

ORDINANCE NO. 3009

AN ORDINANCE DESIGNATING AS AN HISTORIC LANDMARK THE PROPERTY KNOWN AS THE "GATEWAY AND CENTURY BUILDINGS" TO INCLUDE THE FOLLOWING: BOTH THE EXTERIOR OF THE BUILDING AND THE PARCEL OF LAND UPON WHICH IT IS LOCATED, LISTED UNDER TAX PARCEL NUMBER 078-054-05. THE PROPERTY, OWNED BY THE WEST TRADE STREET ASSOCIATES, IS LOCATED AT 402-412 WEST TRADE STREET, CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the Members of City Council of the City of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the 17th day of September, 1990, on the question of designating a property known as the "Gateway and Century Buildings" as a historic landmark; and

WHEREAS, the "Gateway and Century Buildings" were built and owned by John Hastings Cutter, a prominent commercial real estate developer of the early 20th century; and

WHEREAS, the "Gateway and Century Buildings" were designed by Charles Christian Hook, a Charlotte-based architect of statewide prominence; and

WHEREAS, the "Gateway Building," with its handsomely detailed limestone facade, provided retail space to central Charlotte in an era of rapid expansion; and

WHEREAS, the "Century Building," with its colorful green terra cotta facade, enlivened West Trade Street and served as an early port of entry; and

ORDINANCE -- Gateway and Century Buildings

WHEREAS, the "Gateway and Century Buildings," in their remodeled state, contribute to the revitalization of West Trade Street; and

WHEREAS, the current owners, West Trade Street Associates, have faithfully maintained the "Gateway and Century Buildings" and have thereby made a substantial contribution to the cultural richness of Charlotte and Mecklenburg County; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the "Gateway and Century Buildings" possesses a structure having integrity of design, setting, workmanship, materials, and/or association; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the "Gateway and Century Buildings" possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the "Gateway and Century Buildings" is owned by West Trade Street Associates,

NOW, THEREFORE, BE IT ORDAINED by the Members of City Council of the City of Charlotte, Mecklenburg County, North Carolina:

1. That the property known as the "Gateway and Century Buildings" (including the exterior of the building and the parcel of land upon which it is located, listed under Tax Parcel Number 078-054-05 is hereby designated as historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 402-412 West Trade Street in Charlotte, Mecklenburg County, North Carolina.

ORDINANCE -- Gateway and Century Buildings

2. That said designated landmark may be materially altered, restored, moved or demolished only following the issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

3. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the landmark owner from making any use of this landmark not prohibited by other statutes, ordinances, or regulations.

4. That a suitable sign may be posted indicating that said property has been designated as historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said landmark.

5. That the owners and occupants of the landmark known as the "Gateway and Century Buildings" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax

ORDINANCE -- Gateway and Century Buildings

Supervisor, as required by applicable law.

6. That which is designated as historic landmark shall be subject to Chapter 160A, Article 19, and any amendments to it and any amendments hereinafter adopted.

Adopted the 17th day of September 1990 by the Members of City Council of the City of Charlotte, Mecklenburg County, North Carolina.

*Brenda P. Fudge*  
DEPUTY Clerk to the City Council

Approved as to form

*David M. Smith*  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of September, 1990, the reference having been made in Minute Book 96, and is recorded in full in Ordinance Book 39, at page(s) 189-192.

Pat Sharkey,  
City Clerk

ORDINANCE NO. 3010

AN ORDINANCE DESIGNATING AS AN HISTORIC LANDMARK THE PROPERTY KNOWN AS THE "MCNINCH HOUSE" TO INCLUDE THE FOLLOWING: BOTH THE INTERIOR AND EXTERIOR OF THE HOUSE, THE INTERIOR AND EXTERIOR OF THE GARAGE/SERVANT'S QUARTERS, AND THE PARCEL OF LAND UPON WHICH THEY ARE LOCATED, LISTED UNDER TAX PARCEL NUMBER 183-012-04. THE PROPERTY, OWNED BY WILLIAM J., JR., AND MARY ELLEN WORTMAN, IS LOCATED AT 2727 SHARON LANE, CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA.

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WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the Members of City Council of the City of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a joint public hearing held with the Charlotte-Mecklenburg Historic Landmarks Commission on the 17th day of September, 1990, on the question of designating a property known as the "McNinch House" as a historic landmark; and

WHEREAS, the "McNinch House" was constructed in 1925 for Frank Ramsay McNinch, one of North Carolina's most prominent political figures; and

WHEREAS, Frank Ramsay McNinch, original owner of the "McNinch House," guided the city into the Commission form of government and curbed the bloody streetcar strike of 1918 while mayor of Charlotte; and

WHEREAS, Frank Ramsay McNinch, while serving two United States presidents in Washington, D. C., filled various high ranking positions including that of President Roosevelt's representative to the World Power Conference at the Hague; and

WHEREAS, the "McNinch House" served as home for the C. P. Street family of the prominent construction firm, McDevitt and Street; and

WHEREAS, the "McNinch House" is an excellent example of the Colonial Revival style of architecture that flourished following the restoration of Mount Vernon; and

ORDINANCE -- McNinch House

WHEREAS, the "McNinch House" is an example of the early 20th century country estates that lured Fourth Ward residents from the downtown area; and

WHEREAS, the irregular chimney, with two windows in it, is a unique feature of the "McNinch House;" and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over the interior because consent for interior review has been given by the owners; and

WHEREAS, the current owners, William J., Jr., and Mary Ellen Wortman, have faithfully maintained the "McNinch House" and have thereby made a substantial contribution to the cultural richness of Charlotte and Mecklenburg County; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the "McNinch House" possesses a structure having integrity of design, setting, workmanship, materials, and/or association; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the "McNinch House" possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the "McNinch House" is owned by William J., Jr., and Mary Ellen Wortman,

NOW, THEREFORE, BE IT ORDAINED by the Members of City Council of the City of Charlotte, Mecklenburg County, North Carolina:

1. That the property known as the "McNinch House" (including the interior and exterior of the house, the interior and exterior of the

ORDINANCE -- McNinch House

garage/servant's quarters, and the parcel of land upon which they are located, listed under Tax Parcel Number 183-012-04 is hereby designated as historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 2727 Sharon Lane in Charlotte, Mecklenburg County, North Carolina.

2. That said designated landmark may be materially altered, restored, moved or demolished only following the issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

3. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the landmark owners from making any use of this landmark not prohibited by other statutes, ordinances, or regulations.

4. That a suitable sign may be posted indicating that said property has been designated as historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said landmark.

September 17, 1990  
Ordinance Book 39, Page 201

ORDINANCE -- McNinch House

5. That the owners and occupants of the landmark known as the "McNinch House" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

6. That which is designated as historic landmark shall be subject to Chapter 160A, Article 19, and any amendments to it and any amendments hereinafter adopted.

Adopted the 17th day of September 1990 by the Members of City Council of the City of Charlotte, Mecklenburg County, North Carolina.

*Brenda R. Tracy*  
DEPUTY Clerk to the City Council

Approved as to form

*David M. Smith*  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of September, 1990, the reference having been made in Minute Book 96, and is recorded in full in Ordinance Book 39, at page(s) 193-196.

APPROVED BY CITY COUNCIL

DATE

9/17/90

CITY CD

Petition No. 90-59  
Trammell Crow Company

ORDINANCE NO. 3011-7

A RESOLUTION AMENDING THE CITY CODE WITH RESPECT TO THE ZONING ORDINANCE.

WHEREAS, a petition was presented to the City Council of the City of Charlotte requesting the rezoning of approximately 16.02 acres located on the south side of Cindy Lane extending from I-77 to Hutchinson-McDonald Road, changing from R-9 to I-1(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 3202.1 and 3202.2, and was recommended for approved by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Section 1300 and a public hearing was held on July 16, 1990; and

WHEREAS, in the passage of this ordinance the City Council of the City of Charlotte has considered the promotion of the health, safety, general welfare, and public interest of the community, and each of the following which are required by Section 3202.3:

1. The policies and objectives of the comprehensive plan, particularly in relation to the proposed site and surrounding area.
2. The potential adverse impacts on the surrounding area, especially in regards but not limited to traffic, storm drainage, land values and compatibility of land use activities.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-9 to I-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BOUNDARY DESCRIPTION  
TRAMMELL CROW

BEGINNING at the point of intersection of the easterly right-of-way line of Interstate 77 and the southerly right-of-way line of Cindy Lane and running thence with said right-of-way of Cindy Lane three (3) courses as follows: (1) N.78-10-54E. 190.30 feet; (2) with the arc of a circular curve to the right having a radius of 1,382.39 feet an arc distance of 279.09 feet; (3) S.84-11-36E. 63.99 feet to a point in the southwesterly edge of an unused roadway; thence with said roadway edge two (2) courses as follows: (1) S.56-11-05E. 302.20 feet; (2) with the arc of a circular curve to the right having a radius of 172.47 feet an arc distance of 79.11 feet to a point in the westerly right-of-way line of Hutchinson-McDonald Road; thence with said right-of-way three (3) courses as follows: (1) S.04-24-02W. 262.15 feet; (2) with the arc of a circular curve to the left having a radius of 360.34 feet an arc distance of 262.15 feet; (3) S.29-17-03E. 110.15 feet; thence S.57-27-00W. 515.73 feet; thence N.73-43-00W. 176.08 feet to a point in the easterly right-of-way line of Interstate 77; thence with said right-of-way two (2) courses as follows: (1) N.18-49-20W. 794.02 feet; (2) n.13-53-36W. 231.01 feet to the point of BEGINNING and containing approximately 16.02 acres.

Section 2. That all subsequent development and use of the property shall be in accordance with the approved plan.

Section 3. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of September, 19 90, the reference having been made in Minute Book 96, and is recorded in full in Ordinance Book 39, at page 202 -203.

Pat Sharkey  
City Clerk



APPROVED BY CITY COUNCIL 2015  
DATE 9/17/90

CITY ZONE CHANGE

Petition No. 90-61  
Charlotte-Mecklenburg  
Planning Commission

ZONING REGULATIONS  
MAP AMENDMENT NO. 3012-Z

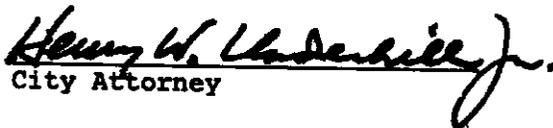
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by change from R-6MF to R-6 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

Section 2. That this ordinance shall become effective upon its adoption.

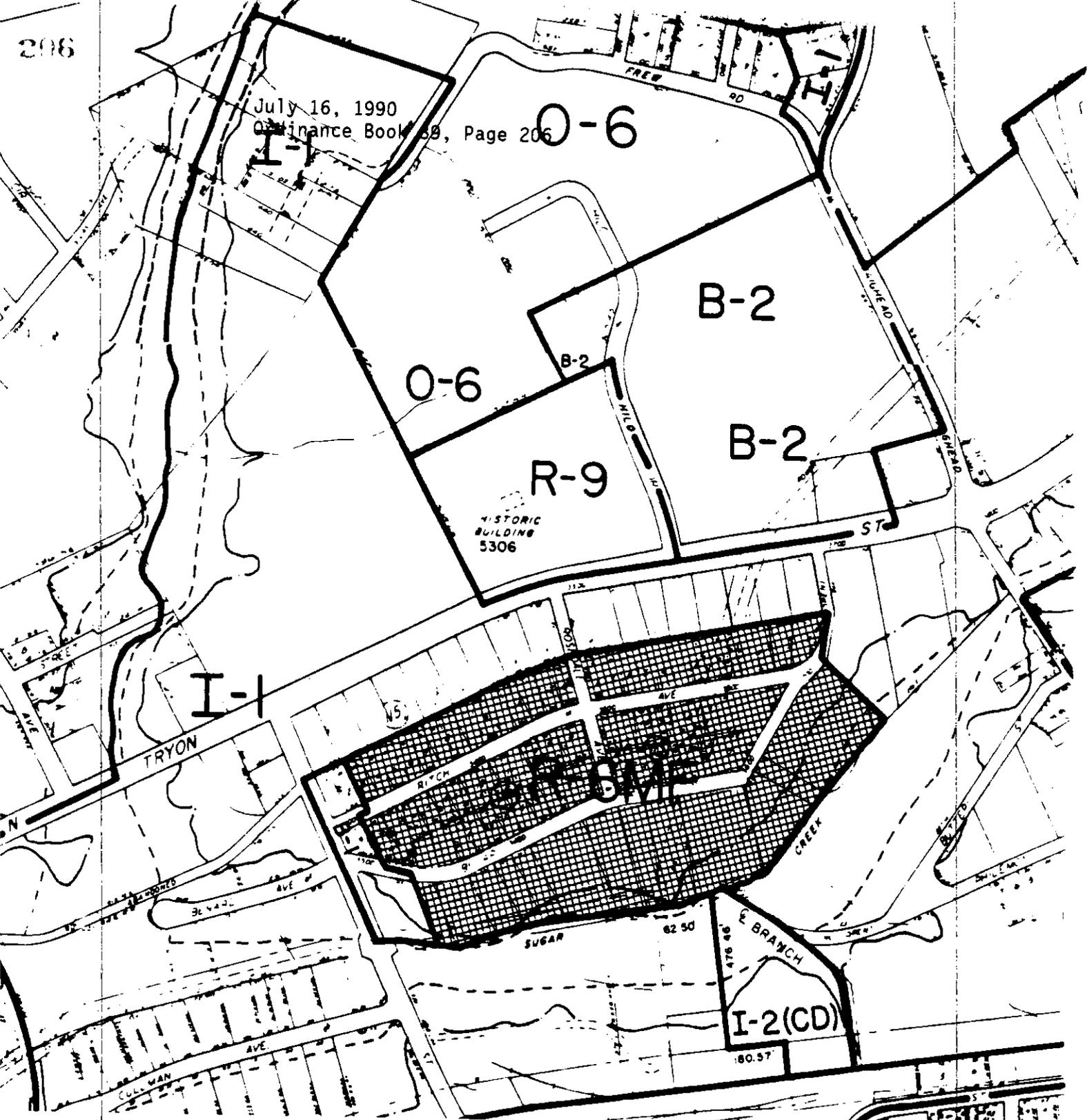
APPROVED AS TO FORM:

  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of September, 1990, the reference having been made in Minute Book 96, and is recorded in full in Ordinance Book 39, at page(s) 205-206

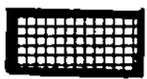
Pat Sharkey,  
City Clerk

July 16, 1990  
Ordinance Book 38, Page 206



90-61, CMPC

### North Tryon Corridor Study Rezoning



R-6MF TO R-6

APPROVED BY CITY COUNCIL

DATE September 17, 1990

PETITION #4

APPROVED BY CITY COUNCIL 207  
DATE 9/17/90

CITY ZONE CHANGE

Petition No. 90-62  
Charlotte-Mecklenburg  
Planning Commission

ZONING REGULATIONS  
MAP AMENDMENT NO. 3013-Z

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by change from O-6, B-2, I-1 to R-15MF on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of September, 1990, the reference having been made in Minute Book 96, and is recorded in full in Ordinance Book 39, at page(s) 207-208.

Pat Sharkey,  
City Clerk



APPROVED BY CITY COUNCIL  
DATE 9/17/90

CITY ZONE CHANGE

Petition No. 90-63  
Charlotte-Mecklenburg  
Planning Commission

ZONING REGULATIONS  
MAP AMENDMENT NO. 3014-Z

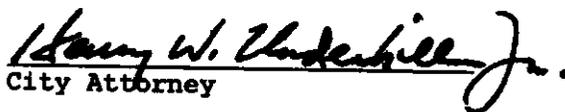
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by change from R-6MF to R-6 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

Section 2. That this ordinance shall become effective upon its adoption.

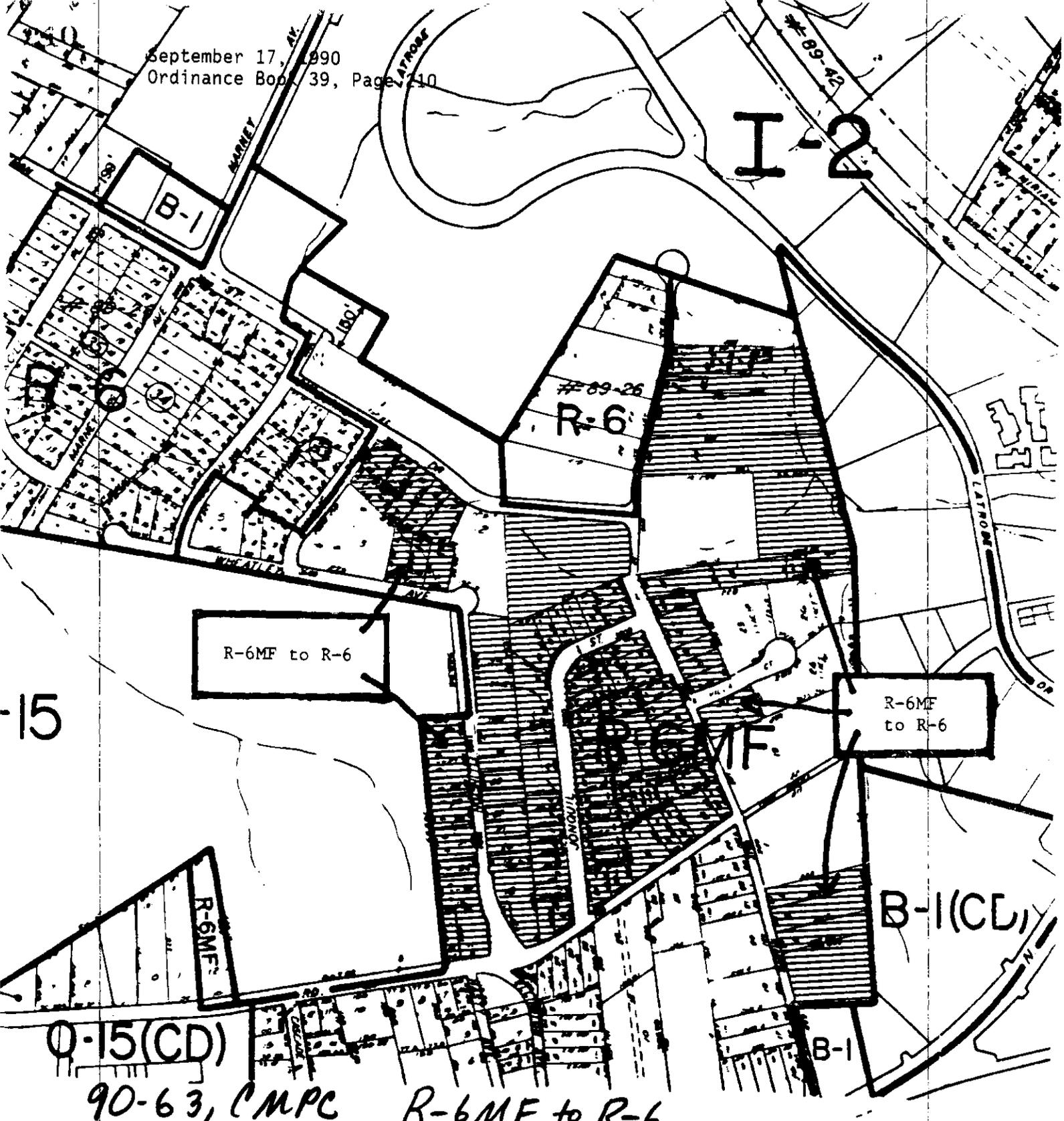
APPROVED AS TO FORM:

  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of September, 1990, the reference having been made in Minute Book 96, and is recorded in full in Ordinance Book 39, at page(s) 209-210.

Pat Sharkey,  
City Clerk

I-2



-15

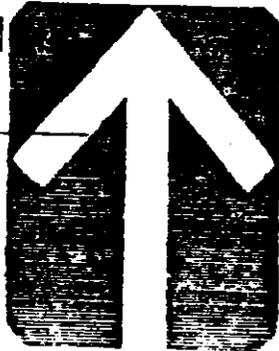
O-15(CD)

90-63, CMPC

R-6MF to R-6

APPROVED BY CITY COUNCIL

DATE *September 17, 1990*



MATCH TO SHEET NO. 12



APPROVED BY CITY COUNCIL 211  
DATE 9/17/90

CITY ZONE CHANGE

Petition No. 90-64  
Charlotte-Mecklenburg  
Planning Commission

ZONING REGULATIONS  
MAP AMENDMENT NO. 3015-Z

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by change from B-1 & R-6MF to R-6 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

Section 2. That this ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

Henry W. Underhill Jr.  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of September, 1990, the reference having been made in Minute Book 96, and is recorded in full in Ordinance Book 39, at page(s) 211-212

Pat Sharkey,  
City Clerk

SPECIAL PERMIT 23-367

R-6MF to R-6

B-1 to R-6

O-6

B-1

APPROVED BY CITY COUNCIL  
33.8 AC

APPROVED BY CITY COUNCIL

D.C.M.E. DATE September 17, 1990

90-64  
CMPC

