

ORDINANCE NO. 2670-X

AN ORDINANCE DESIGNATING A PROPERTY KNOWN AS THE "MCNEIL PAPER COMPANY WAREHOUSE" (THE ENTIRE EXTERIOR OF THE BUILDING, THE ENTIRE INTERIOR OF THE BUILDING, AND THE ENTIRE TRACT OF LAND ON TAX PARCEL NUMBER 080-043-15) AS HISTORIC PROPERTY, SAID PROPERTY BEING LOCATED AT 305-307 EAST EIGHTH STREET, CHARLOTTE, NORTH CAROLINA, AND RECORDED UNDER TAX PARCEL NUMBER 080-043-15 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 17 day of July, 1989, on the question of designating a property known as the "McNeil Paper Company Warehouse" as historic property; and

WHEREAS, the "McNeil Paper Company Warehouse", erected in the late 1910's or early 1920's, is a good, primarily intact example of early twentieth century brick warehouse construction; and

WHEREAS, the "McNeil Paper Company Warehouse" and its site reflect the importance of the railroad in the growth and development of Charlotte during the late nineteenth and early twentieth centuries; and

WHEREAS, the "McNeil Paper Company Warehouse" is an integral

Ordinance -- McNeil Paper Company Warehouse

component of a small enclave of industrial and warehouse buildings close to the center of Charlotte; and

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

WHEREAS, the property known as the "McNeil Paper Company Warehouse" is vested in fee simple to Rudy Heer and his wife, Jacqueline Heer, and to Claes C. Honig.

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

1. That the property known as the "McNeil Paper Company Warehouse" (the entire exterior of the building, the entire interior of the building, and the entire tract of land on Tax Parcel Number 080-043-15) 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 305-307 East Eighth Street,

Ordinance -- McNeil Paper Company Warehouse

Charlotte, North Carolina, and recorded on Tax Parcel Number 080-043-15 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.

Ordinance -- McNeil Paper Company Warehouse

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 "McNeil Paper Company Warehouse" 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
by *David M. Smith*
Assistant 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 July, 1989, the reference having been made in Minute Book 93, and is recorded in full in Ordinance Book 38, at page(s) 95-98.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21st day of July, 1989.

Pat Sharkey, City Clerk

DATE JUL 17 1989

CITY ZONE CHANGE

Petition No. 89-47
Charlotte-Mecklenburg
Planning Commission

ORDINANCE NO. 2671-Z

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by change from B-1(CD) to R-6MF 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 July, 19 89, the reference having been made in Minute Book 93, and in Ordinance Book 38 at page(s) 99-100.

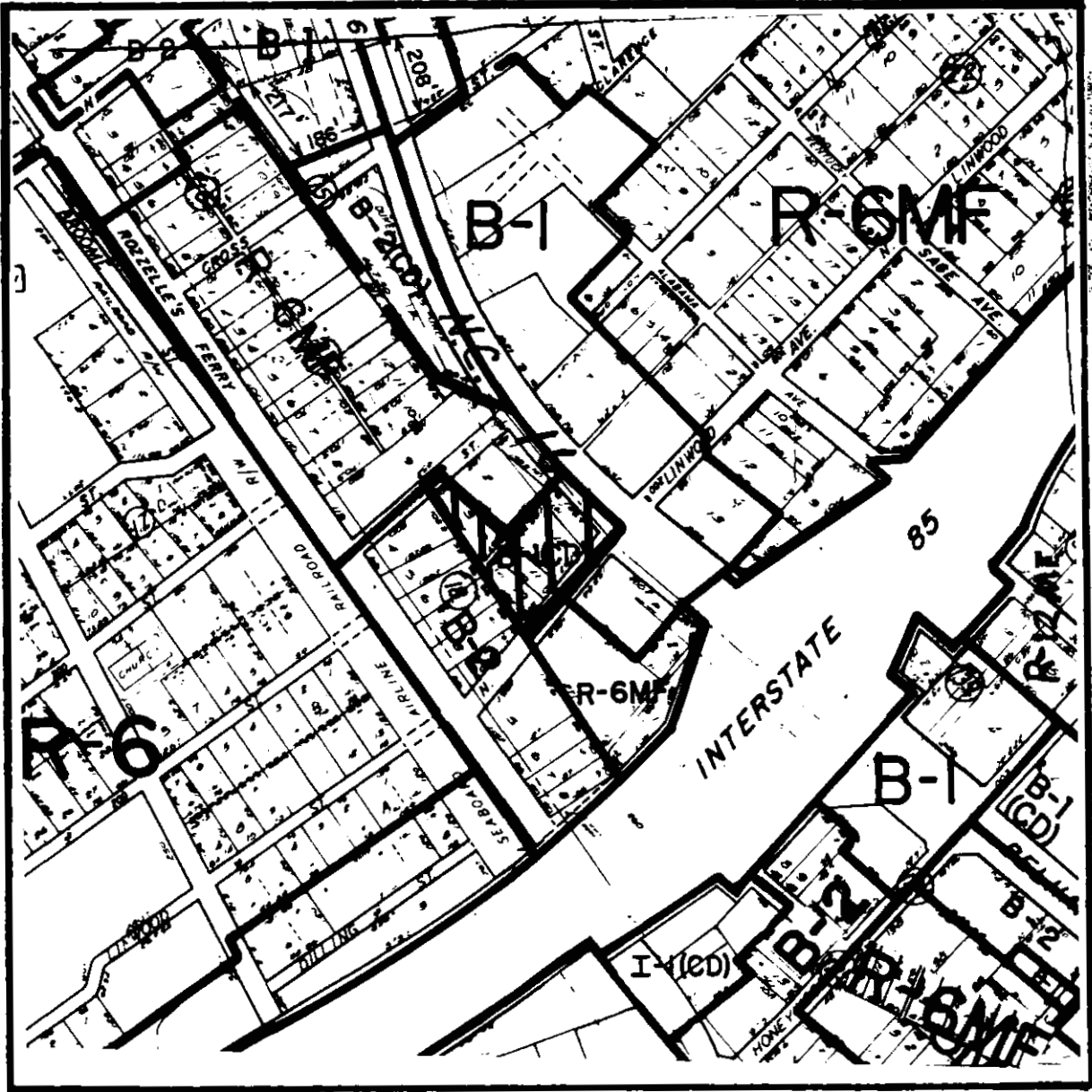
Pat Sharkey
City Clerk

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-47 HEARING DATE May 15, 1989

ZONING CLASSIFICATION, EXISTING B-1(CD) REQUESTED R-6MF

LOCATION Approx. 1.208 acres located on the southwesterly corner of
N.C. 16 and N. Linwood Avenue.



ZONING MAP NO. 80

SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE



DATE JUL 17 1989

CITY ZONE CHANGE

Petition No. 89-51
Metrolina Association
For The Blind

ORDINANCE NO. 2672-Z

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by change from 0-6(CD) to R-6MF on the Official Zoning Map, City of Charlotte, N.C. the following described property:

BEGINNING at a point, said point being the northeasterly corner of Louise Avenue and Sunnyside Avenue; 1) thence N.11-39-00E., 50.00 feet; 2) thence S.75-56-00E., 140.00 feet; 3) thence S.11-39-00W., 50.00 feet; 4) thence N.75-56-00W., 140.00 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.

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 July, 19 89, the reference having been made in Minute Book 93, and in Ordinance Book 38 at page(s) 101-102.

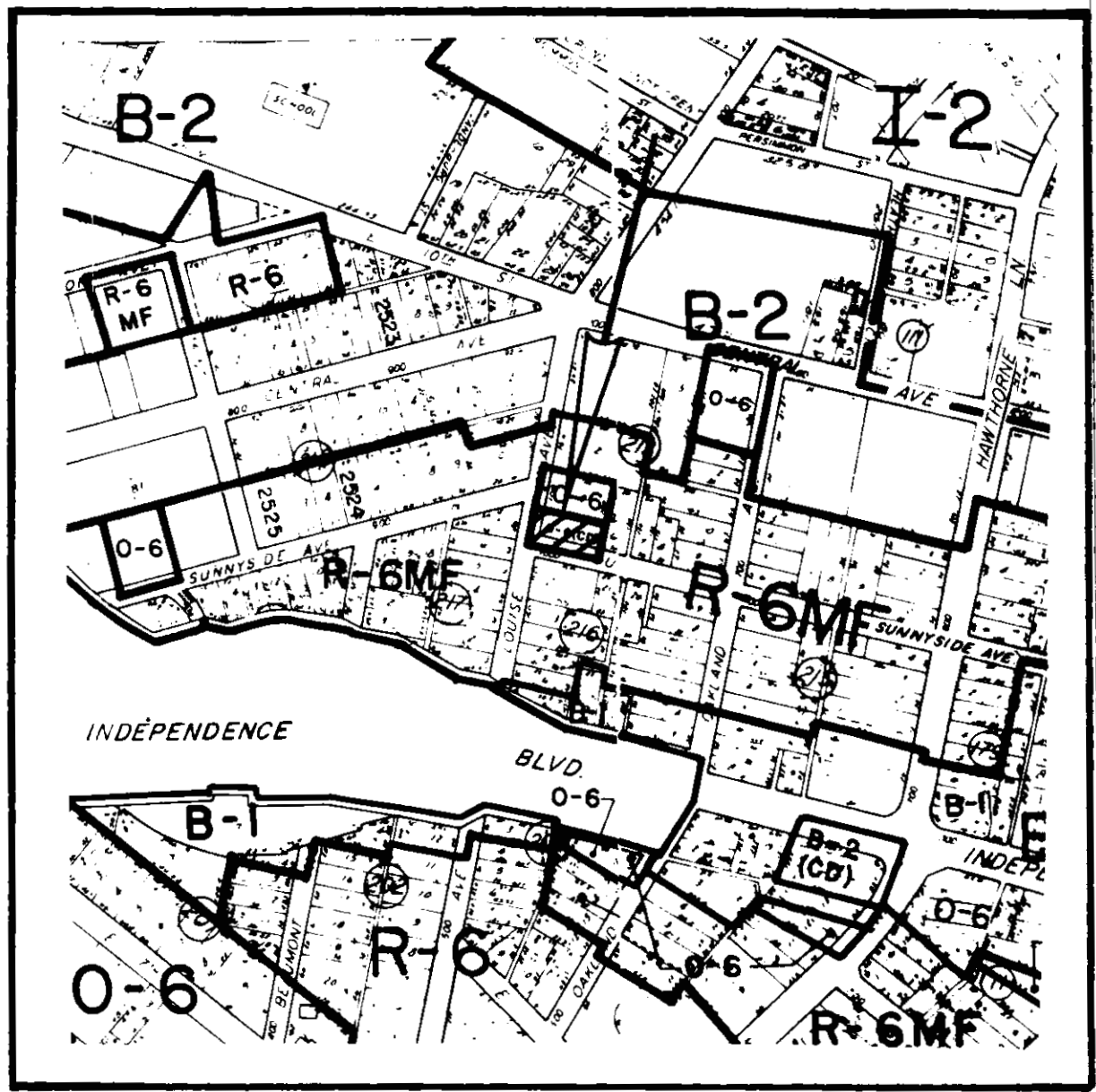
Pat Sharkey
City Clerk

PETITIONER Metrolina Association for the Blind

PETITION NO. 89-51 HEARING DATE June 19, 1989

ZONING CLASSIFICATION, EXISTING O-6 (CD) REQUESTED R-6MF

LOCATION A 7,000 square foot parcel located on the northeast corner of
Louise Avenue and Sunnyside Avenue.



ZONING MAP NO. 101 & 102 SCALE 1" = 400'

PROPERTY PROPOSED FOR CHANGE 

DATE JUL 17 1989

CITY CD

Petition No. 89-52
Tyvola Crossing
Associates Limited
Partnership

ORDINANCE NO. 2673-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 13.05 acres located at the southeasterly intersection of York Road and Tyvola Road, changing from R-12MF to B-1(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 3202.1 and 3202.2, and was recommended for 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 June 19, 1989; 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-12MF to B-1(CD) on the

This page
not used

Official Zoning Map, City of Charlotte, North Carolina the following described property:

LEGAL DESCRIPTION

BEING 32,606 square feet of land, a part of that certain land conveyed to Tom Mattox, Jr., et al, in Deed Book 5208 Page 520 of the Mecklenburg County Registry and being located at the southeast quadrant of the intersection of Tyvola Road Extension and N.C. Hwy. 49 (South Tryon Street).

BEGINNING at an existing concrete right-of-way monument on the easterly line of Tyvola Road Extension where the intersection taper begins and follows said right-of-way taper N.14-08-45E. 171.89 feet to an existing concrete right-of-way monument; thence along the southerly line of N.C. Hwy. 49 N.53-30-02E. 97.35 feet to an existing concrete right-of-way monument; thence S.36-29-06E. 12.19 feet to an old iron pin; thence S.04-16-40W. 476.87 feet to and old iron pin on the easterly right-of-way line of Tyvola Road Extension; thence with said right-of-way along the arc of a circular curve to the left, having a radius of 2931.29 feet, a chord of N.19-25-19W. 276.50 feet, and an arc distance of 276.59 feet to the point or place of beginning.

LESS AND EXCEPT:

BEING 304 square feet of land, a portion of the land in a Declaration of taking by the City of Charlotte and recorded in Deed Book 5208 at Page 309 in the Mecklenburg County Registry, and being described as follows;

BEGINNING at an existing concrete right-of-way monument on the easterly line of Tyvola Road Extension located 9.66 feet along the arc of a circular curve to the left, having a radius of 2931.29 feet, from the southern most corner of the 32,606 square foot tract described above; thence along the said right-of-way of Tyvola Road Extension with the arc of a circular curve to the left having a radius of 2931.29 feet and an arc distance of 24.99 feet to an existing concrete right-of-way monument; thence N.36-29-20E. 23.69 feet to a point; thence S.04-16-40W. 38.10 feet to a point; thence S.38-04-37W. 6.26 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.

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 July, 1989, the reference having been made in Minute Book 93, and is recorded in full in Ordinance Book 38, at page(s) 102-103.

Pat Sharkey
City Clerk

July 17, 1989
Ordinance Book 38, Page 104

APPROVED BY CITY COUNCIL

DATE JUL 17 1989

CITY CD

Petition No. 89-54
Christos S. Copsis

ORDINANCE NO. 2674-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 1.07 acres located on the east side of Harrisburg Road on the south side of Albemarle Road, changing from R-12 to B-1(CD); and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 3201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 3202.1 and 3202.2, and was recommended for 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 June 26, 1989; 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-12 to B-1(CD) on the Official Zoning Map, City of Charlotte, North Carolina the following described property:

BEGINNING at a point in the westerly margin of the Christos S. Copsis property described in deed recorded in Book 4537, Page 917, said point being S.13-20-21W. 300 feet from the northwesterly corner of the Copsis property, also being the southeasterly corner of the intersection of Albemarle Road and Harrisburg Road; thence continuing S.13-20-21W. 228 feet more or less; thence N.76-14-15E. 189.73 feet more or less to a point in the easterly margin of the Copsis property; thence with the eastelry margin of the Copsis property, N.14-41-37E. 228 feet more or less to a point in the westerly margin of the Copsis property, 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.

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 July, 19 89, the reference having been made in Minute Book 93, and is recorded in full in Ordinance Book 38, at page(s) 104-105.

Pat Sharkey
City Clerk

DATE

JUL 17 1989

CITY ZONE CHANGE

Petition No. 89-55
Charlotte-Mecklenburg
Planning Commission

ORDINANCE NO. 2675-Z

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

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

SEE ATTACHED

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 July, 19 89, the reference having been made in Minute Book 93, and in Ordinance Book 38 at page(s) 106-107A.

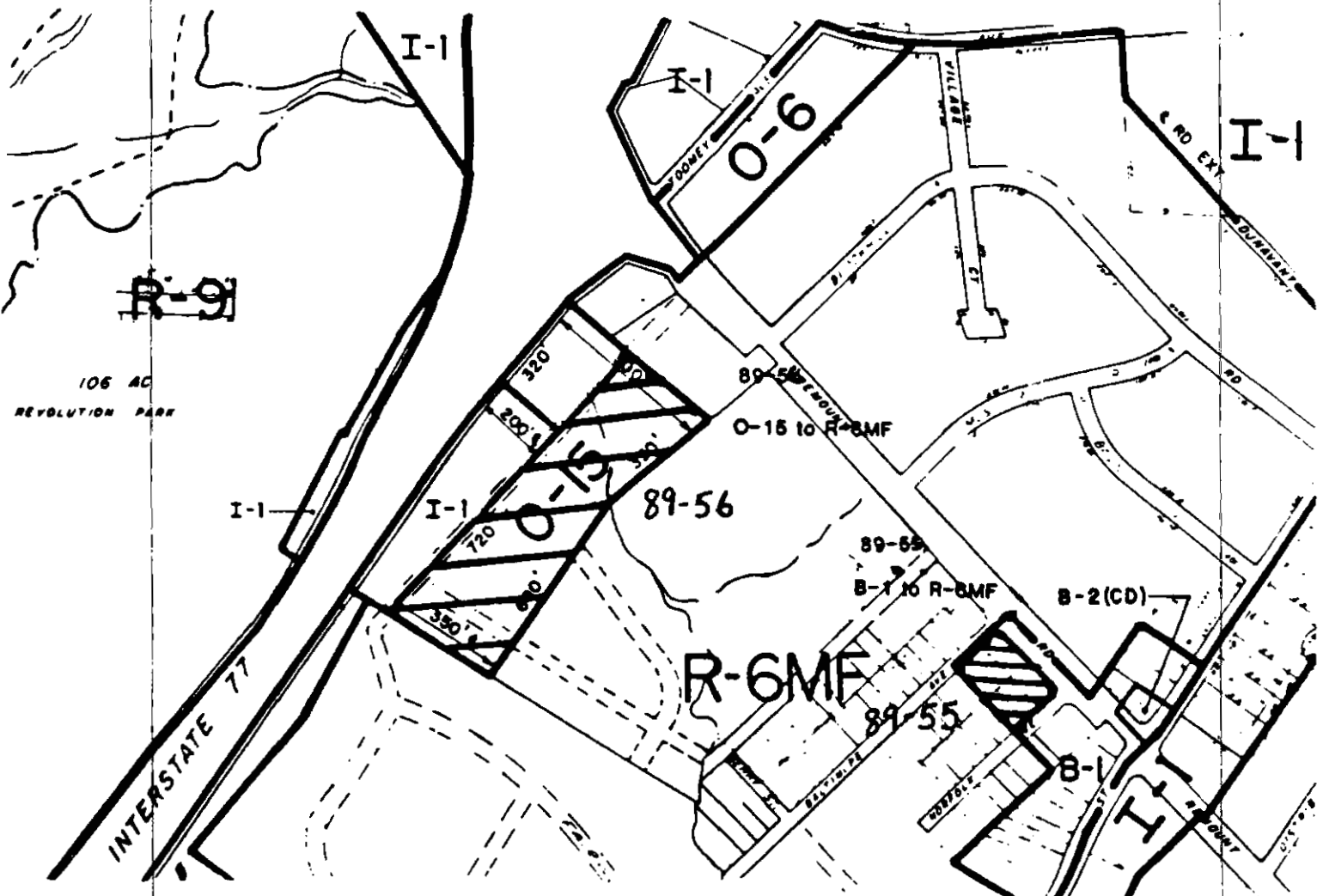
Pat Sharkey
City Clerk

PETITIONER Charlotte-Mecklenburg Planning Commission

PETITION NO. 89-55 HEARING DATE June 19, 1989

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

LOCATION Approximately 1.0 acre located on the southwesterly side of
Remount Road between Baltimore Avenue and Norfolk Avenue.



106 AC
REVOLUTION PARK

ZONING MAP NO. 110

SCALE 1" = ~~300'~~
Reduced

PROPERTY PROPOSED FOR CHANGE



OFFICIAL REZONING APPLICATION CITY OF CHARLOTTE

Petition No.	<u>89-55</u>
Date Filed	<u>April 17, 1989</u>
Received By	<u>MCM</u>
OFFICE USE ONLY	

Ownership Information

Property Owner City of Charlotte

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

Date Property Acquired N/A

Deed Reference See attached list Tax Parcel Number See attached list

Location Of Property (address or description) Several properties located between

Remount Road, Baltimore Avenue and Norfolk Avenue

Description Of Property

Size (Sq. Ft.-Acres) 1.0 Acres Street Frontage (ft.) 158.93 Remount

80.00 Baltimore

100.00 Norfolk

Current Land Use Vacant

Zoning Request

Existing Zoning B-1 Requested Zoning R-6MF

Purpose of Zoning Change To bring property into compliance with the recommendations in the

Southside Park Special Project Plan adopted by City Council in May, 1988

Name Of Agent	<u>Charlotte-Mecklenburg Planning Commission</u>
Agent's Address	<u>600 East Fourth Street</u>
Telephone Number	<u>Address of Petitioners)</u> <u>704-336-2205</u> <u>Telephone Number</u>

Signature

APPROVED BY CITY COUNCIL
DATE 7/17/89

ORDINANCE NO. 2676-Z

CITY ZONE CHANGE

Petition No. 89-33
Charlotte-Mecklenburg
Planning Commission

ZONING REGULATIONS
MAP AMENDMENT NO. _____

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

Section 1. That Section 1005 of the City of Charlotte Zoning Ordinance is hereby amended by change from R-6MF & Conditional Parking to R-6 and R-9 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

____ SEE ATTACHED

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

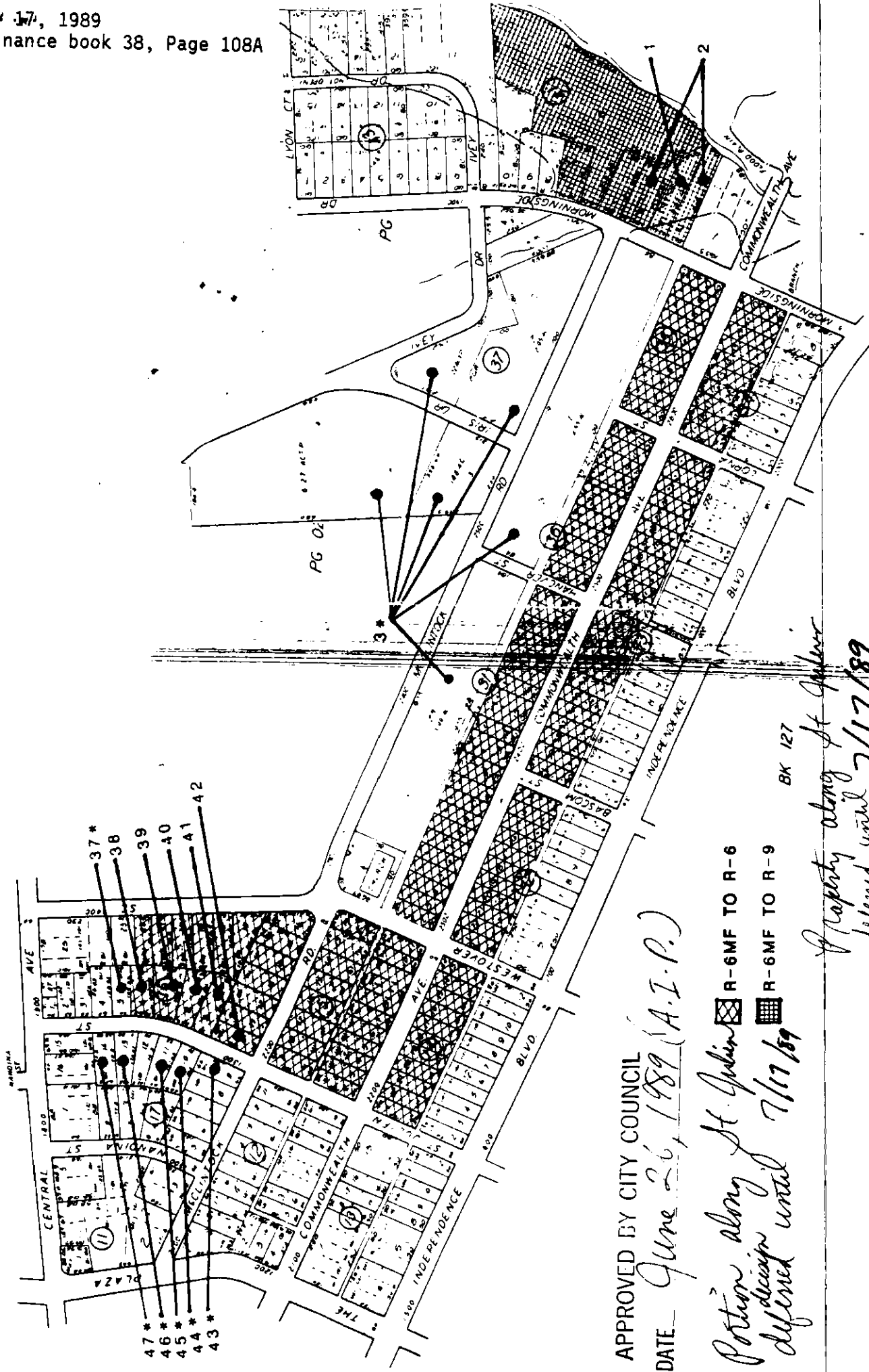
APPROVED AS TO FORM: _____

Henry W. Clodier 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 July, 19 89, the reference having been made in Minute Book 93, at page _____.

Pat Sharkey
City Clerk

89-33



BK 95

APPROVED BY CITY COUNCIL
DATE June 26, 1989 (A.I.P.)

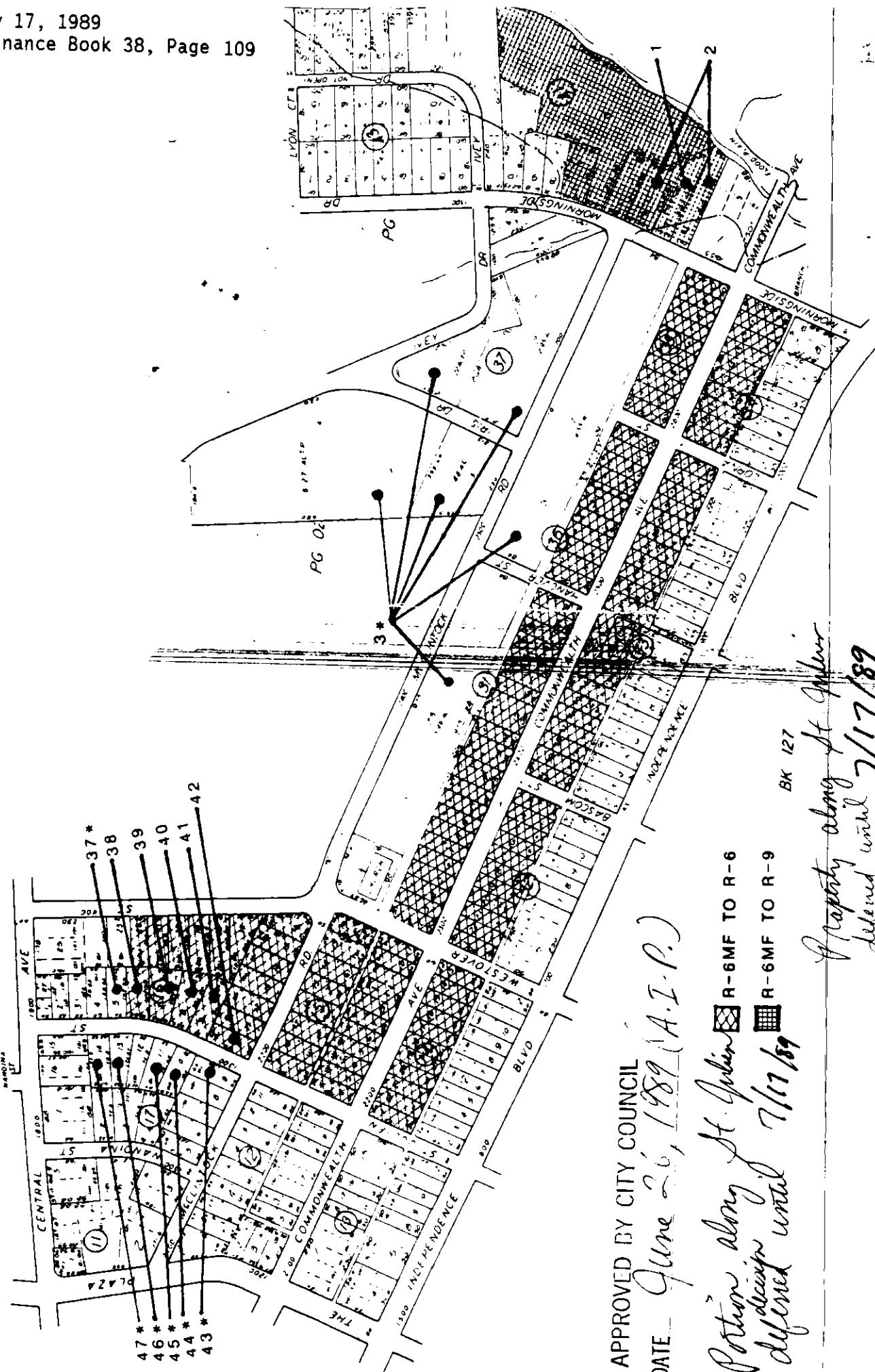
R-6MF TO R-6
 R-6MF TO R-9
 Portion along St. Ignace
 deferred until 7/17/89

BK 127

Portion along St. Ignace
 deferred until 7/17/89

89-33

BK 95



- 47*
- 46*
- 45*
- 44*
- 43*
- 37*
- 38
- 39
- 40
- 41
- 42

APPROVED BY CITY COUNCIL

DATE June 26, 1989 (A.I.P.)

R-6MF TO R-6
 R-6MF TO R-9
 Part of property along St. Johns
 deferred until 7/17/89
 Property along St. Johns
 deferred until 7/17/89

BK 127