## AGENDA

<table>
<thead>
<tr>
<th>Meeting Type:</th>
<th>Z</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date.</td>
<td>03-08-1990</td>
</tr>
<tr>
<td>SUBJECT</td>
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</tbody>
</table>

City of Charlotte, City Clerk’s Office
# Meetings in March '90

## THE WEEK OF MARCH 1 - MARCH 3

<table>
<thead>
<tr>
<th>1</th>
<th>Thursday, 9:00 a.m.</th>
<th>CITY COUNCIL OPERATIONS AND PROCEDURES COMMITTEE - CMGC, Room 270</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Thursday, 12 Noon</td>
<td>DIVISION OF INSURANCE &amp; RISK MANAGEMENT - CMGC, 10th Floor Conference Room</td>
</tr>
<tr>
<td>3-6</td>
<td>Saturday - Tuesday</td>
<td>NATIONAL LEAGUE OF CITIES CONGRESSIONAL CITIES CONFERENCE - Washington, DC</td>
</tr>
</tbody>
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## THE WEEK OF MARCH 4 - MARCH 10

<table>
<thead>
<tr>
<th>5</th>
<th>Monday, 12 Noon</th>
<th>PLANNING COMMISSION/Work Session - CMGC, 8th Floor Conference Room</th>
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</thead>
<tbody>
<tr>
<td>6</td>
<td>Tuesday, 4:00 p.m.</td>
<td>CHARLOTTE-MECKLENBURG ART COMMISSION/Latta Park Equatorium Center Ad Hoc Art Advisory Committee - Latta Park Visitors' Center, 5225 Sample Road, Huntersville</td>
</tr>
<tr>
<td>7</td>
<td>Wednesday, 6:30 p.m.</td>
<td>PLANNING COMMISSION/Planning Committee - CMGC, 8th Floor Conference Room</td>
</tr>
<tr>
<td>8</td>
<td>Thursday, 4:00 p.m.</td>
<td>CHARLOTTE-MECKLENBURG ART COMMISSION/Executive Committee - Mint Museum, 2730 Randolph Road</td>
</tr>
<tr>
<td>9</td>
<td>Thursday, 5:00 p.m.</td>
<td>CHARLOTTE-MECKLENBURG ART COMMISSION/Board Meeting - Mint Museum, 2730 Randolph Road</td>
</tr>
<tr>
<td>10</td>
<td>Thursday, 5:00 p.m.</td>
<td>COUNCIL/MANAGER DINNER - Meeting Chamber Conference Room</td>
</tr>
<tr>
<td>11</td>
<td>Thursday, 6:00 p.m.</td>
<td>CITY COUNCIL/Zoning Meeting - CMGC, Meeting Chamber</td>
</tr>
<tr>
<td>12</td>
<td>Thursday, 6:00 p.m.</td>
<td>CHARLOTTE-MECKLENBURG ART COMMISSION/Special Committee - Mint Museum, 2730 Randolph Road</td>
</tr>
</tbody>
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## THE WEEK OF MARCH 11 - MARCH 17

<table>
<thead>
<tr>
<th>12</th>
<th>Monday, 6:00 p.m.</th>
<th>COUNCIL/MANAGER DINNER - CMGC, Meeting Chamber Conference Room</th>
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</thead>
<tbody>
<tr>
<td>13</td>
<td>Monday, 6:30 p.m.</td>
<td>CITIZENS HEARING - CMGC, Meeting Chamber</td>
</tr>
<tr>
<td></td>
<td>Monday, 7:00 p.m.</td>
<td>CITY COUNCIL MEETING - CMGC, Meeting Chamber</td>
</tr>
<tr>
<td>14</td>
<td>Tuesday, 10:00 a.m.</td>
<td>POLITICAL CONSOLIDATION COMMITTEE - CMGC, 15th Floor Conference Room</td>
</tr>
<tr>
<td></td>
<td>Tuesday, 12 Noon</td>
<td>JOINT CITY COUNCIL/COUNTY COMMISSION/SCHOOL BOARD LUNCHEON - CMGC, Room 267</td>
</tr>
<tr>
<td></td>
<td>Tuesday, 4:00 p.m.</td>
<td>PLANNING COMMISSION/Planning Committee - CMGC, 8th Floor Conference Room</td>
</tr>
<tr>
<td></td>
<td>Tuesday, 9:00 p.m.</td>
<td>AIRPORT ADVISORY COMMITTEE - Charlotte/Douglas International Airport, Conference Room A</td>
</tr>
<tr>
<td>15</td>
<td>Wednesday, 8:00 a.m.</td>
<td>CLEAN CITY COMMITTEE - CMGC, Room 119</td>
</tr>
<tr>
<td></td>
<td>Wednesday, 8:30 a.m.</td>
<td>CIVIL SERVICE BOARD - CMGC, 7th Floor Conference Room</td>
</tr>
<tr>
<td></td>
<td>Wednesday, 10:00 a.m.</td>
<td>CIVIL SERVICE HEARING - CMGC, Room 118</td>
</tr>
</tbody>
</table>

(Continued on Back)
THE WEEK OF MARCH 11 - MARCH 17 (Continued)

14  Wednesday, 2 00 p m  CIVIL SERVICE HEARING - CMGC, Room 118
15  Thursday, 8 00 a m  YOUTH INVOLVEMENT COUNCIL - CMGC, Room 267
    Thursday, 5 00 p m  CHARLOTTE-MECKLENBURG ART COMMISSION/Executive Committee - CMGC, 8th Floor Conference Room
    Thursday, 7 30 p m  CHARLOTTE TREE ADVISORY COMMISSION - CMGC, Room 270
16  Friday, 7 30 a m  PLANNING LIAISON COMMITTEE - CMGC, 8th Floor Conference Room
    Friday, 11 30 a m  CHARLOTTE TREE ADVISORY COMMISSION - Marshall Park

THE WEEK OF MARCH 18 - MARCH 24

19  Monday, 5 00 p m  COUNCIL/MANAGER DINNER - CMGC, Meeting Chamber Conference Room
    Monday, 6 00 p m  CITY COUNCIL/Zoning Hearings - CMGC, Meeting Chamber
20  Tuesday, 2 00 p m  HOUSING AUTHORITY - 1301 South Boulevard
    Tuesday, 4 00 p m  PLANNING COMMISSION/Planning Committee - CMGC, 8th Floor Conference Room
    Tuesday, 6 00 p m  CHARLOTTE ADVISORY PARKS COMMITTEE - CMGC, Room 267
21  Wednesday, 7:45 a m  PRIVATE INDUSTRY COUNCIL - CMGC, Room 267
    Wednesday, 4 30 p m  YOUTH INVOLVEMENT COUNCIL - CMGC, Room 118
    Wednesday, 7 00 p m  METROPOLITAN PLANNING ORGANIZATION - CMGC, Room 267
22  Thursday, 4 00 p m  CHARLOTTE-MECKLENBURG ART COMMISSION/Reedy Creek Park Nature Center Ad Hoc Advisory Committee - CMGC, 8th Floor Conference Room

THE WEEK OF MARCH 25 - MARCH 31

26  Monday, 1 00 p m  COUNCIL/MANAGER LUNCHEON - CMGC, Meeting Chamber Conference Room
    Monday, 2 00 p m  CITIZENS HEARING - CMGC, Meeting Chamber
    Monday, 4 00 p m  PLANNING COMMISSION/Executive Committee - CMGC, 8th Floor Conference Room
    Monday, 4 30 p m  PLANNING COMMISSION/Zoning Work Session - CMGC, 8th Floor Conference Room
27  Tuesday, 2 00 p m  CITY ZONING BOARD OF ADJUSTMENT - Hal Marshall Building, 700 North Tryon Street, Building Standards Training Room
    Tuesday, 4 00 p m  PLANNING COMMISSION/Planning Committee - CMGC, 8th Floor Conference Room
28  Wednesday, 4 30 p m  CITIZENS CABLE OVERSIGHT COMMITTEE - CMGC, Room 119
29  Thursday, 4 00 p m  CHARLOTTE-MECKLENBURG ART COMMISSION/Executive Committee - Hal Marshall Center, 700 North Tryon Street
    Thursday, 5 00 p m  CHARLOTTE-MECKLENBURG ART COMMISSION/Board Meeting - Hal Marshall Center, 700 North Tryon Street
    Thursday, 6 00 p m  CHARLOTTE-MECKLENBURG ART COMMISSION/Special Committee - Hal Marshall Center, 700 North Tryon Street
30  Friday, 9 00 a m  CHARLOTTE-MECKLENBURG ART COMMISSION/Commerce Ad Hoc Art Advisory Committee - CMGC, 8th Floor Conference Room

These organizations will not meet in March
Housing Appeals Board
Council Agenda

Thursday, March 8, 1990

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

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

Invocation

ITEM NO.

PUBLIC HEARINGS

1. (89-98) Decision on Petition No. 89-98 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from O-6 and B-2 to R-6, R-6MF, and B-1 (South Boulevard Plan Implementation) for approximately 6.3 acres located along the west side of South Tryon Street between the intersection of South Tryon Street and West Park Avenue and South Tryon Street and Woodcrest Avenue.

A protest petition has been filed and found sufficient to invoke the 3/4 rule requiring affirmative votes of 3/4 of the Mayor and Council Members, not excused from voting, in order to rezone the property, with exception of the lots located on Woodcrest Avenue at South Tryon Street.

The Zoning Committee recommends that this petition be approved.

Attachment No. 1

2. (89-99) Decision on Petition No. 89-99 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from B-2 and I-2 to R-6, O-6 and B-1 (South Boulevard Plan Implementation) for 15.4 acres bounded by South Tryon Street and Camden Road and generally including properties along both sides of West Park Avenue, West Kingston Avenue and West Boulevard.
A protest petition has been filed and found sufficient to invoke the 3/4 rule requiring affirmative votes of 3/4 of the Mayor and Councilmembers, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that this petition be approved.

Attachment No. 2

3. (89-100) Decision on Petition No. 89-100 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from B-2 and I-2 to B-1 (South Boulevard Plan Implementation) for 13 acres bounded by Camden Road, South Boulevard, Rensselaer Avenue and East Boulevard.

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

The Zoning Committee recommends that this petition be approved.

Attachment No. 3

4. (89-101) Decision on Petition No. 89-101 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from I-1 and I-2 to O-6, B-2 and UMUD (South Boulevard Plan Implementation) for 11.3 acres located on the northerly side of West Independence Boulevard, the southwesterly corner of West Independence Boulevard and South Boulevard, and also the southeasterly corner of South Boulevard and Lexington Avenue.

A protest petition has been filed and found sufficient to invoke the 3/4 rule requiring affirmative votes of 3/4 of the Mayor and Council Members, not excused from voting, in order to rezone the property, with the exception of parcel 123-025-02 located at Lexington Avenue and South Boulevard.

The Zoning Committee recommends that this petition be approved.

Attachment No. 4
5. (89-102) Decision on Petition No. 89-102 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from O-6, B-2 and I-1 to R-6MF and B-1 (South Boulevard Plan Implementation) for 8.25 acres located at the northeasterly intersection of South Boulevard and Rensselaer Avenue and including properties generally extending along the easterly side of South Boulevard from Rensselaer Avenue to East Boulevard.

A protest petition has been filed and found sufficient, only as to those parcels to be rezoned from I-1 and B-2 to O-6, to invoke the 3/4 rule requiring affirmative votes of the Mayor and Council Members, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that this petition be approved.

Attachment No. 5

6. (89-103) Decision on Petition No. 89-103 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from R-6MF and O-6 to R-6 and R-6MF (South Boulevard Plan Implementation) for approximately 3.2 acres generally extending along the northeasterly side of Euclid Avenue from Butternut Court to Kingston Avenue.

A protest petition has been filed but is not sufficient to invoke the 3/4 rule.

The Zoning Committee recommends that this petition be approved.

Attachment No. 6

7. (89-104) Decision on Petition No. 89-104 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from O-6 and B-1 to R-6 and R-6MF (South Boulevard Plan Implementation) for approximately 3.2 acres generally extending along the westerly side of Euclid Avenue south of East Boulevard and north of Magnolia Avenue.

A protest petition has been filed and found sufficient as to those parcels lying between East Boulevard and East Tremont and Euclid and Cleveland Avenues, to invoke the 3/4 rule requiring affirmative votes of 3/4 of the Mayor and Council Members, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that this petition be approved.

Attachment No. 7
8. (89-105) Decision on Petition No. 89-105 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from I-1 to B-1 (South Boulevard Plan Implementation) for approximately 8.65 acres on the easterly side of South Boulevard between East Boulevard and East Tremont Avenue and extending to both sides of Cleveland Avenue.

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

Decision on this petition is asked to be deferred pending the appeal of the property owners at 221 and 225 East Worthington Avenue from the decision of the Historic District Commission.

The Zoning Committee recommends that this petition be approved.
Attachment No. 8

9. (89-106) Decision on Petition No. 89-106 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from I-1 to O-6 and B-2 (South Boulevard Plan Implementation) for approximately 6.2 acres on the southeasterly corner of South Boulevard and Tremont Avenue extending along the easterly side of Cleveland Avenue and properties with frontage on both sides of McDonald Avenue.

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

The Zoning Committee recommends that this petition be approved.
Attachment No. 9

10. (89-107) Decision on Petition No. 89-107 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from I-1 and I-2 to R-6 (Thomasboro/Hoskins Plan Implementation) for 12.87 acres in two area; the first being along Interstate 85 bounded by the Seaboard Railroad Track to the east and the former Piedmont Northern Railroad Track to the south and by properties along Windwood Avenue, and a second area on the westerly side of Gossett Avenue between South Hoskins Road and Goff Street.
A protest petition has been filed and found sufficient, as to the lots located at Dilling Street and Gossett Street at I-85, and the large lot bounded by Gossett, I-85 and P & N Railroad line, to invoke the 3/4 rule requiring affirmative votes of 3/4 of the Mayor and Council Members, not excused from voting, in order to rezone the property.
The Zoning Committee recommends that this petition be approved.

Attachment No. 10

11. (89-108) Decision on Petition No. 89-108 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from R-6MF and B-2 to R-5 (Thomasboro/Hoskins Plan Implementation) for approximately 8.2 acres located on the easterly side of Rozelles Ferry Road between North Hoskins Road and North Linwood Avenue.

A protest petition has been filed and found sufficient to invoke the 3/4 rule requiring affirmative votes of 3/4 of the Mayor and Council Members, not excused from voting, in order to rezone the property.
The Zoning Committee recommends that this petition be approved.

Attachment No. 11

12. (89-109) Decision on Petition No. 89-109 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from I-2 and B-2 to B-1 (Thomasboro/Hoskins Plan Implementation) for approximately 6.81 acres located on the southerly side of South Hoskins Road between Hoskins Mill and the intersection of Hovis Road.

A protest petition has been filed and found sufficient to invoke the 3/4 rule requiring affirmative votes of 3/4 of the Mayor and Council Members, not excused from voting, in order to rezone the property.
The Zoning Committee recommends that this petition be approved.

Attachment No. 12

13. (89-110) Decision on Petition No. 89-110 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from I-1 and R-6MF to R-6 (Thomasboro/Hoskins Plan Implementation) for approximately 95.48 acres located generally to the north of Interstate 85, west of Lawton Road, east of N. C. 16 and west of Stuart Creek.
A protest petition has been filed and found sufficient to invoke the 3/4 rule requiring affirmative votes of 3/4 of the Mayor and Council Members, not excused from voting, in order to rezone the property.

The Zoning Committee recommends that this petition be approved.

Attachment No. 13

14. (89-111) Decision on Petition No. 89-111 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from I-2 to I-1 (Thomasboro/Hoskins Plan Implementation) for approximately 10.42 acres located at the intersection of Belhaven Boulevard and Odum Avenue extending in a northerly direction to Nelson Avenue.

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

The Zoning Committee recommends that this petition be approved.

Attachment No. 14

15. (89-112) Decision on Petition No. 89-112 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from B-2 to B-1 (Thomasboro/Hoskins Plan Implementation) for approximately 2.8 acres on the southerly side of Rozzelles Ferry Road extending north of Lakewood Avenue to Halsey Street.

The Zoning Committee recommends that this petition be approved.

Attachment No. 15

16. (89-113) Decision on Petition No. 89-113 by The Charlotte-Mecklenburg Planning Commission for a change in zoning from R-6MF to R-6 (Thomasboro/Hoskins Plan Implementation) for 14.05 acres located along both sides of Jones Street between Marietta Street and Boyd Street, on both sides of Lakewood Avenue between Kalynne Street and Rozzelles Ferry Road, and property located on the northwest and southwest corners of Grant and Oregon Streets.

The Zoning Committee recommends that this petition be approved.

Attachment No. 16
17. (89-114) Decision on Petition No. 89-114 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from R-6MF to R-6 (Thomasboro/Hoskins Plan Implementation) for approximately 50.1 acres along both sides of Hovis Road between Hoskins Road and Tar Heel Road and extending in a southerly direction along Bradford Drive, Gum Street, Roadway Street, and Marlborough Street.

A protest petition has been filed and found insufficient to invoke the 3/4 rule.

The Zoning Committee recommends that this petition be approved.

Attachment No. 17

18. (89-115) Decision on Petition No. 89-115 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from R-6MF and B-1 to R-6 (Thomasboro/Hoskins Plan Implementation) for approximately 75.2 acres south of Cantwell Street, east of Bradford Drive, north of I-85 and west of Tillman Road.

A protest petition has been filed and is insufficient to invoke the 3/4 rule.

The Zoning Committee recommends that this petition be approved with the exception of properties located on the east side of Glenwood Drive, south of Key Street.

On February 19, 1990, City Council denied the rezoning of the property located at 4230 and 4234 Glenwood Drive.

Attachment No. 18

19. (89-116) Decision on Petition No. 89-116 by the Charlotte-Mecklenburg Planning Commission for a change in zoning from R-6MF to R-6 (Thomasboro/Hoskins Plan Implementation) for 57.25 acres at the intersection of Browns Avenue and Freedom Drive and extending to Harmon Drive.

A protest petition has been filed and is insufficient to invoke the 3/4 rule.

The Zoning Committee recommends that this petition be approved.

Attachment No. 19
DATE: January 22, 1990

PETITION NO.: 89-98

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from 0-6 and B-2 to R-6, R-6MF, and B-1 (South Boulevard Plan Implementation).

LOCATION: Approximately 6.3 acres located generally along the west side of South Tryon Street between the intersection of South Tryon Street and West Park Avenue and South Tryon Street and Woodcrest Avenue.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Burns, Majeed, Head, and Points.

Nays: Lassiter and Latham.

(Commissioner Davis was not present when vote was taken.)

REASONS

The Zoning Committee discussed this petition for a considerable period of time. At issue was the appropriateness of single family zoning along this portion of South Tryon Street. Many members of the Zoning Committee felt that a multi-family category would be appropriate and observed that the single family category appears to be a "holding zone". However, the majority of the Zoning Committee noted that the South Boulevard Special Project Plan specifically indicates that these properties can be considered for other uses through the conditional rezoning process. Therefore, the Zoning Committee recommends that the petition be approved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.
PETITIONER: Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-98

HEARING DATE: October 30, 1989

ZONING CLASSIFICATION, EXISTING: O-6 & B-2

REQUESTED: R-6, R-6MF, & B-1

LOCATION: Approximately 6.3 acres including property located at the intersection of S. Tryon Street, W. Park Avenue, and several properties extending along S. Tryon Street to the north side of Woodcrest Avenue.

SEE ATTACHED MAP

ZONING MAP NO. 102 & 103

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE
DATE: January 22, 1990

PETITION NO.: 89-99

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from B-2 and I-2 to R-6, O-6, and B-1 (South Boulevard Plan Implementation).

LOCATION: Approximately 15.4 acres bounded by South Tryon Street and Camden Road and generally including properties along both sides of West Park Avenue, West Kingston Avenue, and West Boulevard.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Latham, Majeed, Head, and Points.

Nays: Burns and Lassiter.

(Commissioner Davis was not present when vote was taken.)

REASONS

The Zoning Committee discussed this petition for some time. Concerns were expressed about the appropriateness of single family zoning on portions of this property and about the impact of the change in zoning on the potential future development of the sites. However, the majority of the Zoning Committee believes that the changes are appropriate to preserve the existing character of the area while providing for the establishment of neighborhood retail and service uses in the 0-6 and B-1 districts. Therefore, the Zoning Committee recommends that this petition be approved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.
PETITIONER: Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-99  HEARING DATE: October 30, 1989

ZONING CLASSIFICATION, EXISTING: R-2 & I-2  REQUESTED: R-6, O-6, & B-1

LOCATION: Approximately 15.4 acres bounded by S. Tryon Street and Camden Road, and including property located along both sides of W. Park Avenue, W. Kingston Avenue, and West Boulevard.

SEE ATTACHED MAP

ZONING MAP NO. 102

PROPERTY PROPOSED FOR CHANGE

SCALE 1" = 400'
DATE: January 22, 1990

PETITION NO.: 89-100

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from B-2 and I-2 to B-1 (South Boulevard Plan Implementation).

LOCATION: Approximately 13.02 acres bounded by Camden Road, South Boulevard, Rensselaer Avenue, and East Boulevard.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Burns, Latham, Majeed, Head, and Points.

Nays: Lassiter.

(COMMISSIONER DAVIS was not present when vote was taken.)

REASONS

This petition proposes the rezoning of properties to eliminate a substantial area of industrial zoning in favor of neighborhood retail zoning. The purpose of this petition is to reduce the possibilities for incompatible industrial uses to be established in this area and to create opportunities for neighborhood related business uses. Some concern was raised about the nonconforming uses which may be created by this petition. However, the majority of the Zoning Committee felt that this petition was appropriate for approval.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.
PETITIONER: Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-100       HEARING DATE: October 30, 1989

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

LOCATION: Approximately 13.02 acres bounded by Camden Road to the west and South Boulevard to the east and extending from Rensselaer Ave. to the southerly side of East Boulevard.

SEE ATTACHED MAP

ZONING MAP NO. 102 & 103

PROPERTY PROPOSED FOR CHANGE

SCALE 1" = 400'
DATE: January 22, 1990

PETITION NO.: 89-101

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from I-1 and I-2 to 0-6, B-2, and UMUD (South Boulevard Plan Implementation).

LOCATION: Approximately 11.3 acres located on the northerly side of West Independence Boulevard, the southwesterly corner of West Independence Boulevard and South Boulevard, and also the southeasterly corner of South Boulevard and Lexington Avenue.

ACTION: The Zoning Committee recommends that this petition be approved.

VOTE: Yeas: Burns, Majeed, Mead, and Points.

Nays: Lassiter and Latham.

REASONS

This petition proposes the rezoning of several properties to eliminate inappropriate and industrial zoning in favor of categories which can accommodate the existing and proposed uses. Considerably discussion revolved around the issue of the cable television property and its need for industrial zoning. The Zoning Administrator had indicated that the small amount of outdoor storage on the cablevision site threw the entire property into an industrial category. However, the staff indicated that it believes the cablevision operation could continue on that location under a B-2 category, citing specific sections of the zoning ordinance for support. Concern was also expressed about the creation of a UMUD parcel in anticipation of future development. However, the majority of the Zoning Committee believed that the petition was appropriate for approval as filed.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.
PETITIONERCharlotte-Mecklenburg Planning Commission

PETITION NO. 89-101 HEARING DATE October 30, 1989

ZONING CLASSIFICATION, EXISTING I-1 & I-2 REQUESTED O-6, B-7, & U-MUD

LOCATION Approximately 11.3 acres on the northerly side of W. Independence Boulevard, the southwesterly corner of W. Independence Boulevard, S. Blvd. and also the southeasterly corner of South Boulevard and Lexington Avenue.

SEE ATTACHED MAP

ZONING MAP NO. 102 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE
DATE: January 22, 1990

PETITION NO.: 89-102

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from 0-6, B-2, and I-1 to R-6MF, 0-6, and B-1 (South Boulevard Plan Implementation).

LOCATION: Approximately 8.25 acres located at the northeasterly intersection of South Boulevard and Rensselaer Avenue and including properties generally extending along the easterly side of South Boulevard from Rensselaer Avenue to East Boulevard.

ACTION: The Zoning Committee recommends that this petition be approved.


Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

This petition proposes the rezoning of several tracts of land to eliminate inappropriate zoning and stabilize the residential edge of the Dilworth community. The Zoning Committee briefly discussed concerns raised by some of the affected property owners but concluded that the petition was appropriate for approval as filed.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.
PETITIONER  Charlotte-Mecklenburg Planning Commission

PETITION NO.  89-102  HEARING DATE  October 30, 1989

ZONING CLASSIFICATION, EXISTING  0-6, B-2, REQUESTED R-6MF, 0-6, & B-1

LOCATION  Approximately 8.25 acres located at the northeasterly intersection
           of South Boulevard and Rensselaer Avenue and including property extending
           along the easterly side of South Boulevard to the northeasterly inter-
           section of South Boulevard and East Boulevard.

SEE ATTACHED MAP

ZONING MAP NO.  102, 103, 110, 6111  SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

### Additional Notes ###

- The petition was filed by the Charlotte-Mecklenburg Planning Commission.
- The hearing date was set for October 30, 1989.
- The existing zoning classification was 0-6, B-2, with a requested change to R-6MF, 0-6, & B-1.
- The location of the property is approximately 8.25 acres situated at the northeasterly intersection of South Boulevard and Rensselaer Avenue, extending along the easterly side of South Boulevard to the northeasterly intersection with East Boulevard.
- A map is attached for further reference.
- The zoning map numbers are 102, 103, 110, and 6111, with a scale of 1" = 400'.
DATE: January 22, 1990
PETITION NO.: 89-103
PETITIONER(S): Charlotte-Mecklenburg Planning Commission
REQUEST: Change from R-6MF and 0-6 to R-6 and R-6MF (South Boulevard Plan Implementation).
LOCATION: Approximately 11 acres generally extending along the northeasterly side of Euclid Avenue from Butternut Court to Kingston Avenue.
ACTION: The Zoning Committee recommends that this petition be approved.
Nays: None.

(REASON) Commissioner Davis was not present when vote was taken.

REASONS
This petition proposes the rezoning of properties from multi-family and office categories to single family and multi-family categories. The purpose of this rezoning is to protect and enhance the residential environmental along Euclid Avenue by zoning properties which are used for single family purposes to a single family category and by zoning properties used for multi-family purposes to a multi-family category. No issues were raised by this petition and, therefore, the Zoning Committee recommends that it be approved.

STAFF OPINION
The staff agrees with the recommendation of the Zoning Committee.
PETITIONER  Charlotte-Mecklenburg Planning Commission

PETITION NO.  89-103    HEARING DATE  October 30, 1989

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

LOCATION  Approximately 11 acres generally extending along the northeasterly side of Euclid Avenue from the intersection of Euclid Avenue and Butter-nut Court to the southerly side of Kingston Avenue.

SEE ATTACHED MAP

ZONING MAP NO.  102 & 111  SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE
SOUTH BOULEVARD

- R-6MF, 0-6 to R-6
- 0-6, to R-6MF

S. BLVD #6
DATE: January 22, 1990
PETITION NO.: 89-104
PETITIONER(S): Charlotte-Mecklenburg Planning Commission
REQUEST: Change from 0-6 and B-1 to R-6 and R-6MF (South Boulevard Plan Implementation).
LOCATION: Approximately 3.2 acres generally extending along the westerly side of Euclid Avenue south of East Boulevard and north of Magnolia Avenue.
ACTION: The Zoning Committee recommends that this petition be approved.
Nay: None.

(COMMISSIONER DAVIS was not present when vote was taken.)

REASONS
This petition proposes the rezoning of properties from nonresidential categories to single family and multi-family categories to recognize existing development. This petition will enhance the residential edge of the Dilworth community by eliminating the potential for single family structures to be converted to office and business uses.

STAFF OPINION
The staff agrees with the recommendation of the Zoning Committee.
PETITIONER: Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-104      HEARING DATE October 30, 1989

ZONING CLASSIFICATION, EXISTING 0-6 & B-1     REQUESTED R-6 & R-6MF

LOCATION: Approximately 3.2 acres generally extending along the westerly side of Euclid Avenue south of East Boulevard and north of Magnolia Avenue.

SEE ATTACHED MAP

ZONING MAP NO. 102 & 111    SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE
February 2, 1990

Mrs. Sue Myrick
Mayor, City of Charlotte
600 East Fourth Street
Charlotte, NC 28202

Mrs. Ann Hammond
5607 Sardis Road
Charlotte, NC 28226

Mr. Patrick L. McCrory
3300 Teversham Lane
Charlotte, NC 28210

Mrs. Cyndee Patterson
610 N. Pine Street
Charlotte, NC 28202

Mr. Richard Vinroot
c/o Robinson, Bradshaw & Hinson
101 N. Tryon St., Suite 1900
Charlotte, NC 28246

Mr. Daniel G. Clodfelter
c/o Moore & van Allen
3000 NCNB Plaza
Charlotte, NC 28280

Mr. Stanley M. Campbell
2700 NCNB Plaza
Charlotte, NC 28280

Mr. Hoyle H. Martin
3012 Burbank Drive
Charlotte, NC 28216

Mrs. Lynn M. Wheeler
920 Queens Road
Charlotte, NC 28207

Ms. Ella Scarborough
801 Braxfield Drive
Charlotte, NC 28210

Mr. Thomas A. Mangum
c/p Specialty Pipe & Tube
5500 Executive Center Drive
Charlotte, NC 28212

Mr. Roy Matthews
5520 Sunfield Drive
Charlotte, NC 28215

Re: Rezoning Petition No.9-105/Property at 221 & 225 East Worthington Avenue

Dear Ladies and Gentlemen:

Larry and Mary Hollifield have engaged this firm in connection with their efforts to obtain a building permit to make improvements on two lots at 221 and 225 East Worthington Avenue for the operation of a shutter shop. Currently, a vacant house occupies one lot, and
Mayor and Members of City Council
February 2, 1990
Page Two

an automobile repair shop occupies the other. The Hollifields want
to replace the house with a new one story building of approximately
5,000 square feet to be incorporated into the adjacent existing build-
ing which is to be modified after departure of the auto shop.

Located approximately 250 feet east of South Boulevard in an
area of industrial uses and I-1 zoning, the property, nevertheless,
is in the Dilworth historic district and is subject to rezoning Peti-
tion 89-105 to change the zoning to B-1. At the shutter shop, the
Hollifields wish to sell interior wooden shutters, but the business
also includes trimming and painting shutters, which the Zoning Admin-
istrator says will require the present I-1 zoning.

The Hollifields started dealing with the Historic District Com-
misson ("HDC") in April of 1989. On April 14, 1989, the HDC issued
a Certificate of Appropriateness for demolition of the house subject
to an automatic six month delay. On October 18, 1989, the Chairman
of the HDC requested the Hollifields to delay further the demolition
pending efforts to find someone to save and remove the house. Copies
of the Certificate of Appropriateness and letter requesting the ex-
tension are enclosed.

On October 26, 1989, the Hollifields and their architect, Charles
H. Wheatley, submitted initial plans to a committee of the HDC for
design review. The committee made certain recommendations, which
the architect incorporated into the plans, and they again appeared before
the committee on November 16, 1989. The committee made additional
recommendations which the architect adopted, and on November 29,
1989, Mary Hollifield submitted an application for a Certificate of
Appropriateness to the HDC. A copy of the application is also enclosed.
On December 13, 1989, the HDC, to the total dismay of the applicants
and their architect, denied the application.

During the period of involvement with the HDC and its design re-
view committee, the Hollifields' architect was discussing his plans
with the Building Standards Department. Fully expecting the HDC to
grant a Certificate of Appropriateness, the Hollifields officially
applied for a building permit on December 12, 1989. Our information
is that the Hollifields have satisfied all requirements of the Build-
ing Standards Department for the issuance of a building permit except
for the Certificate of Appropriateness for new construction from the
HDC.
Our opinion is that the HDC erroneously denied the Hollifields' application for a Certificate of Appropriateness. Therefore, we have appealed that decision to the Charlotte Board of Adjustment which will hear the appeal on February 27, 1990. The Hollifields appealed immediately after the decision of the HDC on December 13, 1989, but because the Board of Adjustment did not meet in December, its docket for January was full, and February was the earliest time to consider the appeal.

Meanwhile, at your meeting on February 19, you will have on your agenda rezoning Petition 89-105 and several other petitions relative to rezoning approximately eighty acres in the South Boulevard area. We hereby request that you defer action on Petition 89-105, which includes the Hollifields' two lots, until final resolution of the Hollifields' appeal from the decision of the HDC.

Under Section 160A-385 of the General Statutes of North Carolina, the issuance of a building permit allows the property owners to proceed notwithstanding a change in zoning. Without the HDC and its actions, the Hollifields would have their building permit and their building under construction. We believe fairness and equity require that the Hollifields be allowed to complete what they have started and in good faith made substantial expenditures to pursue. Moreover, their plans for the shutter shop are consistent with the philosophy of the South Boulevard Plan, but a technicality apparently prevents their desired use in a B-1 district.

To summarize, we request that you defer action on rezoning the Hollifields' two lots until resolution of their appeal from the denial of a Certificate of Appropriateness by the Historic District Commission.

Sincerely,

HORACK, TALLEY, PHARR & LOWNDES

Neil C. Williams

cc: David M. Smith, Esquire
    Assistant City Attorney
    600 East Fourth Street
    Charlotte, NC 28202-2841
cc: (Continued)

Ms. Sandra Albrecht  
Interim Coordinator  
Historic District Commission  
Charlotte-Mecklenburg Planning Commission  
600 East Fourth Street  
Charlotte, NC  28202-2853

Ms. Mary M. Hollifield  
Mr. Charles H. Wheatley
CERTIFICATE OF APPROPRIATENESS
CHARLOTTE HISTORIC DISTRICT COMMISSION

NAME OF HISTORIC DISTRICT: Dilworth

ADDRESS OF PROPERTY: 221 East Worthington Avenue

NAME AND ADDRESS OF OWNER: Mary Francis & Harold Miller
1000 Dilworth Road Charlotte, N. C. 28203

NAME AND ADDRESS OF APPLICANT (if different from owner): (proposed new owners)
Larry & Mary Hollifield 3751 Arbor Way Charlotte, N. C.

TAX MAP REFERENCE: 

ESTIMATED COST OF PROJECT: 

DETAILS OF PROPOSED PROJECT: Approval for demolition granted with automatic delay of six months imposed. In the interim, a new owner who will move the house from the existing site will be sought. It is preferable that the house stay within the Dilworth Historic District. The applicants are to provide evidence to the Historic District Commission that the Dilworth Community Development Association has been contacted for that organization's assistance in finding someone to move the house within the district.

This Certificate is valid for a period of six months from the date of issuance. Failure to procure a building permit within a six-month period will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, the approved work must be completed within a six-month period from the date of issuance. The Certificate can be renewed by the Commission with valid reason for failure to comply.

Bob Turner 332-1246

Chairperson 332-8323

Director 332-6369

Charlotte Historic District Commission
Charlotte Historic District Commission

Chairperson 332-8323

Director 332-6369

Charlotte Historic District Commission
Mr. and Mrs. Larry Hollifield
3751 Arbor Way
Charlotte, NC 28211

Dear Mr. and Mrs. Hollifield:

The Historic District Commission was informed at our October meeting that your Certificate of Appropriateness to delay the demolition of the property at 221 W. Worthington Avenue had expired on October 14, 1989. We understand there are two individuals who are interested in obtaining the structure and moving it off the site.

The Historic District Commission would like to request you to extend the demolish date for a reasonable period to allow one of these potential owners to complete their plans to obtain the house. If this is possible, we would appreciate this extension.

Thank you for your consideration.

Sincerely,

Melody Poetzsch
Chairman
Historic District Commission

MP/SA:sls
APPLICATION FOR REVIEW

CHARLOTTE HISTORIC DISTRICT COMMISSION

NAME OF HISTORIC DISTRICT  DILWORTH

ADDRESS OF PROPERTY  221 and 225 East Worthington Avenue

NAME AND ADDRESS OF OWNER  C. Larry and Mary M. Hollifield

2033 South Boulevard, Charlotte, NC 28203

PHONE  334-8031

NAME AND ADDRESS OF APPLICANT (if different from owner)

PHONE

TAX MAP REFERENCE  Book 230, Page 60  ESTIMATED COST OF PROJECT  $150,000.00

DETAILS OF PROPOSED PROJECT

This project is a new one-story commercial building of approximately 4,875 square feet attached to an existing metal building of 1,880 square feet. The existing metal building will be covered with concrete block veneer with stucco finish to match the new structure which will be of stucco on concrete block construction. The building will have an arched entrance way with columns and portico with wood windows and wood trim to match adjacent residences. The building is to be used for fabrication, painting, and sales of wood shutters (The Shutter Shop). An existing residence on a portion of the property will be moved. All stucco and block will be painted a light blue-gray.

I, the undersigned, understand that, if the Historic District Commission issues a Certificate of Appropriateness for the above, that Certificate will be valid for a period of six months from the date of issuance. Failure to procure a building permit within a six-month period will be considered as failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, the approved work must be completed within a six-month period from the date of issuance. The Certificate can be renewed by the Commission upon written request and valid explanation for failure to comply.

[Signatures]

Applicant 11/29/87

Staff 12-18-87

Charlotte Historic District Commission
DATE: January 22, 1990

PETITION NO.: 89-105

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from I-1 to B-1 (South Boulevard Plan Implementation).

LOCATION: Approximately 8.65 acres on the easterly side of South Boulevard between East Boulevard and East Tremont Avenue and extending to both sides of Cleveland Avenue.

ACTION: The Zoning Committee recommends that this petition be approved.


Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

This petition is propose to stabilize the residential edge of the Dilworth community by eliminating industrial classifications in favor of a neighborhood business classification. This still allows for properties covered by this petition to be used for nonresidential purposes but eliminates the potential for inappropriate industrial type land uses in close proximity to single family development. The Zoning Committee discussed the case of the Shutter Shop which is presently before the Board of Adjustment on appeal from the Historic District Commission. However, the Zoning Committee notes that the overall thrust of this petition is to continue to allow for retail uses while discouraging industrial uses. The case of the Shutter Shop is not unusual to other properties in this area.

STAFF OPINION

The staff agree with the recommendation of the Zoning Committee.
PETITIONER: Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-105

HEARING DATE October 30, 1989

ZONING CLASSIFICATION, EXISTING: I-1

REQUESTED: B-1

LOCATION: Approximately 8.65 acres located on the easterly side of South Boulevard bounded by East Boulevard to the north and E. Tremont Avenue to the south, also property 300 feet south of East Boulevard along both sides of Cleveland Avenue extending to E. Tremont Avenue.

SEE ATTACHED MAP

ZONING MAP NO. 102 & 111

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE
DATE: January 22, 1990

PETITION NO.: 89-106

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from I-1 to O-6 and B-2 (South Boulevard Plan Implementation).

LOCATION: Approximately 6.2 acres on the southeasterly corner of South Boulevard and Tremont Avenue extending along the easterly side of Cleveland Avenue and properties with frontage on both sides of McDonald Avenue.

ACTION: The Zoning Committee recommends that this petition be approved.


Nays: None.

(Commissioner Burns abstained from discussion and vote, declaring a conflict of interest. Commissioner Davis was not present when vote was taken.)

REASONS

This petition proposes the elimination of inappropriate and industrial zoning classifications in favor of business and office classifications. This area contains the ColorCraft properties which were the subject of much discussion at the public hearing. ColorCraft now indicates that the B-2 classification proposed for their site is acceptable because it will still allow for the continued existence and expansion of their business. Therefore, the Zoning Committee recommends that this petition be approved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.
PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-106 HEARING DATE October 30, 1989

ZONING CLASSIFICATION, EXISTING I-1 REQUESTED O-6 & B-2

LOCATION Approximately 6.2 acres located on the southeasterly corner of
South Boulevard and E. Tremont Avenue and along the easterly side of
Cleveland Avenue, bounded by E. Tremont Avenue to the north and extending
to the south side of McDonald Avenue.

SEE ATTACHED MAP

ZONING MAP NO. 102 & 111

PROPERTY PROPOSED FOR CHANGE

SCALE 1" = 400'
DATE: January 22, 1990

PETITION NO.: 89-107

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from I-1 and I-2 to R-6 (Thomasboro/Hoskins Plan Implementation).

LOCATION: Approximately 12.87 acres in two areas; the first being along Interstate 85 bounded by the Seaboard Railroad Track to the east and the former Piedmont Northern Railroad Track to the south and by properties along Windwood Avenue, and a second area on the westerly side of Gossett Avenue between South Hoskins Road and Goff Street.

ACTION: The Zoning Committee recommends that this petition be approved.


Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

This petition proposes the rezoning of the elimination of industrial zoning on lands which are either vacant or are used for single family purposes. Changing the zoning to a single family category will bring the land into conformance with the zoning of the surrounding area. Therefore, the Zoning Committee recommends that this petition be approved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.
PETITIONER: Charlotte-Mecklenburg Planning Commission

PETITION NO.: 89-107  HEARING DATE: October 30, 1989

ZONING CLASSIFICATION, EXISTING: I-1 & I-2  REQUESTED: R-6

LOCATION: Approximately 12.87 acres located on the south side of Cromer Street at Hoskins Road and extending south to I-85, property along I-85 extending from Piedmont Northern Railroad Line to Seaboard Airline Railroad right-of-way, and property on the westerly side of Gossett Avenue between S. Hoskins Road and Goff Street.

SEE ATTACHED MAP

ZONING MAP NO.: 80  SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE
DATE: January 22, 1990

PETITION NO.: 89-108

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from R-6MP and B-2 to R-6 (Thomasboro/Hoskins Plan Implementation).

LOCATION: Approximately 8.2 acres located on the easterly side of Rozelles Ferry Road between North Hoskins Road and North Linwood Avenue.

ACTION: The Zoning Committee recommends that this petition be approved.


Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

This petition proposes the rezoning of properties from multi-family and business to a single family category. This petition is designed to stabilize single family development in the area by recognizing the predominance of single family housing on the property involved. The Zoning Committee recommends that this petition be approved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.
PETITIONER  Charlotte-Mecklenburg Planning Commission

PETITION NO.  89-108   HEARING DATE  October 30, 1989

ZONING CLASSIFICATION, EXISTING  R-6MF & B-2   REQUESTED  R-6

LOCATION  Approximately 8.2 acres located on the easterly side of Rozelles Ferry Road between N. Hoskins Road and N. Linwood Avenue.

SEE ATTACHED MAP

ZONING MAP NO.  80

PROPERTY PROPOSED FOR CHANGE

SCALE 1" = 400'
rezone R-6MF and B-2 to R-6
DATE: January 22, 1990
PETITION NO.: 89-109
PETITIONER(S): Charlotte-Mecklenburg Planning Commission
REQUEST: Change from I-2 and B-2 to B-1 (Thomasboro/Hoskins Plan Implementation).
LOCATION: Approximately 6.81 acres located on the southerly side of South Hoskins Road between Hoskins Mill and the intersection of Hovis Road.
ACTION: The Zoning Committee recommends that this petition be approved.
Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

The property involved with this petition is presently zoned heavy industrial and highway commercial. Plans for the area indicate that the property can serve as the focus for a neighborhood based retail service area, but that the existing categories are inappropriate. The Zoning Committee discussed the fact that some of the uses would become nonconforming as a result of this action but noted that the long term plans for the area would be enhanced by the elimination of the heavier uses in favor of neighborhood service uses.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.
PETITIONER  Charlotte-Mecklenburg Planning Commission

PETITION NO.  89-109   HEARING DATE  October 30, 1989

ZONING CLASSIFICATION, EXISTING  I-2 & B-2   REQUESTED  B-1

LOCATION  Approximately 6.81 acres located on the southerly side of S. Hoskins Road between Hoskins Mill and the intersection of Hovis Road and Hoskins Road.

SEE ATTACHED MAP

ZONING MAP NO.  80

PROPERTY PROPOSED FOR CHANGE
DATE: January 22, 1990

PETITION NO.: 89-110

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from I-1 and R-6MF to R-6 (Thomasboro/Hoskins Plan Implementation).

LOCATION: Approximately 95.48 acres located generally to the north of Interstate 85, west of Lawton Road, east of N.C. 16 and west of Stuart Creek.

ACTION: The Zoning Committee recommends that this petition be approved.


Nays: None.

(The Commissioner Davis was not present when vote was taken.)

REASONS

The property involved with this request is largely used for single family residential purposes or is vacant. Plans indicate the stabilization of properties in this area for residential use. Elimination of the multi-family zoning category will protect the single family character of the area by discouraging the conversion of properties to multi-family use on a lot by lot basis.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.
PETITIONER: Charlotte-Mecklenburg Planning Commission

PETITION NO.: 89-110  HEARING DATE: October 30, 1989

ZONING CLASSIFICATION, EXISTING: I-1 & R-6MF  REQUESTED: R-6

LOCATION: Approximately 95.48 acres located north of I-85, south of Lawton Road, east of N.C. 16, and west of Stuart Creek.

SEE ATTACHED MAP

ZONING MAP NO.: 80  SCALE: 1" = 400'

PROPERTY PROPOSED FOR CHANGE
DATE: January 22, 1990

PETITION NO.: 89-111

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from I-2 to I-1 (Thomasboro/Hoskins Plan Implementation).

LOCATION: Approximately 10.42 acres located at the intersection of Belhaven Boulevard and Odum Avenue extending in a northerly direction to Nelson Avenue.

ACTION: The Zoning Committee recommends that this petition be approved.


Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

Property involved with this request is largely used for industrial purposes or is vacant. The plan recommends maintaining industrial character of this area but does support the notion of eliminating the heaviest industrial uses on the property. Therefore, the plan recommends that this property be rezoned from I-2 to I-1 and the Zoning Committee recommends that the petition be approved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.
PETITIONER: Charlotte-Mecklenburg Planning Commission

PETITION NO.: 89-111  HEARING DATE: October 30, 1989

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

LOCATION: Approximately 10.42 acres located at the intersection of Belhaven Boulevard and Odum Avenue extending in a northerly direction to Nelson Avenue.

SEE ATTACHED MAP

ZONING MAP NO.: 80

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE
DATE: January 22, 1990

PETITION NO.: 89-111

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from I-2 to I-1 (Thomasboro/Hoskins Plan Implementation).

LOCATION: Approximately 10.42 acres located at the intersection of Belhaven Boulevard and Odum Avenue extending in a northerly direction to Nelson Avenue.

ACTION: The Zoning Committee recommends that this petition be approved.


Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

Property involved with this request is largely used for industrial purposes or is vacant. The plan recommends maintaining industrial character of this area but does support the notion of eliminating the heaviest industrial uses on the property. Therefore, the plan recommends that this property be rezoned from I-2 to I-1 and the Zoning Committee recommends that the petition be approved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.
DATE: January 22, 1990

PETITION NO.: 89-112

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from B-2 to B-1 (Thomasboro/Hoskins Plan Implementation).

LOCATION: Approximately 2.8 acres on the southerly side of Rozelles Ferry Road extending north of Lakewood Avenue to Halsey Street.

ACTION: The Zoning Committee recommends that this petition be approved.


Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

This petition proposes the rezoning of properties to provide for neighborhood business uses. The B-2 commercial classification permits a variety of uses which are inappropriate at the edge of a fragile residential areas. Therefore, the Zoning Committee recommends that this petition be approved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.
PETITIONER: Charlotte-Mecklenburg Planning Commission

PETITION NO.: 89-112  HEARING DATE: October 30, 1989

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

LOCATION: Approximately 2.82 acres located along the southerly side of Rozzelle's Ferry Road extending north of Lakewood Avenue to Halsey Street.

SEE ATTACHED MAP

ZONING MAP NO.: 80  SCALE: $1 = 400'$

PROPERTY PROPOSED FOR CHANGE: [Diagram]
DATE: January 22, 1990

PETITION NO.: 89-113

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from R-6MF to R-6 (Thomasboro/Hoskins Plan Implementation).

LOCATION: Approximately 14.05 acres located along both sides of Jones Street between Marietta Street and Boyd Street, on both sides of Lakewood Avenue between Kalyne Street and Rozzelle's Ferry Road, and property located on the northwest and southwest corners of Grant and Oregon Streets.

ACTION: The Zoning Committee recommends that this petition be approved.


Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

This petition proposes the rezoning of properties from multi-family to single family which represents the existing uses of the site. Elimination of the multi-family zoning will stabilize the single family character of the area and will guard against inappropriate conversion on a lot by lot basis to multi-family uses.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.
PETITIONER  Charlotte-Mecklenburg Planning Commission

PETITION NO.  89-113  HEARING DATE  October 30, 1989

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

LOCATION  Approximately 14.05 acres along both sides of Jones Street between
Marietta Street and Boyd Street, along both sides of Lakewood Avenue
between Kalynne Street and Rozelles Ferry Road, and property located
on the northwest and southwest corners of Grant and Oregon Streets.

SEE ATTACHED MAP

ZONING MAP NO.  80  SCALE 1\" = 400\"  PROPERTY PROPOSED FOR CHANGE
DATE: January 22, 1990
PETITION NO.: 89-114
PETITIONER(S): Charlotte-Mecklenburg Planning Commission
REQUEST: Change from R-6MF to R-6 (Thomasboro/Hoskins Plan Implementation).
LOCATION: Approximately 50.1 acres along both sides of Hovis Road between Hoskins Road and Tar Heel Road and extending in a southerly direction along Bradford Drive, Gum Street, Roadway Street, and Marlboro Street.
ACTION: The Zoning Committee recommends that this petition be approved.
Nays: None.

(REMARKS)

REASONS

This petition proposes the rezoning of properties to eliminate a multi-family category in favor of single family zoning. A substantial amount of the property involved with this request used for single family purposes or is vacant. The petition has eliminated existing multi-family sites so as not to create any nonconforming uses. Therefore, the Zoning Committee recommends that this petition be approved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.
PETITIONER: Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-114

HEARING DATE: October 30, 1989

ZONING CLASSIFICATION, EXISTING: R-6MF

ZONING CLASSIFICATION, REQUESTED: R-6

LOCATION: Approx. 50.1 acres located along both sides of Hovis Rd. between Hoskins Rd. and Tar Heel Rd. and extending in a southerly direction along Bradford Dr., property south of Willard St. east of Lewiston Ave., property at the intersection of Montcalm St. and Saratoga Dr., and property west of the intersection of S. Hoskins Rd. and Hovis Rd. between Cantwell St. and Blackmon St.

SEE ATTACHED MAP

ZONING MAP NO: 80 & 87

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE
DATE: January 22, 1990

PETITION NO.: 89-115

PETITIONER(s): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from R-6MF and B-1 to R-6 (Thomasboro/Hoskins Plan Implementation).

LOCATION: Approximately 75.2 acres south of Cantwell Street, east of Bradford River, north of I-85, and west of Tillman Road.

ACTION: The Zoning Committee recommends that this petition be approved with the exception of properties located on the east side of Glenwood Drive, south of Key Street.


Nays: None.

(C Adapter Davis was not present when vote was taken.)

REASONS

This petition proposes the rezoning of properties from multi-family to a single family category to stabilize the existing single family area. The vast majority of properties within this area are used for single family purposes or are vacant. Multi-family property which exist in the area have been excluded from the petition. The Zoning Committee felt that in view of the fact there was an existing multi-family development south of Key Street with frontage along Glenwood Avenue that properties directly across from that site should remain zoned multi-family. With that change, the Zoning Committee recommends that this petition be approved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.
PETITIONER  Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-115  HEARING DATE October 30, 1989

ZONING CLASSIFICATION, EXISTING  R-6MF & B-1  REQUESTED  R-6

LOCATION  Approximately 75.2 acres south of Cantwell Street, east of Bradford Drive, north of I-85, and west of Tillman Road.

SEE ATTACHED MAP

ZONING MAP NO. 80 & 87

SCALE 1" = 400'
DATE: January 22, 1990

PETITION NO.: 89-116

PETITIONER(S): Charlotte-Mecklenburg Planning Commission

REQUEST: Change from R-6MF to R-6 (Thomasboro/Hoskins Plan Implementation).

LOCATION: Approximately 57.25 acres at the intersection of Browns Avenue and Freedom Drive and extending to Hinson Drive.

ACTION: The Zoning Committee recommends that this petition be approved.


Nays: None.

(Commissioner Davis was not present when vote was taken.)

REASONS

This petition proposes the elimination of multi-family zoning in favor of single family zoning for these properties. The vast majority of properties covered by the petition are either used for single family purposes or are vacant. Existing multi-family and commercial developments within the subject area have been eliminated from the petition. Therefore, the Zoning Committee recommends that this petition be approved.

STAFF OPINION

The staff agrees with the recommendation of the Zoning Committee.
P ETITIONER  Charlotte-Mecklenburg Planning Commission

P ETITION NO.  89-116  

H EARING DATE  October 30, 1989

Z ONING C LASSIFICATION, EXISTING  R-6MF

R EQUESTED  R-6

L OCATION  Approximately 57.25 acres at the intersection of Browns Avenue and Freedom Drive extending to Marmion Drive.

S EE ATTACHED M A P