AGENDA

Meeting Type:	B
Date:	09-21-1981

City of Charlotte, City Clerk's Office

Charlotte

Public Service and Information Department
City Hall 600 E Trade Street
Charlotte North Carolina 28202
704/374 2395

Meetings in September '81

SEPTEMBER 1 SEPTEMBER 5

1	Tuesday, 7 30 p m	CHARLOTTE TREE COMMISSION Cameron Brown Building, Fifth Floor Conference Room
	Tuesday, 7 30 p m	PLANNING COMMISSION Cameron-Brown Building, First Floor Conference Room
2	Wednesday, 8 30 a m	CIVIL SERVICE BOARD City Hall, Third Floor Conference Room
3	Thursday, 12 Noon	INSURANCE & RISK MANAGEMENT AGENCY Education Center, Room 238
	Thursday, 4 00 p m	CITY COUNCIL PLANNING & PUBLIC WORKS COMMITTEE City Hall, Second Floor Conference Room
	Thursday, 7 30 p m	MAYOR'S TASK FORCE ON RESIDENTIAL BURGLARY Law Enforcement Center, Third Floor Conference Room

THE WEEK OF SEPTEMBER 6 SEPTEMBER 12

7	Monday	LABOR DAY/CITY HOLIDAY All City Offices Closed NO City Council Meeting
8	Tuesday, 9 00 a m	HISTORIC DISTRICT COMMISSION Edwin Towers, First Floor Conference Room
9	Wednesday, 11 00 a m.	AUDITORIUM-COLISEUM-CIVIC CENTER AUTHORITY First Union Tower Building, 28th Floor Conference Room
	Wednesday, 4 00 p m	CITY COUNCIL FINANCE & PROCEDURES COMMITTEE City Hall, Council Chamber
	Wednesday, 7 30 p m	HISTORIC PROPERTIES COMMISSION City Hall, Second Floor Conference Room

THE WEEK OF SEPTEMBER 13 - SEPTEMBER 19

14	Monday, 12 Noon	PLANNING COMMISSION (Work Session) Cameron Brown Building, First Floor Conference Room
	Monday, 12 Noon	CITY COUNCIL/MANAGER EXECUTIVE SESSION City Hall Annex, Training Center
	Monday, 2 00 p m	CITIZENS HEARING City Hall, Council Chamber
	Monday, 3 00 p m	CITY COUNCIL MEETING City Hall, Council Chamber
15	Tuesday, 2 00 p m	HOUSING AUTHORITY 1301 South Boulevard
	Tuesday, 3 00 p.m	COMMUNITY FACILITIES COMMITTEE Utility Department Conference Room, 5100 Brookshire Boulevard
16	Wednesday, 8 30 a m	CIVIL SERVICE BOARD City Hall, Third Floor Conference Room
	Wednesday, 2 00 p m	TECHNICAL COORDINATING COMMITTEE City Hall Annex, Department of Transportation Conference Room
	Wednesday, 4 00 p m	EMPLOYMENT & TRAINING ADVISORY COUNCIL Belmont Regional Center, 700 Parkwood Avenue
	Wednesday, 7 30 p m	TRANSPORTATION ADVISORY COMMITTEE Cameron Brown Building, Planning Commission Conference Room
17	Thursday, 8 30 a m	CHARLOTTE CLEAN CITY COMMITTEE Cameron-Brown Building, Fifth Floor Conference Room
	Thursday, 3.00 p m	ADVISORY ENERGY COMMISSION City Hall, Second Floor Conference Room

MORE

THE WEEK OF SEPTEMBER 20 SEPTEMBER 26

21	Monday, 6 00 p m	CITY COUNCIL MEETING/ZONING HEARINGS Education Center, Board Room
22	Tuesday, 6 30 a m through 7 30 p m	Primary Election for City Council and Special Referendum on Sales Tax
	Tuesday, 3 00 p m	ZONING BOARD OF ADJUSTMENT City Hall, Council Chamber
23	Wednesday, 4 30 p m	COMMUNITY RELATIONS COMMITTEE - Covenant Presbyterian Church, 1000 East Morehead Street
24	Thursday, 8 30 a m	CHARLOTTE CLEAN CITY COMMITTEE Education Center, Second Floor Central Conference Room
24 26	~~Monday through Wednesday~~	SYMPOSIUM/International Year of Disabled Persons Charlotte Civic Center and Diehl Recreation Center

SEPTEMBER 28 SEPTEMBER 30

28	Monday, 2 00 p m	CITIZENS HEARING City Hall, Council Chamber
	Monday, 3 00 p m	CITY COUNCIL MEETING City Hall, Council Chamber
	Monday, 7 00 p m	SPECIALIZED TRANSPORTATION ADVISORY COMMITTEE Belmont Regional Center, 700 Parkwood Avenue
29	Tuesday, 3 00 p m	ZONING BOARD OF ADJUSTMENT City Hall, Council Chamber
	Tuesday, 4 00 p m	MUNICIPAL INFORMATION ADVISORY BOARD Cameron-Brown Building, Third Floor Conference Room

Charlotte

IN MEETING ON MONDAY, SEPTEMBER 21, 1981

6 00 P M - ZONING HEARINGS
BOARD ROOM
EDUCATION CENTER

ITEM NO

1 Invocation

2 Consideration of approval of minutes of the last meeting on Monday, September 14, 1981

PUBLIC HEARINGS

3 Hearing on Petition No 81-54 by Army-Navy Union for a change in zoning from B-1 to B-2 for a 1 55 acre parcel located at the northwest corner of the intersection of The Plaza and Clemson Avenue

A protest petition has been filed and found sufficient to invoke the 3/4 Rule requiring nine affirmative votes of the Mayor and City Council in order to rezone the property

Attachment No 1

Staff Resource Assistant Planning Director

Council agenda

Mayor Eddie Knox Mayor Pro Tem Betty Chafin

L David Berryhill, Jr
Don Carroll
Tom Cox, Jr
Charlie Dannelly
Laura Frech
Ron Leeper
Pat Locke
George K Selden, Jr
Herbert Spaugh, Jr
Minette Conrad Trosch

ITEM NO

4 Hearing on Petition No 81-55 by the Operations Department of the City of Charlotte to change the zoning from R-6MF to O-15 on an 8 24 acre tract fronting 1,040 feet on the east side and 310 feet on the west side of Toomey Avenue, about 250 feet south of Remount Road Protest Petition

Attachment No 1

Staff Resource Assistant Planning Director

5 Hearing on Petition No. 81-56 by Charlotte-Mecklenburg Planning Commission to amend the official zoning maps in the uptown area in order to implement the new zoning districts in the area bounded by Interstate 77, Brookshire Freeway, Interstate 277, Vance Street, Jasper Street, Morehead Street and Independence Bouelvard

Attachment No 1

Staff Resource Assistant Planning Director

6 Hearing on Petition No 81-57 by Mrs Eliza B Bumgardner for a change in zoning from R-12 to R-12MF on a 6 6 acre tract fronting 200 feet on the south side of Sardis Road North about 500 feet west of Monroe Road

Attachment No 1

Staff Resource Assistant Planning Director

POLICY AGENDA

Community & Economic Development

7 Recommend approval of amendments to the Official Zoning Maps in the Third Ward Neighborhood Strategy Area

This action is recommended so that pending requests for development permits in the Third Ward Area may be issued and the developers may seek eligibility under the low interest loan fund prior to December 22, 1981 No other uptown area will be affected by this early approval

Attachment No 2

Staff Resource Assistant Planning Director

BUSINESS AGENDA

8 Recommend adoption of a resolution providing for public hearings on Monday, October 19, 1981, 6 00 a m., Board Meeting Room Education Center, on Petitions No 81-49 and 81-58 through 81-66 for zoning changes

9 Consideration of a resolution calling a public hearing on Tuesday, October 20, 1981, 9 00 A M., Council Chamber, City Hall, on Petition No SUP 81-3 for special use permit for a fraternal organization in an R-9 district Located on the north side of Tuckaseegee Road, east of the intersection of Tuckaseegee Road and Brown Avenue

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SCHEDULE OF MEETINGS
SEPTEMBER 21 THRU SEPTEMBER 25

Monday, September 21	City Council/Planning Commission Refreshments Room 200	5 00 P M
	Zoning Hearings Board Room - Fourth Floor Education Center	6 00 P M

PENDING MATTERS

In meeting on Monday, October 12, 1981, City Council will make nominations to the following boards, committees, commissions

(a) Community Facilities Committee -

1) Nominations to fill position of Bobby Martin for an unexpired term to expire September 1, 1982 Mr Martin has failed to meet the attendance requirement

Attachments

#1

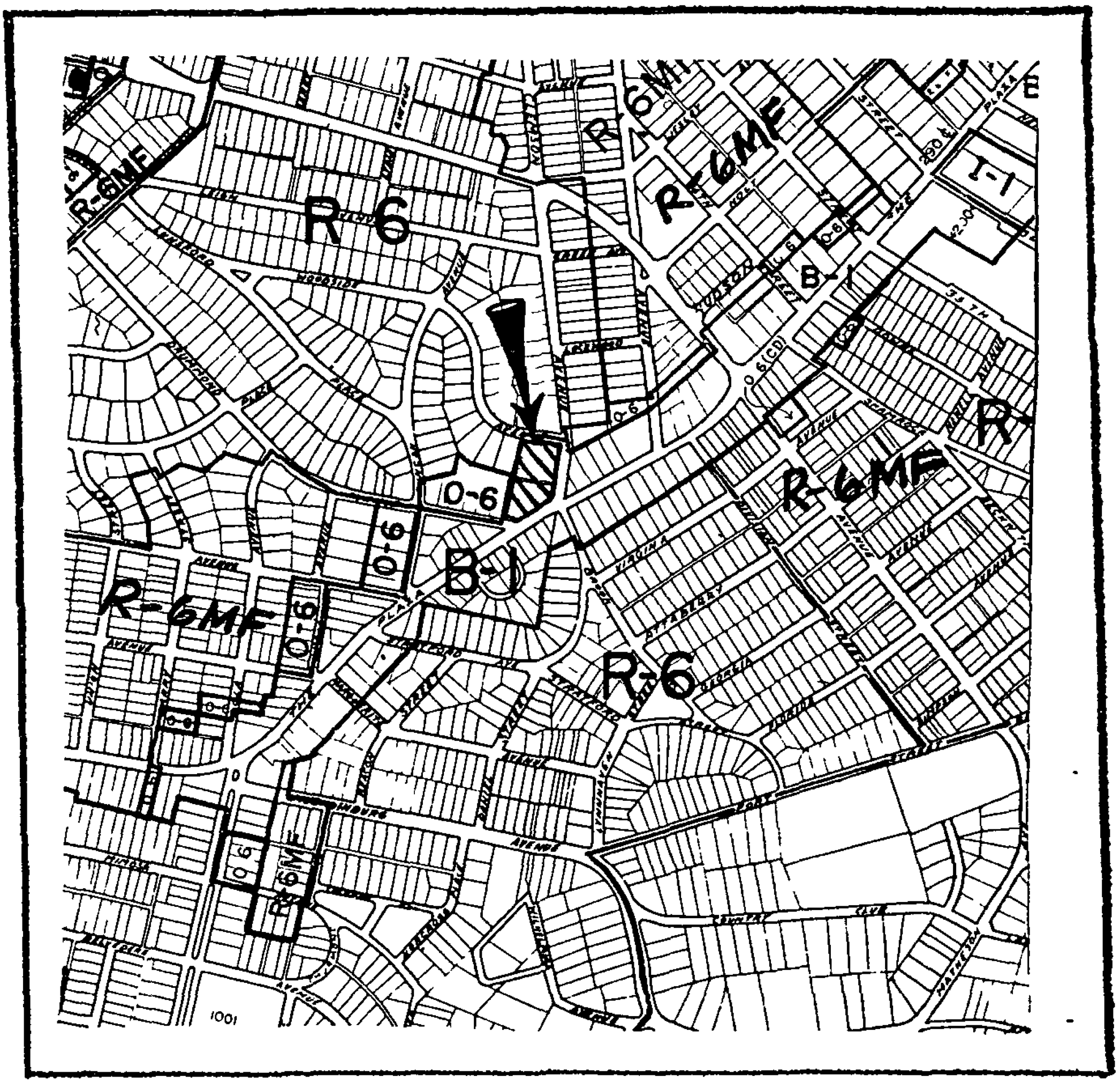
PETITIONER Army-Navy Union

PETITION NO. 81-54 HEARING DATE 9/21

ZONING CLASSIFICATION, EXISTING B-1 REQUESTED B-2

LOCATION A 1.550 acre parcel located at the northwest corner of the intersection of The Plaza and Clemson Avenue.

Acreage: 1.550



ZONING MAP NO. 6 SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No. Petition No 81-54
Date Filed 8/11/81
Received By S D Walters
OFFICE USE ONLY

Ownership Information

Property Owner INTERSTATE SALES Co % DAN C. HOWE
Owner's Address McADENVILLE, N.C. 28101

Date Property Acquired
Deed Reference 2526-79 Tax Parcel Number 83-142-17

Location Of Property (address or description) 2701 THE PLAZA CHARLOTTE

Description Of Property

Size (Sq. Ft.-Acres) 1-550 Acres Street Frontage (ft.) 55ft Drumond
Current Land Use 177ft plaza - 273ft Plaza Section AV - 17421 Woodside AV

Zoning Request

Existing Zoning B-1 Requested Zoning B-2

Purpose of zoning change
FLEA MARKET

PAUL LEVY (COMMANDER)
Name of Agent
4112 A PROVIDENCE RD.
Agent's Address
365-2029
Telephone Number

ARMY-NAVY UNION
Name of Petitioner(s)
2701 THE PLAZA
Address of Petitioner(s)
334-1008
Telephone Number
Paul Levy (Comm).
Signature

Signature of Property Owner if Other Than Petitioner

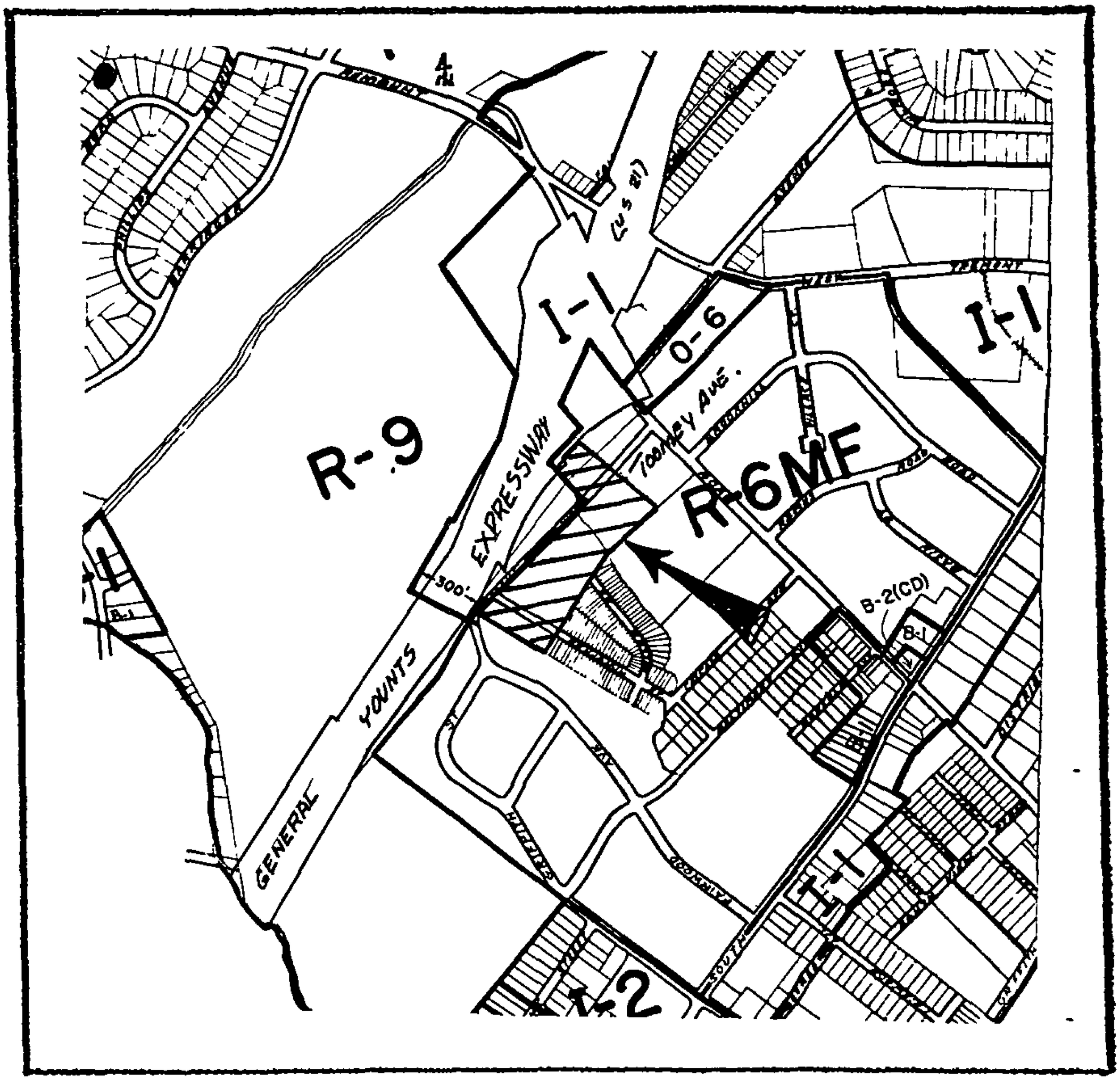
PETITIONER City of Charlotte - Operations Department

PETITION NO. 81-55 HEARING DATE 9/21

ZONING CLASSIFICATION, EXISTING R-6MF REQUESTED O-15

LOCATION An 8.235 acre tract fronting 1,040 feet on the northerly side and 310 feet on the southerly side of Toomey Avenue about 250 feet south of Remount Road.

Acreage: 8.235



ZONING MAP NO. 2 SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No. 81-55
Date Filed 8/13/81
Received By S. Watkins
OFFICE USE ONLY

Ownership Information

Property Owner City of Charlotte, Animal Shelter & Parks and Recreation Dept.

Owner's Address 301 S. McDowell St., Charlotte, N. C. 28204

Date Property Acquired N/A

Deed Reference N/A Tax Parcel Number 145-32-2 145-32-3

Location Of Property (address or description) See Attached Map

Description Of Property

Size (Sq Ft -Acres) See Attached Map w/Description Street Frontage (ft.) 1,040 ft.

Current Land Use Southside Park and Animal Shelter

Zoning Request

Existing Zoning R-6MF Requested Zoning O-15

Purpose of zoning change Because parts of the Animal Shelter facility are within 300 feet of the residential zoning district boundary lines, no construction may be performed. The requested zoning of O-15 would allow for needed physical improvements and expansion for a spay/neuter clinic and maintain the integrity of the current land use. See attached map.

Name of Agent

Agent's Address

Telephone Number

Operations Department
Name of Petitioner(s)

301 S. McDowell St. Suite 500
Address of Petitioner(s)

374-2176
Telephone Number

Signature

M. F. Billups, Jr.
Signature of Property Owner if Other Than Petitioner

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 81-56 HEARING DATE 9/21

ZONING CLASSIFICATION, EXISTING * REQUESTED MX, UB, UI, UR-1, UR-2, UR-3 UR-C

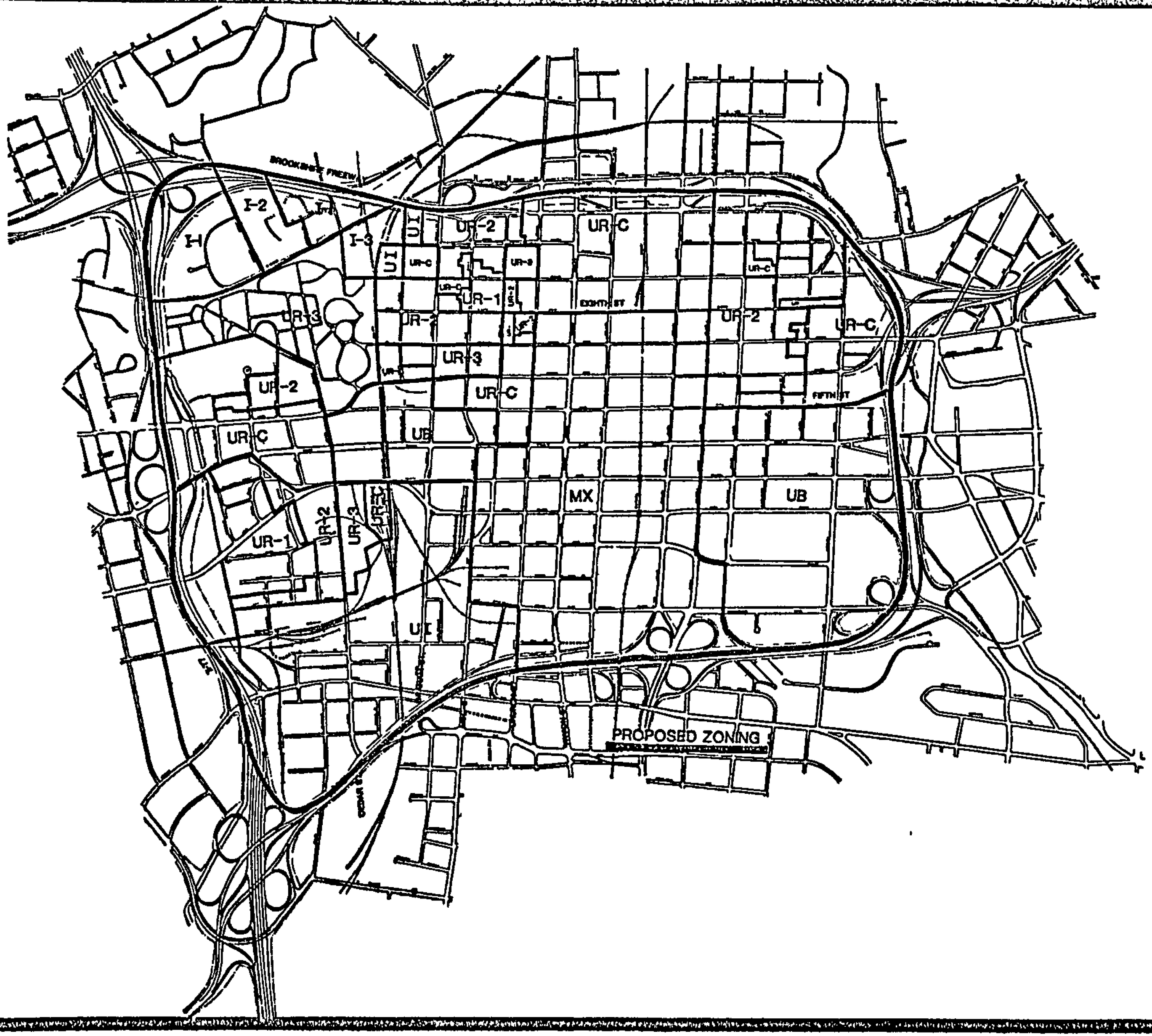
LOCATION Amendments to the Official Zoning Maps for the uptown area to implement the new zoning districts.

*B-1, B-2, B-3, UR-10, UR-30, UR-50, UR-100, R-1.0MF, I-1, I-3, O-6, R-6MF

SEE MAP ATTACHED

ZONING MAP NO. 1-N, 1-E, 1-S, 1-W SCALE 1" =

PROPERTY PROPOSED FOR CHANGE


BROOKSIDE FREEW
I-2
I-3
H
UR-2
UR-C
UR-1
UR-3
UB
MX
PROPOSED ZONING

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 81-56
Date Filed 8/13/81
Received By S. D. Watkins
OFFICE USE ONLY

Ownership Information

Property Owner _____

Owner's Address _____

_____

Date Property Acquired _____

Deed Reference _____ Tax Parcel Number _____

Location Of Property (address or description) Uptown area (bounded by I-77, Brookshire Freeway, I-277, Vance St., Jasper St., Morehead St., and Independence Boulevard.)

Description Of Property

Size (Sq. Ft.-Acres) _____ Street Frontage (ft.) _____

Current Land Use _____

_____

Zoning Request

Existing Zoning B-1, B-2, B-3, UR-10, UR-30, UR-50, UR-100, R-1.0MF, I-1, I-3, O-6, R-6MF Requested Zoning MX, UB, UI, UR-1, UR-2, UR-3, UR-C

Purpose of zoning change To amend the Official Zoning Map in the uptown area in order to implement new zoning districts as formulated in conjunction with the adopted plan for the uptown area.

_____
Name of Agent

_____
Agent's Address

_____
Telephone Number

Charlotte-Mecklenburg Planning Comm.
Name of Petitioner(s)
301 S. McDowell St. - 28204
Address of Petitioner(s)
374-2205
Telephone Number

_____
Signature

_____
Signature of Property Owner if Other Than Petitioner

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 81-57
Date Filed 8/13/81
Received By S O Tatum
OFFICE USE ONLY

Ownership Information

Property Owner Mrs. Eliza B. Bumgardner

Owner's Address 1454 Sardis Road North Charlotte, N. C.

Date Property Acquired 1948

Deed Reference Book 1322 page 189 and Book 1511 at page 315 Tax Parcel Number 213-221-05

Location Of Property (address or description) 1454 Sardis Road North

Description Of Property

Size (Sq Ft -Acres) 6.6 acres ± Street Frontage (ft.) 200 feet

Current Land Use Single Family Residence of Owner

Zoning Request

Existing Zoning R-12 Requested Zoning R-12 MF

Purpose of zoning change See attached Exhibit A

Carolyn G. Hisley, Attorney
Name of Agent
712 Cameron-Brown Building
Agent's Address
Charlotte, N. C. 28204
372-1120
Telephone Number

Mrs. Eliza B. Bumgardner
Name of Petitioner(s)
1454 Sardis Road North
Address of Petitioner(s)
847-9224
Telephone Number
✓ Eliza B. Bumgardner
Signature

Signature of Property Owner if Other Than Petitioner

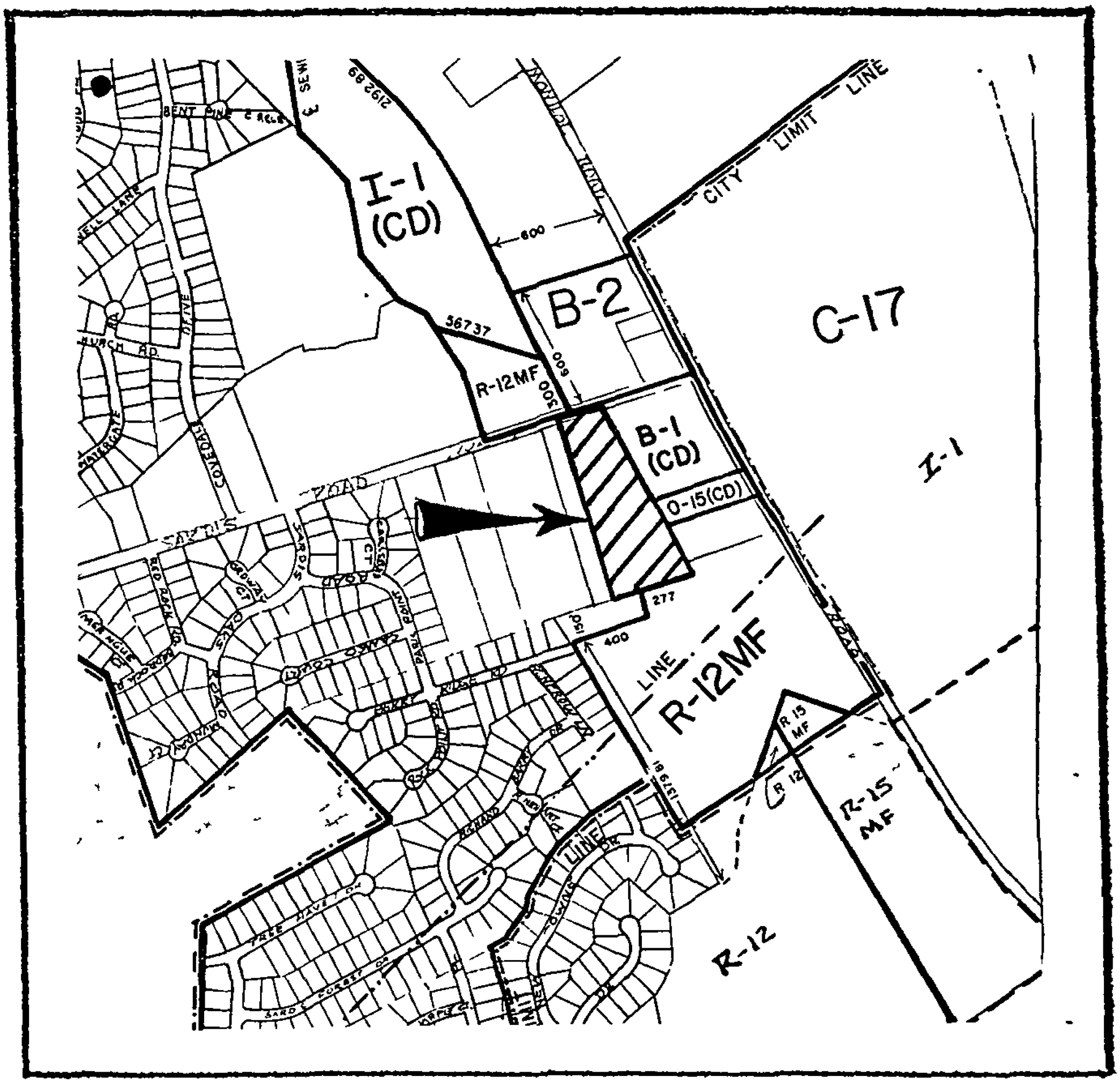
PETITIONER Mrs. Eliza B. Bumgardner

PETITION NO. 81-57 HEARING DATE 9/21

ZONING CLASSIFICATION, EXISTING R-12 REQUESTED R-12MF

LOCATION A 6.6± acre tract fronting 200 feet on the southerly side of Sardis Road North about 500 feet west of Monroe Road.

Acreage: 6.6±



ZONING MAP NO. 54 SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE

EXHIBIT A

The property which is the subject of this Petition fronts on Sardis Road North. Immediately to the east of the property at the corner of Monroe Road and Sardis Road North is a 6 acre shopping center, a day care facility and a 2.24 undeveloped tract zoned R-12 MF. To the south of the property is a 28 acre tract zoned R-12 MF. To the west of the property is a 100 foot wide lot which has the same depth as the subject property and is zoned R-15. The property west of the 100 foot tract is zoned R-12. The property immediately across Sardis Road North is a tract which contains approximately 4 1/2 acres and is zoned R-12 MF. The property across the street to the east of the subject property is zoned B-2 and that across the street to the west of the subject property is zoned R-12.

The Petitioner is of the opinion that the adjacent zoning and land uses and the relationship of her property with surrounding property establish valid reasons for the re-zoning of her property for a use allowing multiple family housing.

#2

Request for Council Action

Charlotte

To the City Manager/Mr. L. P. Bobo, Asst. City Manager — September 9, 1981

From Martin R. Cramton, Jr., Planning Director — Date

Action Requested Approve amendments to the Official Zoning Maps in the Third Ward.

A public hearing is scheduled for September 21, 1981 to consider amending the Official Zoning Map for the uptown area. In this regard it is very desirable that City Council amend the official map concerning the Third Ward on the day of the public hearing. This request for Council action on the day of the public hearing is not in accordance with Council's normal policy, but a check with the City Attorney's staff indicated that Council could deviate from this policy and approve just the changes in the Third Ward area.

The purpose for this quick approval is so that pending requests for development permits in the Third Ward area may be issued and, thus, these proposals will be in a much better position to qualify for the special, low interest loan fund established for the area. This loan fund expires December 22, 1981 and time becomes a critical factor. Therefore, it is vital that the map changes involving the Third Ward be approved on the day of the hearing. It is emphasized that the requested action involves only the Third Ward and not any other uptown area affected by the zoning changes.

As stated above the action being requested is of a special nature. It should probably be noted that other action alternatives are available for Council consideration and perhaps those should be explained as well in order to further clarify this request for action.

First of all Council could follow normal procedure, that is to refer the proposed changes to Planning Commission for a recommendation on the matter. Following receipt of the recommendation the item will be scheduled for Council action. Conversely, Council could choose to approve all the proposed changes on the day of the hearing. This, however, is inappropriate and unlikely to happen as it is anticipated that some affected property owners will speak at the public hearing seeking to alter the proposed classification for their property. This will necessitate further study by staff. Finally Council may determine that some review by the Planning and Public Works Committee is desirable and choose to refer the matter to the Committee, either following the public hearing or more appropriately perhaps following receipt of the overall Planning Commission recommendation.