# AGENDA

<table>
<thead>
<tr>
<th>Meeting Type:</th>
<th>B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date:</td>
<td>09-16-1993</td>
</tr>
</tbody>
</table>

City of Charlotte, City Clerk’s Office
Council Agenda

September 16, 1993

CITY CLERK, BRENSA R FREEZE
Zoning Public Hearing
9-16-93

Mayor Vein not absent
Campbell
Chief Justice absent
Hommed
McGory
Mockelee absent until noted
Mornam absent
Martin
Patterson absent
Reid
Scarborough absent until noted in Wheeler

6:00
Hammond
RECESS 6:05
RECONVENE 6:40
Hammond - Wait another 10 or 15 minutes
Don Reid arrived 6:40
Hammond - begin mtg.
Jack Byrne - Review 9/26 at 4:30
Hammond
#1 - 93-93
Hammond
Fields
McCray Wheelin Clee Hang

#2 - 93-94
Hammond
Fields
Hammond
Lois Moore - not going to speak
Hammond
Jon Miller - on behalf of John Miller
Hammond
McCray
Fields
Martin
Fields
@ Hammond
McCray / Martin Clee Hang

#3 - 93-95
Hammond
Whe / Mar Clee

Tinan
Hammond
John Moore
Scarborough Fields
Moore
McCrosky - People who do business licensed and
Scarborough
Hammond
Scarborough/Wheeler
Close - King - New
Hammond
#6 93-98
Hammond
Mary Hightower
Hammond
Scarborough
Hammond
Scarborough/Wheeler
Close - New
Hammond
#7 93-99
Hammond
McCrosky/Wheeler
Close - King - New
Hammond
Scarborough / Wheeler Close

# 9-93-101
Hammond Fields
Hammond
Mrs. Robinson
Bailey Patrick
Hammond
McCraw Fields
McCraw
Scarborough Fields
Scarborough Fields
Scarborough Fields
Scarborough Fields
Majeeb
McCraw
Majeeb
Martin
Robinson - 900 on list
Martin - about 2 years
Robinson
Martin
Hammond
Majeed
Patrick
Scarborough
Hammond
Martin
Wheeler
Clive Hang

#10 93-102
Hammond
Fields
Hammond
Gurne Davis
Hammond
Davis
Hammond
Cl Martin
Hammond
Davis
Hammond

1821 Way #
1801 Way #

#11 93-103
Hammond

Tunen.

Tunen.
McCrea
"Wheeler"
Close

#12 93-104
Hammond
Wheeler
Martin
Close

Martin
Fields
Hammond

#13 93-105
Hammond
Fields
Hammond
Richard-Ivey
Marty-Ivey

Martin
Richard-Ivey (White Shirt)

Martin
Fields
Richard-Ivey (White Shirt)
Fields
Richard-Ivey (White)
Fields
Martin
Richard-Ivey (White)
Page 2 8:10

Martin
Fields - Could not change to B2 without a separate petition
Hammond
Fields
Martin
Richard
Ivey (white)
Martin
Marty
Ivey (w. shirt)
Majeed
Richard
Ivey (w. shirt)
Majeed
Scarborough
Fields
Majeed
Reid
Fields
Reid
Fields
Hammond
Amos
Simmons
Fields
Simmons
Hammond
Mc Crory
Fields
Simmons
Fields
Majed
Simmons
Majed
Mar
The Clear
Union

#14 93-106

Hammond
Fields
Hammond
Bailey
Patrick
Hammond
McCrory
Fields
McCrory - If we downzone -

Hammond - done by Council Planning Comm.
Mc Crory
Hammond
Patrick
Hammond
Be /The Clear - Union.
Hermine McCrory
Martin Fields
McCrory Fields
Wheeler / Martin Coke King
Unan.
Scarborough Wheeler
Adjourn 8/30
MEETINGS IN SEPTEMBER '93

SEPTEMBER 1 - 3

1. Wednesday
   8 30 a m   CIVIL SERVICE BOARD/HEARING (Closed) CMGC Room 118
   12 00 noon PLANNING COMMISSION/Planning Committee CMGC 8th Floor Conference Room
   3 30 p m   TRANSIT/TRANSPORTATION STEERING COMMITTEE CMGC Rooms 270 271

2. Thursday
   3 30 p m   CITY COUNCIL PLANNING COMMITTEE (Tour of South District) CMGC Lobby

THE WEEK OF SEPTEMBER 6 - 10

6 Monday   LABOR DAY HOLIDAY   All City Government Offices Closed

7 Tuesday
   12 00 Noon PLANNING COMMISSION/Work Session CMGC 8th Floor Conference Room
   2 00 p m   PLANNING COMMISSION/Planning Committee CMGC 8th Floor Land Development Conference Room
   2 00 p m   PLANNING COMMISSION/Zoning Committee - CMGC 8th Floor Conference Room
   5 00 p m   CITY COUNCIL WORKSHOP CMGC Conference Center

8 Wednesday
   8 00 a m   CLEAN CITY COMMITTEE CMGC Room 270
   8 30 a m   CIVIL SERVICE BOARD CMGC 7th Floor Conference Room
   9 00 a m   AUDITORIUM COLISEUM CONVENTION CENTER AUTHORITY New Convention Center Office 2940 One First Union Center
   9 30 a m   CIVIL SERVICE BOARD/HEARING (Closed) CMGC Room 118
   3 00 p m   HISTORIC DISTRICT COMMISSION CMGC 8th Floor Conference Room

9 Thursday
   5 00 p m   COUNCIL/MANAGER DINNER CMGC Meeting Chamber Conference Room
   6 00 p m   CITY COUNCIL MEETING/Public Hearing on Central District Rezoning CMGC Meeting Chamber

THE WEEK OF SEPTEMBER 13 - 17

13 Monday
   8 00 a m   MAYOR'S INTERNATIONAL CABINET CMGC Room 118
   4 30 p m   PLANNING COMMISSION/Zoning Committee CMGC 8th Floor Conference Room
   5 00 p m   COUNCIL/MANAGER DINNER CMGC Conference Center
   6 30 p m   CITIZENS HEARING CMGC Meeting Chamber (Televised Live on Cable Channel 16/32)
   7 00 p m   CITY COUNCIL MEETING - CMGC Meeting Chamber (Televised Live On Cable Channel 16/32)
   7 00 p m   HISTORIC LANDMARKS COMMISSION Thies Building 500 N Tryon St Suite 200

14 Tuesday
   8 00 a m   AIRPORT ADVISORY COMMITTEE Charlotte/Douglas International Airport, Main Terminal Conf Rooms A&B
   2 30 p m   HOUSING APPEALS BOARD CMGC 5th Floor Conference Room

15 Wednesday
   5 00 p m   CITIZENS CABLE OVERSIGHT COMMITTEE CMGC 7th Floor Conference Room
   5 00 p m   ELECTED OFFICIALS RECEPTION & BRIEFING FOR TRANSIT/TRANSPORTATION STRATEGY CMGC Conference Center
   7 00 p m   METROPOLITAN PLANNING ORGANIZATION Union County Chamber of Commerce 903 Skyway Dr Monroe

(Continued on Back)
# MEETINGS IN SEPTEMBER '93 (Continued)

## THE WEEK OF SEPTEMBER 13 - 17 (Continued)

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Event</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>16 Thursday</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>2:00 p.m</td>
<td>CMUD ADVISORY COMMITTEE  Utility Dept  5100 Brookshire Blvd</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5:00 p.m</td>
<td>COUNCIL/MANAGER DINNER - CMGC  Meeting Chamber</td>
<td>Conference Room</td>
</tr>
<tr>
<td></td>
<td>7:00 p.m</td>
<td>CITY COUNCIL MEETING/Public Hearing on Central District Plan  CMGC</td>
<td>Meeting Chamber</td>
</tr>
<tr>
<td></td>
<td>7:00 p.m</td>
<td>CHARLOTTE TREE ADVISORY COMMITTEE  CMGC  Room 270</td>
<td></td>
</tr>
</tbody>
</table>

## THE WEEK OF SEPTEMBER 20 - 24

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Event</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>20 Monday</td>
<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td>11:00 a.m</td>
<td>PLANNING COMMISSION/Executive Committee  CMGC  8th Floor Conference Room</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5:00 p.m</td>
<td>COUNCIL/MANAGER DINNER  CMGC  Meeting Chamber</td>
<td>Conference Room</td>
</tr>
<tr>
<td></td>
<td>6:00 p.m</td>
<td>CITY COUNCIL MEETING/ZONING HEARINGS  CMGC  Meeting Chamber</td>
<td>Conference Room</td>
</tr>
<tr>
<td>21 Tuesday</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2:00 p.m</td>
<td>HOUSING AUTHORITY  Administrative Office  1301 South Boulevard</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4:30 p.m</td>
<td>COMMUNITY RELATIONS COMMITTEE  Little Rock AME Zion Church  401 N McDowell St</td>
<td></td>
</tr>
<tr>
<td>22 Wednesday</td>
<td>7:45 a.m</td>
<td>PRIVATE INDUSTRY COUNCIL  CMGC  Conference Center</td>
<td></td>
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<tr>
<td></td>
<td>6:00 p.m</td>
<td>TRANSIT/TRANSPORTATION COMMITTEE OF 100 - CMGC  Conference Center</td>
<td></td>
</tr>
<tr>
<td>23 Thursday</td>
<td>4:30 p.m</td>
<td>CHARLOTTE TRANSIT ADVISORY COMMITTEE  CMGC  Room 119</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5:00 p.m</td>
<td>CHARLOTTE-MECKLEBUNRG ART COMMISSION  Arts &amp; Science Conference Room</td>
<td>214 N Church St</td>
</tr>
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</table>

## SEPTEMBER 27 - 30

<table>
<thead>
<tr>
<th>Date</th>
<th>Time</th>
<th>Event</th>
<th>Location</th>
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<tbody>
<tr>
<td>27 Monday</td>
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</tr>
<tr>
<td></td>
<td>4:30 p.m</td>
<td>PLANNING COMMISSION/Zoning Committee  CMGC  8th Floor Conference Room</td>
<td></td>
</tr>
<tr>
<td></td>
<td>5:00 p.m</td>
<td>COUNCIL/MANAGER DINNER  CMGC  Conference Center</td>
<td></td>
</tr>
<tr>
<td></td>
<td>6:30 p.m</td>
<td>CITIZENS HEARING  CMGC  Meeting Chamber  (Televised Live on Cable Channel 16/32)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>7:00 p.m</td>
<td>CITY COUNCIL MEETING  CMGC  Meeting Chamber  (Televised Live On Cable Channel 16/32)</td>
<td></td>
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<tr>
<td>28 Tuesday</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>1:00 p.m</td>
<td>ZONING BOARD OF ADJUSTMENT  Hal Marshall Center  700 N Tryon Street</td>
<td></td>
</tr>
<tr>
<td></td>
<td>4:30 p.m</td>
<td>PLANNING COMMISSION/Zoning Committee  CMGC  8th Floor Conference Room</td>
<td></td>
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</tbody>
</table>

**NOTE**  These organizations do not have meetings scheduled for SEPTEMBER  
Advisory Energy Commission  
Firefighters Retirement Board  
Insurance & Risk Management Advisory Board  
Neighborhood Matching Grants Fund  
Parade Permit Committee
MAYOR'S SCHEDULE

September 16, 1993

6:00 p.m. - Zoning Meeting

1. Invocation (No one at this time)

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

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

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

      X Lois Moore, 2905 Coronet Way, 392-9250 - AGAINST

      X Tom Miliel, 128 Cherokee Rd 374-1610 AGAINST

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

      A protest petition has been file and is sufficient to invoke the 20% rule requiring affirmative votes of 3/4 of the Mayor and Councilmembers, not excused from voting, in order to rezone the property with regards to Area C-3.

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

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

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

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

      Ollie Berryhill, 5724 Anderson Street, 597-9792 -

      Lois Moore, 2905 Coronet Way, 392-9250 - AGAINST

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

      A protest petition has been filed and is not sufficient with regards to Area C

      Mrs. Robinson, 1008 Moretz Avenue, (Unlisted Phone) AGAINST

      Bailey Patrick, Jr, 227 West Trade Street, 372-1120 - AGAINST

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

      Barbara-Brewton Cameron, P O Box 16714, 333-4280 - AGAINST
(g) Agenda Item No 13, Hearing on Petition No 105

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

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

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

A protest petition has been filed and is sufficient to invoke the 20% rule, requiring affirmative votes of 3/4 of the Mayor and Councilmembers, not excused from voting, in order to rezone the property, with regards to Area B

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

#4 - 93-96

J. Douglas Boyce, 2914 Ravencroft Dr 394-6436
AGAINST
Mayor Richard Vinroot
Mayor Pro Tem Ann Hammond

Stan Campbell
Danniel G. Clodfelter
Patrick McCrory
Nasir Rashad Mayeud
Thomas A. Mangum

Hoyle H. Martin
Cyntee Patterson
Don D. Rea
Ella Butler Scarborough
Lynn M. Wheeler

Council Agenda

Thursday, September 16, 1993

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

6 00 p.m. - ZONING HEARINGS
Meeting Chamber

Invocation by

ITEM NO.

PUBLIC HEARINGS

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

Attachment No. 1

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

Attachment No. 2

PROTEST NOT SUFFICIENT.

McCrory

Martin

Mayeud

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

Attachment No. 2

PROTEST NOT SUFFICIENT.
3  (93-95) Hearing on Petition No 93-95 by Charlotte-Mecklenburg Planning Commission for a change in zoning for the following areas:

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

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

Attachment No 3

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

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

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

Attachment No 4

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

A protest petition has been filed

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

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

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

Attachment No 5 *PROTEST SUFFICIENT FOR C-3*
6 (93-98) Hearing on Petition No 93-98 by Charlotte-Mecklenburg Planning Commission for a change in zoning for the following areas:

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

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

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

Attachment No 6

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

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

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

Attachment No 7

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

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

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

Attachment No 8
9 (93-101) Hearing on Petition No 93-101 by Charlotte-Mecklenburg Planning Commission for a change in zoning for the following areas

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

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

C Properties in Tryon Hills neighborhood north of Moretz Street, east of Bancroft Street, south of a Duke Power right-of-way, and west of Grimes Street from I-2 to R-5

PROTEST SUBMITTED FOR AREA "NOT" SUFFICIENT.

Attachment No 9

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

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

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

Attachment No 10

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

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

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

Attachment No 11
12. (93-104) Hearing on Petition No. 93-104 by Charlotte-Mecklenburg Planning Commission for a change in zoning for the following areas:

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

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

Attachment No 12

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

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

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

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

Attachment No 13

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

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

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

Attachment No 14

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

Attachment No 15
September 9, 1993

Mayor and City Council

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

Attached you will find the appropriate petition, accompanying map(s), and the Pre-Hearing Staff Analysis for each petition scheduled for public hearing on Thursday, September 16, 1993 at 6:00 o'clock P.M. in the Charlotte-Mecklenburg Government Center, Meeting Chamber, 600 East Fourth Street.

This material is intended to provide background information on the rezoning request and the area in which the properties are located.

Sincerely,

Walter G. Fields, III
Land Development Manager

WGFIII

cc Planning Commission Zoning Committee

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

Petitioner: Charlotte-Mecklenburg Planning Commission

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

Request: R-22MF to Institutional

Background and Justification

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

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

Zoning History

Not applicable

Existing Land Uses

dormitories, classroom buildings, and other campus facilities

Surrounding Land Uses

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

Proposed Land Uses

Institutional
Consistency With Study Group Recommendations

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

Nonconformities Resulting From This Rezoning

None, however, some of the existing setbacks may become nonconforming.

Consequences Of Not Rezoning This Property

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

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

Ownership Information
Property Owner: See Sheet in Zoning Case File
Owner's Address: See Sheet in Zoning Case File
Date Property Acquired: Not Available
Tax Parcel Number: See Sheet in Zoning Case File
Location of Property (address or description): See Sheet in Zoning Case File

Description of Property
Size (Sq. Ft./Acres): 49
Street Frontage (ft.): Not Applicable
Current Land Use: Institutional, College Campus

Zoning Request
Existing Zoning: R-22MF
Requested Zoning: Institutional

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

Name of Agent

Agent's Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)
600 East Fourth Street, Charlotte, N. C. 28202-2853
Address of Petitioner(s)
(704) 336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner
Petition #: 93-93

Petitioner: Charlotte-Mecklenburg Planning Commission

Hearing Date: September 16, 1993

Zoning Classification (Existing): R-22MF

Zoning Classification (Requested): Institutional

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

See Attached Sheet(s)

Zoning Map Nos.: 88

Scale: 1" = 400 feet
OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Ownership Information
Property Owner See Sheet in Zoning Case File
Owner’s Address See Sheet in Zoning Case File
Date Property Acquired Not Available
Tax Parcel Number See Sheet in Zoning Case File
Location of Property(address or description) See Sheet in Zoning Case File

Description of Property
Size(Sq Ft.-Acres) 13 Street Frontage(ft.) Not Applicable
Current Land Use General business/commercial uses and a storage area for drums and barrels.

Zoning Request
Existing Zoning I-1 & I-2 Requested Zoning B-2
Purpose of Zoning Change To comply with the land use recommendations of the Central District Plan.

Name of Agent

Agent’s Address

Telephone Number

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)
600 East Fourth Street, Charlotte, N. C 28202-2853
Address of Petitioner(s)
(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner
Petition #: 93-94

Petitioner: Charlotte-Mecklenburg Planning Commission

Hearing Date: September 16, 1993

Zoning Classification (Existing): I-1 & I-2

Zoning Classification (Requested): B-2

Location: Area located between West Trade Street and Rozelles Ferry Road generally south of Coronet Way and north of Bungalow Road

See Attached Sheet(s)

Zoning Map Nos.: 87

Scale: 1" = 400 feet
Pre-Hearing Staff Analysis
Rezoning Petition No. 93-95

Petitioner: Charlotte-Mecklenburg Planning Commission

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

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

Background and Justification

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

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

Zoning History

Not applicable

Existing Land Uses

Area A single family homes and duplexes

Area B single family homes

Surrounding Land Uses

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

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

Area B  single family

Consistency With Study Group Recommendations

The Central District Study Group supported the recommendation for this area

Nonconformities Resulting From This Rezoning

none

Consequences Of Not Rezoning This Property

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

Ownership Information

Property Owner: See Sheet in Zoning Case File

Mailing Address: See Sheet in Zoning Case File

Date Property Acquired: Not Available

Tax Parcel Number: See Sheet in Zoning Case File

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

Description of Property

Size (Sq. Ft.-Acres): 14

Street Frontage (R): Not Applicable

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

Zoning Request

Existing Zoning: R-22MF

Requested Zoning: R-5 & R-8

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

Name of Agent

Name of Petitioner(s)

Agent's Address

Address of Petitioner(s)

Telephone Number

Telephone Number

Signature

Signature of Property Owner

If Other Than Petitioner
Petition #: 93-95

Petitioner: Charlotte-Mecklenburg Planning Commission

Hearing Date: September 16, 1993

Zoning Classification (Existing): R-22MF

Zoning Classification (Requested): R-5 & R-8

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

See Attached Sheet(s)

Zoning Map Nos.: 87 & 88

Scale: 1" = 400 feet
Pre-Hearing Staff Analysis
Rezoning Petition No. 93-96

Petitioner: Charlotte-Mecklenburg Planning Commission

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

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

Background and Justification

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

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

Zoning History

Not applicable

Existing Land Uses

Area A single family housing and several duplexes

Area B single family housing and a park

Surrounding Land Uses

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

Proposed Land Uses

single family in both areas

Consistency With Study Group Recommendations

The Central District Study Group supported the recommendation for this area.

Nonconformities Resulting From This Rezoning

Area A  approximately 15 duplexes on small lots

Area B  none

Consequences Of Not Rezoning This Property

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

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

Ownership Information

Property Owner  See Sheet in Zoning Case File
Owner's Address  See Sheet in Zoning Case File
Date Property Acquired  Not Available
Tax Parcel Number  See Sheet in Zoning Case File
Location of Property (address or description)  See Sheet in Zoning Case File

Description of Property

Size (Sq Ft - Acres)  143  Street Frontage (ft)  Not Applicable
Current Land Use  (A) Predominantly single family homes with a few duplexes; and (B) Single family homes
and a park.

Zoning Request

Existing Zoning  R-22MF & I-2  Requested Zoning  R-5
Purpose of Zoning Change  To comply with the land use recommendations of the Central District Plan

Name of Agent
Name of Petitioner(s)

Agent's Address  
Address of Petitioner(s)

Telephone Number  
Telephone Number

Signature  
Signature of Property Owner
If Other Than Petitioner
Petition #: 93 96

Petitioner: Charlotte-Mecklenburg Planning Commission

Hearing Date: September 16, 1993

Zoning Classification (Existing): R-22MF & I-2

Zoning Classification (Requested): R-5

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

See Attached Sheet(s)

Zoning Map Nos.: 87

Scale: 1" = 400 feet
Pre-Hearing Staff Analysis
Rezoning Petition No. 93-97

Petitioner: Charlotte-Mecklenburg Planning Commission

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

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

Background and Justification

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

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

Zoning History

Not applicable

Existing Land Uses

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

Area B: multi-family housing

Area C: duplexes and single family homes
Surrounding Land Uses

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

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

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

Proposed Land Uses

Area A  low density multi-family

Area B  multi-family

Area C  low density attached single family housing and three businesses

Consistency With Study Group Recommendations

The Central District Study Group supported the recommendations for this area

Nonconformities Resulting From This Rezoning

Area A  one industrial use with outdoor storage

Area B  none

Area C  2 convenience stores and restaurant

Consequences Of Not Rezoning This Property

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

Area B  The proposed rezoning reflects the current use. Redevelopment of the apartment complex for business use would result in loss of existing rental opportunities and create pressure for nonresidential development at the edge of a fairly stable residential area.
Area C Tuckasegee Road has a considerable amount of strip commercial uses, but a strong residential character predominates. If additional frontage properties develop with commercial uses, Tuckasegee will essentially become a strip corridor, changing the current predominant residential character and creating pressures for nonresidential development in the abutting neighborhoods. Also, additional commercial along Tuckasegee would detract from efforts to encourage revitalization of the existing commercial strip along Freedom Drive, which serves the same residential areas.
OFFICIAL REZONING APPLICATION  
CITY OF CHARLOTTE

Ownership Information

Property Owner: See Sheet in Zoning Case File
Owner’s Address: See Sheet in Zoning Case File
Date Property Acquired: Not Available
Tax Parcel Number: See Sheet in Zoning Case File
Location of Property (address or description): See Sheet in Zoning Case File

Description of Property

Size (Sq. Ft.-Acres): 16  ———— Street Frontage (ft): Not Applicable
Current Land Use: (A) Aluminum storage building warehouse, single family homes and vacant property; (B) An existing apartment complex; and (C) Duplexes and single family homes

Zoning Request

Existing Zoning: I-1 & B-1  ———— Requested Zoning: R-8, R-8MF & R-22MF
Purpose of Zoning Change: To comply with the land use recommendations of the Central District Plan.

Name of Agent

Name of Petitioner(s)

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

(704)336-2205
Telephone Number

Signature

Signature of Property Owner

If Other Than Petitioner
Petition #: 93-97

Petitioner: Charlotte-Mecklenburg Planning Commission

Hearing Date: September 16, 1993

Zoning Classification (Existing): I-1 & B-1

Zoning Classification (Requested): R-8, R-8MF & R-22MF

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

See Attached Sheet(s)
Pre-Hearing Staff Analysis
Rezoning Petition No. 93-98

Petitioner: Charlotte-Mecklenburg Planning Commission

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

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

Background and Justification

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

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

Zoning History

Not applicable

Existing Land Uses

Area A predominantly single family with several duplexes

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

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

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

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

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

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

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

Proposed Land Uses

Area A  single family

Area B  single family

Area C  single family and low density attached single family

Consistency With Study Group Recommendations

The Central District Study Group supported the recommendations for this area

Nonconformities Resulting From This Rezoning

Area A  approximately 7 duplexes on small lots

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

Area C  none

Consequences Of Not Rezoning This Property

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

Ownership Information
Property Owner  See Sheet in Zoning Case File
Owner's Address  See Sheet in Zoning Case File
Date Property Acquired  Not Available
Tax Parcel Number  See Sheet in Zoning Case File
Location of Property (address or description)  See Attached

Description of Property
Size (Sq Ft-Acres)  Several Acres  Street Frontage (ft.)  Not Applicable
Current Land Use  (A) Single family homes and duplexes; (B) Single family homes and duplexes; and (C) Duplexes, single family homes, community center and a neighborhood park

Zoning Request
Existing Zoning  R-22MF & O-2  Requested Zoning  R-5 & R-8
Purpose of Zoning Change  To comply with the land use recommendations of the Central District Plan.

Name of Agent
Name of Petitioner(s)  Charlotte-Mecklenburg Planning Commission
Agent's Address  600 East Fourth Street, Charlotte, N. C. 28202-2853
Address of Petitioner(s)
Telephone Number  (704) 336-2205
Telephone Number
Signature
Signature of Property Owner
If Other Than Petitioner
Petition #: 93-98

Petitioner: Charlotte-Mecklenburg Planning Commission

Hearing Date: September 16, 1993

Zoning Classification (Existing): R-22MF & O-2

Zoning Classification (Requested): R-5 & R-8

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

See Attached Sheet(s)

Zoning Map Nos.: 87

Scale: 1" = 400 feet
Pre-Hearing Staff Analysis
Rezoning Petition No. 93-99

Petitioner: Charlotte-Mecklenburg Planning Commission

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

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

Background and Justification

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

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

Zoning History

Not applicable

Existing Land Uses

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

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

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

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

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

single family to the north and west, and commercial to the east and south (O-2 to R-8 area)

Proposed Land Uses

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

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

Consistency With Study Group Recommendations

The Central District Study Group supported the recommendations for this area

Nonconformities Resulting From This Rezoning

Area A  approximately 20 duplexes on small lots and two quaudraplexes

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

Consequences Of Not Rezoning This Property

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

Ownership Information

Property Owner  See Sheet in Zoning Case File

Owner's Address  See Sheet in Zoning Case File

Date Property Acquired  Not Available

Tax Parcel Number  See Sheet in Zoning Case File

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

Description of Property

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

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

Zoning Request

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

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

Name of Agent

Agent's Address

Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner
Petition #: 93-99

Petitioner: Charlotte-Mecklenburg Planning Commission

Hearing Date: September 16, 1993

Zoning Classification (Existing): R-22MF, I-1 & O-2

Zoning Classification (Requested): R-5, R-8 & R-8MF

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

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

Scale: 1" = 400 feet
Petitioner: Charlotte-Mecklenburg Planning Commission

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

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

Background and Justification

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

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

Zoning History

Not applicable

Existing Land Uses

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

Area B vacant

Surrounding Land Uses

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

**Proposed Land Uses**

Area A single family and low density attached single family

Area B multi-family

**Consistency With Study Group Recommendations**

The Central District Study Group supported the recommendations of this plan

**Nonconformities Resulting From This Rezoning**

Area A one business that is already nonconforming

Area B none

**Consequences Of Not Rezoning This Property**

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

Ownership Information
Property Owner: See Sheet in Zoning Case File
Owner's Address: See Sheet in Zoning Case File
Date Property Acquired: Not Available
Tax Parcel Number: See Sheet in Zoning Case File
Location of Property (address or description): See Attached Map

Description of Property
Size (Sq Ft.-Acres): Several Acres
Street Frontage (ft): Not Applicable
Current Land Use: (A) Combination of single family homes and duplexes; and (B) Vacant lot

Zoning Request
Existing Zoning: R-22MF, B-2 & I-1
Requested Zoning: R-22MF & R-8
Purpose of Zoning Change: To comply with the land use recommendations of the Central District Plan.

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s): 600 East Fourth Street, Charlotte, N.C. 28202-2853
Address of Petitioner(s): (704) 336-2205

Name of Agent
Agent's Address
Telephone Number

Signature
Signature of Property Owner
If Other Than Petitioner
Petition #: 93-100

Petitioner: Charlotte-Mecklenburg Planning Commission

Hearing Date: September 16, 1993

Zoning Classification (Existing): R-22MF, B-2 & I-1

Zoning Classification (Requested): R-22MF & R-8

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

Zoning Map Nos.: 87 & 88

Scale: 1" = 400 feet
Pre-Hearing Staff Analysis
Rezoning Petition No. 93-101

Petitioner: Charlotte-Mecklenburg Planning Commission

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

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

Background and Justification

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

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

Zoning History

Not applicable

Existing Land Uses

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

Area B, single family and low density attached single family

Area C, single family

Surrounding Land Uses

Area A, Statesville Road Landfill to the north, single family to the south, single family and
commercial to the west along Statesville Rd, and industrial to the west

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

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

Proposed Land Uses

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

Area C single family

Consistency With Study Group Recommendations

The Central District Study Group supports the recommendations for this area

Nonconformities Resulting From This Rezoning

Area A two businesses that are already nonconforming

Area B none

Area C one industrial use

Consequences Of Not Rezoning This Property

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

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

Area C This is a solid single family street at the edge of a revitalizing neighborhood. The character of this edge street should be preserved to reinforce the integrity of the entire neighborhood.
OFFICIAL REZONING APPLICATION  
CITY OF CHARLOTTE  

Ownership Information  
Property Owner: See Sheet in Zoning Case File  
Owner’s Address: See Sheet in Zoning Case File  
Date Property Acquired: Not Available  
Tax Parcel Number: See Sheet in Zoning Case File  
Location of Property (address or description): See Sheet in Zoning Case File  

Description of Property  
Size (Sq Ft-Acres): 108  
Street Frontage (ft): Not Applicable  
Current Land Use:  
(A) Combination of duplexes, single family homes and vacant lots; (B) Single family homes and duplexes; (C) Predominantly single family homes and an industrial/manufacturing use.  

Zoning Request  
Existing Zoning: I-2, B-1, O-2 & R-22MF  
Requested Zoning: R-8 & R-5  
Purpose of Zoning Change: To comply with the land use recommendations of the Central District Plan.  

Name of Agent  
Name of Petitioner(s): Charlotte-Mecklenburg Planning Commission  
Address of Petitioner(s): 600 East Fourth Street, Charlotte, N.C. 28202-2853  
Telephone Number: (704)336-2205  

Signature  
Signature of Property Owner  
If Other Than Petitioner
Petition #: 93-101

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 16, 1993
Zoning Classification (Existing): I-2, B-1, O-2 & R-22MF
Zoning Classification (Requested): R-8 & R-5

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

See Attached Sheet(s)

Zoning Map Nos.: 79 & 88

Scale: 1" = 400 feet
Pre-Hearing Staff Analysis
Rezoning Petition No. 93-102

Petitioner: Charlotte-Mecklenburg Planning Commission

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

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

Background and Justification

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

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

Zoning History

Not applicable

Existing Land Uses

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

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

Surrounding Land Uses

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

Area B  multi-family and a school to the west, residential, vacant, and commercial to the east across Statesville Ave, multi-family to the north, and a cemetery and vacant land to the
Pre-Hearing Staff Analysis
Rezoning Petition No. 93-102

south

Proposed Land Uses

single family and low density attached single family in both areas

Consistency With Study Group Recommendations

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

Nonconformities Resulting From This Rezoning

Area A  none

Area B  an auto repair shop and a convenience store

Consequences Of Not Rezoning This Property

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

Ownership Information

Property Owner: See Sheet in Zoning Case File
Owner’s Address: See Sheet in Zoning Case File
Date Property Acquired: Not Available
Tax Parcel Number: See Sheet in Zoning Case File
Location of Property (address or description): See Sheet in Zoning Case File

Description of Property

Size (Sq Ft - Acres): Several Acres
Street Frontage (ft): Not Applicable
Current Land Use: (A) Combination of single family homes and duplexes; and (B) Combination of single family homes and duplexes

Zoning Request

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

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

Name of Agent: 
Agent’s Address: 
Telephone Number: 

Signature: 

Signature of Property Owner: If Other Than Petitioner: 

Petition No: 93-102
Date Filed: August 2, 1993
Received By: MCM

OFFICE USE ONLY
Petition #: 93-102

Petitioner: Charlotte-Mecklenburg Planning Commission

Hearing Date: September 16, 1993

Zoning Classification (Existing): R-22MF & B-2

Zoning Classification (Requested): R-8

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

See Attached Sheet(s)

Zoning Map Nos.: 88

Scale: 1" = 400 feet
REZONE B-2 AND R-22MF TO R-8

REZONE R-22MF TO R-8

zoning case # 03-102
Pre-Hearing Staff Analysis  
Rezoning Petition No. 93-103

Petitioner: Charlotte-Mecklenburg Planning Commission

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

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

Background and Justification

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

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

Zoning History

Not applicable

Existing Land Uses

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

Area B neighborhood shopping center

Surrounding Land Uses

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

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

Both areas neighborhood businesses

Consistency With Study Group Recommendations

The Central District Study Group supported the recommendations of this plan

Nonconformities Resulting From This Rezoning

Area A an auto repair shop
Area B none

Consequences Of Not Rezoning This Property

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

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

Ownership Information

Property Owner  See Sheet in Zoning Case File
Owner's Address  See Sheet in Zoning Case File
Date Property Acquired  Not Available
Tax Parcel Number  See Sheet in Zoning Case File
Location of Property (address or description)  See Sheet in Zoning Case File

Description of Property
Size (Sq Ft.-Acres)  9
Street Fronage (ft.)  Not Applicable
Current Land Use  (A) Vacant land, mini market/commercial business; and (B) Existing shopping center

Zoning Request
Existing Zoning  B-2 & I-2
Requested Zoning  B-1
Purpose of Zoning Change  To comply with the land use recommendations of the Central District Plan.

Name of Agent
Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)
600 East Fourth Street, Charlotte, N. C 28202-2853
Address of Petitioner(s)
(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner
Petition #: 93-103

Petitioner: Charlotte-Mecklenburg Planning Commission

Hearing Date: September 16, 1993

Zoning Classification (Existing): B 2 & I-2

Zoning Classification (Requested): B 1

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

See Attached Sheet(s)

Zoning Map Nos.: 88

Scale: 1" = 400 feet
Pre-Hearing Staff Analysis  
Rezoning Petition No. 93-104

Petitioner: Charlotte-Mecklenburg Planning Commission

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

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

Background and Justification

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

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

Zoning History

Not applicable

Existing Land Uses

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

Area B  single family and duplexes

Surrounding Land Uses

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

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

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

Consistency With Study Group Recommendations

The Central District Study Group supported the recommendations for this area

Nonconformities Resulting From This Rezoning

Area A one duplex and a business
Area B none

Consequences Of Not Rezoning This Property

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

Petition No 93:104
Date Filed August 2, 1993
Received By MCM

OFFICE USE ONLY

Ownership Information
Property Owner See Sheet in Zoning Case File
Owner's Address See Sheet in Zoning Case File
Date Property Acquired Not Available
Tax Parcel Number See Sheet in Zoning Case File
Location of Property (address or description) See Sheet in Zoning Case File

Description of Property
Size (Sq Ft, Acres) 7 Street Frontage (ft) Not Applicable
Current Land Use (A) Primarily single family homes, and (B) Duplexes

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

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

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)
600 East Fourth Street, Charlotte, N. C. 28202-2853
Address of Petitioner(s)
(704) 336-2205

Signature

Signature of Property Owner
If Other Than Petitioner
Petition #: 93-104

Petitioner: Charlotte-Mecklenburg Planning Commission

Hearing Date: September 16, 1993

Zoning Classification (Existing): O-2

Zoning Classification (Requested): R-5 & R-8

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

See Attached Sheet(s)

Zoning Map Nos.: 88

Scale: 1" = 400 feet
Pre-Hearing Staff Analysis  
Rezoning Petition No. 93-105

Petitioner: Charlotte-Mecklenburg Planning Commission

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

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

Background and Justification

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

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

Zoning History

Not applicable

Existing Land Uses

Area A residential, vacant, and commercial

Area B single family

Area C commercial and vacant

Surrounding Land Uses

Area A single family to the southeast, commercial to the west along N Tryon, industrial to the southwest, and vacant to the northeast
Area B: commercial north, commercial to the south, single family to the east, and industrial and commercial to the west

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

Proposed Land Uses

Area A: general businesses
Area B: single family
Area C: general businesses

Consistency With Study Group Recommendations

The Central District Study Group supported the recommendations for this area

Nonconformities Resulting From This Rezoning

Area A: none
Area B: none
Area C: none

Consequences Of Not Rezoning This Property

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

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

Ownership Information

Property Owner  See Sheet in Zoning Case File

Owner's Address  See Sheet in Zoning Case File

Date Property Acquired  Not Available

Tax Parcel Number  See Sheet in Zoning Case File

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

Description of Property

Size (Sq. Ft.-Acres)  103

Street Frontage (ft.)  Not Applicable

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

Zoning Request

Existing Zoning  I-1 & B-1

Requested Zoning  B-2 & R-5

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

Name of Agent

Charlotte-Mecklenburg Planning Commission

Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C. 28202-2853

Address of Petitioner(s)

(704) 336-2205

Telephone Number

Signature

Signature of Property Owner

If Other Than Petitioner
Petition #: 93-105

Petitioner: Charlotte-Mecklenburg Planning Commission

Hearing Date: September 16, 1993

Zoning Classification (Existing): 1-1 & B-1

Zoning Classification (Requested): B 2 & R-5

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

See Attached Sheet(s)

Zoning Map Nos.: 89

Scale: 1" = 400 feet
Pre-Hearing Staff Analysis
Rezoning Petition No. 93-106

Petitioner: Charlotte-Mecklenburg Planning Commission

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

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

Background and Justification

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

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

Zoning History

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

Existing Land Uses

Area A park land, vacant, and single family

Area B vacant

Surrounding Land Uses

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

Area B multi-family to the north, historic museum and multi-family to the west, commercial
to the east across Craighead, and vacant to the south

**Proposed Land Uses**

multi-family in both areas

**Consistency With Study Group Recommendations**

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

**Nonconformities Resulting From This Rezoning**

none for either area

**Consequences Of Not Rezoning This Property**

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

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

Ownership Information

<table>
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<th>Property Owner</th>
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<td>Owner's Address</td>
<td>See Sheet in Zoning Case File</td>
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<td>Date Acquired</td>
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<td>Tax Parcel Number</td>
<td>See Sheet in Zoning Case File</td>
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<td>Location of Property(address or description)</td>
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Description of Property

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<td>Current Land Use</td>
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Zoning Request

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<th>Requested Zoning</th>
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<td>To comply with the land use recommendations of the Central District Plan.</td>
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Charlotte-Mecklenburg Planning Commission

Name of Petitioner(s)

600 East Fourth Street, Charlotte, N. C. 28202-2853

Address of Petitioner(s)

(704)336-2205

Telephone Number

Signature

Signature of Property Owner

If Other Than Petitioner
Petition #: 93-106

Petitioner: Charlotte-Mecklenburg Planning Commission
Hearing Date: September 16, 1993
Zoning Classification (Existing): O-2 & B-1
Zoning Classification (Requested): R-17MF & R-12MF
Location: (A) Properties west of West Craighead Street, fronting on the north side of Frew Avenue, and a tract generally west of Dr. L. Lane north of Frew Avenue south of Midfield Drive and 200' of Sugar Creek (from O 2 to R 17MF), and (B) Tract generally between Hilo Drive and Craighead, north of N. Tryon Street (from B 1 to R 12MF)

See Attached Sheet(s)

Zoning Map Nos.: 78 & 89

Scale: 1" = 400 feet
Pre-Hearing Staff Analysis
Rezoning Petition No. 93-107

Petitioner: Charlotte-Mecklenburg Planning Commission

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

Request: O-2 to R-4

Background and Justification

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

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

Zoning History

Not applicable

Existing Land Uses

single family

Surrounding Land Uses

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

Proposed Land Uses

single family

Consistency With Study Group Recommendations

This was added by the Planning and Public Works Committee at the request of the property owner.
Nonconformities Resulting From This Rezoning

none

Consequences Of Not Rezoning This Property

The property owner has strongly advocated that his property be downzoned to residential. He indicates he has no desire to redevelop for office use.
OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Ownership Information

Property Owner: See Sheet in Zoning Case File
Owner's Address: See Sheet in Zoning Case File
Date Property Acquired: Not Available
Tax Parcel Number: See Sheet in Zoning Case File
Location of Property (address or description): See Sheet in Zoning Case File

Description of Property

Size (Sq Ft - Acres): 5
Street Frontage (ft.): Not Applicable
Current Land Use: Single family house

Zoning Request

Existing Zoning: O-2
Requested Zoning: R-4
Purpose of Zoning Change: To comply with the land use recommendations of the Central District Plan

Charlotte-Mecklenburg Planning Commission
Name of Petitioner(s)
600 East Fourth Street, Charlotte, N. C. 28202-2853
Address of Petitioner(s)
(704)336-2205
Telephone Number

Signature

Signature of Property Owner
If Other Than Petitioner
Petition #: 93-107

Petitioner: Charlotte-Mecklenburg Planning Commission

Hearing Date: September 16, 1993

Zoning Classification (Existing): O-2
Zoning Classification (Requested): R-4

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

See Attached Sheet(s)

Zoning Map Nos.: 78

Scale: 1" = 400 feet
REZONE O-2 TO R-4
To: The Charlotte Mecklenburg-Planning Commission

From: Douglas Boyce
2914 Ravencroft Drive
Charlotte, NC

Ref: 93-96 Zoning Case Area 75

Subject: Rezone Property From R-22MF To R-5

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

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

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

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

Thank You,

Douglas Boyce, President
Glendale Acres Community