AGENDA

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<th>Meeting Type:</th>
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<td>Date:</td>
<td>07-24-1991</td>
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<td>SUBJECT</td>
<td>New Zoning Ordinance Workshop</td>
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City of Charlotte, City Clerk's Office
The City Council of the City of Charlotte, North Carolina, and the County Commissioners convened for a joint workshop on the New Zoning Ordinance on Wednesday, July 24, 1991, at 3:20 p.m. in the Conference Center of the Charlotte-Mecklenburg Government Center. Councilmembers present were Dan Clodfelter, Ann Hammond, Pat McCrory, Roy Matthews, Cyndee Patterson, Ella Scarborough and Richard Vinroot. County Commissioners present were Rod Autry, Ken Andrews, Doug Booth, Edna Chirico and Bob Walton.

ABSENT Mayor Sue Myrick, Councilmembers Stan Campbell, Tom Mangum, Hoyle Martin, and Lynn Wheeler. Commissioners Peter Keber and Patsy Kinsey.

* * * * * *

Stanley Watkins, Planning Commission, gave some background information on the remaining differences between the respective versions of the ordinance and advised the Council and the Commissioners that they need to make some decision on these matters in order for staff to draft the ordinance.

HOSPITAL TREATMENT

[ Motion was made by Commissioner Andrews seconded by Commissioner Booth ]
[ and carried unanimously, to allow hospitals in Institutional Districts ]
[ as long as they have a 3:0 floor area ratio ]

NURSING HOMES IN OFFICE DISTRICTS

[ Motion was made by Commissioner Chirico seconded by Commissioner Booth ]
[ and carried unanimously to approve the Planning Commission's amendment ]
[ to the definition of "Independent living facility", the proposed density standards for elderly and disabled housing in office and business districts and the required number of off-street parking spaces for nursing homes and retirement homes ]

[ Motion was made by Councilmember Clodfelter, seconded by Councilmember Vinroot, and carried unanimously, to approve the text recommended by staff. ]

STANDARDS FOR NIGHTCLUBS

[ Motion was made by Commissioner Andrews, seconded by Commissioner Walton, and carried unanimously, to approve the Planning Commission's amendment ]
[ amending the ordinance to clarify the intent for use to use standards for freestanding nightclubs ]

[ Motion was made by Councilmember Clodfelter, seconded by Councilmember Vinroot, and carried unanimously, to approve the clarification of the definition of nightclubs ]

VARIANCE PROVISION FOR SITE DISTANCE TRIANGLE

[ Motion was made by Commissioner Andrews, seconded by Commissioner Chirico, and carried unanimously, to include variance provisions for site distance triangle in the ordinance ]

PARKS AND GREENWAY BUFFER REQUIREMENTS

[ Motion was made by Commissioner Andrews, seconded by Commissioner Walton, to allow dedication of land in lieu of parks and greenway buffer. The vote was recorded as follows ]

YEAS Commissioners Andrews, Autrey and Walton
NAY Commissioner Chirico

CONSOLIDATION OF THE BOARD OF ADJUSTMENT

[ Motion was made by Commissioner Andrews, seconded by Commissioner Chirico, to consolidate the Board of Adjustment after one year ]

The vote was recorded as follows.
July 24, 1991
New Zoning Ordinance Workshop
Minute Book 95, Page 26

YEAS  Commissioners Andrews, Autrey and Chirico
NAY  Commissioner Walton

THIRD PARTY REZONINGS

[ Motion was made by Councilmember Vinroot, seconded by Councilmember ]
[ McCrory, to reverse the City's decision on Third Party Rezonings  The ]
[ vote was recorded as follows ]

YEAS  Councilmembers McCrory, Patterson and Vinroot
NAY  Councilmembers Clodfelter, Hammond and Scarborough

REZONING TRAFFIC IMPACT STUDY

[ Motion was made by Councilmember McCrory, seconded by Councilmember ]
[ McCrory, and carried unanimously, to change their position on this ]
[ matter, in order to be consistent with the County ]

BY-RIGHT TRAFFIC IMPACT STUDIES

[ Motion was made by Councilmember Vinroot, seconded by Councilmember ]
[ McCrory, to not require the Traffic Impact Study  The vote was taken ]
[ on the motion and was recorded as follows ]

YEAS  Councilmembers McCrory and Vinroot
NAY  Councilmembers Clodfelter, Hammond, Matthews and Scarborough

APPLICATION OF DEVELOPMENT STANDARDS

[ Motion was made by Councilmember Vinroot, seconded by Councilmember ]
[ McCrory, to change their position to conform with the County on this ]
[ matter  The vote was recorded as follows ]

YEAS  Councilmembers McCrory and Vinroot
NAY  Councilmembers Clodfelter, Hammond, Matthews and Scarborough

ADDITIONAL CONCERNS REGARDING THE ZONING ORDINANCE

Councilmember Hammond stated there were several outstanding issues which,
if are not dealt with now, need to be put on the list of things to deal
with in the coming months

[ Motion was made by Councilmember McCrory, seconded by Councilmember ]
[ Vinroot, and carried unanimously, to look at these concerns within the ]
[ next 12 to 18 months ]

[ Motion was made by Councilmember Hammond, seconded by Councilmember ]
[ Clodfelter, and carried unanimously to ask staff to examine the imper-
[ vious surface ratio and the role it might play in the ordinance ]

ADJOURNMENT

[ Motion was made by Councilmember Vinroot, seconded by Councilmember ]
[ McCrory, and carried unanimously, to adjourn the meeting at 4 35 p m ]

Brenda Freetz, Deputy City Clerk

Length of Meeting  1 Hours, 15 Minutes
Minutes Completed  August 15, 1991
July 24, 1991
New Zoning Ordinance Workshop
Minute Book 99, Page 25

The City Council of the City of Charlotte, North Carolina, and the County Commissioners convened for a joint workshop on the New Zoning Ordinance on Wednesday, July 24, 1991, at 3:20 p.m. in The Conference Center of the Charlotte-Mecklenburg Government Center. Council members present were Dan Clodfelter, Ann Hammond, Pat McCrory, Roy Matthews, Cyndee Patterson, Ella Scarborough and Richard Vinroot. County Commissioners present were Rod Autry, Ken Andrews, Doug Booth, Edna Chirico and Bob Walton.

ABSENT  Mayor Sue Myrick, Councilmembers Stan Campbell, Tom Mangum, Hoyle Martin, and Lynn Wheeler. Commissioners Peter Keber and Patsy Kinsey

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Stanley Watkins, Planning Commission, gave some background information on the remaining differences between the respective versions of the ordinance and advised the Council and the Commissioners that they need to make some decision on these matters in order for staff to draft the ordinance.

HOSPITAL TREATMENT

[ Motion was made by Commissioner Andrews seconded by Commissioner Booth ]
[ and carried unanimously, to allow hospitals in Institutional Districts ]
[ as long as they have a 30 floor area ratio ]

NURSING HOMES IN OFFICE DISTRICTS

[ Motion was made by Commissioner Chirico seconded by Commissioner Booth ]
[ and carried unanimously to approve the Planning Commission's amendment ]
[ to the definition of "independent living facility", the proposed dens- ]
[ ity standards for elderly and disabled housing in office and business ]
[ districts and the required number of off-street parking spaces for ]
[ nursing homes and retirement homes ]

[ Motion was made by Councilmember Clodfelter, seconded by Councilmember ]
[ Vinroot, and carried unanimously, to approve the text recommended by ]
[ by staff ]

STANDARDS FOR NIGHTCLUBS

[ Motion was made by Commissioner Andrews, seconded by Commissioner ]
[ Walton, and carried unanimously, to approve the Planning Commission ]
[ amending the ordinance to clarify the intent for use to use standards ]
[ for freestanding nightclubs ]

[ Motion was made by Councilmember Clodfelter, seconded by Councilmember ]
[ Vinroot, and carried unanimously, to approve the clarification of the ]
[ definition of nightclubs ]

VARIANCE PROVISION FOR SITE DISTANCE TRIANGLE

[ Motion was made by Commissioner Andrews, seconded by Commissioner ]
[ Chirico, and carried unanimously, to include variance provisions for ]
[ site distance triangle in the ordinance ]

PARKS AND GREENWAY BUFFER REQUIREMENTS

[ Motion was made by Commissioner Andrews, seconded by Commissioner ]
[ Walton, to allow dedication of land in lieu of parks and greenway ]
[ buffer The vote was recorded as follows ]

YEAS  Commissioners Andrews, Autrey and Walton
NAY  Commissioner Chirico

CONSOLIDATION OF THE BOARD OF ADJUSTMENT

[ Motion was made by Commissioner Andrews, seconded by Commissioner ]
[ Chirico, to consolidate The Board of Adjustment after one year ]

The vote was recorded as follows:

mpl
JULY 24, 1991
New Zoning Ordinance Workshop
Minute Book 99, Page 26

YEAS  Commissioners Andrews, Autrey and Chirico
NAY  Commissioner Walton

THIRD PARTY REZONINGS
[ Motion was made by Councilmember Vinroot, seconded by Councilmember ]
[ McCrory, to reverse the City’s decision on Third Party Rezonings ]
[ vote was recorded as follows ]

YEAS  Councilmembers McCrory, Patterson and Vinroot
NAY  Councilmembers Clodfelter, Hammond and Scarborough

REZONING TRAFFIC IMPACT STUDY
[ Motion was made by Councilmember McCrory, seconded by Councilmember ]
[ Patterson, and carried unanimously, to change their position on this ]
[ matter, in order to be consistent with the County ]

BY-RIGHT TRAFFIC IMPACT STUDIES
[ Motion was made by Councilmember Vinroot, seconded by Councilmember ]
[ McCrory, to not require the Traffic Impact Study ]
[ The vote was taken ]
[ on the motion and was recorded as follows ]

YEAS  Councilmembers McCrory and Vinroot
NAY  Councilmembers Clodfelter, Hammond, Matthews and Scarborough

APPLICATION OF DEVELOPMENT STANDARDS
[ Motion was made by Councilmember Vinroot, seconded by Councilmember ]
[ McCrory, to change their position to conform with the County on this ]
[ matter, The vote was recorded as follows ]

YEAS  Councilmembers McCrory and Vinroot.
NAY  Councilmembers Clodfelter, Hammond, Matthews and Scarborough

ADDITIONAL CONCERNS REGARDING THE ZONING ORDINANCE

Councilmember Hammond stated there were several outstanding issues which,
if are not dealt with now, need to be put on the list of things to deal
with in the coming months
[ Motion was made by Councilmember McCrory, seconded by Councilmember ]
[ Vinroot, and carried unanimously, to look at these concerns within the ]
[ next 12 to 18 months ]

[ Motion was made by Councilmember Hammond, seconded by Councilmember ]
[ Clodfelter, and carried unanimously to ask staff to examine the imper- ]
[ vious surface ratio and the role it might play in the ordinance ]

ADJOURNMENT
[ Motion was made by Councilmember Vinroot, seconded by Councilmember ]
[ McCrory, and carried unanimously, to adjourn the meeting at 4 35 p.m ]

Brenda Freeze, Deputy City Clerk

Length of Meeting 1 Hours, 15 Minutes
Minutes Completed August 15, 1991

mpl
July 24, 1991
New Zoning Ordinance Workshop
Minute Book 99, Page 25

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[ nursing homes and retirement homes]

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[ by staff]

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[ amending the ordinance to clarify the intent for use to use standards]
[ for freestanding nightclubs]

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[ Walton, to allow dedication of land in lieu of parks and greenway]
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NAY Commissioner Chirico

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NAYS  Councilmembers Clodfelter, Hammond and Scarborough

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[ Patterson, and carried unanimously, to change their position on this ]
[ matter, in order to be consistent with the County ]

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