<table>
<thead>
<tr>
<th>Meeting Type:</th>
<th>S</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date.</td>
<td>07-25-1990</td>
</tr>
<tr>
<td>SUBJECT</td>
<td>Joint City County School Board New Zoning Ordinance</td>
</tr>
</tbody>
</table>

City of Charlotte, City Clerk's Office
7/25/90 NEW ZONING ORDINANCE
City/County/Planning Commission

Sue Myrick
Stan Campbell
Dan Cledfelt
Ann Hammond
Pat Mc Croy
Tom Mangum
Boyle Martin
Don Matthews
Cyndie Patterson
Ella Scarborough
Richard Vittert
Lynn Wheeler

267
Carla Dupuy
Rod Antley 5/15
Ken Andrews 5/15
Judy Blackman 5/15
Peter Keeler 5/35
Barbara Lockwood
Bob Walton

4:15 p.m.

STANLEY WATKINS - County in Public Hearing
will join when finished
skip to ordinance # III - Focus Areas
slides on district areas - changes
being proposed
1. Chapter 9, 10, & 11 -
General Districts
- Minimum lot size -  
  R-1 to R-8  
- Major Change - Density Based System -  
  - R-12 MF - 14 units per acre eliminated  
- Institution of Floor Area Ratio (FAR)  
  - Office Districts now FAR 60, 1.0, 3.0 FAR 
    - B-1, B-2 & B-3 - B-3 Eliminate  
    - I-3 Eliminated  
    - I-1 50,000 SF for a lot  

Clodfelter - Why keeping BD  
Watkins - is in land use future  
  - UMUD - unchanged  
- Overlay Districts  
  - Historic  
  - Airport Overlay Zone  
  - New - Manufactured Homes  
  - Single Family  

Mathews - can be done by rezon  
Watkins - Yes
- Special Purpose Districts
  - BP District
    - Mixture of housing types
      - RMH - Mobile Homes
      - Commercial Center
    - Neighborhood Service
      - Lot Use Flexibility
      - Average Setback
      - Height Regulations
      - Parking no longer allowed in setback
      - Parking over 10 must be screened from row
      - Buffers between dissimilar land uses
      - Accessory housing same lot as single family house

Hemmond - SF District # 1 is R-12
  Automatically changed to R-4

Watkins - Policy

Cramton
Hammond
Cranston
Hammond

Cranston
Cloydfooter - Minimum Lot Size in R-6
Watkins - R-15 to R-3 - cannot have over 3 dwelling units.
Cloydfooter
Watkins - R-6 - LOWERED DENSITY
Cloydfooter
Watkins - R-9 7,000 SQ FT
Cranston
Cloydfooter - STREET FRONTAGE RESTRICTION
   GOOD

Cranston
Watkins
Cranston
Watkins - IMPACT ON EXISTING NEIGHBORHOODS - 50% SUBDIVISION REQUIREMENTS - RESTRICTED
Cloydfooter - MAPPING
Watkins - R-12- R-4 use planning policy to set density
Cloydfooter
Watkins
Clodfelter - no problem with undeveloped, but is with existing development.

Cranston - do in less than 10 yrs studied Myers Park -

Clodfelter

Cranston

Clodfelter

Cranston

Clodfelter

Watkins

Clodfelter

Cranston

Clodfelter

Cranston

Hammond - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -

Hammond - Cluster Development -

Watkins - Cluster Development -
Clodfelter

Matthews - 10 ACRES - DEVELOP HALF COME BACK LATER & SELL OTHER HALF

Watkins - NO

INuell DEV. STANDARDS

Watkins

Clodfelter

Watkins

Clodfelter

Watkins

Clodfelter

Watkins - Height Requirement 90'

Cranston

Clodfelter

Matthews

Cranston

Hammond

Cranston

Clodfelter

Watkins - Conditional Rezoning

Matthews - Status of Cond. Rezoning in Future?

Watkins

Cranston 5:10
Traffic Impact Analysis

Residential Preservation

Watkins - Corridor Overlay District

Watkins - Neighborhood Service District

Watkins

#1

Anthony - How many at last week's meeting

Watkins - 7

Anthony - Important that everyone know

Hammond

Patterson

Anthony

Patterson
Andrews
Autrey
Patterson

Watkins (Signature Process)

notify every property owner
that will be impacted

13,000 individuals

$40,000

Clasheter - Do we need telephone
"Hotline" - no one from
Manager's Office present

Andrews
Watkins
Cranston

Watson - Leader

Watkins - 52000

Andrews - Ask Chairman & Mayor
to get radio time

Watkins - No Parking in setback

Andrews
Autrey
Watkins

Andrews
Autrey
Watkins
Matthews - What will it do to small businesses

Watkins

Matthews

Watkins

Andrews

Watkins - Plantation on Plaza would have to close

Matthews

Watkins

Cantor

Blackman

Watkins

Blackman

Andrews

Cloffelter

Watkins

Cloffelter - can park in transitional setback

Watkins

Cloffelter

Cantor

Cloffelter

Hammond

Matthews
Cranton - Walton left at 5:30
Andrews
Watkins - Hurricane Central Ave.
Andrews
Cranton - IF THEY DON'T EXPAND, DOES NOT AFFECT

Harmon - maybe
Andrews - Middle ground
Blackmon
Watkins
Cranton
Artery
Closettes
Matthews
Watkins
Andrews
Cranton
Matthews
Cranton
Artery
Watkins - BUFFER REGULATIONS OVER 10 ACRES
3 CLASSES A-100 B-75 C-50
Andrews
Watkins
Hammond -
Watkins -
Hammond - Trees with wall?
Watkins -
Andrews -
Blackman -
Watkins -
Hammond -
Meade -
Blackman -
\underline{Watkins} FAR (Floor Area Req)
Non-Residential
Andrews -
\underline{Watkins} - Transportation Corridors?
Watkins -
\underline{Watkins} - Define rail lines as transportation corridors
Cranston - Staff is doing that in district plans - separately from zoning ordinance
\underline{Watkins} III Advice to Staff - Do interlocal agreements to Keep Parallel
Cassett
Blackmon
Patterson
Blackmon
Watkins
Lockwood Patterson left 6/12
Watkins
Blackmon
Lockwood
Watkins
Lockwood Begin Draft document
Watkins City County Historic District
CITY/COUNTY HISTORIC COMMISSION
YES or No
Andrews YES
Watkins - NEXT MEETING 8/22

ADJOURN 6:15 P.M.
SECOND NEW ZONING ORDINANCE WORKSHOP

Wednesday, July 25, 1990
4:00 P.M.
Room 267
Charlotte-Mecklenburg Government Center

AGENDA

I. For Your Information
   • Public Hearing Dates Set
   • Public Information Workshops
   • Public Notification Process

II. New Zoning Ordinance - Districts, Standards and District Conversion Process (Chapters 9, 10, 11, 12 and Appendices)

<FOCUS AREAS>
   • Density Concept for Residential
   • Conversion from Old Single Family Districts to New Single Family Districts - KEY TO Stakeholders
   • Infill Development Standards
   • Conditional Rezoning
   • Traffic Impact Analysis
   • Residential Preservation Along Transportation Corridors
   • No Parking in Setback
   • Buffer Regulations
   • Floor Area Ratio Regulations

III. Advice to Staff
   • Zoning Board of Adjustment Consolidation (Interlocal Agreement Preparation)
   • Historic District Expansion to County (Interlocal Agreement Preparation)

IV. Next Meeting - Wednesday, August 22, 1990
   4:00 P.M.
   Room 267 - Charlotte-Mecklenburg Government Center
   Agenda: Process Chapters in the New Zoning Ordinance
NOTIFICATION PROCESS

Background: Elected Officials had previously instructed staff to notify all property owners. Funds have been budgeted for the notification process.

Objective: To provide written notification and general background information to every property owner in Charlotte and the unincorporated portions of Mecklenburg County.

Address Source: Mecklenburg County Tax Office's Name, Address, and Legal File as of July 1, 1990. The file includes most transfers of property occurring since January 1, 1990, but may omit some recent activity which has not been converted to a computerized format.

Notification Method: Every property owner would receive a letter which would include notice of the hearings and how to obtain additional information on the proposed zoning ordinance. The letter would also announce a supplement to the Charlotte Observer.

Number of Mailings: 131,100 individual property owners of 183,000 tax parcels. Property owners within the six towns were deleted from the mailing list. The total number of parcels within the County was over 200,000.

Method of Mailing: Bulk Rate Pre-sorted (21¢ per item). The letter mailing would be handled by a mailing service.

Mailing Date: August 29, 1990.

Observer Supplement: The Observer supplement, circulation 132,000, would be similar in size and design to the Mecklenburg Neighborhoods section. It would be four pages in length. The first page would provide a history of the project and explanations of the project's significance. The second and third pages would include detailed summaries of the proposed changes and a copy of the conversion chart. The fourth page would include announcements of the public hearings, messages of the importance of public understanding and involvement, and directions to call Planning staff for more detailed information.
Radio: In addition, the Observer supplement would be announced by 30 second radio segments for two days preceding its release. These segments would be placed on various stations to represent all portions of the Mecklenburg County community.

Telephone Inquires: A three line phone bank has been establish to handle calls concerning the new zoning ordinance. The phones will be operated by staff members on rotating shifts.

Notification Budget:

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Printing</td>
<td>$2,858</td>
</tr>
<tr>
<td>Folding</td>
<td>1,400</td>
</tr>
<tr>
<td>Labeling</td>
<td>2,112</td>
</tr>
<tr>
<td>Bulk Rate Permit</td>
<td>120</td>
</tr>
<tr>
<td>Date Processing</td>
<td>1,100</td>
</tr>
<tr>
<td>Postage Cost</td>
<td>27,531</td>
</tr>
<tr>
<td>Observer</td>
<td>3,945</td>
</tr>
<tr>
<td>Radio</td>
<td>1,500</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$40,566</strong></td>
</tr>
</tbody>
</table>

Public Hearing Dates: September 26 and October 11, 1990
PUBLIC INFORMATION WORKSHOPS

The Planning Commission will hold public information workshops for the public on the new zoning ordinance. These information workshops are designed to inform the public of changes that have been made in the new zoning ordinance and aid understanding of the ordinance, prior to the September and October public hearings. The dates, places, and times for the public information workshops are as follows:

<table>
<thead>
<tr>
<th>DATE</th>
<th>PLACE</th>
<th>TIME</th>
</tr>
</thead>
<tbody>
<tr>
<td>August 1</td>
<td>East Mecklenburg High School</td>
<td>7:00 p.m.</td>
</tr>
<tr>
<td></td>
<td>6800 Monroe Road</td>
<td></td>
</tr>
<tr>
<td>August 8</td>
<td>North Mecklenburg High School</td>
<td>7:00 p.m.</td>
</tr>
<tr>
<td></td>
<td>11201 Old Statesville Road</td>
<td></td>
</tr>
<tr>
<td>August 15</td>
<td>Friendship Baptist Church</td>
<td>7:00 p.m.</td>
</tr>
<tr>
<td></td>
<td>3239 Beatties Ford Road</td>
<td></td>
</tr>
<tr>
<td>August 29</td>
<td>Providence High School</td>
<td>7:00 p.m.</td>
</tr>
<tr>
<td></td>
<td>1800 Pineville-Matthews Road</td>
<td></td>
</tr>
</tbody>
</table>

PUBLIC HEARING DATES

<table>
<thead>
<tr>
<th>Date</th>
<th>Place</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>September 26</td>
<td>Meeting Chamber of CMGC</td>
<td>6:00 p.m.</td>
</tr>
<tr>
<td>October 11</td>
<td>Meeting Chamber of CMGC</td>
<td>6:00 p.m.</td>
</tr>
</tbody>
</table>

RESOLUTION DATES

August 20  (County)
August 27  (City)