AGENDA

Meeting Type:	B
Date:	08-16-1982

City of Charlotte, City Clerk's Office

Charlotte

Public Service & Information Department
City Hall, 600 E Trade Street
Charlotte, North Carolina 28202
704/374 2395

Meetings in August '82

THE WEEK OF AUGUST 1 - AUGUST 7

3	Tuesday, 7 30 a.m.	AD HOC COMMITTE ON PLANNING/PLANNING COMMISSION - Cameron-Brown Building, First Floor Conference Room
	Tuesday, 7 30 p.m.	PLANNING COMMISSION - Cameron-Brown Building, First Floor Conference Room
4	Wednesday, 12 Noon	COUNCIL/MANAGER LUNCHEON (Governmental Plaza) - Civic Center, VIP Room B

THE WEEK OF AUGUST 8 - AUGUST 14

9	Monday, 12 Noon	PLANNING COMMISSION/Work Session - Cameron-Brown Building, First Floor Conference Room
	Monday, 12 Noon	COUNCIL/MANAGER LUNCHEON (Proposed Mint Museum Bond Referendum) - City Hall Annex, Training Center
	Monday, 2 00 p.m	CITIZENS HEARING - City Hall, Council Chamber
	Mondav, 3 00 p.m	CITY COUNCIL MEETING - City Hall, Council Chamber
10	Tuesday, 8 00 a m	AIRPORT ADVISORY COMMITTEE - Charlotte/Douglas International Airport, Conference Room A
	Tuesday, 9 00 a m.	HISTORIC DISTRIC COMMISSION - Edwin Towers, First Floor Conference Room
	Tuesday, 3 30 p.m.	PLUMBING ADVISORY BOARD - City Hall Annex, Building Inspection Conference Room
	Wednesday, 9 00 a.m.	CIVIL SERVICE BOARD/Hearing - City Hall, Council Chamber (NOTE. This is a change in date from 7/28.)
	Wednesday, 4 00 p n.	CITY COUNCIL (Presentation of Dilworth Small Area Plan) - City Hall Annex, Training Center
	Wednesday, 4 00 p m.	IMPLEMENTATION COMMITTEE/PLANNING COMMISSION - Cameron-Brown Building, First Floor Conference Room
11	Wednesday, 4 00 p.m.	POLICE COMMUNITY RELATIONS AWARD SUBCOMMITTEE/COMMUNITY RELATIONS COMMITTEE - Community Relations Conference Room, 623 E Trade Street
	Wednesday,7 30 p m.	HISTORIC PROPERTIES COMMISSION - City Hall, Second Floor Conference Room

-Continued-

THE WEEK OF AUGUST 15 - AUGUST 21

16	Monday, 2 00 p.m.	PLANNING COMMISSION(Work Session on Urban Development Center Ordinance) - Cameron-Brown Building, First Floor Conference Room
	Monday, 6·00 p.m.	CITY COUNCIL MEETING/Zoning Hearings - Education Center, Board Room
17	Tuesday, 12 Noon	INSURANCE & RISK MANAGEMENT AGENCY - Cameron-Brown Building, Sixth Floor Conference Room, Finance Department
	Tuesday, 2 00 p.m	HOUSING AUTHORITY - Administrative Offices, 1301 South Blvd.
	Tuesday, 3 00 p.m.	COMMUNITY FACILITIES COMMITTEE - Utility Department Conference Room, 5100 Brookshire Boulevard
	Tuesday, 7 30 p.m.	CHARLOTTE TREE COMMISSION - Park Operations Conference Room, 701 Tuckaseegee Road
18	Wednesday, 8:30 a.m.	CIVIL SERVICE BOARD - City Hall, Third Floor Conference Room
	Wednesday, 10 00 a.m.	CIVIL SERVICE BOARD/Hearing - City Hall, Council Chamber
19	Thursday, 8 30 a.m.	CLEAN CITY COMMITTEE - Cameron-Brown Building, Fifth Floor Conference Room
	Thursday, 3 00 p.m.	ADVISORY ENERGY COMMISSION - City Hall, Third Floor Conference Room

THE WEEK OF AUGUST 22 - AUGUST 28

23	Monday, 7 30 p.m.	SPECIALIZED TRANSPORTATION ADVISORY COMMITTEE - City Hall, Third Floor Conference Room
23	Monday, 7 30 p.m.	PLANNING COMMISSION/Work Session on Urban Development Center Ordinance - Education Center, Board Meeting Room, Fourth Floor
24	Tuesday, 4 00 p.m.	MUNICIPAL INFORMATION ADVISORY BOARD - Cameron-Brown Building, Third Floor Conference Room
25	Wednesday, 4 00 p.m.	ELECTRICAL ADVISORY BOARD - City Hall Annex, Building Inspection Conference Room
	Wednesday, 4 30 p.m.	COMMUNITY RELATIONS COMMITTEE - Covenant Presbyterian Church, 1000 E. Morehead Street

AUGUST 29 - AUGUST 31

31	3 00 p.m.	ZONING BOARD OF ADJUSTMENT - City Hall, Council Chamber

Charlotte

IN MEETING ON MONDAY, AUGUST 16, 1982

5 00 P M. - COUNCIL/PLANNING COMMISSION
Refreshments - Rooms 237-38

6 00 P M - ZONING HEARINGS
Board Room
Education Center

ITEM NO.

1 Invocation

PUBLIC HEARINGS

2 Hearing on Petition No 82-36 by Warren Redd and Jane B Redd to change zoning from R-9 to B-1(CD) and O-15(CD) for a 39 2 acre site fronting 870+ feet on the easterly side of Reddman Road, approximately 1/2 mile south of the intersection of Albemarle Road and Reddman Road

Attachment No 1

3 Hearing on Petition No 82-39 by Public Storage, Inc to change zoning from B-2 to B-D(CD) for a 1 645 acre site fronting 179 38 feet on the northerly side of Albemarle Road, approximately 210 feet east of the intersection of Albemarle Road and Jenkins Avenue

Attachment No 1

council agenda

Mayor Eddie Knox Mayor Pro Tem Harvey B Gantt

Dave Berryhill
Charlie S Dannelly
Laura Page Frech
Ron Leeper
Ralph Reiss McMillan
Pamella G Patterson
Edwin B Peacock, Jr
George K Selden Jr
Herbert Spaugh Jr
Minette Conrad Trosch

4 Hearing on Petition No 82-50 by Catawba Economic Development Association, Inc. to change zoning from R-9 to R-9MF(CD) for a 4 634 acre site fronting 334 47 feet on the westerly side of North Sharon Amity Road, approximately 379 feet south of the intersection of North Sharon Amity Road and Hickory Grove Road

Attachment No. 1

5. Hearing on Petition No. 82-51 by City of Charlotte, Community Development Department, to change zoning from R-6MF to I-3 for a 1 276 acre site at the northwest corner of East 12th Street and Alexander Street

Attachment No 1

6. Hearing on Petition No. 82-52 by Z. L. Black and Edward Lee Black to change zoning from R-6MF to B-1 for a 1.19 acre site fronting 140 feet on the southerly side of Central Avenue, approximately 209 feet west of Winterfield Place

Attachment No 1.

7 Hearing on Petition No 82-53 by Roger R. Lee to change zoning from I-1 to I-2 for a 3 189 acre site fronting 421 40 feet on the northerly side of Mount Holly Road (N C. Hwy #27) near the intersection of Mount Holly Road and Lee Drive

Attachment No. 1

8 Hearing on Petition No. 82-54 by John Crosland Realty Company to change zoning from I-1 to I-2 for a 2.513 acre site located to the rear of property fronting on the northerly side of Starita Road, approximately 500 feet northeast of the intersection of Starita Road and Irwin Creek

Attachment No. 1.

9 Hearing on Petition No 82-55 by Grady W. Query and Grace A. Query to change zoning from R-6MF to O-6 for a 854 acre site located at the southeast corner of Central Avenue and Cyrus Drive

Attachment No 1

10 Hearing on Petition No 82-56 by Homeowners of Delta Acres Subdivision to change zoning from R-9MF to R-15 for properties comprising the Delta Acres Subdivision fronting on both sides of Tantilla Circle and the westerly side of Newell-Hickory Grove Road at its intersection with Robinson Church Road.

Attachment No 1

11. Hearing to consider designation of the property known as the interior and exterior of "Morrocroft," and the land associated therewith, located at 2525 Richardson Drive, as historic property

The Charlotte-Mecklenburg Historic Properties Commission has proposed the designation, and the North Carolina Division of Archives and History concur in the proposal

The Historic Properties Commission bases its judgment on the the following considerations

1) Morrocroft was the home of Cameron Morrison, Governor of North Carolina from 1921 until 1925,
2) The house and attendant outbuildings were designed by Harrie Thomas Lindeberg, and
3) The house formed the centerpiece of an experimental farm.

Based on the current assessment and tax rate, the amount of taxes deferrable on the property would be $3,086 19 Mr and Mrs. Richard B Muller, III, the current owners of "Morrocroft," are supportive of the historic designation

The Department Review Process was to reduce the amount of land to be designated because the property had recently been sold and subdivided The Historic Properties Commission was advised of this fact, and voted unanimously to revise its recommendation to include only the 1 6 acres that are presently associated with "Morrocroft."

Recommend adoption of an ordinance designating the property known as the interior and exterior of "Morrocroft," and the land associated therewith, located at 2525 Richardson Drive, as historic property.

Attachment No 2

12 Hearing to consider designation of the property known as the "W T McCoy House," and the land associated therewith, located at 429 East Kingston Avenue, as historic property

The Charlotte-Mecklenburg Historic Properties Commission has proposed this designation, and the North Carolina Division of Archives and History concur in the proposal

The Historic Properties Commission bases its judgment on the the following considerations.

1) The house was designed by the architectural firm of Hook and Rogers, designers of seminal influence in this community,
2) The house exhibits a rare combination of Queen Anne and Bungalow styles for Charlotte-Mecklenburg, and
3) The house occupies a pivotal position in terms of the townscape of the oldest portion of Dilworth.

Based on the current assessment and tax rate, the amount of taxes deferrable on the property would be $134 61 John B. Geer and Gary Benner, owners of the property, concur in the proposed designation.

The Department of Review Process revealed no conflicts between historic designation and city projects existing or proposed

Recommend adoption of an ordinance designating the property known as the "W T McCoy House," and the land associated therewith, located at 429 East Kingston Avenue, as historic property

Attachment No 3

POLICY AGENDA

13 A Decision on Petition No 82-32 by City of Charlotte Engineering Department for a change in zoning from R-9 to I-2(CD) for a 53 acre tract located on the southside of Yorkmont Road, approximately 95 feet west of the intersection of Yorkmont Road and Price Lane

The Planning Commission recommends the petition be denied.

(continued)

13. (continued)

This petition requests that a tract of land be rezoned to I-2(CD) in order to establish a regional farmer's market. City Council has deferred action on this decision on two occasions in order to continue its review of alternative locations. Councilmember Dave Berryhill has asked the City Manager to again schedule this decision for consideration on August 16.

A report from the City Manager's office will be forwarded to City Council prior to this meeting date.

If the rezoning is approved by City Council, Councilmember Berryhill has asked that the following resolution be considered.

B Consider adoption of a resolution authorizing conveyance of the 53 acre tract located on the southside of Yorkmont Road, approximately 95 feet west of the intersection of Yorkmont Road and Price Lane, to the State of North Carolina for development of a Regional Farmer's Market

14. Consideration of the following motion by Councilmembers Gantt/Leeper at the meeting on August 9 as it pertained to the Tryon Street Transit Mall

"That once this program is put into operation, the Manager consider allowing people to be dropped off at the Square, from all four directions."

This motion was adopted by City Council by a 6-5 vote, but vetoed by the Mayor at the same meeting. Under the City Charter, any action vetoed by the Mayor must appear on the agenda at the following Council Meeting Seven votes are required to override a veto by the Mayor

15 Recommend adoption of resolutions providing for public hearings on Monday, September 20, 1982, 6 00 P M., Board Room of Education Center

(A) Resolution providing for public hearing on Petitions No 82-45 and 82-57 through 82-64, for zoning changes

(B) Resolution providing for a public hearing to consider a change in the Subdivision Ordinance

16. Recommend adoption of resolutions calling joint public hearings of City Council and Historic Properties Commission on September 20, 1982, at 6 00 p.m., Board Room of Education Center, to consider designating the following properties as historic

(A) The "John Hunter House"(interior and exterior), and a portion of land associated therewith, at 5607 Sardis Road

(B) The "William Lee House"(interior and exterior) and land associated therewith, at 5520 Sharonview Road.

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SCHEDULE OF MEETINGS
AUGUST 16 THRU SEPTEMBER 10

Monday, August 16	City Council/Planning Commission Refreshments Rooms 237-38 -Education Center	5 00 P M
	City Council Executive Session Room 239	5 30 P.M
	City Council/Planning Zoning Hearings & Decisions Board Room - Fourth Floor Education Center	6 00 P.M.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

INTER-OFFICE COMMUNICATION

DATE: July 23, 1982

Bob Young

TO: Charlotte-Mecklenburg Planning Commission

FROM: Robert G. Young
Zoning Hearing Supervisor

SUBJECT: Zoning Requests to be Heard on August 16, 1982

Attached you will find maps showing the location of property to be considered for rezoning at public hearing on August 16, 1982 at 6:00 o'clock P. M. in the Education Center, 701 East Second Street. These maps are being sent in order to help you locate the property if you desire to make a personal inspection of the site. A public notice sign will be in place at the locations to assist you in identifying the correct property.

RGY:oj

Attachments

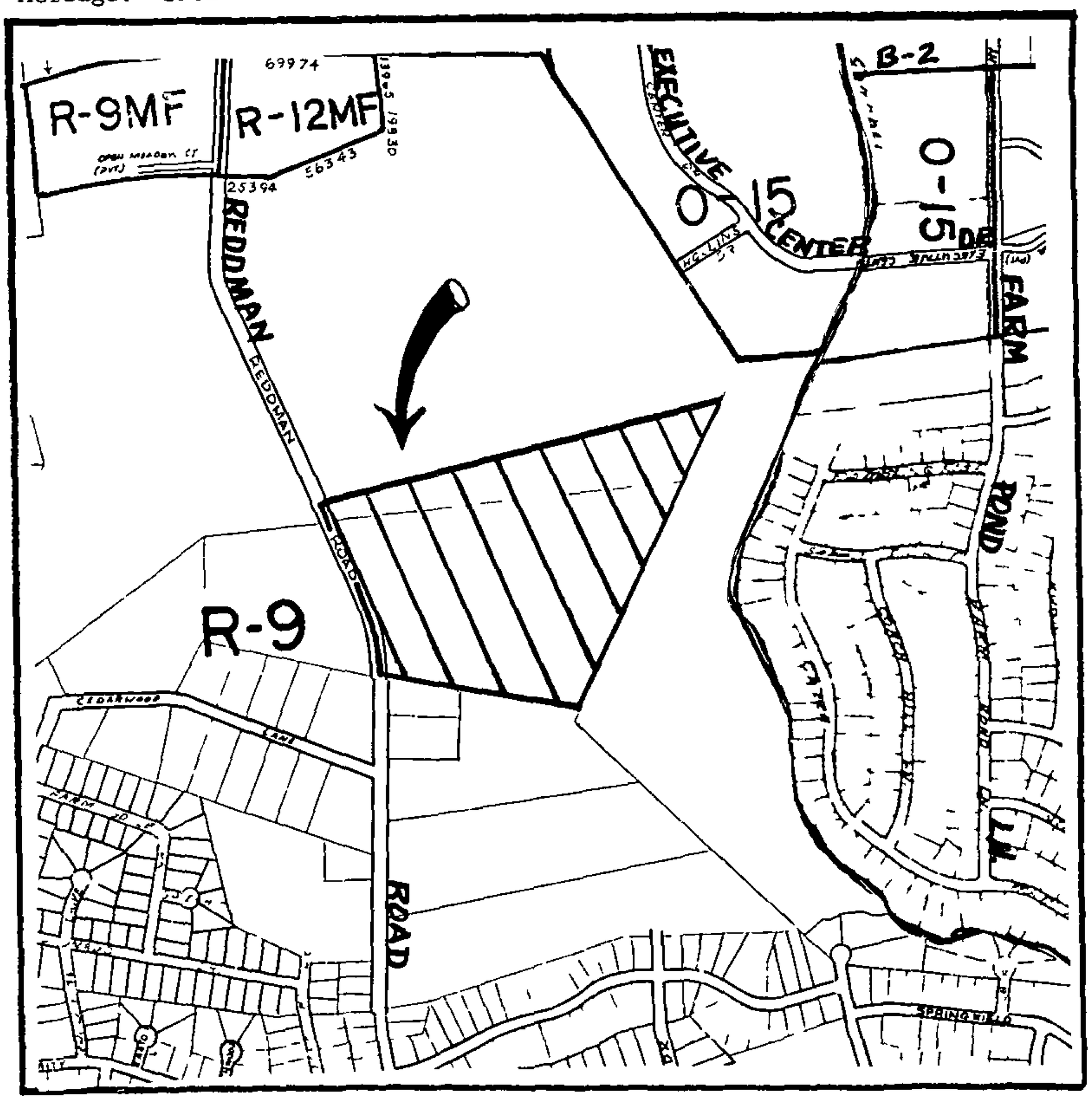
PETITIONER Warren Redd and Jane B. Redd

PETITION NO. 82-36 HEARING DATE August 16, 1982

ZONING CLASSIFICATION, EXISTING R-9 REQUESTED B-1(CD) and O-15(CD)

LOCATION A 39.2 acre tract fronting 870± feet on the easterly side of Reddman Road, approximately ½ mile south of the intersection of Albemarle Road and Reddman Road.

Acreage: 39.2



ZONING MAP NO. 23 SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 82-36
Date Filed April 9, 1982
Received By S D Watts
OFFICE USE ONLY

Ownership Information

Property Owner: Mr. and Mrs. Warren Redd

Owner's Address: 6307 Reddman Road
Charlotte, North Carolina 28212

Date Property Acquired:

Deed Reference: 3628-416 (19.169 acres)
1624-189 (20.035 acres)

Tax Parcel Number: 133-161-03
133-161-1
133-161-7

Location Of Property (address or description) 6307 Reddman Road

Approximately 3600' south of Albemarle Road and Eastland Mall Shopping Area

Description Of Property

Size (Sq Ft -Acres): 39.204 acres

Street Frontage (ft): 870

Current Land Use: Retail nursery, garden accessories and crafts center

Zoning Request

Existing Zoning: R-9

Requested Zoning: B-1(CD) and O15CD (office condo)

Purpose of zoning change: B-1(CD) zoning will allow the existing Greenway Nursery (a retail business) to expand its operations into a garden center/crafts village complex. The O-CD zoning will allow for an office condominium project. Residential space will be planned as part of total project within proposed structures.

Name of Agent: Richard C. Bell, FASLA

Agent s Address: Bell Design Group/Rt. 8, Box 169, Raleigh, NC

Telephone Number: (919) 787-3515

Name of Petitioner(s): Warren J. and Jane B. Redd

Warren J. Redd, Jane B. Redd

Address of Petitioner(s): 6307 Reddman Road

Telephone Number: 537-3389 - 5372386

Signature

Signature of Property Owner if Other Than Petitioner

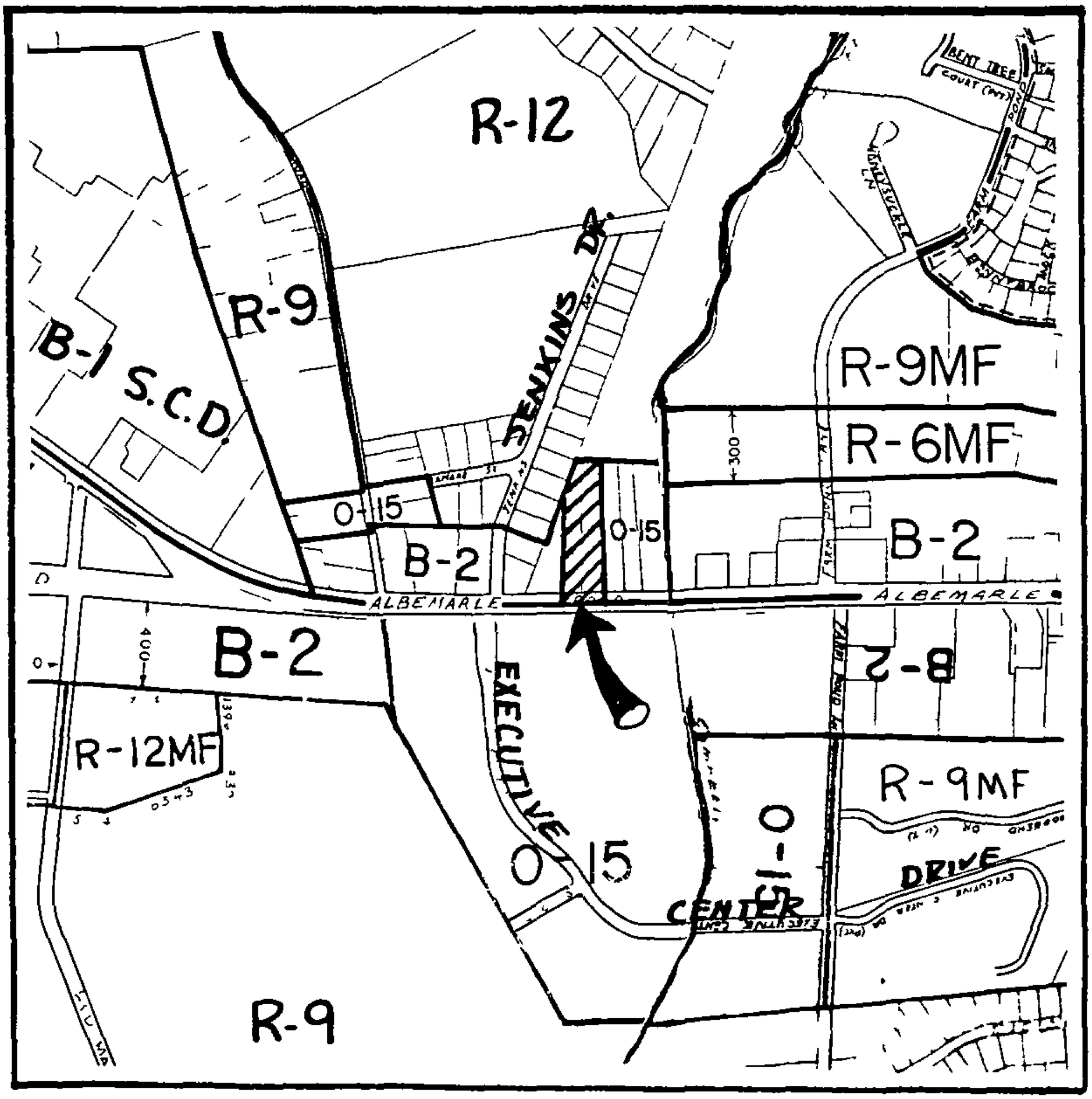
PETITIONER Public Storage, Inc.

PETITION NO. 82-39 HEARING DATE August 16, 1982

ZONING CLASSIFICATION, EXISTING B-2 REQUESTED B-D(CD)

LOCATION A 1.645 acre site fronting 179.38 feet on the northerly side of Albemarle Road, approximately 210 feet east of the intersection of Albemarle Road and Jenkins Avenue.

Acreage: 1.645



ZONING MAP NO. 23 SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 82-39
Date Filed May 6, 1982
Received By S. D. Williams
OFFICE USE ONLY

Ownership Information

Property Owner ALLADIN, INC. A NORTH CAROLINA CORPORATION

Owner's Address 175 Wood Cutter Lane
Palm Harbor, Florida 33563

Date Property Acquired Oct 24 1978

Deed Reference 4118 - 631 Tax Parcel Number 103-112-15

Location Of Property (address or description) 6027 Albemarle Road

Description Of Property

Size (Sq Ft Acres) 71660 sq.ft. 1.645 acres Street Frontage (ft) 179.38

Current Land Use Vacant

Zoning Request

Existing Zoning B2 Requested Zoning B-D (CD)

Purpose of zoning change To permit the erection of mini-storage buildings as depicted on the submitted site plan.

Fred Bryant
Name of Agent

1850 E. Third St., Charlotte, NC 28204
Agent's Address

333-1680
Telephone Number

Public Storage Inc.
Name of Petitioner(s)

1905 Powers Ferry Rd, Suite 100
Address of Petitioner(s) Marietta, GA 30067

(404) 952-4040
Telephone Number

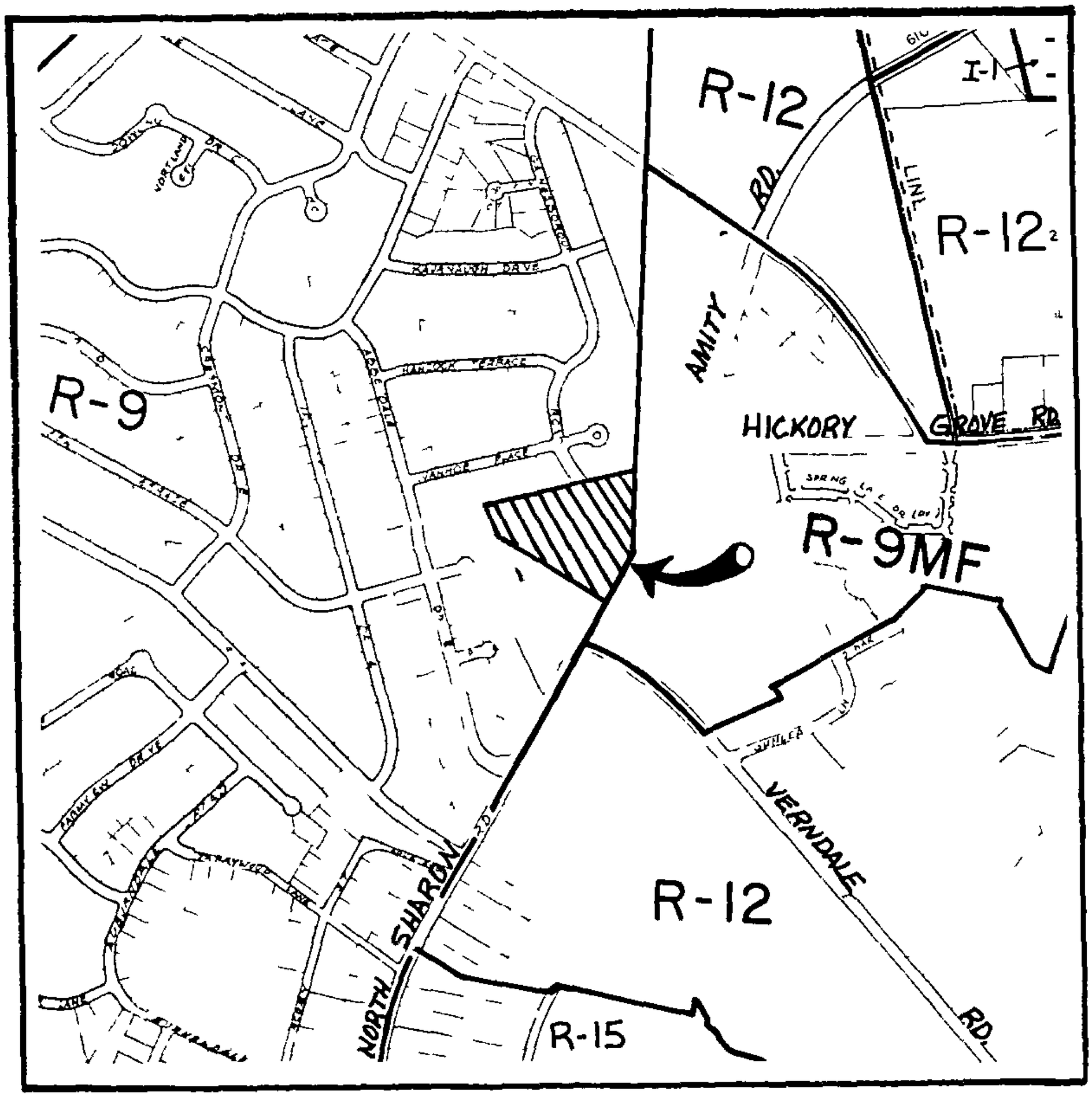
Signature Colodzin, INC.
Adam Z. E. Moss
Signature of Property Owner if Other Than Petitioner

PETITIONER Catawba Economic Development Association, Inc.

PETITION NO. 82-50 HEARING DATE August 16, 1982

ZONING CLASSIFICATION, EXISTING R-9 REQUESTED R-9MF(CD)

LOCATION A 4.634 acre site fronting 334.47 feet on the westerly side of North Sharon Amity Road, approximately 379 feet south of the intersection of North Sharon Amity Road and Hickory Grove Road.



ZONING MAP NO. 21 SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE

Petition No 82-50
Date Filed June 9, 1982
Received By S D Watkins
OFFICE USE ONLY

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Ownership Information

Property Owner *Catawba Economic Development Association, Inc.

Owner's Address c/o Rev. Elo Henderson
1716 Washington Avenue, Charlotte, North Carolina, 28202

Date Property Acquired *June 19, 1972

Deed Reference *Book 3387, Page 277 Tax Parcel Number 101-091-34

Location Of Property (address or description) 4701 North Sharon Amity Road, Charlotte, North Carolina

Description Of Property

Size (Sq Ft Acres) 2.540 Acres Street Frontage (ft) 497.04 feet

Current Land Use Two vacant single family dwellings

Zoning Request

Existing Zoning R-9 Requested Zoning R-9MF (CD)

Purpose of zoning change To construct a low density elderly housing development

Marnite Shuford, Attorney at Law
Name of Agent
701 East Trade Street, Suite E, Charlotte, NC, 28202
Agent's Address
(704) 376-5588
Telephone Number

Rev. Elo Henderson
Name of Petitioner(s)
1716 Washington Ave., Charlotte, NC
Address of Petitioner(s)
(704) 374-0075
Telephone Number
X Elo F. Henderson
Signature
Chairman of Board of Directors
Signature of Property Owner if Other Than Petitioner

*See attached addendum which describes additional property currently in the name of Henry Orr which Petitioner will have purchased by the date of the zoning hearing on July 19, 1982.

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 82-50
Date Filed June 9, 1982
Received By S.D. Watkins
OFFICE USE ONLY

Ownership Information

ADDENDUM

Property Owner Henry Orr

Owner's Address 4701 North Sharon Amity
Charlotte, North Carolina

Date Property Acquired April 1, 1946

Deed Reference 1st lot: Book 1179, Page 443
2nd lot: Reference not available

Tax Parcel Number 101-091-37
101-091-36

Location Of Property (address or description) 4701 North Sharon Amity Road, Charlotte, North Carolina

Description Of Property

Size (Sq Ft -Acres) 1st lot: 2.250 acres
2nd lot: .450 acres

Street Frontage (ft) 497.04 feet

Current Land Use Single family residential

Zoning Request

Existing Zoning R-9

Requested Zoning R-9MF (CD)

Purpose of zoning change To construct a low density elderly housing development

Marnite Shuford, Attorney at Law
Name of Agent
701 East Trade St., Suite E, Charlotte, NC, 28202
Agent's Address
(704) 376-5588
Telephone Number

Rev. Elo Henderson
Name of Petitioner(s)
1716 Washington Ave., Charlotte, NC
Address of Petitioner(s)
(704) 374-0075
Telephone Number
x Elo E. Henderson
Signature
Chairman of Board of Directors
Signature of Property Owner if Other Than Petitioner

June 10, 1982

TO WHOM IT MAY CONCERN:

This is to certify that we are aware of the application being submitted to the Charlotte Planning Commission to rezone our property from R-9 to R-9MF.

We certify further that we are in accord with the application being submitted.

Henry Orr

Henry Orr

Georgia

Mrs. Georgia Orr

R20

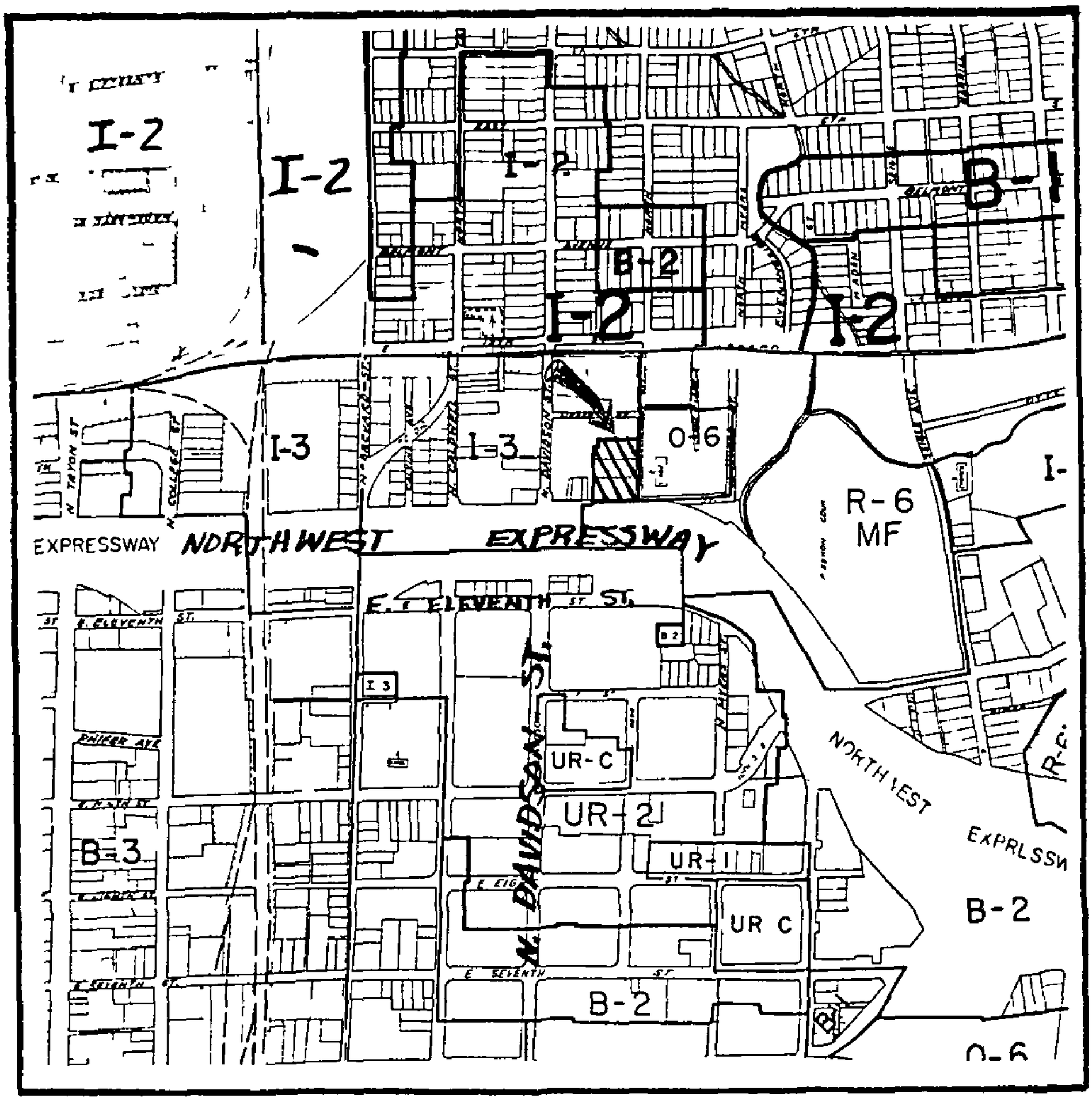
PETITIONER City of Charlotte - Community Development Department

PETITION NO. 82-51 HEARING DATE 8/16

ZONING CLASSIFICATION, EXISTING R-6MF REQUESTED I-3

LOCATION An 1 276 acre site at the northwest corner of East 12th Street and Alexander Street.

Acreage· 1.276



ZONING MAP NO. 1-E SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 82-51
Date Filed June 8, 1982
Received By S D Watkins
OFFICE USE ONLY

Ownership Information

Property Owner CITY OF CHARLOTTE

Owner's Address 600 East Trade Street, Charlotte, NC 28202

Date Property Acquired

Deed Reference 2404-367, 3860-105, 3816-826 Tax Parcel Number 081-52-01 (Partial) 081-052-10 081-052-11

Location Of Property (address or description) The property faces N. Alexander Street between E. Twelfth Street and Linden Lane.

Description Of Property

Size (Sq Ft -Acres) 55,593 sq. ft. or 1.276 AC. Street Frontage (ft) 285' on N. Alexander St. 198' on E. Twelfth

Current Land Use VACANT

Zoning Request

Existing Zoning R-6 MF Requested Zoning I-3

Purpose of zoning change The zoning request is as recommended in the First Ward Urban Renewal Plan, as amended, by City Council on September 8, 1980. The specific purpose of this rezoning is to allow for the construction of the new City of Charlotte Transit Maintenance Facility.

N/A
Name of Agent

Agent s Address

Telephone Number

City of Charlotte
Community Development Dept.
Name of Petitioner(s)

301 S. McDowell St., Suite 510
Address of Petitioner(s)

374-2016
Telephone Number

S D Watkins
Signature

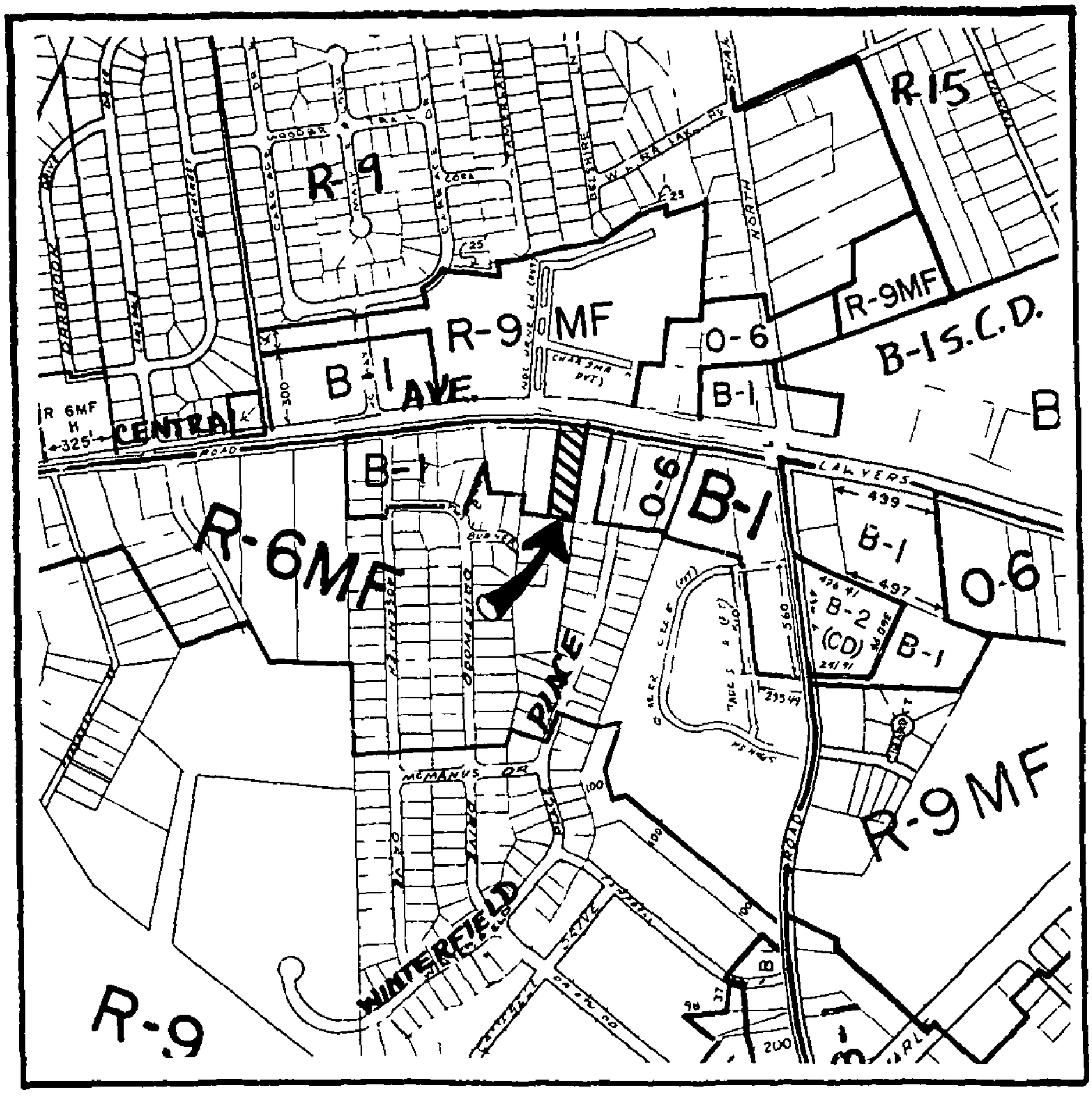
Signature of Property Owner if Other Than Petitioner

PETITIONER Z. L. Black and Edward Lee Black

PETITION NO. 82-52 HEARING DATE August 16, 1982

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

LOCATION An 1.19 acre site fronting 140 feet on the southerly side of Central Avenue, approximately 209 feet west of Winterfield Place.



ZONING MAP NO. 22 SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 82-52
Date Filed June 21, 1982
Received By SD Watters
OFFICE USE ONLY

Ownership Information

Property Owner: Z. L. Black and wife, Lillian Black, Edward Lee Black and wife, Margie E. Black

Owner's Address: 4930 Central Ave., Charlotte, N. C. 28205

Date Property Acquired: Tax parcel number 131-42-40 acquired November 25, 1936
Tax parcel number 131-42-39 acquired May 18, 1961

Deed Reference: Deed Book 925, Page 46 for tax parcel number 131-42-40
Deed Book 2220, Page 634 for tax parcel number 131-42-39

Tax Parcel Number: ~~131-42-40~~ 131-42-39

Location Of Property (address or description)

4930 Central Ave., Charlotte, N. C.

Description Of Property

Size (Sq Ft Acres): 52,000 sq. ft.

Street Frontage (ft): 140

Current Land Use: two single-family residences

Zoning Request

Existing Zoning: R-6MF

Requested Zoning: B-1

Purpose of zoning change: To make subject properties the same zoning district as most of the other parcels of land on the south side of Central Ave. between Rosehaven Drive and N. Sharon-Amity R[illegible] inasmuch as there are no multi-family developments within this same area

Cecil King
Name of Agent

1903 Charlotte Drive
Agent's Address

372-4205
Telephone Number

Z. L. Black and Edward Lee Black
Name of Petitioner(s)

4930 Central Ave.
Address of Petitioner(s)

537-7857
Telephone Number

Z. L. Black
Signature Edward Lee Black

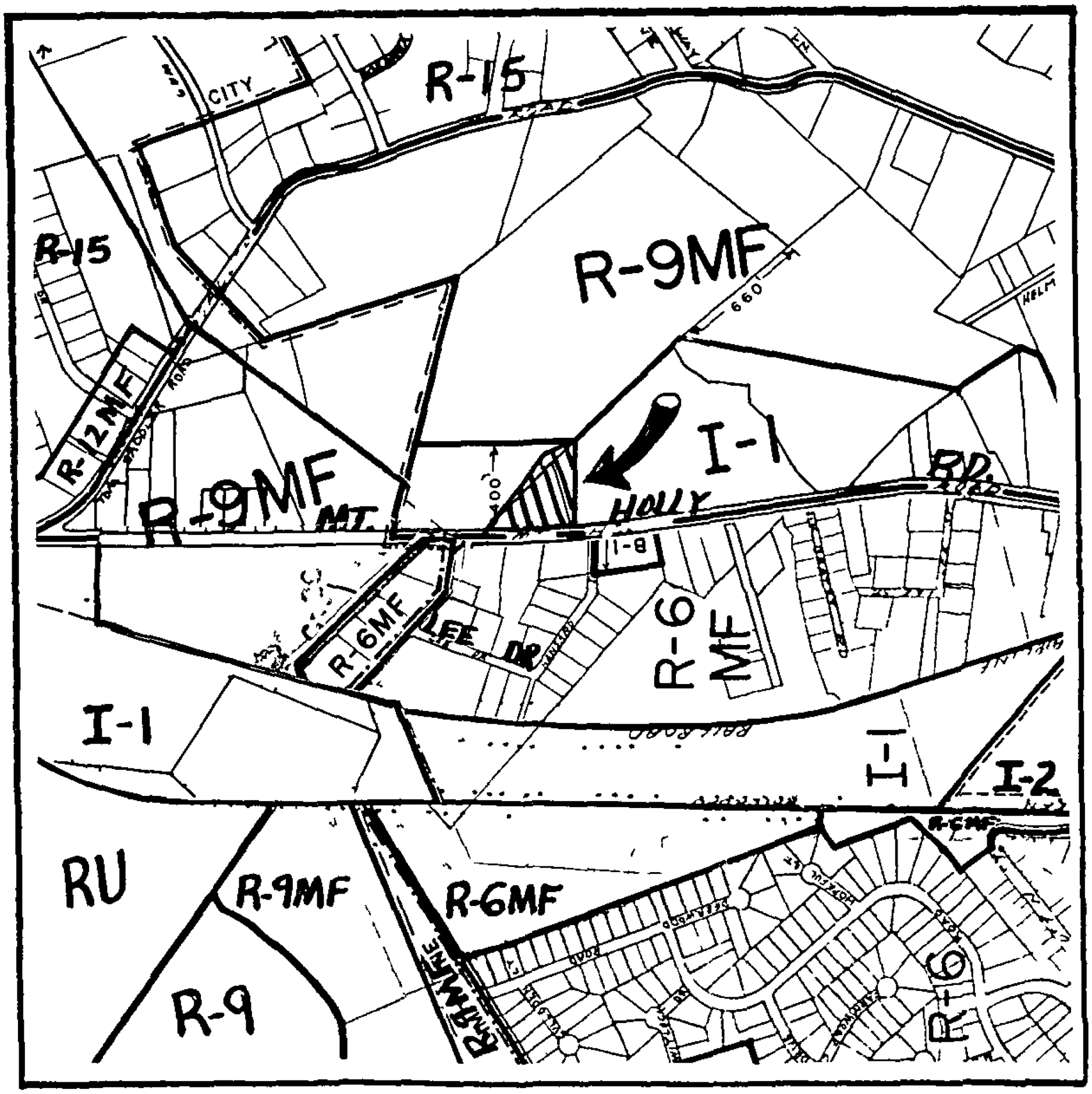
Signature of Property Owner if Other Than Petitioner

PETITIONER Roger R. Lee

PETITION NO. 82-53 HEARING DATE August 16, 1982

ZONING CLASSIFICATION, EXISTING I-1 REQUESTED I-2

LOCATION A 3.189 acre site fronting 421.40 feet on the northerly side of Mount Holly Road (N.C. Hwy. #27) near the intersection of Mount Holly Road and Lee Drive.



ZONING MAP NO. 50 SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Petition No 82-53
Date Filed July 8, 1982
Received By S. D. Watters
OFFICE USE ONLY

Ownership Information

Property Owner Roger Rhyne Lee

Owner's Address Rt. 6 Box 607-J
Charlotte, N. C. 28208

Date Property Acquired 1951

Deed Reference Map Bood 5 Pg. 283 Tax Parcel Number 031-047-01 [redacted]

Location Of Property (address or description)

Located off Mr. Holly Rd. 1 mile west of Paw Creek on the right.

Description Of Property

Size (Sq Ft Acres) Approx. [redacted] acres Street Frontage (ft) Approx 421 40 ft [redacted]

Current Land Use Location of Bud Lee Paving and Grading Co. 3 189

Zoning Request

Existing Zoning I-1 Requested Zoning I-2

Purpose of zoning change To meet the requirements of City to obtain a building permit to add on to the existing shop.

Name of Agent

Agent's Address

Telephone Number

Roger R. Lee
Name of Petitioner(s)
Rt. 6, Box 607-J
Address of Petitioner(s)
392-1038
Telephone Number
Roger R. Lee
Signature

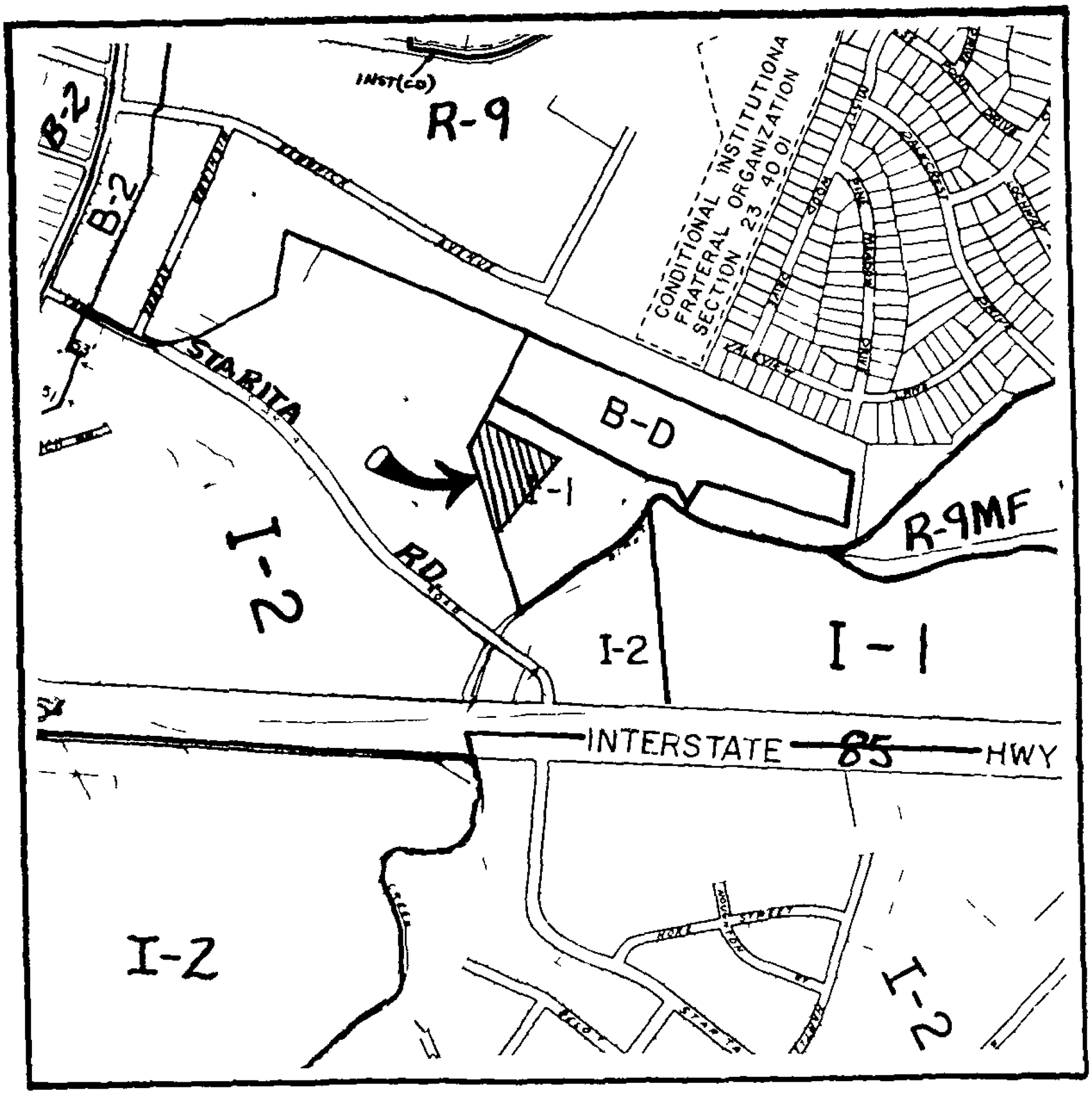
Signature of Property Owner if Other Than Petitioner

PETITIONER John Crosland Realty Company

PETITION NO. 82-54 HEARING DATE August 16, 1982

ZONING CLASSIFICATION, EXISTING I-1 REQUESTED I-2

LOCATION A 2.513 acre site located to the rear of property fronting on the northerly side of Starita Road, approximately 500 feet northeast of the intersection of Starita Road and Irwin Creek.



ZONING MAP NO. 42 SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE

Petition No 82-54
Date Filed July 8, 1982
Received By J D Watkins
OFFICE USE ONLY

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Ownership Information

Property Owner: JOHN CROSLAND REALTY COMPANY

Owner's Address: P. O. Box 11231
Charlotte, North Carolina 28220

Date Property Acquired: April, 1974

Deed Reference: 3948-75 Tax Parcel Number: 045-031-01

Location Of Property (address or description)

This property is located on the northeast quadrant of I-85 and Starita Road.

Description Of Property

Size (Sq Ft-Acres): Approximately 2.5 acres Street Frontage (ft): none

Current Land Use: vacant

Zoning Request

Existing Zoning: I-1 Requested Zoning: I-2

Purpose of zoning change: For the expansion of trailer parking for the Budd Company (2.513 acres)

Herman Alley, Jr.
Name of Agent

145 Scaleybark Road, Charlotte, NC 28209
Agent's Address

523-8111
Telephone Number

John Crosland Realty Company
Name of Petitioner(s)

P. O. Box 11231, Charlotte, NC 28220
Address of Petitioner(s)

523-8111
Telephone Number

Herman Alley, Jr. V.P.
Signature

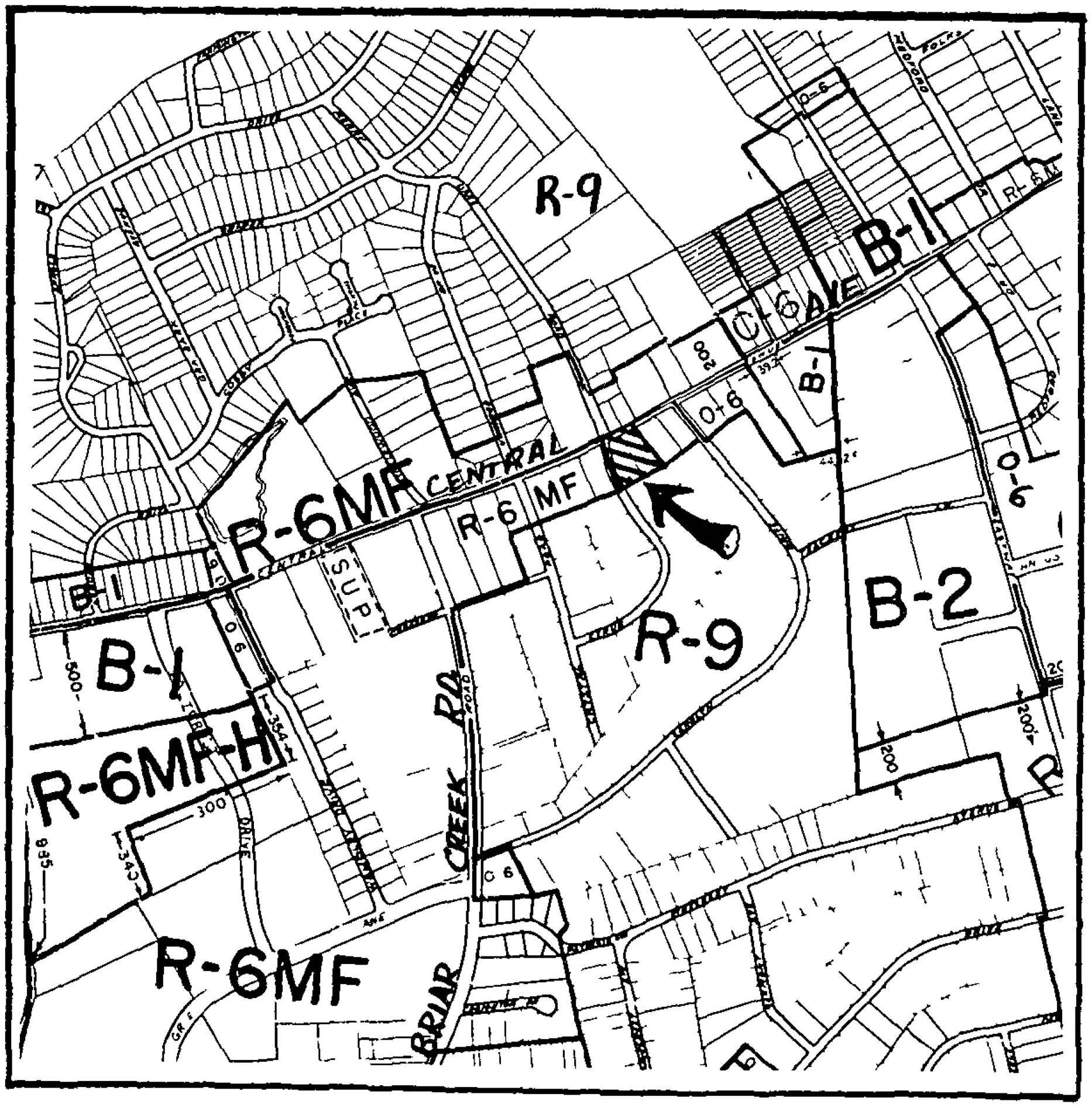
Signature of Property Owner if Other Than Petitioner

PETITIONER Grady W. Query and Grace A. Query

PETITION NO. 82-55 HEARING DATE August 16, 1982

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

LOCATION A .854 acre site located at the southeast corner of Central Avenue and Cyrus Drive.



ZONING MAP NO. 22

SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE

Petition No 82 55
Date Filed July 8, 1982
Received By S D Walters
OFFICE USE ONLY

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Ownership Information

Property Owner GRADY W. QUERY & wife GRACE A. QUERY

Owner's Address 1725 Matthews-Mint Hill ROAD
MATTHEWS, NORTH CAROLINA 28105

Date Property Acquired APRIL 4, 1972

Deed Reference #3403293 MAP BOOK 5, PAGE 355 - BOOK 129-061-35 Tax Parcel Number 1&2B3M5 355
3512 CENTRAL AVE.

Location Of Property (address or description) 3512 CENTRAL AVE
CHARLOTTE, N C 28205

Description Of Property

Size (Sq Ft Acres) APPROX 37,224 Street Frontage (ft) 150

Current Land Use VACANT

Zoning Request

Existing Zoning R6 MF Requested Zoning O-6

Purpose of zoning change FOR MORE DESIRABLE TENANTS

Name of Agent

Agent's Address

Telephone Number

GRADY W QUERY & GRACE A QUERY
Name of Petitioner(s)

1725 Matthews-Mint Hill Rd. MATTHEWS N.C.
Address of Petitioner(s)

847-9316 & 375-9824
Telephone Number

Grady W. Query
Signature

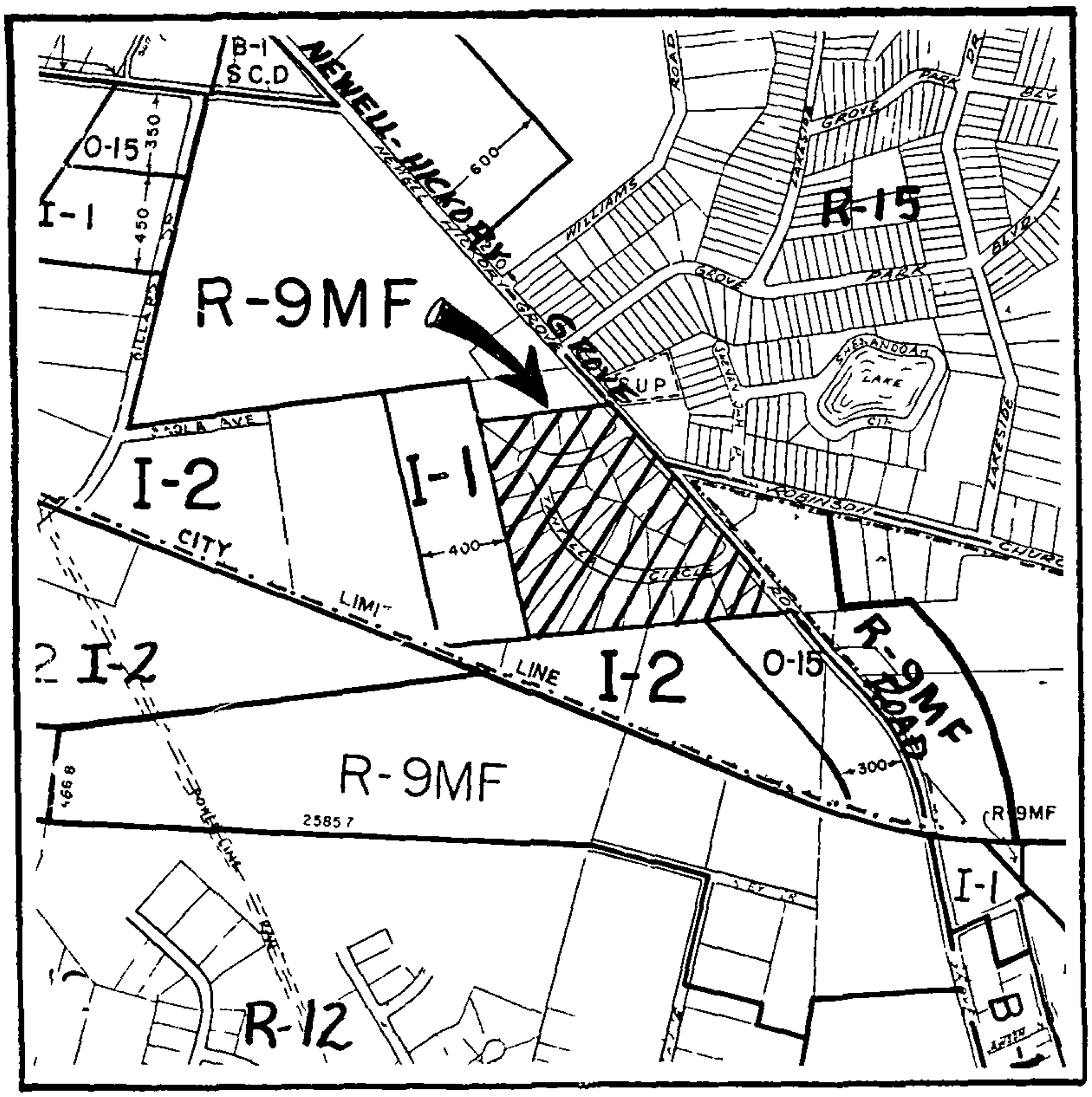
Grace A. Query
Signature of Property Owner if Other Than Petitioner

PETITIONER Homeowners of Delta Acres Subdivision

PETITION NO. 82-56 HEARING DATE August 16, 1982

ZONING CLASSIFICATION, EXISTING R-9MF REQUESTED R-15

LOCATION Properties comprising the Delta Acres Subdivision which is made up of lots fronting on both sides of Tantilla Circle and the westerly side of Newell-Hickory Grove Road at its intersection with Robinson Church Road.



ZONING MAP NO. 41 SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE

Petition No 82-56
Date Filed July 8, 1982
Received By S. D. Williams
OFFICE USE ONLY

OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE

Ownership Information

Property Owner: Home owners-Delta Acres Subdivision

Owner's Address: See attached Exhibit "A" for complete ownership information and Exhibit "B" for ownership information on adjoining property.

Date Property Acquired: Ranging from January, 1966 to January, 1979

Deed Reference: See Exhibit "A" Tax Parcel Number: See Exhibit "A"

Location Of Property (address or description)

All of Delta Acres Subdivision as shown in Map Book 7 at Page 211 in the Mecklenburg Office of the Register of Deeds.

Description Of Property

Size (Sq Ft Acres): 20 acres (approx.) Street Frontage (ft): 1184' on Hickory Grove Newell Rd. 1880' on Tantilla Circle

Current Land Use: Single family residential with the exception of one duplex built on corner of Hickory grove-Newell Road & Tantilla Circle. All property not so used is vacant.

Zoning Request

Existing Zoning: R-9-M.F. Requested Zoning: R-15

Purpose of zoning change: To bring the zoning into conformity to current land use and to insure that the vacant property will be developed in compatibility with existing homes in the subdivision in order to preserve the integrity of the community and to preserve property values therein.

Rodney L. Purser

Name of Agent: Rodney L. Purser, Attorney
3227-B Eastway Drive, Charlotte, N. C. 28205

Agent's Address

536-8993

Telephone Number

Homeowners

Name of Petitioner(s)
Delta Acres Subdivision

Address of Petitioner(s)
536-8993

Telephone Number
See list attached hereton

Signature

Signature of Property Owner if Other Than Petitioner

EXHIBIT "A"

OWNERSHIP INFORMATION

Russell Padgett and wife Mildred E. Padgett 4406 Tantilla Circle Charlotte, N. C. 28215	Legal-Lots 6, 7, & 8, Block B Delta Acres MB 7/211 Tax Code-099-292-11 Deed Ref. 2669/586
William Fred Ezell and wife Margaret D. Ezell 6012 Craftsbury Dr. Charlotte, N. C. 28215	Legal-Lots 16, 17, 18 & 19, Block B Delta Acres MB 7/211 Tax Code-099-292-01 099-292-02 099-292-03 099-292-04 Deed Ref. 3625/096 & 3465/402
Josephine W. Stone 4514 Tantilla Circle Charlotte, N. C. 28215	Legal-Lot 15, Block B Delta Acres MB 7/211 Tax Code-099-292-05 Deed Ref. 2831/105
George I. Bailey and wife June Bailey 4506 Tantilla Circle Charlotte, N. C. 28215	Legal-Lot 14, Block B Delta Acres MB 7/211 Tax Code-099-292-06 Deed Ref. 4095/661
Donald R. Poteat and wife Carole S. Poteat 4500 Tantilla Circle Charlotte, N. C. 28215	Legal-Lots 12 & 13, Block B Delta Acres MB 7/211 Tax Code-099-292-07 099-292-08 Deed Ref. 3400/364 & 3400/376
Marvin T. Howell and wife Betty Lowe Howell 4424 Tantilla Circle Charlotte, N. C. 28215	Legal-Lots 10 & 11, Block B Delta Acres MB 7/211 Tax Code-099-292-09 Deed Ref. 2739/305
James Hill Rose and wife Marjorie M. Rose 4408 Tantilla Circle Charlotte, N. C. 28215	Legal-Lot 9, Block B Delta Acres MB 7/211 Tax Code-099-292-10 Deed Ref. 3009/452
Thomas Jefferson Simpson and wife Elene Simpson 4318 Tantilla Circle Charlotte, N. C. 28215	Legal-Lots 4 & 5, Block B Delta Acres MB 7/211 Tax Code-099-292-12 Deed Ref. 2739/181
Worth Slade Russell, Jr. and wife Linda K. Russell 4312 Tantilla Circle Charlotte, N. C. 28215	Legal-Lot 3, Block B Delta Acres MB 7/211 Tax Code-099-292-13 Deed Ref. 2831/59

John K. Springsteed 9600 Idlewild Road Charlotte, N. C. 28212	Legal-Lot 2, Block B Delta Acres MB 7/211 Tax Code-099-292-14 Deed Ref. 4154/1314
Frances J. Lesnick 4300-B Tantilla Circle Charlotte, N. C. 28215	Legal-1/2 interest in Lot 1, Block B Delta Acres MB 7/211 Tax Code-099-292-15 Deed Ref. 4154/1341
Agnes L. Eisnacher (by survivorship) 4300-A Tantilla Circle Charlotte, N. C. 28215	Legal-1/2 interest in Lot 1, Block B Delta Acres MB 7/211 Tax Code-099-292-15 Deed Ref. 4154/1341
Gary W. Simmons and wife Catherine Simmons 4401 Tantilla Circle Charlotte, N. C. 28215	Legal-Lots 3 & 4, Block A Delta Acres MB 7/211 Tax Code-099-291-02 Deed Ref. 3328/001
Ella I. Bradshaw 3050 Stonybrook Road Charlotte, N. C. 28205	Legal-Lots 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14, Block A Delta Acres MB 7/211 Tax Code-099-299-01 Deed Ref. 4108/897

STATE OF NORTH CAROLINA

OWNERS CONSENT TO ZONING CHANGE

COUNTY OF MECKLENBURG

We the undersigned home and property owners in Delta Acres Subdivision do hereby agree with the request to change the zoning on the property known as Delta Acres as shown in Map Book 7 at Page 11 in the Mecklenburg Office of the Register of Deeds, from the present multifamily zoning (R-9-M.F.) to the single family residential classification of R-15.

This the 7th day of July, 1982.

Gary W Simmons
Cathy J Simmons
4401 Tantilla Cir, Char, 28215

Frances J Lessnick
4300 B Tantilla Circle
Charlotte, 28215

Agnes L Eisenhower
4300 A Tantilla Circle
Charlotte, N C 28215

Thomas J. Simpson
Elene S Simpson
4318 Tantilla C
Clt N C 28215

James H Rose
Margaret R Rose
4408 Tantilla Circle
Charlotte NC 28215

Marvin T Howell SR
Betty L Howell
4414 Tantrela Cir
Charlotte NC 28215

Donald Rayford Poteat
4500 Tantilla Circle, Char 28215

George I Bailey
4506 Tantilla Circle 28215

Jane W Bailey
4506 Tantilla Cir Charlotte 28215

Josephine Stone
4514 Tantilla Cir 28215
Charlotte NC

Russell E Padgett
4406 Tantilla Cir Charlotte N C

Mildred E Padgett
4406 Tantilla Cr. Char. N C 2821

Wade L Hoyt Jr

Linda R Rennell
4312 Tantilla Cir Charlotte, N.C

AN ORDINANCE DESIGNATING THE PROPERTY KNOWN AS THE INTERIOR AND EXTERIOR OF "MORROCROFT" AND THE LAND ASSOCIATED THEREWITH AS HISTORIC PROPERTY, AT 2525 RICHARDSON DRIVE, IN THE CITY OF CHARLOTTE, NORTH CAROLINA, AND RECORDED ON PARCEL NUMBER 177-078-57 IN THE MECKLENBURG COUNTY TAX OFFICE.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Part 3B, Article 19, Chapter 160A, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the City Council of Charlotte, North Carolina, has taken into full consideration all statements and information presented at the joint public hearing held with the Charlotte-Mecklenburg Historic Properties Commission on the _____ day of _____, 19_____, on the question of designating the property known as the interior and exterior of "Morrocroft" and the land associated therewith, as historic property; and

WHEREAS, "Morrocroft" was the home of Cameron Morrison, Governor of North Carolina, 1921-25; and

WHEREAS, the architect of "Morrocroft" was Harrie Thomas Lindeberg, an architect of national renown; and

WHEREAS, "Morrocroft" formed the centerpiece of a famous experimental farm, and

WHEREAS, the grounds of "Morrocroft" retain their original ambience; and

WHEREAS, the property known as the interior and exterior of "Morrocroft" and the land associated therewith is vested in fee simple to Richard B. Muller, III, and his wife, Charlene M. Muller.

NOW, THEREFORE BE IT ORDAINED by the City of Charlotte, North Carolina:

1. That the property known as the interior and exterior of "Morrocroft" and the land associated therewith is hereby designated as historic property pursuant to Part 3B, Article 19, Chapter 160A, of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated on a tract of property at 2525 Richardson Drive, in Charlotte, North Carolina, as recorded on Parcel Number 177-078-57 in the Tax Office of Mecklenburg County, North Carolina.

2. That said designated property may be materially altered, restored, moved, or demolished only following the issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Properties Commission. An Application for a Certificate of Appropriateness authorizing the demolition of said property may not be denied. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, Part 3B, 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 property that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the making of emergency repairs, 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 property owner from making any use of this property 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 property and containing any other appropriate information. If the owner consents, the sign shall be placed on said property. If the owner objects, the sign shall be placed on a nearby public right-of-way.

5. That the owners and occupants of the property known as the interior and exterior of "Morrocroft" and the land associated therewith be given the 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 Inspection Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

6. That which is designated as historic property shall be subject to Chapter 160A, Article 19, Part 3B, and any amendments to it and any amendments hereinafter adopted.

Approved as to form:

Henry W. Underhill Jr.
City Attorney

SURVEY AND RESEARCH
REPORT ON MORROCROFT

1. Name and location of the property. The property known as Morrocroft is located at 2525 Richardson Drive in Charlotte, N.C.

2. Name, address and telephone number of the present owner and occupant of the property.

The present owner of the property is:

James J. Harris & wife,
Angelia M. Harris
Box 220427
Charlotte, N.C. 28222
Telephone: 366-0925

3. Representative photographs of the property. Representative photographs of the property are included in this report.

4. A map depicting the location of the property. This report contains a map which depicts the location of the property.

5. Current Deed Book Reference to the property. The most recent reference to this property is recorded in Mecklenburg County Will Book 7, Page 552. The Tax Parcel Number of the property is 177-078-04.

6. A brief historical sketch of the property. Morrocroft was completed in 1927 as the home of Goverror Cameron Morrison (1869-1953) and his second wife, Sara Ecker Watts Morrison.[1] A native of Richmond County, North Carolina, Morrison was an adroit and flamboyant politician. His initial forays into the public arena occurred in the 1890's, when as a young attorney he headed the Red Shirt movement in Richmond County, a collection of citizens dedicated to the principles of white supremacy as a prerequisite for the progressive development of North Carolina. The only elective office which Morrison held during these years was as Mayor of Rockingham, N.C., in 1893.[2]

Morrison moved his law practice to Charlotte, N.C., in 1905. The Charlotte Observer described him as a "young man of ability" who possessed a "clear, musical voice."[3] On December 6, 1905, Morrison married Lottie May Tomlinson of Durham, N.C., who was to be the mother of his only child, Angelia Lawrence Morrison. Mrs. Morrison died in Presbyterian Hospital on November 12, 1919. A graduate of the Woman's College of Baltimore, Md., and Peace Institute in Raleigh, N.C., Mrs. Morrison had been active in local civic affairs. During World War I, she had served as captain of a Red Cross canteen team at Camp Greene, a large military training facility in Charlotte.[4]

In 1920, Morrison opposed O. Max Gardner, Lieutenant Governor of North Carolina, in the Demoratic primary for Governor. A principal ally of Morrison's in this campaign was Senator Furnifold Simmons. Morrison was victorious, and in January 1921 he became the Governor of North Carolina.[5] In an address which he delivered on January 28, 1921, Governor Morrison enunciated the progressive and assertive spirit which was to characterize his administration.

> We do not want to move and have our being as a crippled, weak and halting State, but we want to stand up like a mighty giant of progress and go forward in the upbuilding of our State and the glorification of our God.[6]

It was customary for the chief executives of North Carolina to make bold promises at the outset of their terms, but Cameron Morrison did a better than average job in fulfilling his pledge to the people. He is remembered best as the "Good Roads Governor."

To bring North Carolina "out of the mud," Morrison secured funds for a massive road building program. His objective was to construct paved highways to every county seat in the State. Governor Morrison also labored to upgrade the educational system throughout North Carolina. Allocations to the public institutions of higher learning were increased substantially during his administration. For example, fourteen buildings were erected on the campus of the University of North Carolina at Chapel Hill between 1921 and 1925, the years during which he served as Governor. Moreover, Morrison committed financial resources to the establishment of excellent primary and secondary schools at the local level. Another of Morrison's major accomplishments was the improvement of medical facilities, especially those involved in the treatment of the mentally and emotionally infirm.[7]

That Governor Morrison placed education high on his list of priorities is not surprising. It is reasonable to infer that two considerations prompted him to do so. First, as a child in Richmond County, he had experienced the consequences of an inadequate public school system. Indeed, the school at Rockingham was open for only two months each year. Consequently, Morrison was compelled to obtain instruction from private teachers, from M. C. McCaskill at Ellerbe Springs, N.C., and from William Carroll at Rockingham. Moreover, financial considerations prevented his matriculation at the University of North Carolina. He received his legal training in the office of Robert P. Dick in Greensboro, N.C.[8] Second, Morrison regarded himself as a student and admirer of Thomas Jefferson. "Democracy rests upon the principle of exact and equal justice to all, and regardless of class or station in life," he proclaimed in a speech in New York City in 1924.[9] In keeping with his Jeffersonian proclivities, Morrison believed that the existence of an educated citizenry was indispensable to the survival of the American republic. Indeed, he believed that those black citizens who could demonstrate their ability to grasp and appreciate public issues should be permitted to exercise the full rights of citizenship. Illustrative of Governor Morrison's position on this matter was the fact that he channeled substantial resources to the improvement of the black colleges of North Carolina.[10] Also noteworthy is the fact that the poll tax was repealed during his administration.[11]

Governor Morrison's personal life changed abruptly on April 2, 1924, when he journeyed to Durham, N.C., and married Sara Ecker Watts, millionairess and widow of George W. Watts. A native of Syracuse, N.Y., and a trained nurse, she had married Watts, a noted financier and philanthropist, on October 25, 1917.[12] Following the termination of Morrison's tenure as Governor, the Morrisons moved to Charlotte and undertook the establishment of Morrocroft, an elegant residence and expermental farm of approximately three thousand acres just outside of the city. Completed in 1927, the house and attendant outbuildings were designed by Harrie Thomas Lindeberg, a prominent New York architect who specialized in delineation of baronial country houses.[13]

Governor Morrison became known locally as the "Squire of Morrocroft."[14] Consistent with the New South philosophy which undergirded his system of values, Morrison labored to make his estate a model farm which would reflect the most advanced principles of scientific agriculture and thereby encourage the farmers of North Carolina to do likewise. He raised chickens, turkeys, hogs, and established one of the finest herds of Jersey cattle in the United States. Morrocroft also possessed large fields of grain, vegetables and fruits.[15]

The significance of his agricultural pursuits notwithstanding, Morrison continued to participate actively in the affairs of the Democratic Party. On December 13, 1930, Governor O. Max Gardner surprised many political pundits by appointing Morrison to the United States Senate to serve out the term of Senator Lee S. Overman, who had recently died.[16] In 1932, however, Morrison was unsuccessful in his campaign against Robert R. Reynolds, an Asheville attorney.[17] Reynolds used his opponent's wealth as an effective political and oratorical weapon, accusing Governor Morrison of eating caviar and using a gold spittoon.[18] In 1942, the voters of the Tenth Congressional District elected

Morrison to the House of Representatives. He did not run for re-election. Instead, he campaigned in 1944 to return to the United States Senate. Again, he was unsuccessful, this time losing to Clyde R. Hoey of Shelby, N.C.[19]

Governor Morrison did not run for public office again. His involvement in politics did not abate, however. He headed the North Carolina delegation to the National Convention of the Demoratic Party in Chicago in 1952. His speech urging the delegates to preserve party unity appeared on national television.[20] That Governor Morrison practiced what he preached was affirmed by the fact that he supported enthusiastically the candidacy of Adlai Stevenson for the Presidency. Indeed, the last political speech of his career, occurring in Freedom Park in Charlotte, echoed the devotion to the Democratic Party which he had advocated as a young attorney in Richmond County in the 1890's.

> Of course there have been actions taken by Democratic Administrations of which I have not wholly approved. Of course, there have been, and still are, individuals within the Democratic Party whom I would much rather have seen elsewhere. But we must never let anything swerve us from the only honorable course, and that is the true loyalty to the Democratic Party, now, as in the past, and forever.[21]

Governor Cameron Morrison died on August 21, 1953, of a heart attack at the age of eighty-three. His death occurred in Quebec, Canada, while on a trip with his grandson, James J. Harris, Jr. Mrs. Morrison predeceased her husband, having expired in 1950.[22] Mrs. Morrison was a talented and exceptional human being. She was a member of Second Presbyterian Church.[23] "Mrs. Morrison fights the devil through the Presbyterian church, and I try to give him a few good licks through the Democratic Party," Governor Morrison once remarked.[24] Mrs. Morrison served on the Board of the Charlotte YWCA and the Stonewall Jackson Training School. Moreover, she was generous in her support of Queens College in Charlotte, where Morrison Hall was named in her honor.[25] Mrs. Morrison devised Morrocroft to her step-daughter, Angelia Lawrence Morrison Harris, and to her step-daughter's husband, James J. Harris.[26] Mr. Harris, an insurance executive, was born in Athens, Ga., on May 13, 1907. He and Mrs. Harris were married on October 6, 1934. Over the years, Mr. and Mrs. Harris have disposed of the majority of Morrocroft Estate. The house now constitutes the centerpiece of a tract of 16.5 acres.[27]

Footnotes:

1. The Charlotte News (September 14, 1979), p. 3C. The Charlotte Observer (April 3, 1924), p. 1.

2. Beth G. Crabtree, North Carolina Governors 1585-1968 (State Department of Archives and History, Raleigh, 2nd printing rev.) pp. 120-121. Hereafter cited as Crabtree. The Charlotte Observer (March 3, 1920), p. 13.

3. The Charlotte Observer (February 27, 1905), p. 5.

4. The Charlotte Observer (November 13, 1919), p. 2.

5. "Cameron Morrison, An Address by the Honorable Frank P. Graham." An address delivered by the Honorable Frank P. Graham to a joint session of the North Carolina General Assembly, March 31, 1955. Hereafter cited as Graham.

6. William H. Richardson & D. L. Corbitt, comp. & ed., Public Papers And Letters Of Cameron Morrison, Governor of North Carolina, 1921-1925 (Edwards & Broughton Co., Raleigh, 1927), pp. 17-18.

7. Crabtree. Graham. William S. Powell, North Carolina: A Bicentennial History (W. W. Norton & Co., New York, for the American Association of State and Local History, 1977), p. 184, 193, 196.

8. Graham. The Charlotte Observer (March 3, 1920), p. 13.

9. Graham. "Morrison, Cameron Family," a folder in the vertical files of the Carolina Room of the Charlotte-Mecklenburg Public Library. Hereafter cited as Family.

10. Crabtree.

11. Graham.

12. The Charlotte Observer (April 3, 1924), p. 1.

13. "Morrocroft, An Architectural Description" (August 18, 1979) by Carolina Mesrobian for the Charlotte-Mecklenburg Historic Properties Commission.

14. Family.

15. Graham.

16. Family.

17. The Charlotte News (August 21, 1953), p. 10A.

18. "Morrison, Cameron. Old Clippings," a folder in the vertical files of the Carolina Room of the Charlotte-Mecklenburg Public Library.

19. The Charlotte Observer (August 21, 1953), p. 1.

20. The Charlotte News (August 21, 1953), p. 10A.

21. Ibid.

22. The Charlotte Observer (August 21, 1953), p. 1.

23. Family.

24. Ibid. Governor Morrison characterized his own career in the following manner. "The Lord has just used a knotty-headed old Scotchman who uses his fists, instead of the standard kind of statesman." (The Charlotte News (August 21, 1953), p. 10A.)

25. Ibid.

26. Mecklenburg County Will Book 7, Page 552.

27. History of North Carolina, Volume III, Family and Personal History (Lewis Historical Publishing Co., Inc.)

7. A brief architectural description of the property. This report contains an architectural description of the property prepared by Caroline Mesrobian, architectural historian.

8. Documentation of why and in what ways the property meets the criteria set forth in N. C. G. S. 160A-399.4.

a. special significance in terms of its history, architecture, and/or cultural importance. The Commission judges that the property known as Morrocroft does possess special historic signficance in terms of Charlotte-Mecklenburg and North Carolina. The Commission bases its judgment on the following considerations: 1) Morrocroft was the home of Cameron Morrison, Governor of North Carolina from 1921 until 1925, 2) the house and attendant outbuildings were designed by Harrie Thomas Lindeberg, and 3) the house formed the centerpiece of an experimental farm.

b. integrity of design, setting, workmanship, materials, feeling and/or association. The Commission judges that the architectural description included herein demonstrated that the property known as Morrocroft meets this criterion.

9. Ad Valorem Tax Appraisal. The Commission is aware that designation would allow the owner to apply annually for an automatic deferral of 50% of the Ad Valorem taxes on all or any portion of the property which becomes "historic property." The current tax appraisal on the 16.5 acres of land is $330,000. The current tax appraisal on the improvements is $311,030. The most recent tax bill on the property was $10,737.25.

Bibliography.

The Charlotte News.

The Charlotte Observer.

Beth G. Crabtree, North Carolina Governors 1585-1968 (State Department of Archives and History, Raleigh, 2nd printing rev.).

Frank P. Graham, "Camerton Morrison, An Address by the Honorable Frank P. Graham."

"Morrison, Cameron Family," a folder in the vertical files of the Carolina Room of the Charlotte-Mecklenburg Public Library.

"Morrison, Cameron. Old Clippings," a folder in the vertical files of the Carolina Room of the Charlotte-Mecklenburg Public Library.

William S. Powell, North Carolina: A Bicentennial History (W. W. Norton & Co., New York, for the American Association of State and Local History, 1977).

Records of the Mecklenburg County Clerk of Superior Court.

Records of the Mecklenburg County Register of Deeds Office.

Records of the Mecklenburg County Tax Office.

William H. Richardson & D. L. Corbett, comp. & ed., Public Papers And Letters Of Cameron Morrison, Governor of North Carolina, 1921-1925 (Edwards & Broughton Co., Raleigh, 1927).

Date of Preparation of this Report.

October 3, 1979.

Prepared by: Dr. Dan L. Morrill, Director
Charlotte-Mecklenburg Historic
Properties Commission
139 Middleton Dr.
Charlotte, N.C. 28207
Telephone: (704) 332-2726

AN ORDINANCE DESIGNATING THE PROPERTY KNOWN AS THE INTERIOR AND EXTERIOR OF THE "W. T. MCCOY HOUSE" AND THE LAND ASSOCIATED THEREWITH AS HISTORIC PROPERTY 429 EAST KINGSTON AVENUE, IN THE CITY OF CHARLOTTE, NORTH CAROLINA, AND RECORDED ON PARCEL NUMBER 123-082-09 IN THE MECKLENBURG COUNTY TAX OFFICE.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Part 3B, Article 19, Chapter 160A, as amended, of the General Statutes of North Carolina have been met, and

WHEREAS, the City Council of Charlotte, North Carolina, has taken into full consideration all statements and information presented at the joint public hearing held with the Charlotte-Mecklenburg Historic Properties Commission on the _____ day of _____, 19____, on the question of designating the property known as the interior and exterior of the "W. T. McCoy House" and the land associated therewith as historic property; and

WHEREAS, the "W. T. McCoy House" was designed by the architectural firm of Hook and Rogers, designers of seminal influence in Charlotte-Mecklenburg; and

WHEREAS, the "W. T. McCoy House" exhibits a rare combination of Queen Anne and Bungalow styles for Charlotte-Mecklenburg; and

WHEREAS, the "W. T. McCoy House" occupies a pivotal position in terms of the townscape of the oldest portion of Dilworth, Charlotte's first streetcar suburb; and

WHEREAS, the grounds of the "W. T. McCoy House" retain their original ambience; and

WHEREAS, the property known as the "W. T. McCoy House" is vested in fee simple to John B. Geer and Gary L. Benner.

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

1. That the property known as the interior and exterior of the "W. T. McCoy House" and the land associated therewith is hereby designated as historic property pursuant to Part 3B, Article 19, Chapter 160A, of the General Statutes of North Carolina. For purposes of description only, the location of said property is

noted as being situated on a tract of property at 429 East Kingston Avenue, in Charlotte, North Carolina, as recorded on Parcel Number 123-082-09 in the Tax Office of Mecklenburg County, North Carolina.

2. That said designated property may be materially altered, restored, moved, or demolished only following the issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Properties Commission. An Application for a Certificate of Appropriateness authorizing the demolition of said property may not be denied. However, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, Part 3B, 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 property that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the making of emergency repairs, 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 property owner from making any use of this property not prohibited by other statues, ordinances, or regulations.

4. That a suitable sign may be posted indicating that said property has been designated as historic property and containing any other appropriate information. If the owner consents, the sign shall be placed on said property. If the owner objects, the sign shall be placed on a nearby public right-of-way.

5. That the owners and occupants of the property known as the "W. T. McCoy House" be given the notice of this ordinance as required by applicable law and

and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Inspection Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

6. That which is designated as historic property shall be subject to Chapter 160A, Article 19, Part 3B, and any amendments to it and any amendments hereinafter adopted.

Approved as to form:

Henry W. Underhill Jr.
City Attorney

SURVEY AND RESEARCH
REPORT ON THE
W. T. McCOY HOUSE

1. Name and location of the property. The property known as the W. T. McCoy House is located at 429 East Kingston Avenue in Charlotte, North Carolina.

2. Name, address, and telephone number of the present owners and occupants of the property.

The present owners and occupants of the property are: John B. Geer and Gary Benner
429 East Kingston Avenue
Charlotte, NC 28203
Telephone: 704/372-4449

3. Representative photographs of the property. This report contains representative photographs of the property.

4. A map depicting the location of the property. This report contains a map which depicts the location of the property.

5. Current Deed Book Reference to the property. The most recent deed to this property is listed in Mecklenburg County Deed Book 3948 at Page 706. The current tax parcel number of the property is 123-082-09.

6. A brief historical sketch of the property. This report contains a brief historical sketch of the property by Dr. William H. Huffman, Ph.D.

7. A brief architectural description of the property. This report contains a brief architectural description of the property by Thomas W. Hanchett.

8. Documentation of why and in what ways the property meets the criteria set forth in N.C.G.S. 160A-399.4.

a. Special significance in terms of its history, architecture, and/or cultural importance. The Commission judges that the property known as the W. T. McCoy House does possess special historic significance in terms of Charlotte-Mecklenburg. The Commission bases its judgment on the following considerations: (1) the house was designed by the architectural firm of Hook and Rogers, designers of seminal influence in this community; (2) the house exhibits a rare combination of Queen Anne and Bungalow styles for Charlotte-Mecklenburg; and (3) the house occupies a pivotal position in terms of the townscape of the oldest portion of Dilworth, Charlotte's first streetcar suburb.

b. Integrity of design, setting, workmanship, materials, feeling and/or association. The Commission judges that the architectural description included herein demonstrates that the property known as the W. T. McCoy House meets this criterion.

c. Ad Valorem Tax Appraisal. The Commission is aware that designation would allow the owner to apply annually for an automatic deferral of 50% of the Ad Valorem taxes on all or any portion of the property which becomes "historic property." The current Ad Valorem tax appraisal of the entire .241 acre trace is $3,750.00. The Ad Valorem tax appraisal on the improvements is $11,190.00. The total Ad Valorem tax appraisal is $14,940.00. The land is zoned R6MF.

Date of preparation of this report.

January 6, 1982.

Prepared by: Dr. Dan L. Morrill, Director
Charlotte-Mecklenburg Historic Properties Commission
3500 Shamrock Drive
Charlotte, NC 28215
Telephone: 704/332-2726

JM