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ORDINANCE NO. 2211-X

AN ORDINANCE DESIGNATING A PROPERTY KNOWN AS THE "JOHN BAXTER ALEXANDER HOUSE" (THE EXTERIOR AND THE INTERIOR OF THE HOUSE, AND THE ENTIRE TRACT OF LAND ON TAX PARCEL NUMBERS 127-013-22, 127-013-24, 127-013-25, 127-013-26, 127-013-27, AND 127-013-28) AS HISTORIC PROPERTY, SAID PROPERTY BEING LOCATED AT 509 CLEMENT AVENUE, CHARLOTTE, NORTH CAROLINA, AND RECORDED ON TAX PARCEL NUMBERS 127-013-22, 127-013-24, 127-013-25, 127-013-26, 127-013-27, AND 127-013-28 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 15 day of June , 1987, on the question of designating a property known as the "John Baxter Alexander House" as historic property; and

WHEREAS, the "John Baxter Alexander House", erected in 1913, is among the most imposing older homes in the Elizabeth neighborhood of Charlotte, North Carolina; and

WHEREAS, the "John Baxter Alexander House" is one of the finer local examples of a Bungalow style mansion; and

WHEREAS, the "John Baxter Alexander House" occupies a place of great significance in terms of the Clement Avenue streetscape; and

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WHEREAS, the "John Baxter Alexander House" is part of a cluster of homes (it, the Jennie Alexander Duplex, and the Walter L. Alexander House) which once formed a unique family compound in the Elizabeth neighborhood; and

WHEREAS, John Baxter Alexander, the original owner, was a prominent businessman in Charlotte; and

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

WHEREAS, the property known as the "John Baxter Alexander House" is vested in fee simple to Locus Inc., Steven E. Blackburn, James Ervin Summers, Jr., Jeanette H. Day, Lou Ann Smith, and Francis C. Davis.

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

1. That the property known as the "John Baxter Alexander House" (the exterior and the interior of the house, and the entire tract of land on Tax Parcel Numbers 127-013-22, 127-013-24, 127-013-25, 127-013-26, 127-013-27, and 127-013-28)

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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 509 Clement Avenue, Charlotte, North Carolina, and recorded on Tax Parcel Numbers 127-013-22, 127-013-24, 127-013-25, 127-013-26, 127-013-27, and 127-013-28) 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

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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 "John Baxter Alexander 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 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

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 15th day of June, 1987, the reference having been made in Minute Book 88, and recorded in full in Ordinance Book 35, at Page(s) 456-459.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 17th day of June, 1987.

PAT SHARKEY, CITY CLERK

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ORDINANCE NO. 2212-X

AN ORDINANCE DESIGNATING A PROPERTY KNOWN AS THE "OLD HIGHLAND PARK MANUFACTURING COMPANY MILL NO. 3" (THE EXTERIOR AND THE INTERIOR OF ALL BUILDINGS AND THE 9.28 ACRES OF LAND ON TAX PARCEL NUMBER 083-078-01) AS HISTORIC PROPERTY, SAID PROPERTY BEING LOCATED AT 2901 N. DAVIDSON STREET, CHARLOTTE, NORTH CAROLINA, AND RECORDED ON TAX PARCEL NUMBER 083-078-01 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 15 day of June, 1987, on the question of designating a property known as the "Old Highland Park Manufacturing Company Mill No. 3" as historic property; and

WHEREAS, the "Old Highland Park Manufacturing Company Mill No. 3", erected in 1903-04, was designed by Stuart Warren Cramer, an architect of regional note who specialized in textile mill and textile mill village architecture; and

WHEREAS, the "Old Highland Park Manufacturing Company Mill No. 3" was prominently featured in Cramer's book, Useful Information for Cotton Manufacturers, Vol. 3, and, therefore, influenced the design and arrangement of other textile mills; and

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WHEREAS, the "Old Highland Park Manufacturing Company Mill No. 3" was one of the first textile mills in North Carolina designed for electric operation; and

WHEREAS, the "Old Highland Park Manufacturing Company Mill No. 3" served as an active mill and the centerpiece of the North Charlotte mill community from 1904 until 1969; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated that the property known as the "Old Highland Park Manufacturing Company Mill No. 3" 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 Highland Park Manufacturing Company Mill No. 3" possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the "Old Highland Park Manufacturing Company Mill No. 3" is vested in fee simple to Highland Park Group, Inc.

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

1. That the property known as the "Old Highland Park Manufacturing Company Mill No. 3" (the exterior and the interior of all buildings and the 9.28 acres of land on Tax Parcel Number

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083-078-01) 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 2901 North Davidson Street, Charlotte, North Carolina, and recorded on Tax Parcel Number 083-078-01) 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 Highland Park Manufacturing Company Mill No. 3" 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 to it and any amendments hereinafter adopted.

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 15th day of June, 1987, the reference having been made in Minute Book 88, and recorded in full in Ordinance Book 35, at Page(s) 460-463.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 17th day of June, 1987.

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PAT SHARKEY, CITY CLERK



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Pet No 87-48

APPROVED BY CITY COUNCIL

DATE 6-15-87

ORDINANCE NO. 2213

AN ORDINANCE AMENDING APPENDIX A  
OF THE CITY CODE - ZONING ORDINANCE

AN ORDINANCE AMENDING THE CITY CODE  
WITH RESPECT TO THE ZONING ORDINANCE

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

Section 1. Appendix A, "Zoning" of the Code of the City of Charlotte is hereby amended as follows:

1. Amend Section 3051.1.2 by adding a new third sentence to read as follows:

Applicability. Urban residential districts are intended for use in special areas of the community and thus may be considered for limited application. Generally, special plans or policy guides will be used to determine applicability. The official zoning map of the City of Charlotte will designate specific urban residential district boundaries.

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 15th day of June, 19 87, the reference having been made in Minute Book 88, and recorded in full in Ordinance Book 35, at page 464.

Pat Sharkey, City Clerk

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2214-Z

DATE 6-15-87

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 a four acre site on the southeast corner of Belvedere Avenue and The Plaza from R-6 to B-2(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 May 18, 1987; 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-6 to B-2(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point, said point being the most southeasterly corner of the intersection of Belvedere Avenue and The Plaza, thence S.74-05-07E. 316.80 feet; thence with Belvedere Avenue curving to the right with a radius of 697.19 feet, a distance of 108.67 feet; thence S.15-59-26W. 427.09 feet; thence with the curve of Nassau Boulevard (radius 127.30 feet), a distance of 118.60 feet; thence N.74-05-07-W. 331.00 feet; thence N.15-59-26E. 427.09 feet to point of BEGINNING.

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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 Underhill, City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 15th day of June, 1987, the reference having been made in Minute Book 88, and recorded in full in Ordinance Book 35, beginning on Page 465.

Pat Sharkey  
City Clerk

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Petition No. 87-54  
Daniel G. Clodfelter

APPROVED BY CITY COUNCIL

ORDINANCE NO. 2215-Z DATE 6-15-87

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-6MF to R-6 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

An approximately 24,500 square foot parcel on the northwesterly side of Clement Avenue between East 8th Street and Bay Street from R-6MF to R-6 and shown more specifically on the 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 15th day of June, 1987, the reference having been made in Minute Book 88, and is recorded in full in Ordinance Book 35, at page 467.

Pat Sharkey  
City Clerk

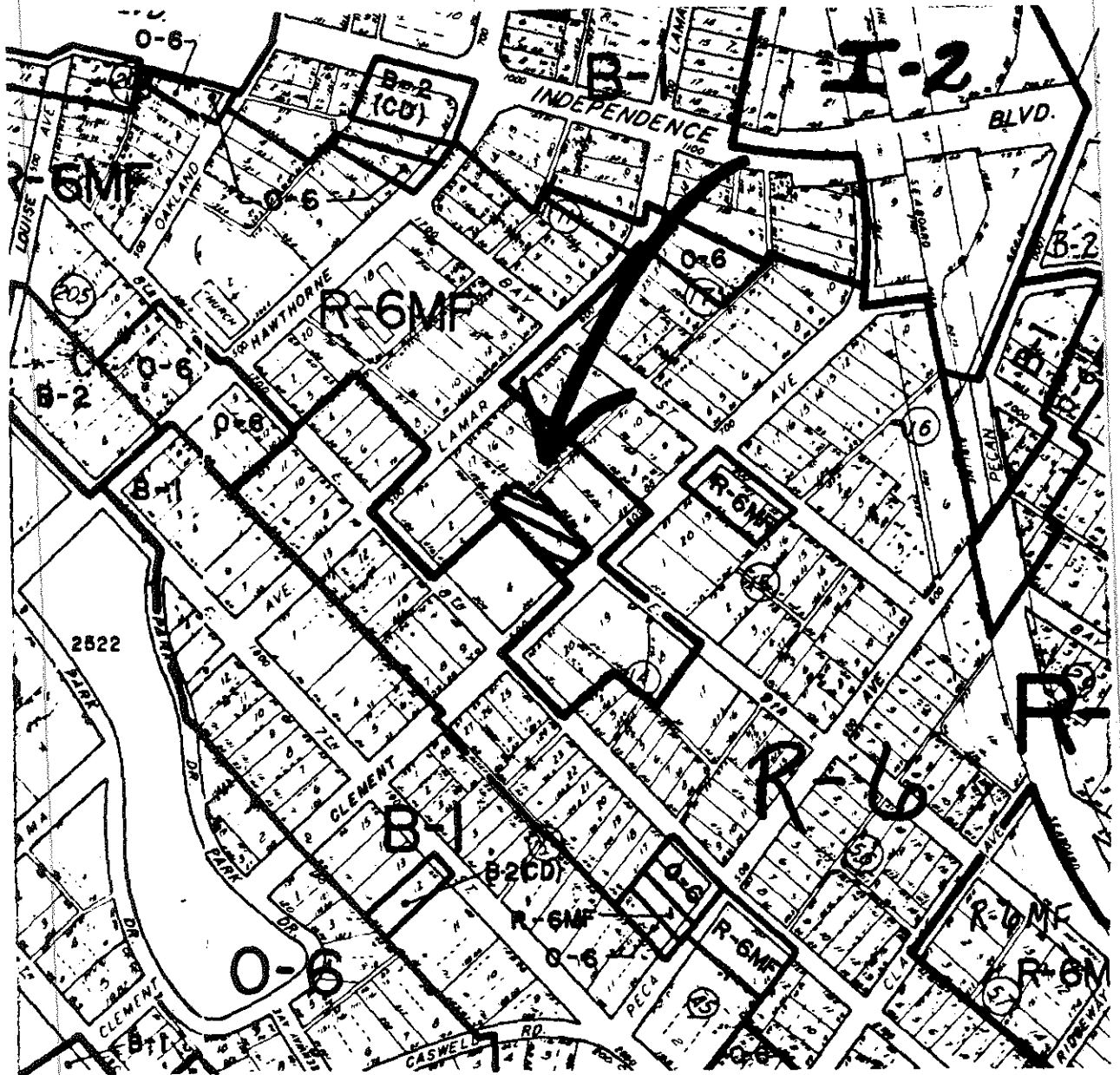
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PETITIONER Daniel G. Clodfelter

PETITION NO. 87-54 HEARING DATE May 18, 1987

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

LOCATION An approximately 24,500 square foot parcel on the  
northwesterly side of Clement Avenue between  
East Eighth Street and Bay Street.



ZONING MAP NO. 101

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE

