

March 17, 1986  
Ordinance Book 34 - Page 236

ORDINANCE NO. 1871-X

AN ORDINANCE DESIGNATING A PROPERTY KNOWN AS THE "OLD GOOD SAMARITAN HOSPITAL" (THE EXTERIOR OF THE BUILDING ERECTED IN 1891, THE INTERIOR OF THE CHAPEL ON THE SECOND FLOOR OF THE 1891 BUILDING, AND A PARCEL OF LAND BETWEEN THE SOUTHERN WALL OF THE 1891 BUILDING AND WEST HILL STREET, EXTENDING IN A STRAIGHT LINE TO SOUTH MINT STREET) AS HISTORIC PROPERTY, SAID PROPERTY BEING LOCATED AT 400 WEST HILL STREET, CHARLOTTE, NORTH CAROLINA, AND RECORDED ON TAX PARCEL NUMBER 073-135-07 IN THE MECKLENBURG COUNTY TAX OFFICE.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, Part 3B, 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 a joint public hearing held with the Charlotte-Mecklenburg Historic Properties Commission on the 17th day of March, 19 86, on the question of designating a property known as the "Old Good Samaritan Hospital" as historic property; and

WHEREAS, the "Old Good Samaritan Hospital" is believed to be the first privately-funded, independent hospital in North Carolina to have been built exclusively for the treatment of blacks; and

WHEREAS, the "Old Good Samaritan Hospital", opening in 1891, resulted from the great talents, skills, and energy of Jane Smedberg Wilkes (1827-1913), a leader in philanthropic activities in this community for more than fifty years; and

WHEREAS, the "Old Good Samaritan Hospital" is the only surviving remnant of a once-flourishing black neighborhood in Third Ward; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties

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Commission has demonstrated that the property known as the "Old Good Samaritan Hospital" possesses integrity of design, setting, workmanship, materials, and/or association; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "Old Good Samaritan Hospital" possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the "Old Good Samaritan Hospital" is vested in fee simple to the Charlotte-Mecklenburg Hospital Authority.

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

1. That the property known as the "Old Good Samaritan Hospital" (the exterior of the building erected in 1891, the interior of the chapel on the second floor of the 1891 building, and a parcel of land between the southern wall of the 1891 building and West Hill Street, extending in a straight line to South Mint Street) is hereby designated as historic property pursuant to Chapter 160A, Article 19, Part 3B, as amended, of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated at 400 West Hill Street, Charlotte, North Carolina, and recorded on Tax Parcel Number 073-135-07 in the Mecklenburg County Tax Office.

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 may be placed on said property.

5. That the owners and occupants of the property known as the "Old Good Samaritan Hospital" be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the

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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 property  
shall be subject to Chapter 160A, Article 19, Part 3B, and  
any amendments of it and any amendments hereinafter  
adopted.

Approved as to form:

*Henry W. Zunderbell Jr.*

City Attorney

CERTIFICATION

I, PAT SHARKEY, City Clerk of the City of Charlotte, North Carolina, DO HEREBY  
CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by  
the City Council of the City of Charlotte, North Carolina, in regular session  
convened on the 17th day of March, 1986, the reference having been  
made in Minute Book 85, and recorded in full in Ordinance Book 34, at  
Page(s) 236-239.

WITNESS my hand and the corporate seal of the City of Charlotte, North  
Carolina, this the 19th day of March, 19 86.

\_\_\_\_\_  
PAT SHARKEY, CITY CLERK

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ORDINANCE NO. 1872-X

AN ORDINANCE DESIGNATING A PROPERTY KNOWN AS THE "EXCELSIOR CLUB" (THE EXTERIOR OF THE BUILDING, THE INTERIOR OF THE BUILDING, AND THE LOT UPON WHICH THE BUILDING IS LOCATED) AS HISTORIC PROPERTY, SAID PROPERTY BEING LOCATED AT 921 BEATTIES FORD ROAD, CHARLOTTE, NORTH CAROLINA, AND RECORDED ON TAX PARCEL NUMBER 069-066-21 IN THE MECKLENBURG COUNTY TAX OFFICE.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, Part 3B, 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 a joint public hearing held with the Charlotte-Mecklenburg Historic Properties Commission on the 17th day of March, 19 86, on the question of designating a property known as the "Excelsior Club" as historic property; and

WHEREAS, the original owner of the "Excelsior Club", "Jimmie" McKee (1913-1985), was a leading black philanthropist, political activist, and businessman in Charlotte; and

WHEREAS, the "Excelsior Club" has enjoyed the reputation of being among the most influential social institutions in the black community of Charlotte; and

WHEREAS, the "Excelsior Club" obtained architectural appointments in 1952 which make it perhaps the finest example of the Art Moderne style in Mecklenburg County; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "Excelsior Club" possesses integrity of design, setting,

workmanship, materials, and/or association) and

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

WHEREAS, the property known as the "Excelsior Club" is vested in fee simple to HKL, Inc.

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

1. That the property known as the "Excelsior Club" (the exterior of the building, the interior of the building, and the entire lot upon which the building is located) is hereby designated as historic property pursuant to Chapter 160A, Article 19, Part 3B, as amended, of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated at 921 Beatties Ford Road, Charlotte, North Carolina, and recorded on Tax Parcel Number 069-066-21 in the Mecklenburg County Tax Office.

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 may be placed on said property.

5. That the owners and occupants of the property known as the "Excelsior Club" 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 property shall be subject to Chapter 160A, Article 19, Part 3B, and any amendments of it and any amendments hereinafter adopted.

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Approved as to form:

Henry W. Underhill Jr.  
City Attorney

CERTIFICATION

I, PAT SHARKEY, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of March, 19 86, the reference having been made in Minute Book 85, and recorded in full in Ordinance Book 34, at Page(s) 240-243.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 19th day of March, 19 86.

\_\_\_\_\_  
PAT SHARKEY, CITY CLERK



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ORDINANCE NO. 1873-X

**AN ORDINANCE TO AMEND ORDINANCE NO. 1733-X, THE 1985-86 BUDGET ORDINANCE, PROVIDING AN APPROPRIATION FOR THE HEZEKIAH ALEXANDER HOMESITE STUDY/TASK FORCE.**

BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina;

Section 1. That the sum of \$7,500 is hereby transferred from the General Fund Contingency account 0101.530.00 to the Hezekiah Alexander Homesite Study, account 530.32.821. These funds will be used to fund the activities of the Hezekiah Alexander Homesite Study/Task Force.

Section 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. 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 March, 1986, the reference having been made in Minute Book 85, and is recorded in full in Ordinance Book 34 at page 244.

Pat Sharkey  
City Clerk

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Petition No. 85-83  
Guaranty Service Corp.

ORDINANCE NO. 1874-Z

AN ORDINANCE 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 an approximately 1.5 acre site off Carmel Road adjacent to the Sturnbridge Subdivision, from 0-15 to 0-15(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 approval 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 December 16, 1985; 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 0-15 to 0-15(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point, said point being the southwesterly corner of the Guaranty Service Corporation property, tax parcel 209-241-02; 1) thence N.32-46-00E. 80.78 feet; 2) thence S.79-02-29E. 912.997 feet; 3) thence S.10-57-31W. 75 feet; 4) thence N.79-02-29W. 943.007 feet to the point or place of BEGINNING.

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.

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APPROVED AS TO FORM:

Henry W. Underhill, Jr.  
Henry Underhill, 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 March, 19 86, the reference having been made in Minute Book 85, and recorded in full in Ordinance Book 34, beginning on Page 245.

Pat Sharkey  
City Clerk

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Petition No. 86-10  
Charlotte-Mecklenburg  
Planning Commission

ORDINANCE NO. 1875-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 changing from R-9MF to R-15MF and R-9MF to R-12 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

(SEE ATTACHED MAP)

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.

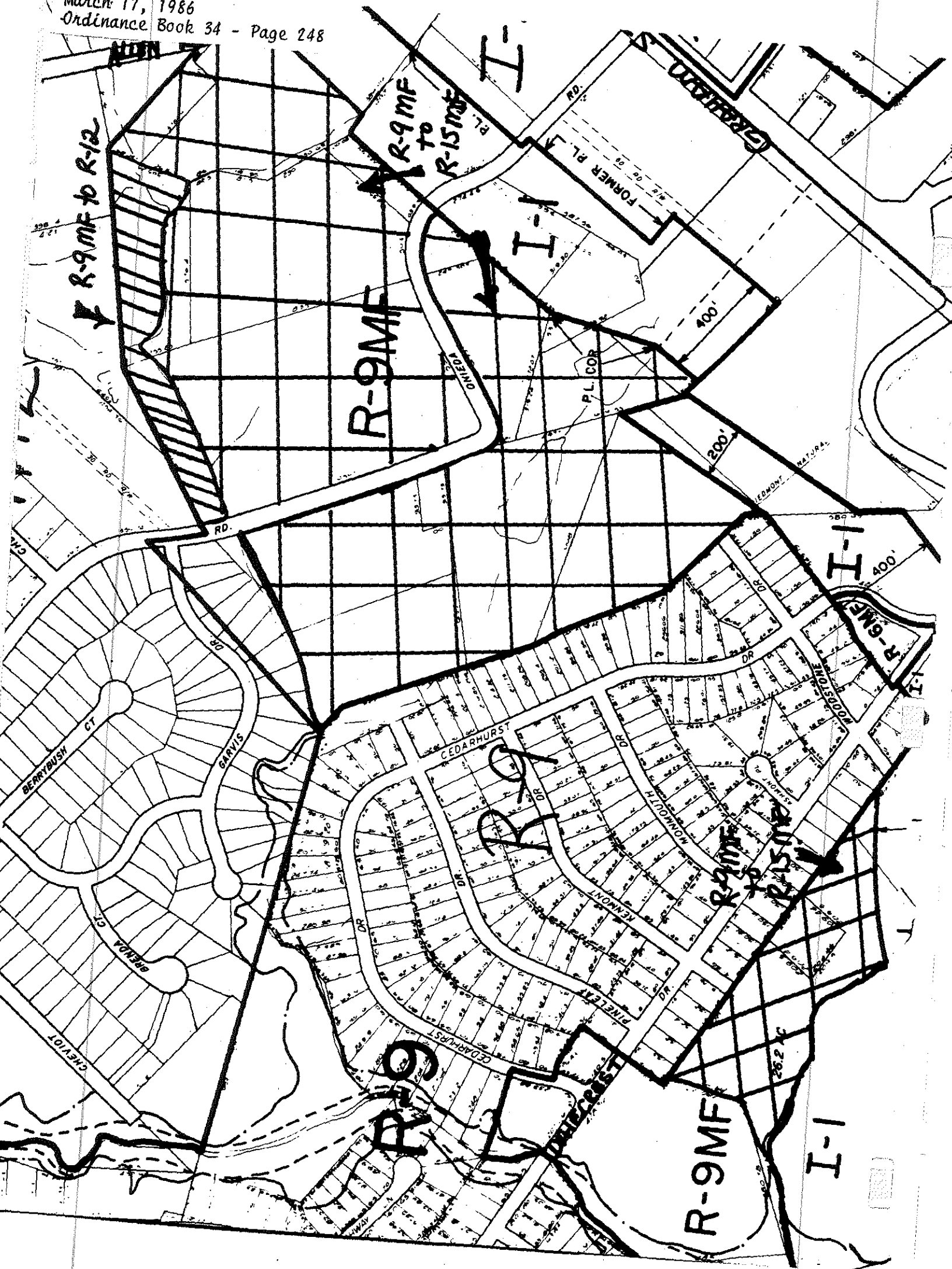
APPROVED AS TO FORM:

Henry W. Cheshire 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 March, 1986, the reference having been made in Minute Book 85, and is recorded in full in Ordinance Book 34, at page 247.

Pat Sharkey  
City Clerk

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Petition No. 86-11  
Charlotte-Mecklenburg  
Planning Commission

ORDINANCE NO. 1876-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 changing from R-9MF to R-12, B-1 to R-15MF, and I-1 and I-2 to B-1 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

(SEE ATTACHED MAP)

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:

Henry W. Chamberlain 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 March, 19 86, the reference having been made in Minute Book 85, and is recorded in full in Ordinance Book 34, at page 249.

Pat Sharkey  
City Clerk



APPROVED BY CITY COUNCIL

DATE 3/17/86

Petition No. 86-12  
Charlotte-Mecklenburg  
Planning Commission

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ORDINANCE NO. 1877-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 changing from I-2 to I-1 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

(SEE ATTACHED MAP)

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:

Henry W. Churchill 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 March, 19 86, the reference having been made in Minute Book 85, and is recorded in full in Ordinance Book 34, at page 251-252.

Pat Sharkey  
City Clerk



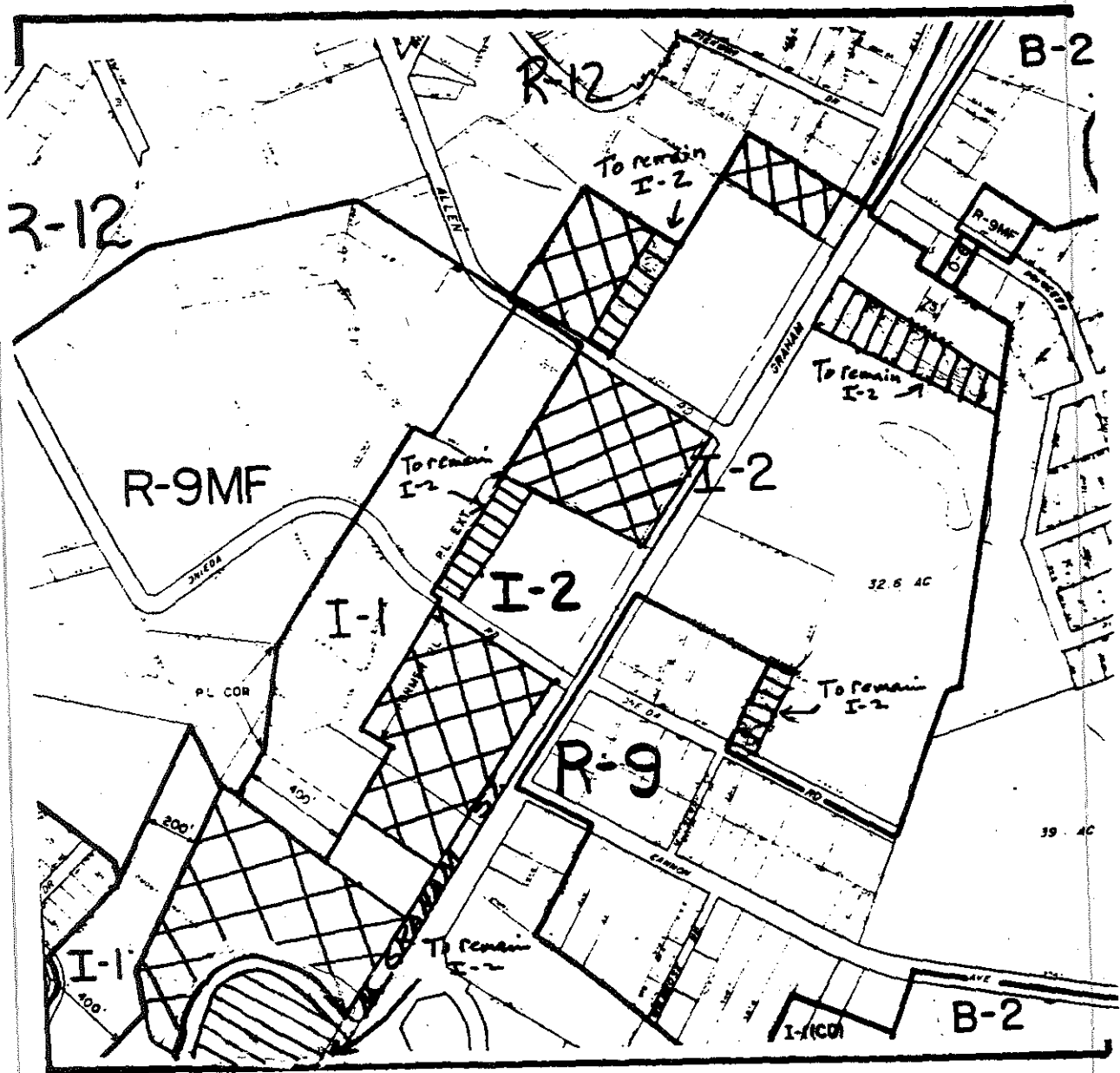
March 17, 1986  
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PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 86-12 HEARING DATE 01/30/86

ZONING CLASSIFICATION, EXISTING I-2 REQUESTED I-1

LOCATION Approx. 45 acres on both sides of N. Graham St., between  
Pickway Drive and the I-85 Service Road



ZONING MAP NO. 70

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



Reduced .35

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Petition No. 86-14  
Charlotte-Mecklenburg  
Planning Commission

ORDINANCE NO. 1878-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 changing from B-2 to B-1 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

(SEE ATTACHED MAP)

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:

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 March, 1986, the reference having been made in Minute Book 85, and is recorded in full in Ordinance Book 34, at page 253.

Pat Sharkey  
City Clerk

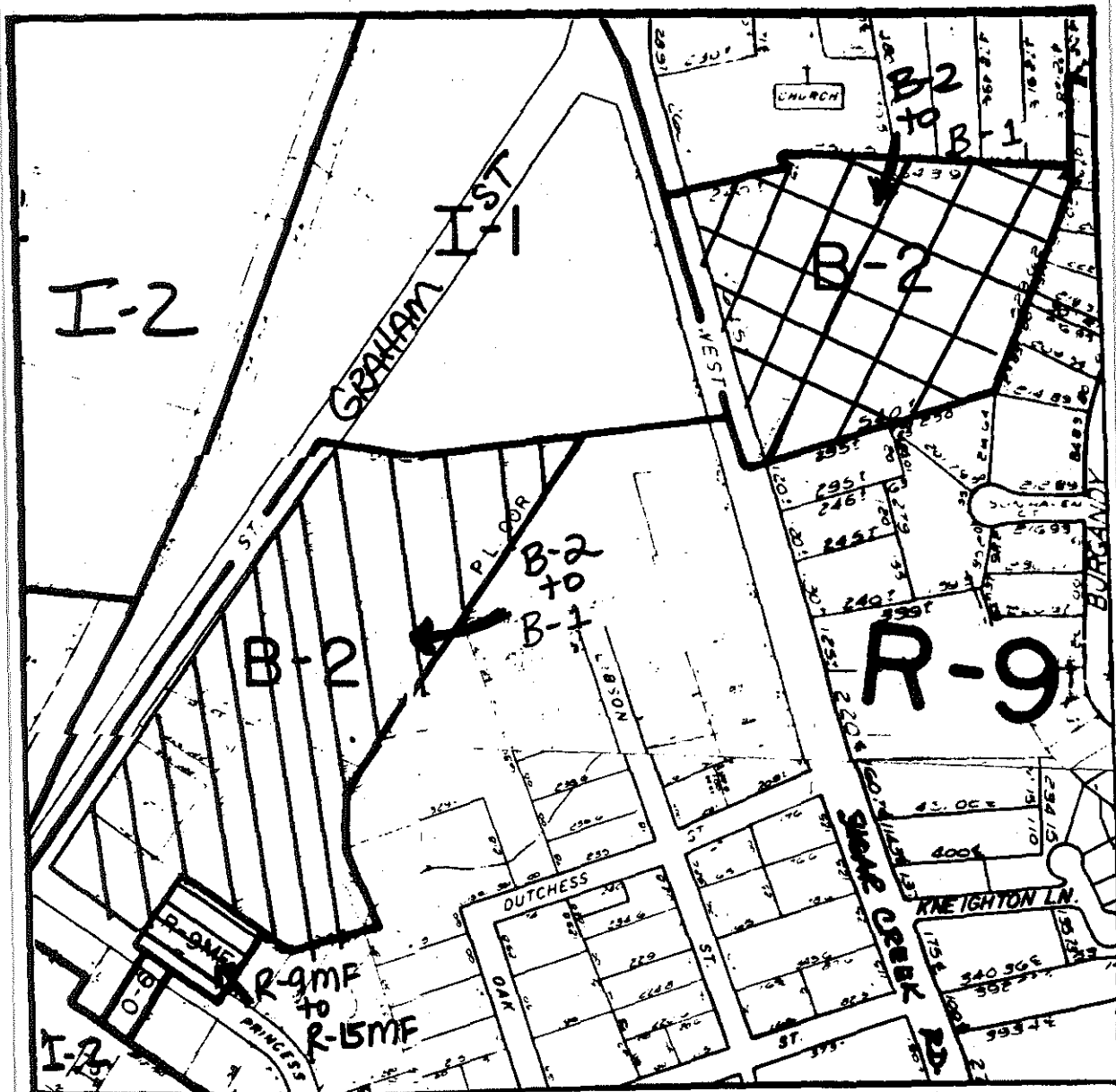
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PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 86-14 HEARING DATE 01/30/86

ZONING CLASSIFICATION, EXISTING B-2 REQUESTED B-1  
R-9MF R-15MF

LOCATION Approx. 9.84 acres on east side of W. Sugar Crk. Rd. and approx. 17 acres on east side of N. Graham St., north of Princess Ave. and 38,533 sq. ft. site located on north side of Princess Avenue



ZONING MAP NO. 70

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



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Petition No. 86-13  
Charlotte-Mecklenburg  
Planning Commission

ORDINANCE NO. 1879-2

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 I-1 to B-2 and O-6 to R-12 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

(SEE ATTACHED MAP)

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:

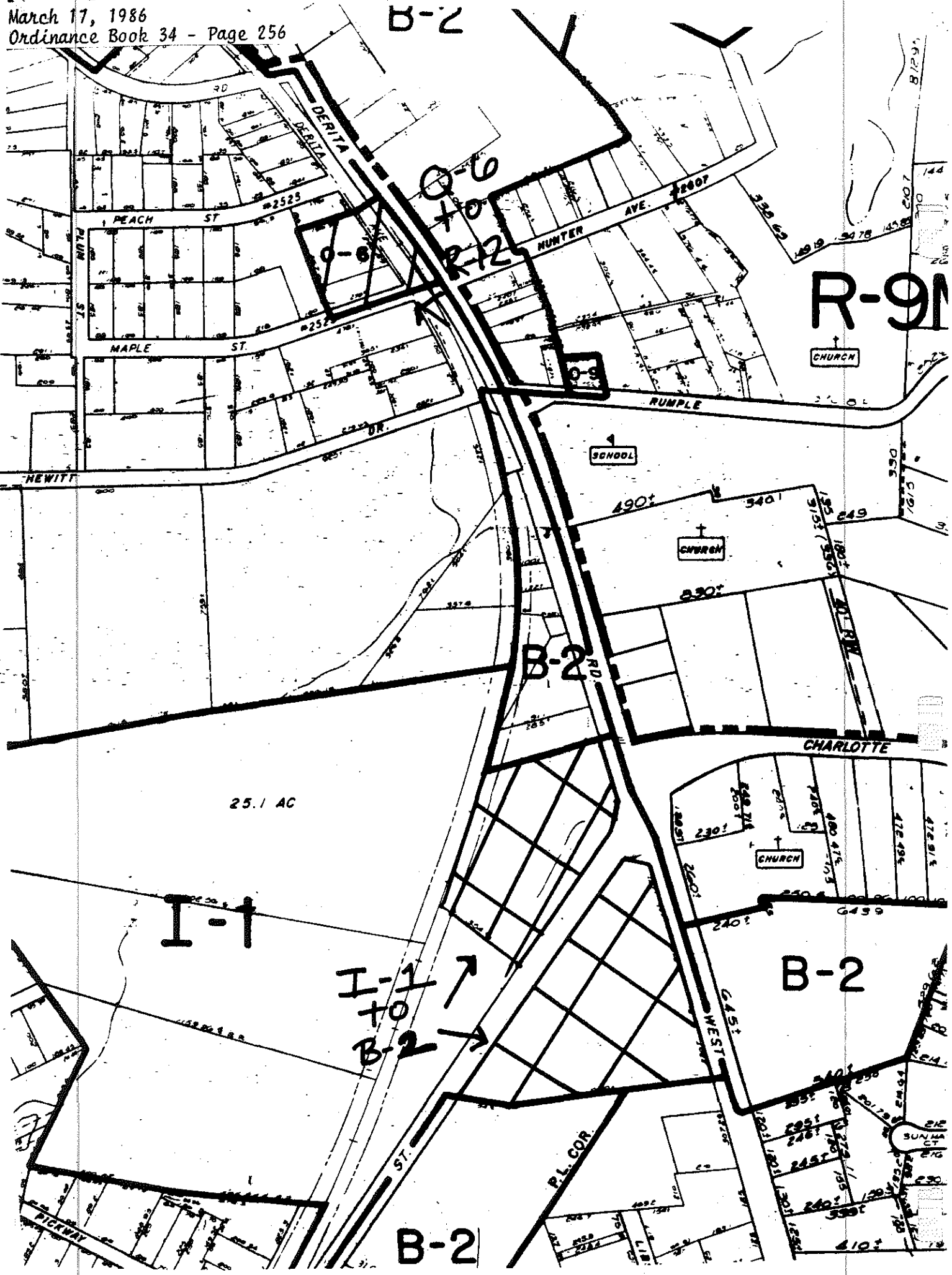
Henry W. Underhill Jr.  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of March, 19 86, the reference having been made in Minute Book 85, and is recorded in full in Ordinance Book 34, at page 255.

Pat Sharkey  
City Clerk

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B-2



R-91

B-2

I-1

I-1  
to  
B-2

B-2

B-2

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Petition No. 86-15  
Charlotte-Mecklenburg  
Planning Commission

ORDINANCE NO. 1880-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 changing from B-2 to R-9 and B-2 to B-1 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

(SEE ATTACHED MAP)

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:

Henry W. Zanderbee 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 March, 1986, the reference having been made in Minute Book 85, and is recorded in full in Ordinance Book 34, at page 257.

Pat Sharkey  
City Clerk

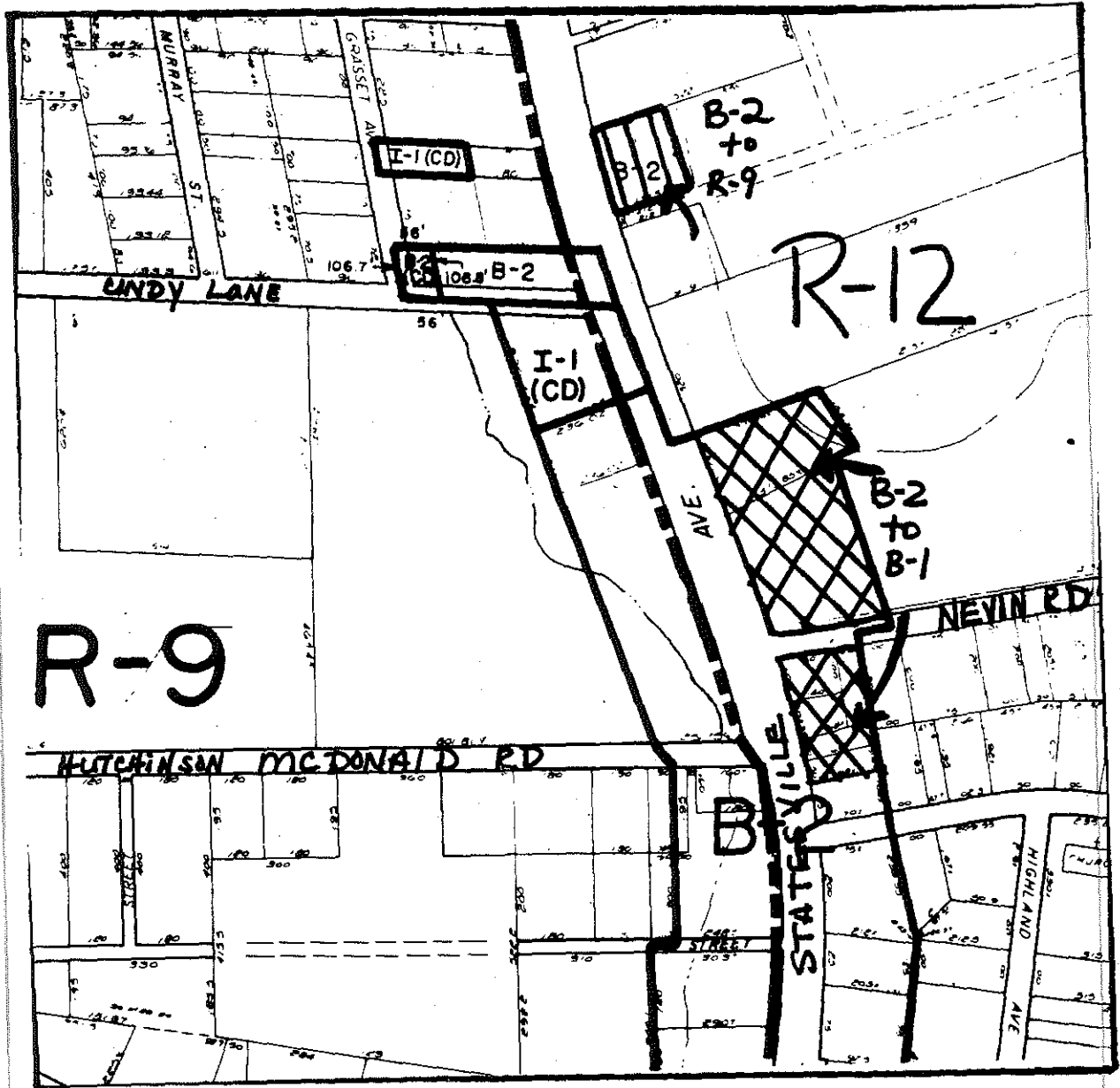
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PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 86-15 HEARING DATE 01/30/86

ZONING CLASSIFICATION, EXISTING B-2 REQUESTED B-1  
B-2 R-9

LOCATION .97 acre site located at 4724 Statesville Road and for approx. 7 acres between Cindy Lane and Hutchinson McDonald Road



ZONING MAP NO. 69

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



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Petition No. 86-18  
Charlotte-Mecklenburg  
Planning Commission

ORDINANCE NO. 1881-2

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-9MF to R-9 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

(SEE ATTACHED MAP)

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:

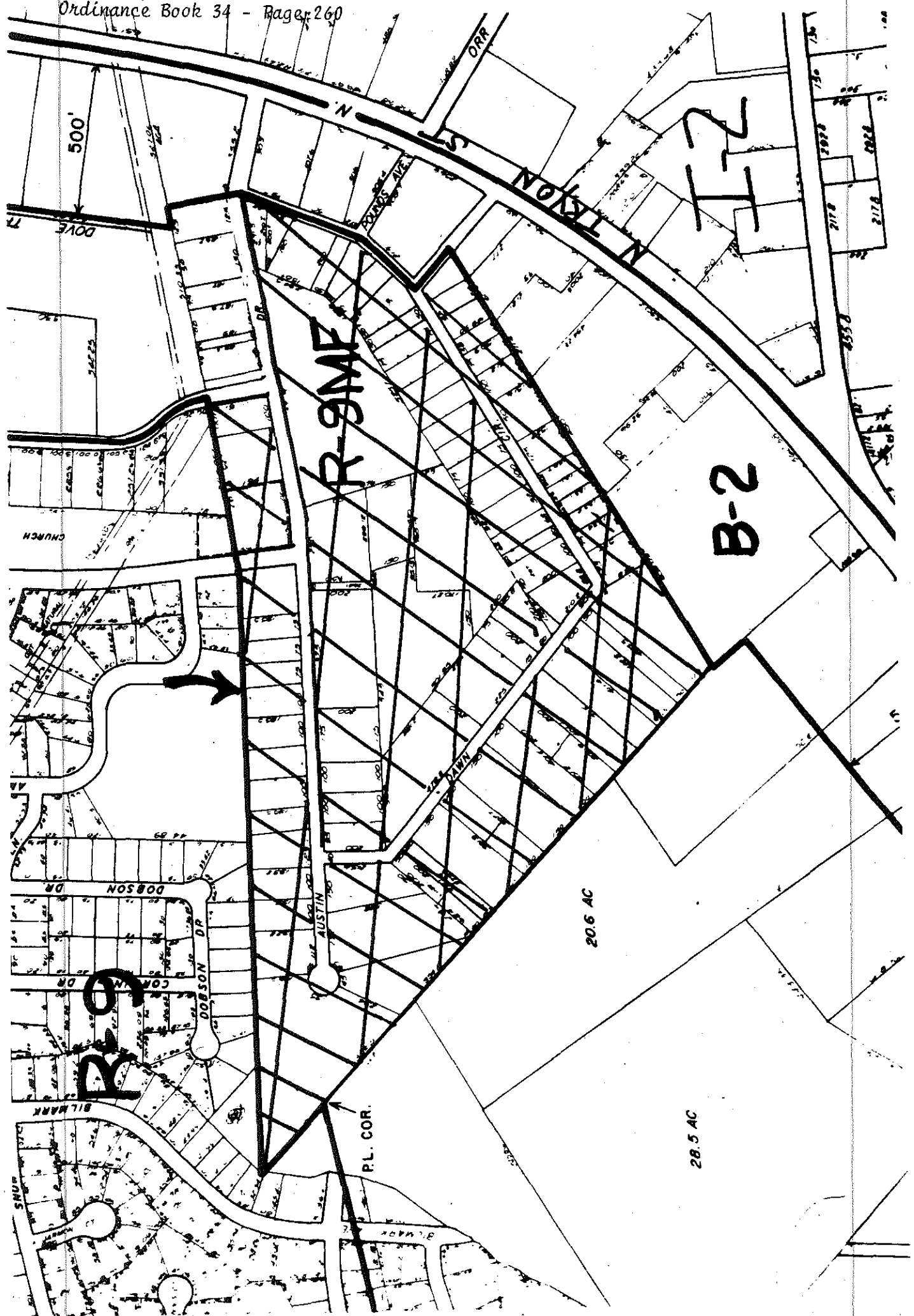
Henry W. Underhill Jr.  
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 17th day of March, 19 86, the reference having been made in Minute Book 85, and is recorded in full in Ordinance Book 34, at page 259.

Pat Sharkey  
City Clerk



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Petition No. 86-19  
Charlotte-Mecklenburg  
Planning Commission

ORDINANCE NO. 1882-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 changing from R-9MF to R-9 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

(SEE ATTACHED MAP)

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:

Henry W. Lindell 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 March, 19 86, the reference having been made in Minute Book 85, and is recorded in full in Ordinance Book 34, at page 261-262.

Pat Sharkey  
City Clerk

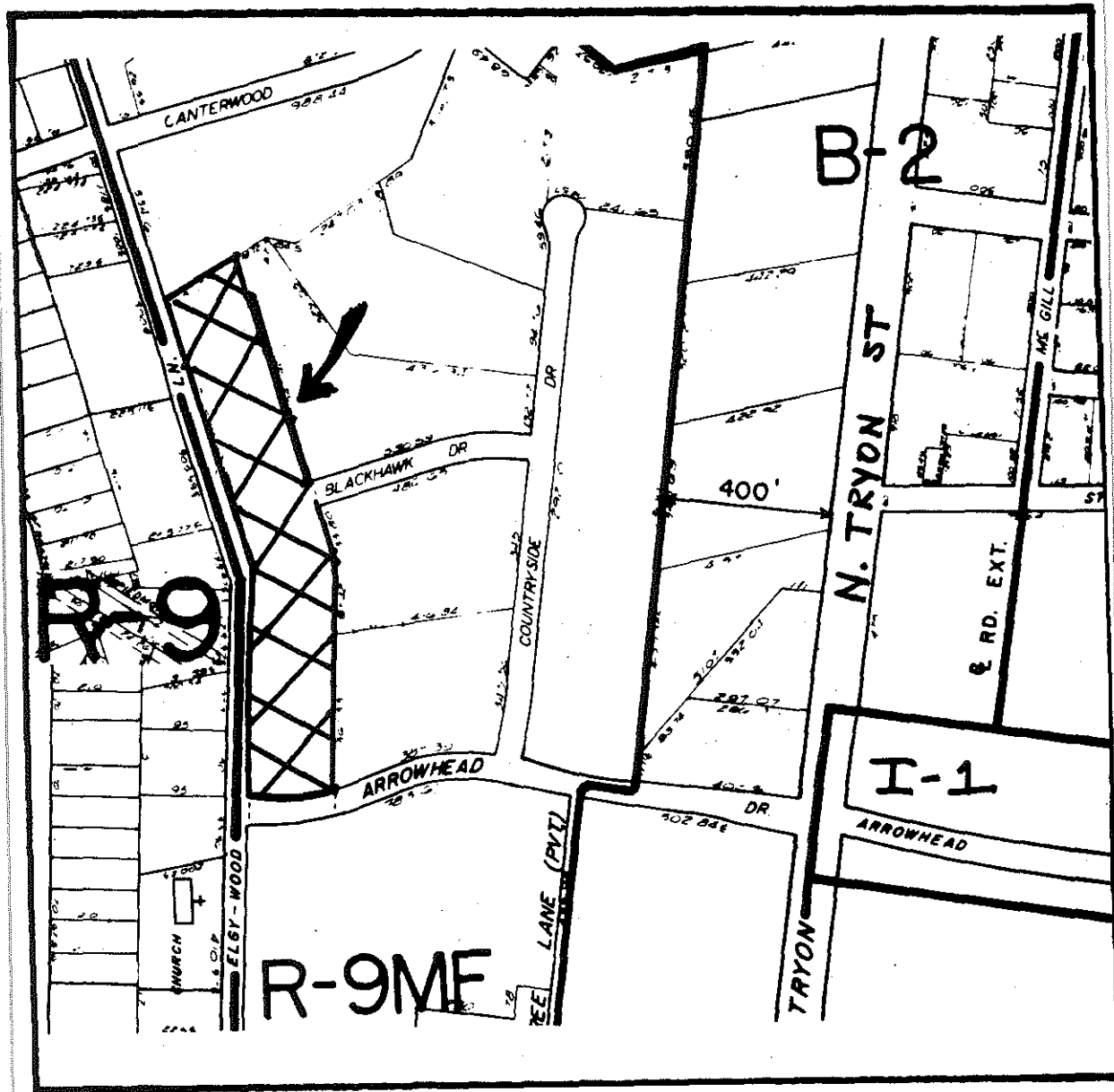
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PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 86-19 HEARING DATE 01/30/86

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

LOCATION Approx. 5.45 acres located in the vicinity of Elgywood Lane and Arrowhead Drive



ZONING MAP NO. 77

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



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 3/17/86

## AMENDING CHAPTER 20

ORDINANCE NO. 1883

AN ORDINANCE AMENDING CHAPTER 20, (SUBDIVISION REGULATIONS) OF THE CODE OF THE CITY OF CHARLOTTE:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE, NORTH CAROLINA:

Section 1. Chapter 20, Article 1, Section 20-9(c), shall be amended by the addition of the following sentence to the end of paragraph (c):

The City Council hereby authorizes the Charlotte-Mecklenburg Planning Commission to assign the approval of final plats to the Planning Commission staff.

Section 2. This ordinance shall become effective upon 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 March, 19 86, the reference having been made in Minute Book 85, and recorded in full in Ordinance Book 34, beginning on Page 263.

Pat Sharkey, City Clerk

2/9/86