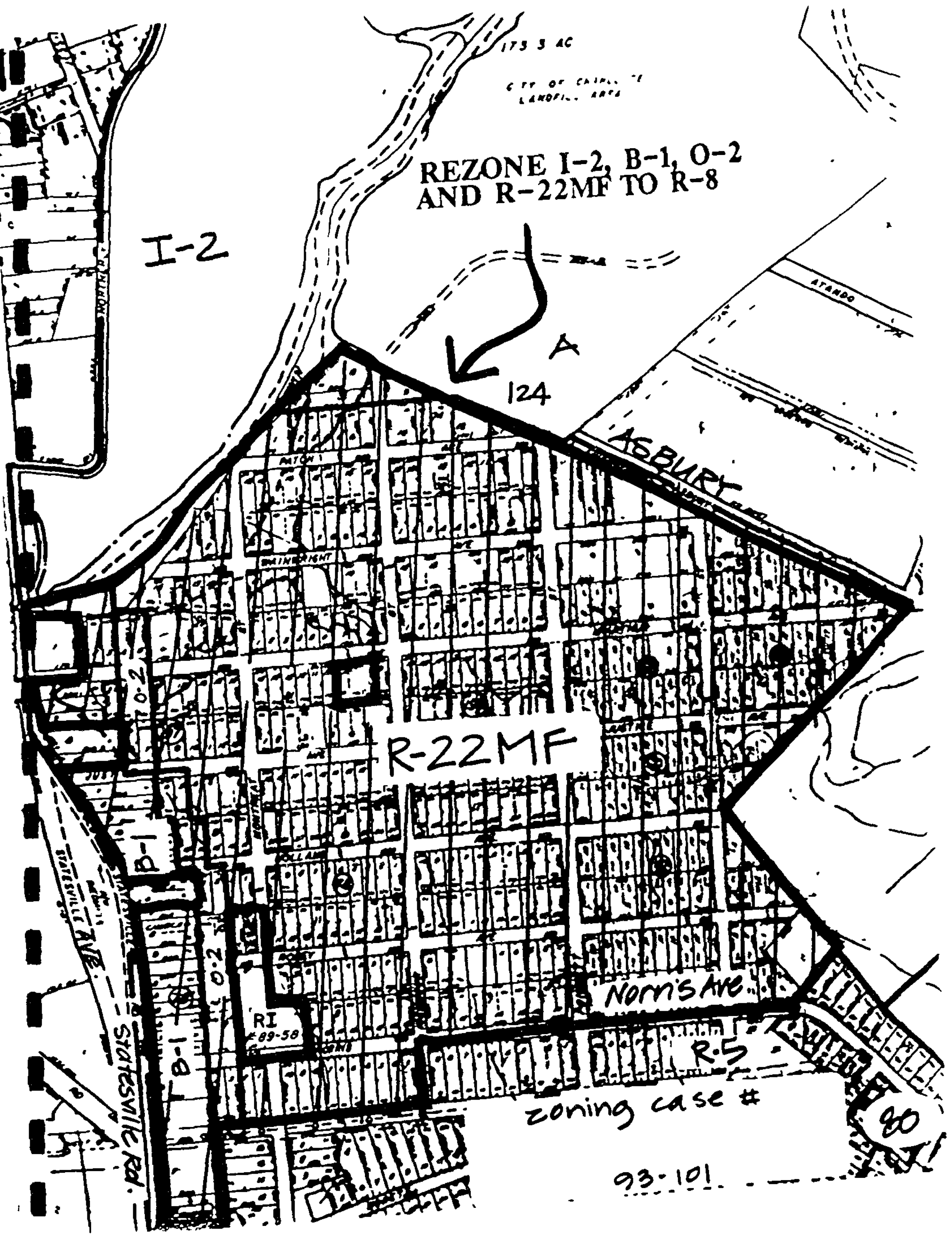
Petition #: 93-101

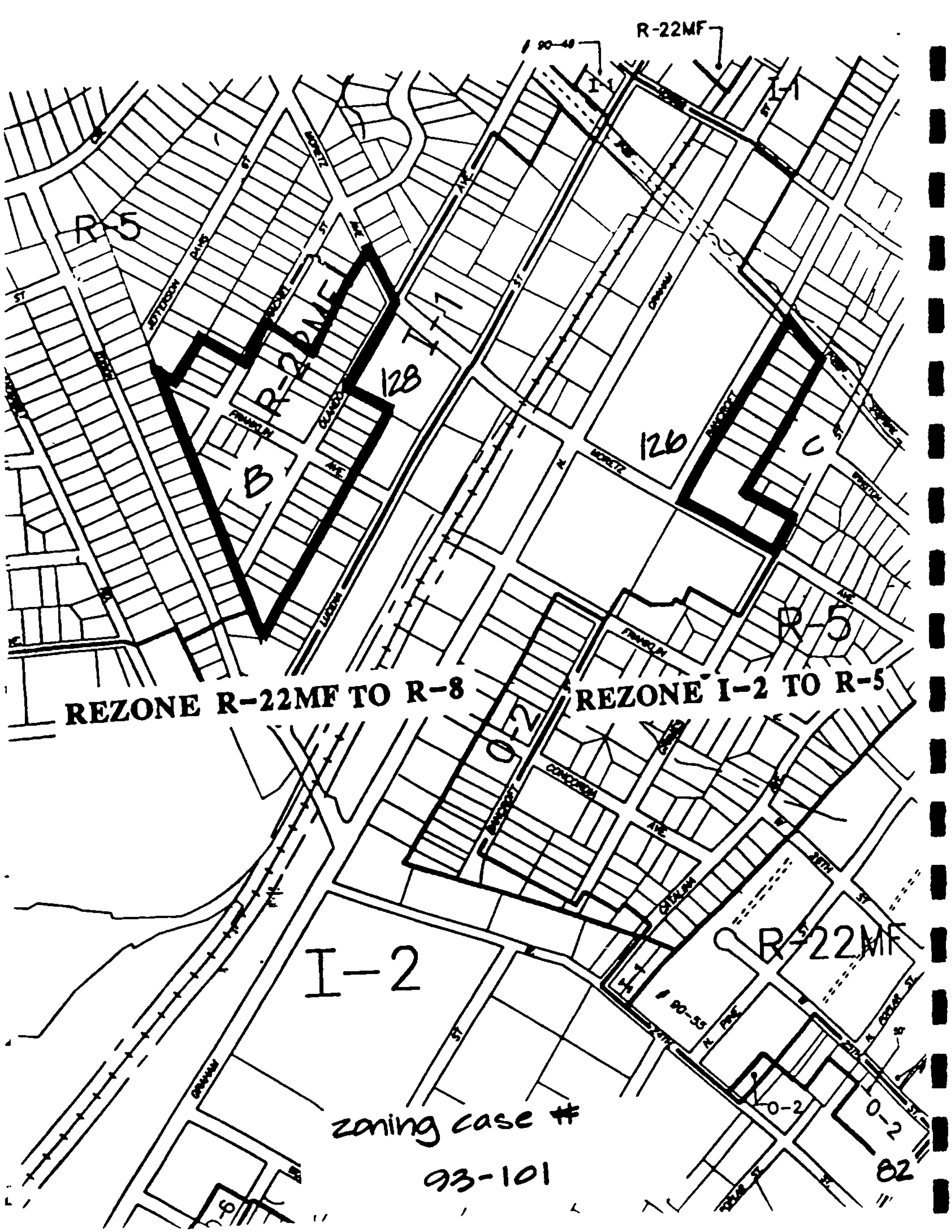
Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 16, 1993
Zoning Clasification (Existing): I-2, B-1, O-2 & R-22MF
Zoning Classification (Requested): R-8 & R-5
Location: (A) A portion of Druid Hills north generally north of Norris Avenue, east of Statesville Road and south of the Statesville Road Landfill and Asbury Street (from I-2 B 1, O-2 & R 22MF to R-8), (B) An area in Druid Hills generally south of Moretz Avenue, west of Lucena Stree north of Edison Street, and east of Rachel Street (from R-22MF to R 8), and (C) Properties in Tryon Hills neighborhood north of Moretz Street, east of Bancroft, south of a Duke Power right of-way, and west of Grimes Street (from I-2 to R-5)

See Attached Sheet(s)

Zoning Map Nos.: 79 & 88

Scale: 1" = 400 feet


REZONE I-2, B-1, O-2
AND R-22MF TO R-8
I-2
A
124
ATANDO
ASBURY
R-22MF
B-1
O-2
B-1
RI
Statesville Rd.
Norris Ave.
R-5
zoning case #
93-101
80


R-22MF
I 90-48
R-5
R-8
128
126
C
R-5
REZONE R-22MF TO R-8
REZONE I-2 TO R-5
I-2
R-22MF
I 90-55
O-2
O-2
82
zoning case #
93-101

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-102

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: (A) The Genesis Park Neighborhood generally north of Oaklawn Avenue, east of I-77, south of Horne Street, and west of Fairview Homes (from R-22MF to R-8), and (B) Neighborhood west of Statesville Avenue generally between Badger Street to the north and Woodward Avenue to the south (from B-2 & R-22MF to R-8)

Request: R-22MF & B-2 to R-8

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A single family, duplexes, vacant lots, and several churches

Area B single family, duplexes, a church, and two businesses

Surrounding Land Uses

Area A multi-family to the north and east (Fairview Homes), commercial and residential to the south across Oaklawn, and I-77 to the west

Area B multi-family and a school to the west, residential, vacant, and commercial to the east across Statesville Ave , multi-family to the north, and a cemetery and vacant land to the

south

Proposed Land Uses

single family and low density attached single family in both areas

Consistency With Study Group Recommendations

The Central District Study Group supported the plan recommendations for this area, however, the Planning and Public Works Committee deleted several properties along Statesville Ave

Nonconformities Resulting From This Rezoning

Area A none

Area B an auto repair shop and a convenience store

Consequences Of Not Rezoning This Property

Both areas are currently marginal neighborhoods A great deal of community-wide effort is being devoted to transforming Genesis Park A number of new single family houses have been built by Habitat and existing houses are being remodeled This is also an area receiving Neighborhood Reinvestment funds The area along Statesville Road is a small enclave of low density housing In either case, construction of multi-family housing would create more stress on these neighborhoods Also, with the amount of mult-family in Fairview Homes, the area is somewhat saturated with high density housing

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-102

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) Several Acres Street Frontage(ft) Not Applicable

Current Land Use (A) Combination of single family homes and duplexes; and (B) Combination of single family homes and duplexes

Zoning Request

Existing Zoning R-22MF & B-2 Requested Zoning R-8

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C. 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

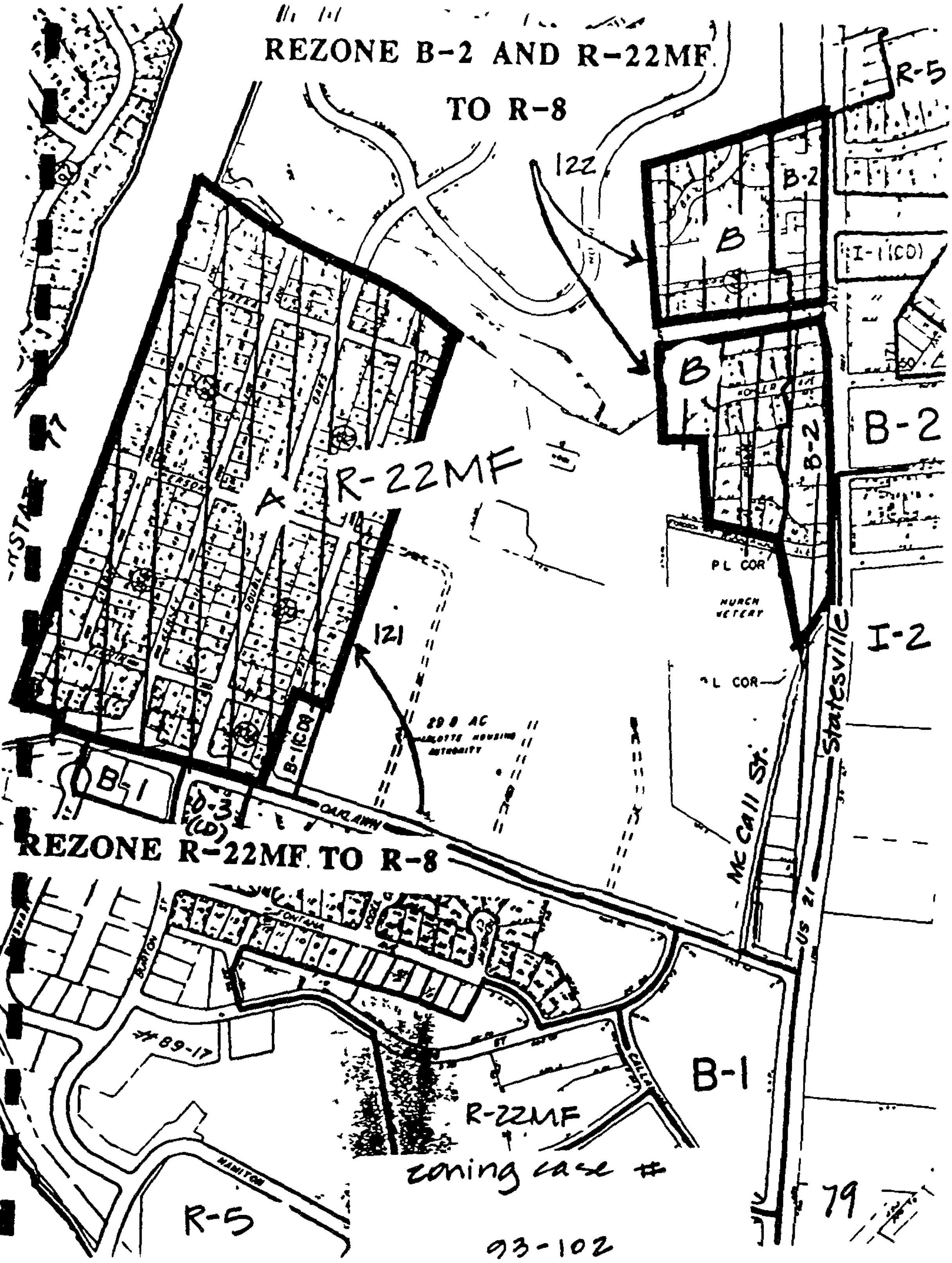
Petition #: 93-102

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date September 16, 1993
Zoning Classification (Existing): R-22MF & B-2
Zoning Classification (Requested): R-8
Location: (A) The Genesis Park Neighborhood generally north of Oaklawn Avenue, east of I 77, south of Tome Street and west of Fairview Homes (from R 22MF to R 8) and (B) Neighborhood west of Statesville Avenue generally between Badger Street to the north and Woodward Avenue to the south (from B 2 & R-22MF to R 8)

See Attached Sheet(s)

Zoning Map Nos.: 88

Scale: 1" = 400 feet


REZONE B-2 AND R-22MF
TO R-8
122
B-2
B
R-5
I-1(CD)
B
B-2
B-2
PL COR
CHURCH
CEMETERY
I-2
PL COR
R-22MF
121
B-1(CD)
B-1
D-3
(LD)
OAKLAWN
Statesville
McCall St.
US 21
REZONE R-22MF TO R-8
#89-17
B-1
R-22MF
zoning case #
R-5
79
93-102

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-103

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: (A) Properties bounded by Statesville Avenue to the east, Oaklawn Avenue to the south and McCall Street to the west and north (from B-2 to B-1), and (B) Tract on the south east corner of Graham Street and west 24th Street (from I-2 to B-1)

Request: B-2 & I-2 to B-1

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A vacant land, mini-market and other neighborhood commercial businesses

Area B neighborhood shopping center

Surrounding Land Uses

Area A Fairview Homes (public housing) and cemetery to the west, industrial to the east across Statesville Rd , vacant to the south across Oaklawn, and vacant to the north

Area B industrial to the west across Graham St , vacant to the south, commercial to the north, and commercial to the east

Proposed Land Uses

Both areas neighborhood businesses

Consistency With Study Group Recommendations

The Central District Study Group supported the recommendations of this plan

Nonconformities Resulting From This Rezoning

Area A an auto repair shop

Area B none

Consequences Of Not Rezoning This Property

Area A Heavier business uses could develop The public housing area and other nearby neighborhoods are in need of neighborhood commercial services

Area B This shopping center provides convenience goods and services to Lockwood and Tryon Hills If redeveloped with industrial uses, the services would be lost There is ample industrial zoning elsewhere in the corridor

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93 103

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft.-Acres) 9 Street Frontage(ft.) Not Applicable

Current Land Use (A) Vacant land, mini market/commercial business; and (B) Existing shopping center

Zoning Request

Existing Zoning B-2 & I-2 Requested Zoning B-1

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

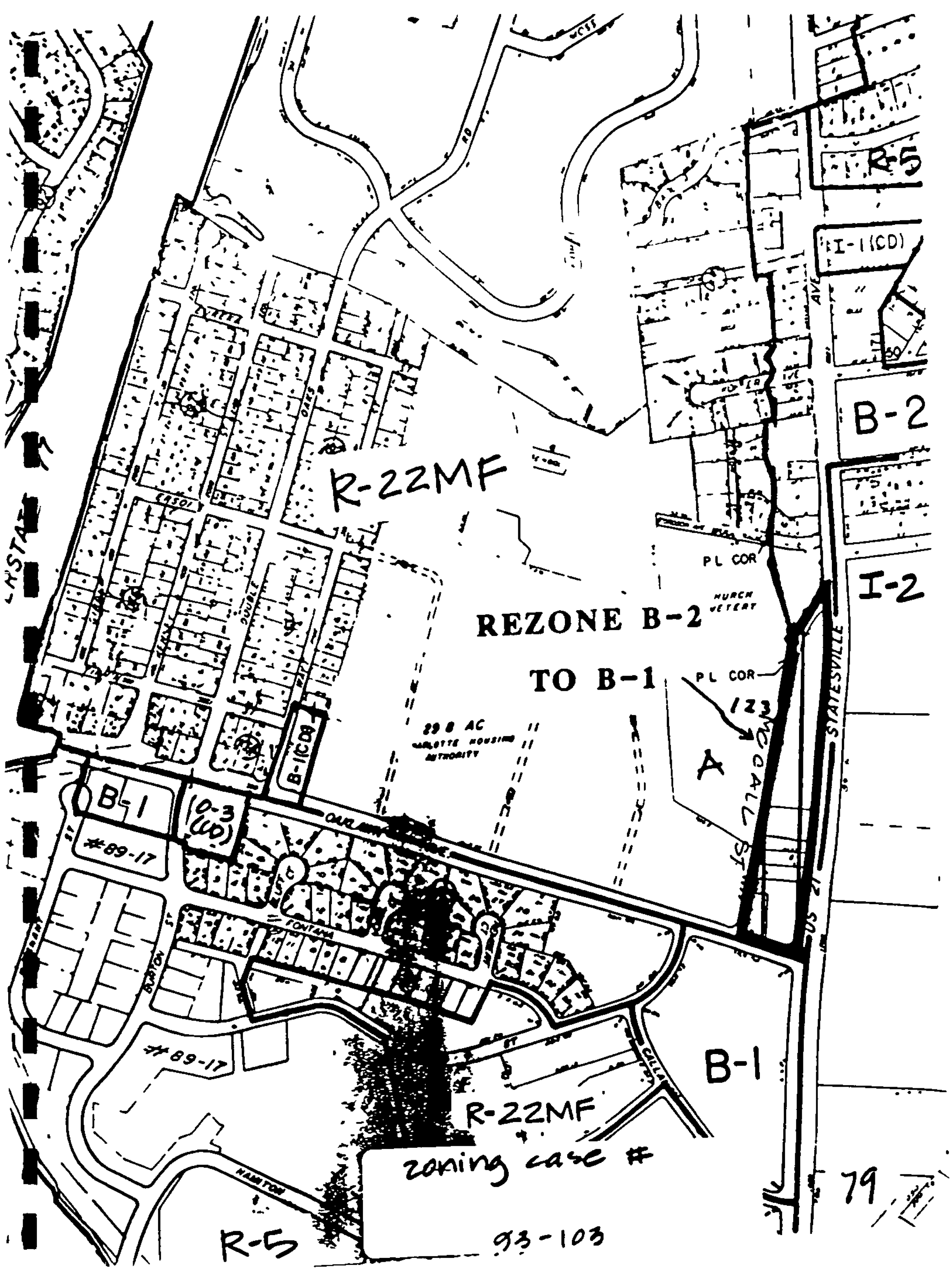
Petition #: 93-103

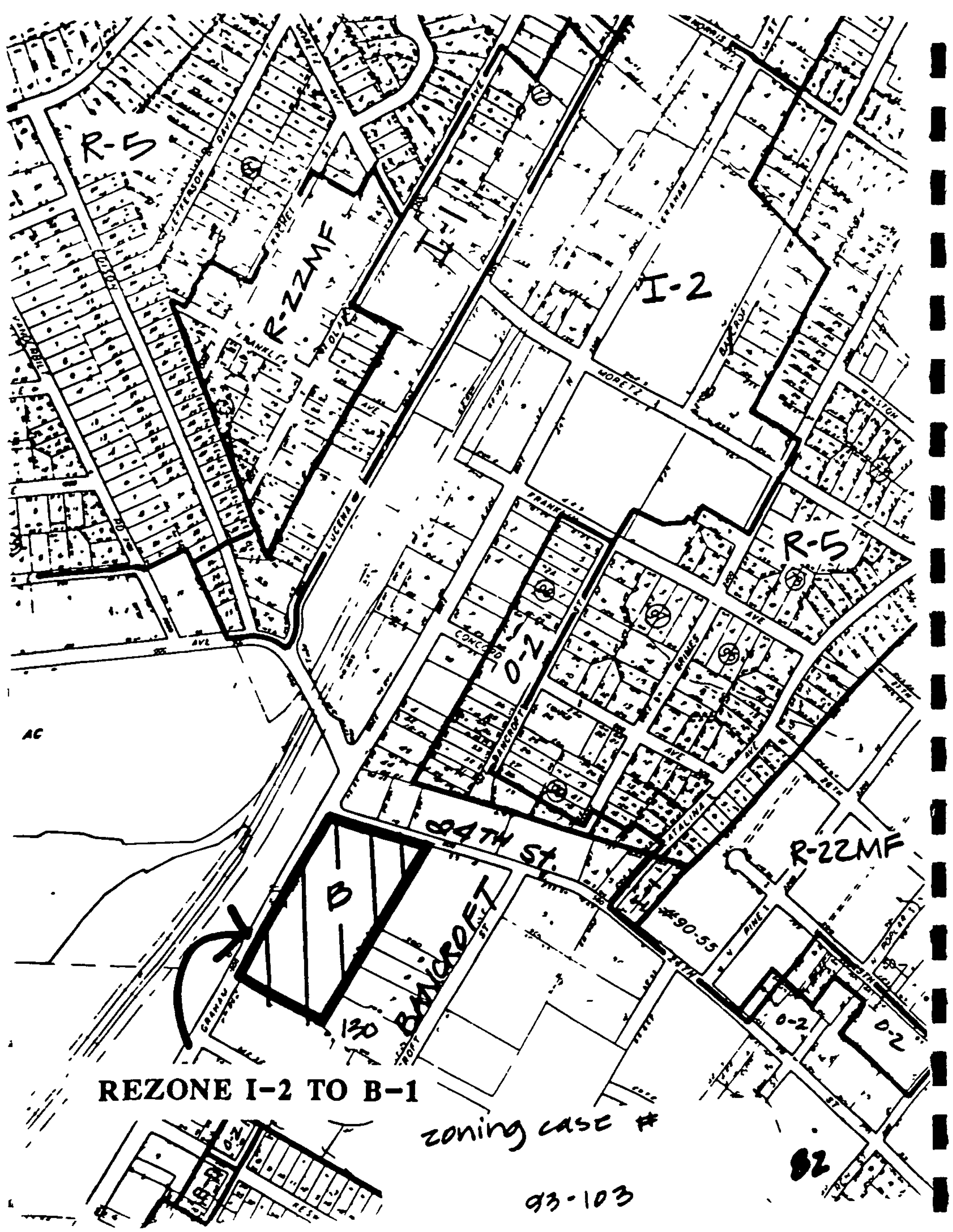
Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 16, 1993
Zoning Clasification (Existing): B 2 & I-2
Zoning Classification (Requested): B 1
Location: (A) Properties bound by Statesville Avenue to the east, Oaklawn Avenue to the south and McCall Street to the west and north (from B 2 to B 1) and (B) Tract on the south east corner of Graham Street and west 24th Street (from I 2 to B 1)

See Attached Sheet(s)

Zoning Map Nos.: 88

Scale: 1" = 400 feet


R-5
I-1(CD)
B-2
R-22MF
PL COR
I-2
REZONE B-2
TO B-1
PL COR
123
A
B-1
(O-3 (CD))
#89-17
B-1
#89-17
R-22MF
zoning case #
93-103
79
R-5
STATESVILLE
CALLA
OAKLAND
FONTANA
BURTON
HAMPTON


R-5
R-22MF
I-2
R-5
O-2
B
84TH ST.
BANCROFT
#90-55
R-22MF
O-2
O-2
130
REZONE I-2 TO B-1
zoning case #
93-103

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-104

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: (A) Properties in the Tryon Hills neighborhood fronting on the west side of Bancroft Street between W 24th Street and Franklin Avenue (from O-2 to R-5), and (B) Properties in the Lockwood neighborhood located east of Graham Street between Sylvania Avenue to the north, Bancroft Street to the east & Plymouth Avenue to the south (from O-2 to R-8)

Request: O-2 to R-5 & R-8

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A primarily single family homes with one duplex and a business

Area B single family and duplexes

Surrounding Land Uses

Area A commercial to the west and north, single family to the east, and vacant to the south

Area B single family to the east, commercial and vacant in other directions

Proposed Land Uses

Area A single family

Area B single family and low density attached single family

Consistency With Study Group Recommendations

The Central District Study Group supported the recommendations for this area

Nonconformities Resulting From This Rezoning

Area A one duplex and a business

Area B none

Consequences Of Not Rezoning This Property

The edges of Lockwood and Tryon Hills along Graham Street are important to preserve as residential Nonresidential development would encroach into areas that are considered somewhat fragile Neighborhood Reinvestment funds have been spent in Lockwood to help strengthen the neighborhood that provides valuable housing Zoning should support efforts by the neighborhood and City efforts

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93 104

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) 7 Street Frontage(ft.) Not Applicable

Current Land Use (A) Primarily single family homes, and (B) Duplexes

Zoning Request

Existing Zoning O-2 Requested Zoning R-5 & R-8

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C. 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

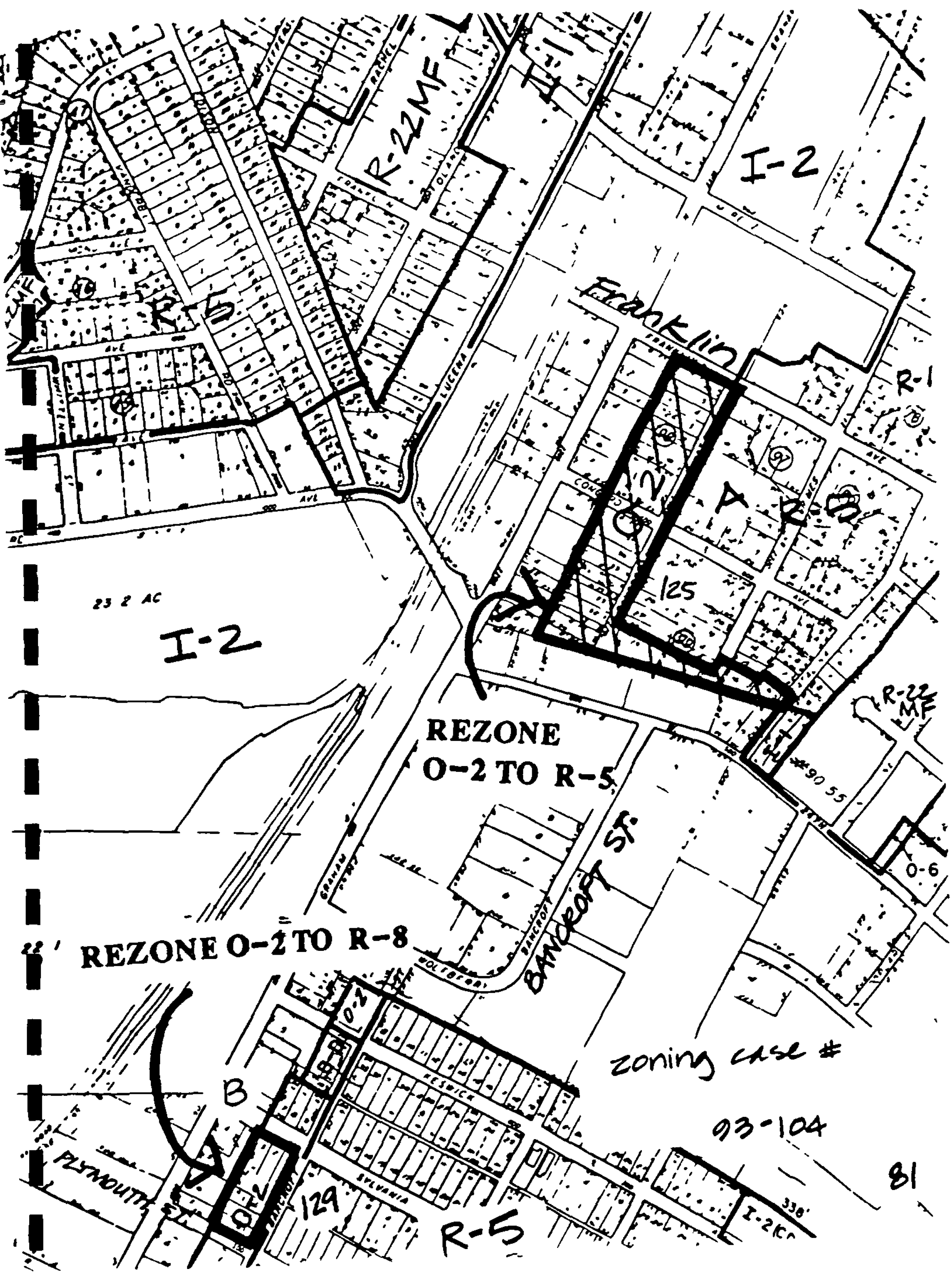
Petition #: 93-104

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 16, 1993
Zoning Clasification (Existing): O-2
Zoning Classification (Requested): R-5 & R-8
Location: (A) Properties in the Tryon Hills neighborhood fronting on the west side of Bancroft Street between W. 24th Street and Franklin Avenue (from O-2 to R-5) and (B) Properties in the Lockwood neighborhood located east of Graham Street between Sylvania Avenue to the north, Bancroft Street to the east & Plymouth Avenue to the south (from O-2 to R-8)

See Attached Sheet(s)

Scale: 1" = 400 feet

Zoning Map Nos.: 88


R-22MF
I-2
Franklin
R-5
R-1
A
125
23 2 AC
I-2
REZONE
O-2 TO R-5
R-22 MF
90 55
O-6
Bancroft St.
REZONE O-2 TO R-8
zoning case #
93-104
B
PLYMOUTH ST.
129
R-5
81
I-2

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-105

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: (A) Properties fronting N Tryon Street between Craighead and Sugar Creek (from I-1 to B-2), (B) Properties at the west end of Ritch Avenue and Benard Avenue, east of 36th Street (from B-1 to R-5), and (C) Properties fronting the north and south sides of N Tryon Street between Criaghead and Sugar Creek Road (from I-1 to B-2)

Request: I-1 & B-1 to B-2 & R-5

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

Area A residential, vacant, and commercial

Area B single family

Area C commercial and vacant

Surrounding Land Uses

Area A single family to the southeast, commercial to the west along N Tryon, industrial to the southwest, and vacant to the northeast

Area B commercial north, commercial to the south, single family to the east, and industrial and commercial to the west

Area C multi-family to the north, industrial to the south across N Tryon, commercial to the west, and a church to the east

Proposed Land Uses

Area A general businesses

Area B single family

Area C general businesses

Consistency With Study Group Recommendations

The Central District Study Group supported the recommendations for this area

Nonconformities Resulting From This Rezoning

Area A none

Area B none

Area C none

Consequences Of Not Rezoning This Property

Areas A and C These areas are already predominantly developed with commercial uses N Tryon should retain a certain amount of commercial development to support the adjacent residential areas, otherwise, residents will have to travel further distances to shop If these areas are redeveloped with industrial uses, the commercial nature of these areas will change There is considerable industrial zoning available elsewhere along N Tryon

Area B Ritch Avenue is a very small neighborhood consisting of stable, attractive single family homes The neighborhood has survived, despite the fact that it is surrounded by nonresidential uses If the lots at the end of Ritch in this petition should develop with commercial uses, it will have a tremendous impact on the neighborhood It would erode a significant neighborhood edge, creating great pressure for further nonresidential development which would essentially destroy the existing neighborhood

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93 105

Date Filed August 2, 1993

Received By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft.-Acres) 103 Street Frontage(ft.) Not Applicable

Current Land Use (A) Primarily business and a shopping center; (B) Business uses, restaurants and other commercial uses; and (C) Three houses and a vacant lot.

Zoning Request

Existing Zoning I-1 & B-1 Requested Zoning B-2 & R-5

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N C. 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

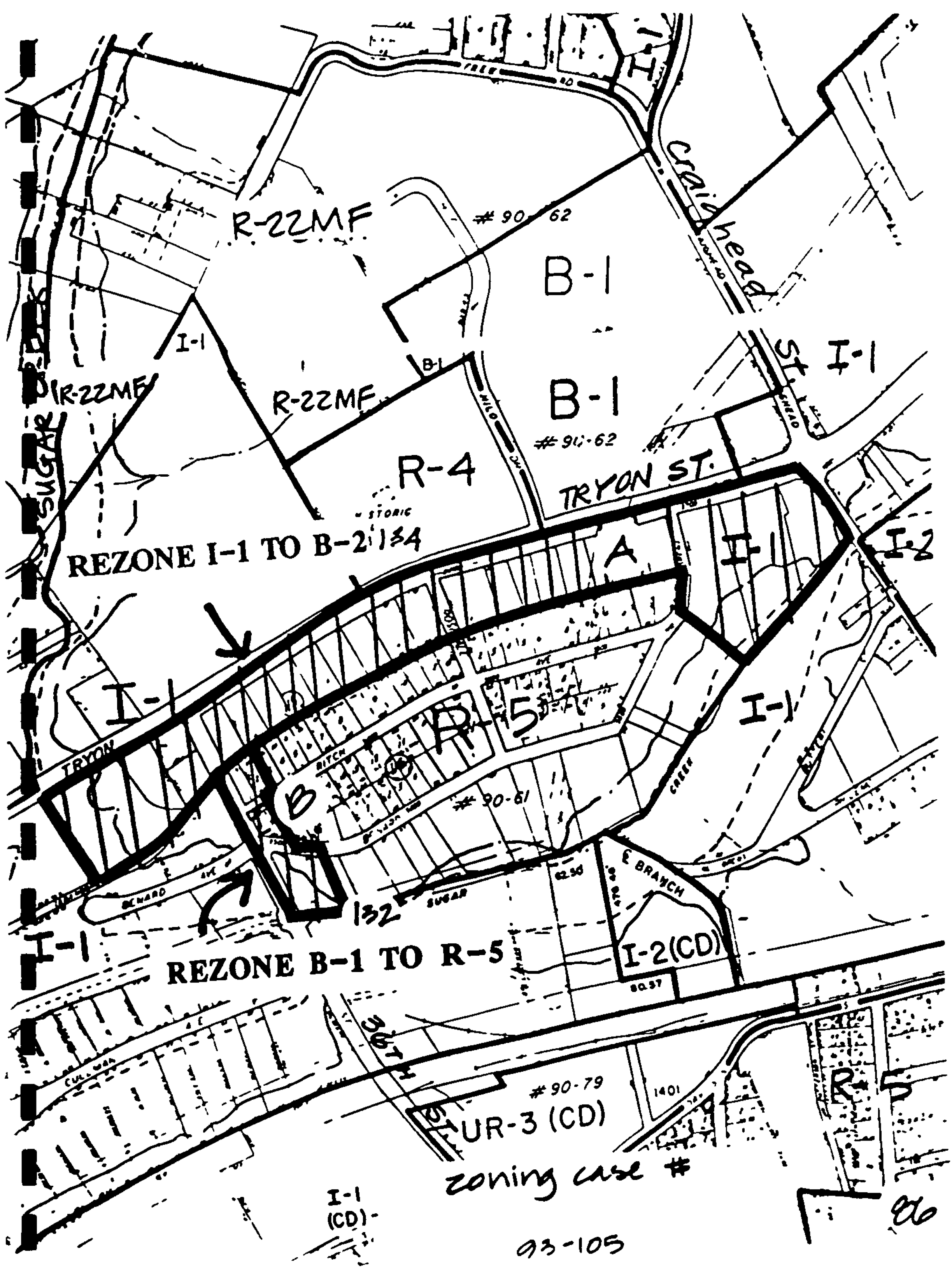
Petition #: 93-105

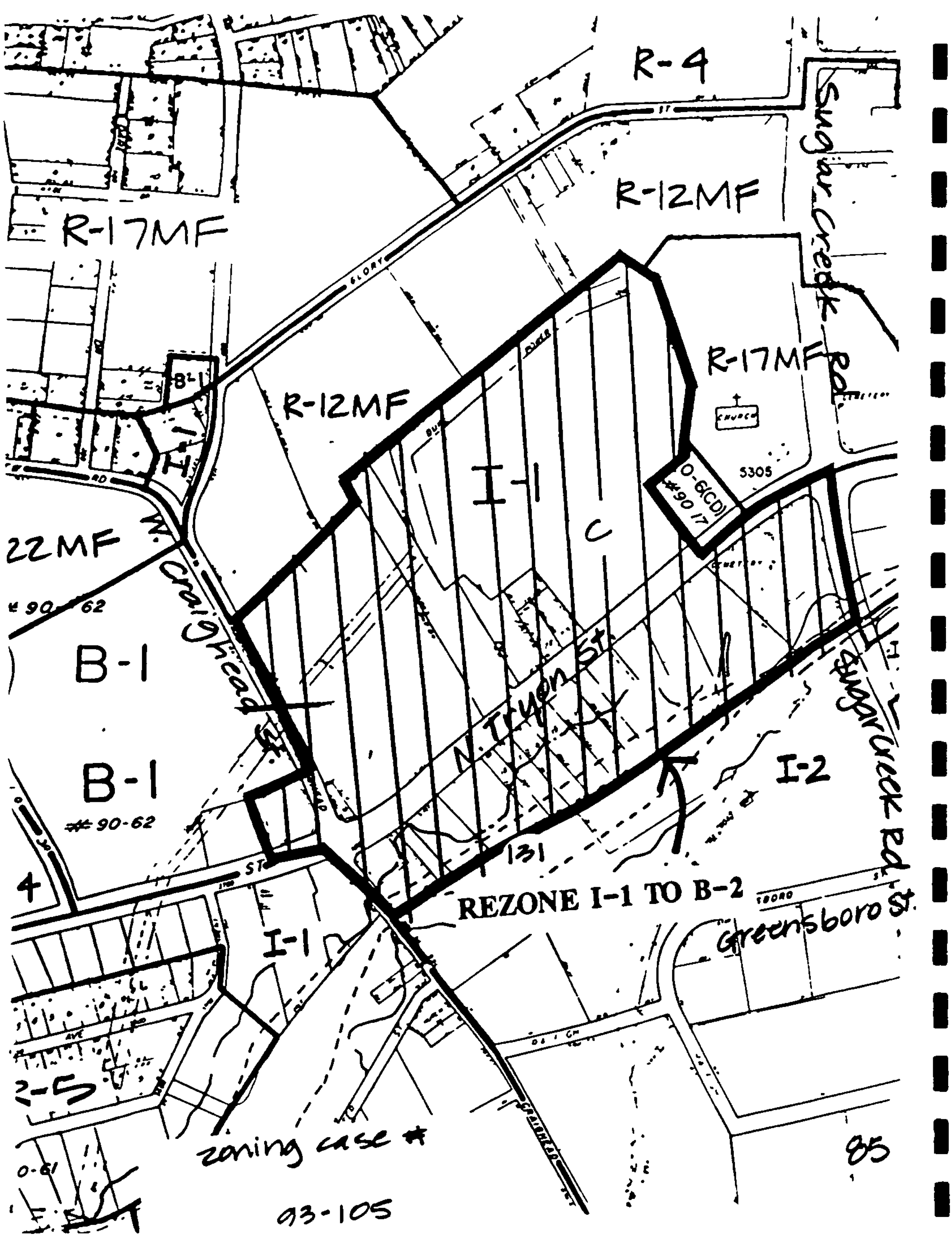
Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 16, 1993
Zoning Clasification (Existing): I-1 & B-1
Zoning Classification (Requested): B 2 & R-5
Location: (A) Properties fronting N Tryon Street between Craighead and Sugar Creek (from I-1 to B 2) (B) Properties at the west end of Rich Avenue and Benard Avenue east of 36th Street (from B-1 to R-5), and (C) Properties fronting the north and south sides of N Tryon Street between Craighead and Sugar Creek Road (from I-1 to B 2)

See Attached Sheet(s)

Zoning Map Nos.: 89

Scale: 1" = 400 feet


R-22MF
#90-62
B-1
Craighead
I-1
R-22MF
B-1
#90-62
R-4
TRYON ST.
REZONE I-1 TO B-2
A
I-1
I-2
I-1
R-5
I-1
TRYON
B
#90-61
E BRANCH
132
SUGAR
I-1
REZONE B-1 TO R-5
I-2(CD)
367
#90-79
UR-3 (CD)
1401
R-5
I-1
(CD)
zoning case #
86
93-105


R-4
R-12MF
R-17MF
Sugar Creek Rd.
GLORY
R-17MF
R-12MF
B-1
CHURCH
O-6(CD)
#90 17
5305
22MF
W. Craighead St.
#90-62
B-1
B-1
#90-62
N. Tryon St.
I-2
131
REZONE I-1 TO B-2
Sugar Creek Rd.
Greensboro St.
I-1
zoning case #
85
93-105

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-106

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: (A) Properties west of West Craighead Street, fronting on the north side of Frew Avenue, and a tract generally west of Drury Lane, north of Frew Avenue, south of Midfield Drive, and east of Sugar Creek (from O-2 to R-17MF), and (B) Tract generally between Hilo Drive and Craighead, north of N Tryon Street (from B-1 to R-12MF)

Request: O-2 & B-1 to R-17MF & R-12MF

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Area B was rezoned from B-2 to B-1 as part of the implementation of the North Tryon Corridor Plan

Existing Land Uses

Area A park land, vacant, and single family

Area B vacant

Surrounding Land Uses

Area A industrial and vacant to the west, single family to the south, vacant to the north, and single family and vacant to the east

Area B multi-family to the north, historic museum and multi-family to the west, commercial

to the east across Craighead, and vacant to the south

Proposed Land Uses

multi-family in both areas

Consistency With Study Group Recommendations

The Central District Study group supported the plan recommendations for these areas

Nonconformities Resulting From This Rezoning

none for either area

Consequences Of Not Rezoning This Property

Area A This property has access through a residentially developed area It provides a great opportunity for multi-family housing Nonresidential development at this location would not be compatible with the adjacent neighborhood, considering the access

Area B Rezoning this land to residential is an effort to create a more balanced land use pattern in the Craighead/N Tryon area There is ample vacant or underdeveloped commercial land in the immediate area Allowing this property to develop with commercial as well will dilute the efforts to attract new businesses and retain exiting businesses on properties fronting N Tryon There are a number of commercial vacancies on N Tryon today

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93-106

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft.-Acres) 83 Street Frontage(ft) Not Applicable

Current Land Use (A) Park land, and (B) Vacant

Zoning Request

Existing Zoning O-2 & B-1 Requested Zoning R-17MF & R-12MF

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan.

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

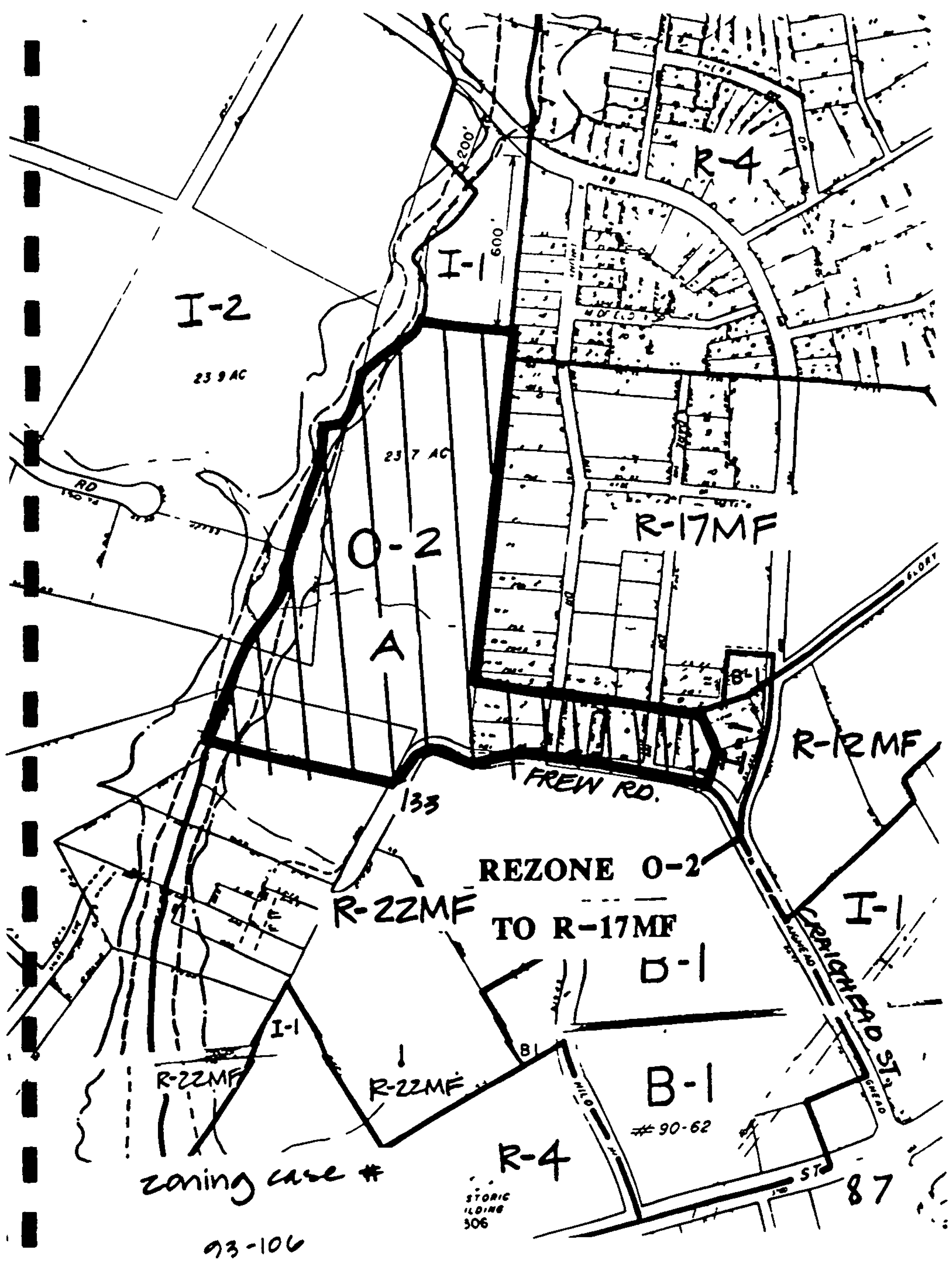
Petition #: 93-106

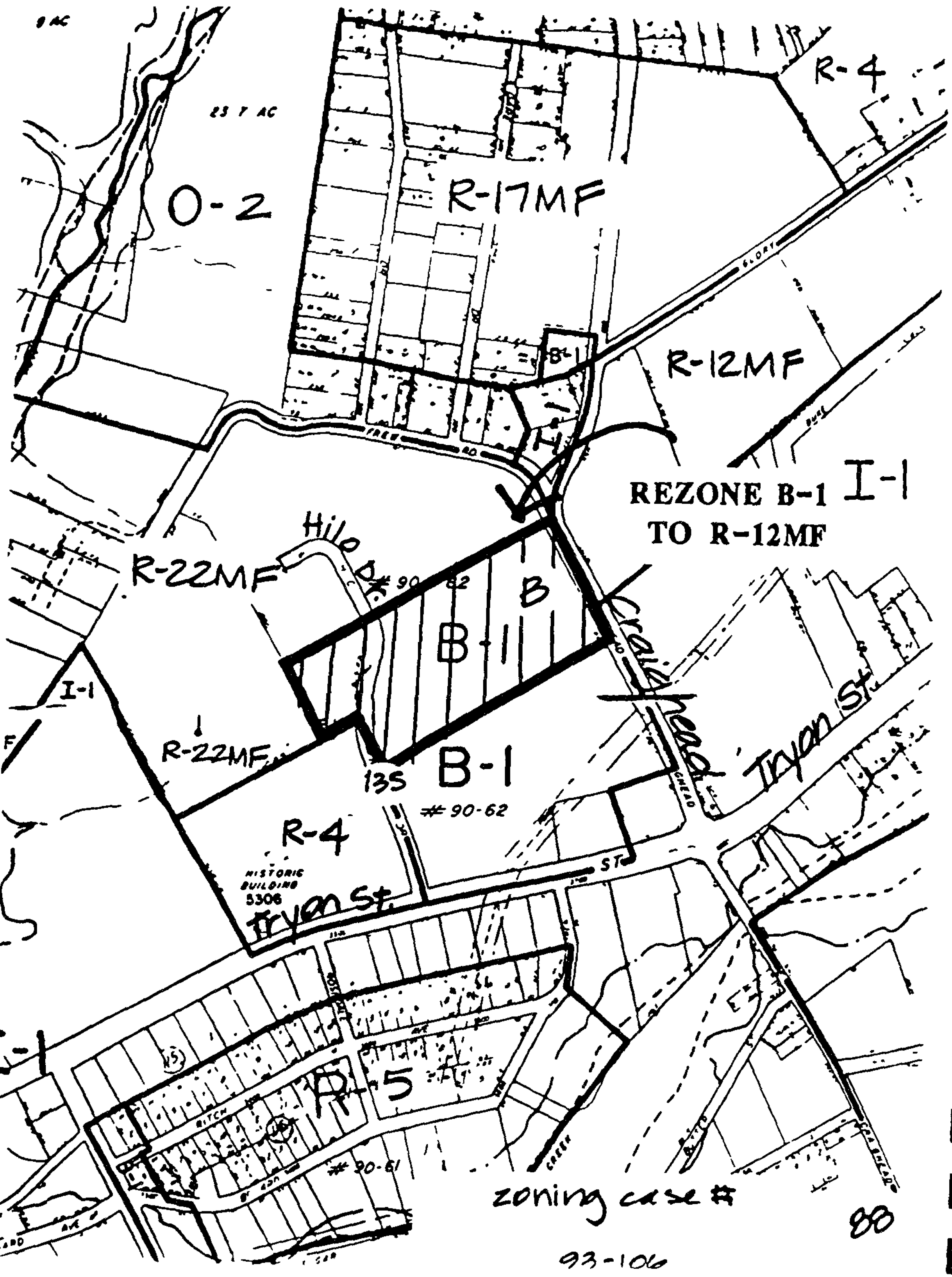
Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 16, 1993
Zoning Clasification (Existing): O-2 & B-1
Zoning Classification (Requested): R-17MF & R-12MF
Location: (A) Properties west of West Craighead Street, fronting on the north side of Frew Avenue, and a tract generally west of Drum Lane north of Frew Avenue south of Midfield Drive and east of Sugar Creek (from O 2 to R 17MF), and (B) Tract generally between Hilo Drive and Craighead, north of N Tryon Street (from B 1 to R 12MF)

See Attached Sheet(s)

Zoning Map Nos.: 78 & 89

Scale: 1" = 400 feet


R-4
200'
600'
I-1
I-2
23.9 AC
23.7 AC
O-2
A
R-17MF
GLORY
R-12MF
FREW RD.
133
REZONE O-2
TO R-17MF
R-22MF
I-1
B-1
CRAIGHEAD ST.
B-1
#90-62
R-22MF
R-22MF
R-4
STORIC
ILDING
306
87
zoning case #
93-106


O-2
R-17MF
R-4
R-12MF
REZONE B-1
TO R-12MF
I-1
R-22MF
Hilo Dr.
B-1
B
Crainhead
Tryon St.
R-22MF
I-1
B-1
135
R-4
HISTORIC BUILDING 5306
Tryon St.
R-5
#90-62
#90-61
zoning case #
88
93-106

Pre-Hearing Staff Analysis
Rezoning Petition No. 93-107

Petitioner: Charlotte-Mecklenburg Planning Commission

Location: Property on the northwest corner of Softley Road and Sugar Creek Road

Request: O-2 to R-4

Background and Justification

In January of 1993, the Charlotte City Council formally adopted the Central District Plan The Central District Plan generally encompasses the area bound by Route 4 to the east, south, and west and I-85 to the north, excluding the uptown area This plan departs from the type of plan prepared for other districts in the county, which principally center on development opportunities on vacant land The Central District Plan focuses primarily on preserving and/or enhancing the character of areas that are already developed

Inappropriate zoning is identified in the plan as one of the greatest threats to the stability and integrity of many of the neighborhoods and business areas in the district Much of the zoning in the Central district has been in place since the early 1960's The zoning in many instances, does not reflect existing and/or proposed development Consequently, this rezoning is being requested to comply with land use recommendations as proposed in the Central District Plan

Zoning History

Not applicable

Existing Land Uses

single family

Surrounding Land Uses

single family to the north, west, and south, and multi-family to the east across Sugar Creek

Proposed Land Uses

single family

Consistency With Study Group Recommendations

This was added by the Planning and Public Works Committee at the request of the property owner

Nonconformities Resulting From This Rezoning

none

Consequences Of Not Rezoning This Property

The property owner has strongly advocated that his property be downzoned to residential He indicates he has no desire to redevelop for office use

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 93 107

Date Filed August 2, 1993

Recieved By M C M

OFFICE USE ONLY

Ownership Information

Property Owner See Sheet in Zoning Case File

Owner's Address See Sheet in Zoning Case File

Date Property Acquired Not Available

Tax Parcel Number See Sheet in Zoning Case File

Location of Property(address or description) See Sheet in Zoning Case File

Description of Property

Size(Sq Ft -Acres) 5 Street Frontage(ft.) Not Applicable

Current Land Use Single family house

Zoning Request

Existing Zoning O-2 Requested Zoning R-4

Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C. 28202-2853
Address of Petitioner(s)

(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner

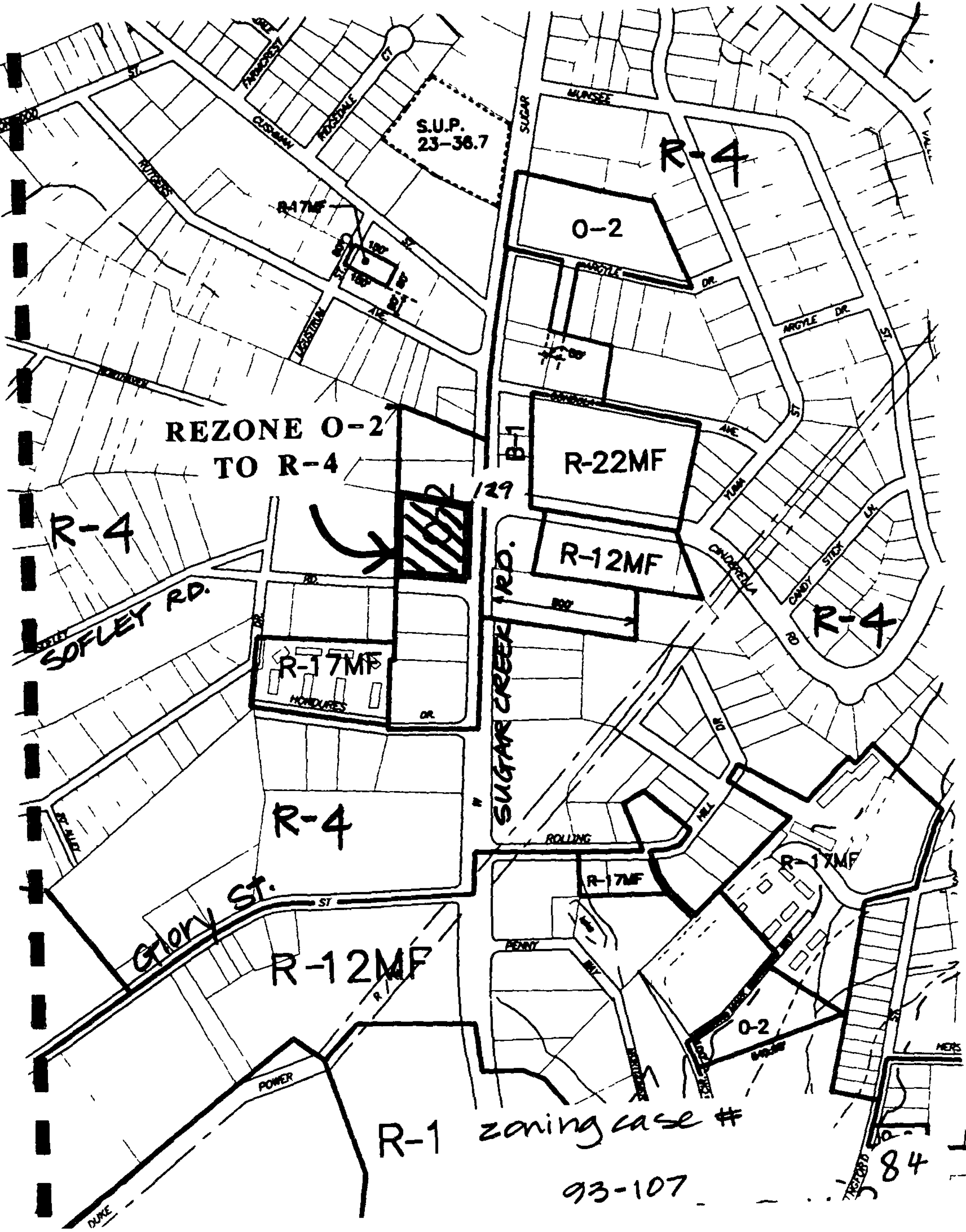
Petition #: 93-107

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 16, 1993
Zoning Clasification (Existing): O-2
Zoning Classification (Requested): R-4
Location: Property on the northwest corner of Sofiley Road and Sugar Creek Road

See Attached Sheet(s)

Zoning Map Nos.: 78

Scale: 1" = 400 feet


REZONE O-2
TO R-4
S.U.P.
23-36.7
R-4
O-2
R-22MF
R-12MF
R-17MF
R-4
SOFLEY RD.
R-17MF
R-4
SUGAR CREEK RD.
R-17MF
R-17MF
Glory ST.
R-12MF
O-2
R-1
zoning case #
93-107
84

TO The Charlotte Mecklenburg-Planning Commission

FROM Douglas Boyce
2914 Ravencroft Drive
Charlotte, NC

REF 93-96 Zoning Case Area 75

SUBJECT REZONE PROPERTY FROM R-22MF TO R-5

My name is Douglas Boyce I have been a resident of the Glendale Acres Community for over 20 years Restrictions for our neighborhood were drawn up in 1960 for our housing project by the building contractor

The City of Charlotte started Zoning Laws in 1962 per information received from the Planning Commission Office At that time, our area was zoned R-22MF By today's standards, that zoning would probably not be correct Since the Glendale Acres Community was still being developed, it was o k for this zoning title (R-22MF) at that time

On September 14, 1993, 12% of the Homeowners in my area, which consist of 125 homes, had a Community Meeting to discuss the rezoning of our neighborhood We were in full agreement that the R-22MF status remain the same since the present institutions will be grandfathered for our community Those include the Martin Luther King Park & Temple Chapel Baptist Church We (The Community) are not aware of any other institutions in our neighborhood

We realize that 12% of the Community is not a majority, but, it gives the Planning Commission an idea on how we feel at this time pertaining to this matter

Thank You,

Douglas Boyce

Douglas Boyce, President
Glendale Acres Community