

ORDINANCE NO. 3687-X

AN ORDINANCE DESIGNATING A PROPERTY KNOWN AS THE "PARKS CRAMER COMPANY COMPLEX" (LISTED UNDER TAX PARCEL NUMBER 121-031-09 AND INCLUDING THE ENTIRE EXTERIOR AND THE ENTIRE INTERIOR OF THE MANUFACTURING BUILDING, THE ENTIRE EXTERIOR AND THE ENTIRE INTERIOR OF THE SHIPPING/RECEIVING/PIPE STORAGE BUILDING, THE ENTIRE EXTERIOR AND THE ENTIRE INTERIOR OF THE INFILL BUILDING, THE ENTIRE EXTERIOR AND THE ENTIRE INTERIOR OF THE STORAGE BUILDING LOCATED WITHIN THE BOUNDARIES OF SUCH TAX PARCEL) AS AN HISTORIC LANDMARK. THE PARCEL OF LAND TO BE DESIGNATED INCLUDES ALL OF THE LAND LISTED UNDER TAX PARCEL NUMBER 121-031-09 IN THE MECKLENBURG COUNTY TAX OFFICE. THE PROPERTY, OWNED BY SOUTH BOULEVARD COMPANIES, INC., IS LOCATED AT THE SOUTHWEST QUADRANT OF THE INTERSECTION OF SOUTH BOULEVARD AND TREMONT AVENUE, CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA.

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

WHEREAS, the City Council of the City 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 Landmarks Commission on the 20th day of October, 1993 on the question of designating a property known as the "Parks Cramer Company Complex", (listed under Tax Parcel Number 121-031-09) as a historic landmark; and

WHEREAS, the "Parks Cramer Company Complex", built in 1919 and expanded in the ensuing decades, represents the heyday of textile manufacturing and related industries in and around Charlotte; and

WHEREAS, the "Parks Cramer Company Complex" is among the finest surviving early industrial properties located in the historic Dilworth factory district; and

WHEREAS, the "Parks Cramer Company Complex" is associated

with Stuart Warren Cramer, noted textile-mill engineer and inventor; and

WHEREAS, the "Parks Cramer Company Complex" incorporates innovations in form and construction that illustrate the evolution of industrial design and site planning in the early twentieth century; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over the interior of the buildings which constitute the "Parks Cramer Company Complex" because consent for interior design review has been given by the Owner; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the "Parks Cramer Company Complex" (listed under Tax Parcel Number 121-031-09) possesses integrity of design, setting, workmanship, materials, and/or association; and

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

WHEREAS, the property known as the "Parks Cramer Company Complex" (listed under Tax Parcel Number 121-031-09) is vested in fee simple to South Boulevard Companies, Inc.

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

1. That the property known as the "Parks Cramer Company Complex" (listed under Tax Parcel Number 121-031-09 and including the entire exterior and the entire interior of the manufacturing building, the entire exterior and the entire interior of the shipping/receiving/pipe storage building, the entire exterior and the entire interior of the infill building, and the entire exterior and the entire interior of the storage building, and all of the land included in Tax Parcel Number 121-031-09 recorded in the Mecklenburg County Tax Office) is hereby designated as a historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted as being situated on the southwest quadrant of the intersection of Tremont Avenue and South Boulevard, Charlotte, Mecklenburg County, North Carolina. Interior and exterior features are more completely described in the Survey and Research Report on the Parks Cramer Company Complex (June 2, 1993).

2. That said interior is more specifically defined as the the steel sash factory windows, steel-framed monitor roofs with operable light windows, steel I-beam vertical supports, metal spiral staircase in the northern section of the manufacturing building, representative examples of both the sliding interior fire doors and the loading door leading to the exterior, and representative portions of the wood block flooring used in the production areas.

3. 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 Landmarks 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 3C, and amendments thereto, and hereinafter adopted.

4. 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.

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

6. That the owners and occupants of the property known as "Parks Cramer Company Complex" 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.

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

Adopted the 20th day of October, 1993 by the City Council of the City of Charlotte, North Carolina

Clerk to City Council

Approved as to form:


City Attorney

I, Brenda R. Freeze, 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 20th day of October, 1993 the reference having been made in Minute Book 103, and recorded in Ordinance Book 43, Page(s) 387-391.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 25th day of October, 1993.


Brenda R. Freeze, City Clerk

APPROVED BY CITY COUNCIL
DATE 10/20/93

Petition No. 93-39
John Crosland Company

ORDINANCE NO. 3688-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 approximately 19.46 acres located on the easterly side of Idlewild Road North, east of Elwood Drive; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on July 19, 1993; 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 the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-9MF(CD) to R-6(CD) on the Official Zoning Map, City of Charlotte, North Carolina 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.

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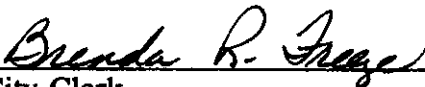
Page 2 of 2

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

APPROVED AS TO FORM:


City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of October, 19 93, the reference having been made in Minute Book 103, and is recorded in full in Ordinance Book 43 at page 392-394.


City Clerk

**LEGAL DESCRIPTION - EDWARDS PROPERTY REZONING
PETITIONER: JOHN CROSLAND COMPANY
PETITION: 93-39**

EXHIBIT A

Lying and being located in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pin located in the easterly margin of the right-of-way of Idlewild Road North, said existing iron pin marking the northwesterly corner of Lot 1 in Block 1 of Fairfield Park subdivision as same is shown on map thereof recorded in Map Book 7 at page 393 in the Mecklenburg County Public Registry; thence from said Beginning Point so established along the right-of-way; two (2) calls and distances as follows: (1) in a northeasterly direction with the arc of a circular curve to the right having a radius of 3910.00 feet, an arc distance of 123.03 feet to a point and (2) N 35-48-50 E 841.33 feet to a point; thence leaving said right-of-way, S 54-11-16 E 484.36 feet to a point; thence N 35-48-50 E 500.93 feet to a point; thence S 34-41-02 E 645.15 feet to a point; thence S 55-16-23 W 41.78 feet to a point; thence S 43-50-22 W 88.03 feet to a point; thence S 08-38-43 W 169.63 feet to a point; thence N 89-20-00 W 382.00 feet to a point; thence S 73-00-03 W 135.42 feet to a point; thence S 55-34-24 W 232.50 feet to a point; thence N 73-16-54 W 120.00 feet to a point; thence N 46-53-07 W 89.87 feet to a point; thence S 88-55-08 W 130.01 feet to a point; thence S 58-26-39 W 50.00 feet to a point; thence S 34-08-33 W 100.00 feet to a point; thence S 14-45-59 W 141.92 feet to a point; thence N 60-07-56 W 399.45 feet to the Beginning Point and containing 19.457 acres, all shown on the Boundary Survey for The John Crosland Company dated July 15, 1993, by Stephanie D. Neely, N.C.R.L.S. reference to which survey is hereby made for a more particular description.

Petition No. 93-45
YMCA

ORDINANCE NO. 3689-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from R-3 to RE-2 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

Henry W. Clendenen Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of October, 19 93, the reference having been made in Minute Book 103 ~~at page xxxxxxxx~~ and is recorded in full in Ordinance Book 43, Page(s) 395-396.

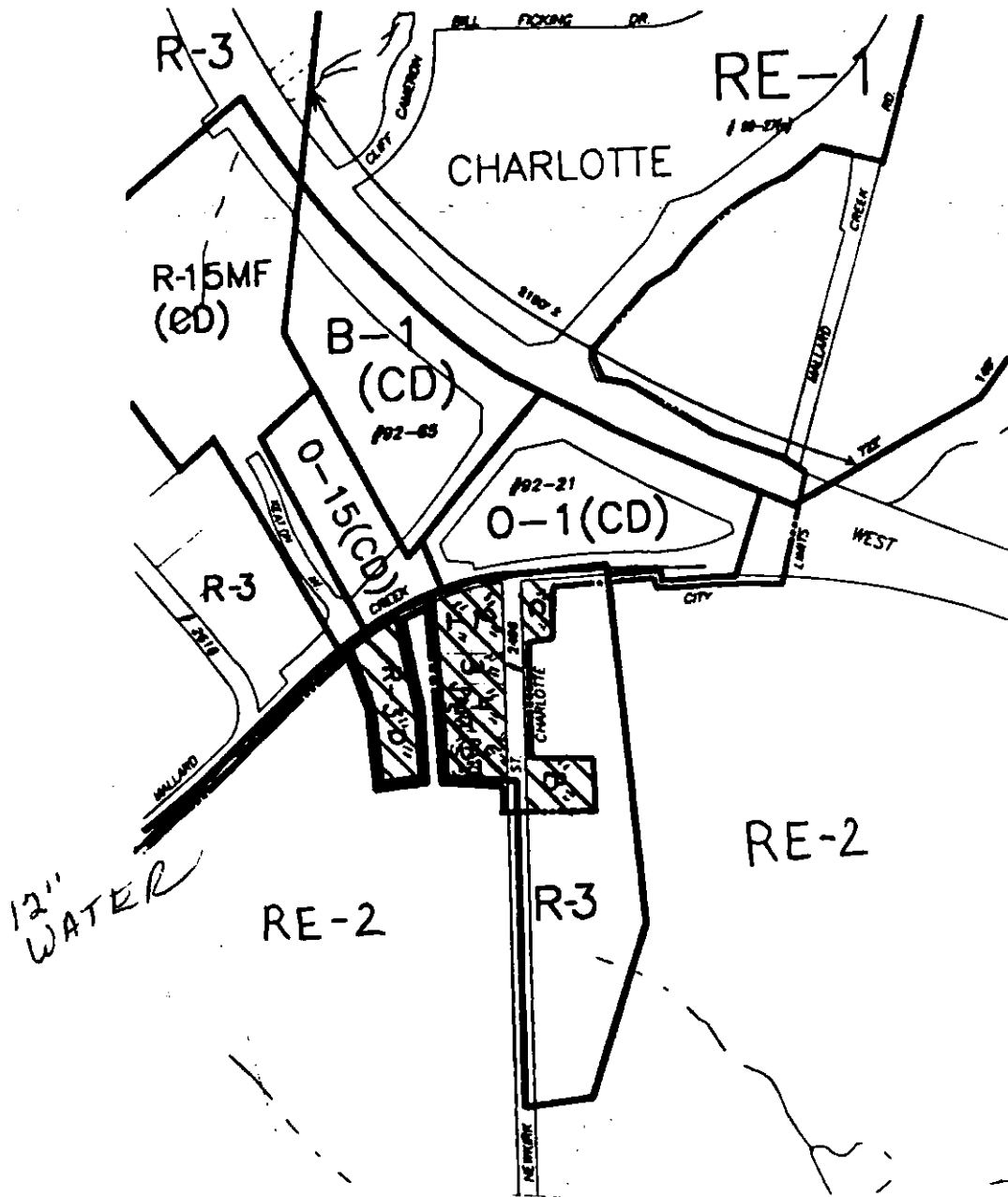
Brenda R. Frye
City Clerk

Petitioner: Young Men's Christian Association Hearing Date: September 20, 1993

Zoning Classification (Existing): R-3

Zoning Classification (Requested): RE-2

Location: Approximately 5.73 acres located on the south side of Mallard Creek Road at Newkirk Street designated as Lots 1, 2, 3, 4, 5, 6, and B, C and D.



Zoning Map #(s): 58

Scale: Not to Scale

NO SEWER

W-337

APPROVED BY CITY COUNCIL

DATE 10/20/93

Petition No. 93-47
Dan G. Yates

ORDINANCE NO. 3690-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change from I-1 to B-2 on the Official Zoning Map, City of Charlotte, N.C. the following described property:

SEE ATTACHED MAP

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

APPROVED AS TO FORM:

Henry W. Chalkhill Jr.
City Attorney

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 20th day of October, 19 93, the reference having been made in Minute Book 103 at page ~~xxxxxxx~~ And is recorded in full in Ordinance Book 43, Page(s) 398-399.

Brenda R. Frazer
City Clerk

93-47

**BOUNDARY DESCRIPTION
DAN G. YATES**

BEGINNING at the intersection of the easterly right-of-way line of Rosemont Street and the northerly right-of-way line of Hargrove Avenue and running thence with said right-of-way of Rosemont Street; N. 06-04 E. 88.4 feet; thence S. 83-49 E. 150.0 feet; thence S. 06-04 W. 88.4 feet to the aforementioned right-of-way line of Hargrove Avenue; thence with said right-of-way line N. 83-49 W. 150.0 feet to the point of BEGINNING and being also lots 25, 26 and 27 of Block 3 of West Highland #2 as recorded in Map Book 3, Page 192 of the Mecklenburg Public Registry.

APPROVED BY CITY COUNCIL

DATE 10/20/93

Petition No. 93-48
Historic Rosedale Foundation

ORDINANCE NO. 3691-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 approximately 8.24 acres located at the northwest corner of the intersection between N. Tryon street and Hilo Drive; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on September 20, 1993; 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 the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-4 to B-2(CD) on the Official Zoning Map, City of Charlotte, North Carolina 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.

-continued-

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 20th day of October, 19 93, the reference having been made in Minute Book 103, and is recorded in full in Ordinance Book 43 at page 401-403.

Brenda R. Freeze
City Clerk

DEED BOOK PAGE
5828 0113

93-48

October 20, 1993
Ordinance Book 43, Page 403

SCHEDULE "A"

BEGINNING at the point in the northern margin of North Tryon Street which is a common front corner of the properties of the parties of the first part herein and the property conveyed to Federated Guaranty Mutual Insurance Company by deed recorded in the Mecklenburg Public Registry in Book 3258 at Page 489 and runs thence with the dividing line between the said properties N. 25-56-50 W. 508.68 feet to a point in the line of the property conveyed to Woodview Associates by deed recorded in the Mecklenburg Public Registry in Book 4034 at Page 826; thence N. 64-03-10 E. 702.89 feet to a point in the western or southwestern margin of Hilo Drive; thence with said margin of Hilo Drive three courses as follows: (1) following the arc of a circular curve having a radius of 407.89 feet to the left a distance of 153.44 feet; (2) thence S. 19-44-49 E. 289.76 feet to a point; (3) thence following the arc of a circular curve having a radius of 1138.11 feet to the right a distance of 194.39 feet to the point of intersection of the said northern margin of North Tryon Street and the western or southwestern margin of Hilo Drive as extended; thence with said margin of North Tryon Street two courses as follows: (1) S. 80-02-21 W. 120.29 feet to a point; (2) thence following the arc of a circular curve having a radius of 2265.92 feet to the left a distance of 482.12 feet to the point or place of Beginning and containing 8.24 acres according to the map or plat of R. B. Pharr & Associates dated December 24, 1986.

APPROVED BY CITY COUNCIL
DATE 10/20/93

Petition No. 93-49
Fairview/Providence Associates
Ltd. Limited Partnership

ORDINANCE NO. 3692-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 12.54 acres located at the southwest corner of the intersection between Providence Road and Fairview Road; and

WHEREAS, the petition for rezoning for a parallel conditional use district as permitted by Section 6.201 was submitted to the Charlotte-Mecklenburg Planning Commission, was accompanied by a schematic plan, complied with all application requirements as specified in Section 6.202 and 6.204, and was recommended for approval by the Charlotte-Mecklenburg Planning Commission; and

WHEREAS, the City Council has authority to amend the Zoning Ordinance by Chapter 6: Part 1 and a public hearing was held on September 20, 1993; 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 the requirements in Section 6.204.

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by changing from R-15MF(CD) to R-17MF(CD) on the Official Zoning Map, City of Charlotte, North Carolina 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.

-continued-

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 20th day of October, 19 93, the reference having been made in Minute Book 103, and is recorded in full in Ordinance Book 43 at page 404-406.

Brenda R. Freeze
City Clerk

93-49

Legal Description

Lying and being located in the City of Charlotte, Mecklenburg County, North Carolina, and being more particularly described as follows:

BEGINNING at the point of intersection of the original centerline of Fairview Road (State Road 3611) and the centerline of Providence Road (N.C. Highway 16) and run thence with the centerline of Providence Road the following three (3) courses and distances: (1) S 32-54-00 E 288.08 feet to a point; (2) in a southerly direction with the arc of a circular curve to the right having a radius of 1455 feet, an arc distance of 505.77 feet, said arc being subtended by a chord of S 22-56-31 E for a distance of 503.23 feet to a point; and (3) S 12-59-00 E 188.88 feet to a point; thence leaving said centerline S 74-16-30 W 30.03 feet to an existing iron pin; thence with the northerly boundary of the property owned (now or formerly) by Ruby Smith Starr as described in Book 1195, page 435, in the Mecklenburg County Public Registry, S 74-16-30 W 468.29 feet to a new iron pin; thence with the rear line of said Starr property and continuing with the rear line of the property owned (now or formerly) by Otis Hayden Fox and wife, Helen Fox as described in Book 1516, page 191 in the Mecklenburg County Public Registry, S 16-46-11 E 371.11 feet to an existing iron pin located at the southwesterly corner of the said Fox property and in the northerly boundary of the property owned (now or formerly) by Clifford F. Roberts and wife, Cheryl R. Roberts as described in Book 5106, page 457 in the Mecklenburg County Public Registry; and thence with the northerly or rear line of the aforesaid Roberts property and the northerly or rear line of the property owned (now or formerly) by George Kerr and wife, Frances C. Kerr as described in Book 1988, page 270 in the Mecklenburg County Public Registry S 66-06-34 W 178.28 feet to an existing iron pipe; thence N 12-56-00 W 911.68 feet to a new iron pin; thence N 12-56-00 W 66.96 feet to a point in the centerline of Fairview Road (State Road 3611); thence with said centerline the following three (3) courses and distances: (1) in a northeasterly direction with the arc of a circular curve to the left having a radius of 3472.47 feet, an arc distance of 28.03 feet, said arc being subtended by a chord of N 37-26-22 E 28.03 feet to a point; (2) along the arc of a spiral curve with a chord bearing of N 36-06-30 E 199.99 feet to a point; and (3) N 35-33-30 E 386.34 feet to the point or place of BEGINNING, containing approximately 11.124 acres (excluding street rights-of-way) all as shown on that certain Plat of Survey entitled McMillan Place, dated November 13, 1989, (last revision November 16, 1989) and prepared by Power Engineering Company, Inc., reference to which is hereby made for a more particular description of said property.

APPROVED BY CITY COUNCIL
DATE 10/20/93

Petition No. 93-50
Toney Fitzgerald

ORDINANCE NO. 3693-Z

ZONING REGULATIONS

MAP AMENDMENT NO. _____

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

Section 1. That Section 1.104 of the City of Charlotte Zoning Ordinance is hereby amended by change 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 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 20th day of October, 19 93, the reference having been made in Minute Book 103, at page 407-409.

Brenda R. Freeze
City Clerk

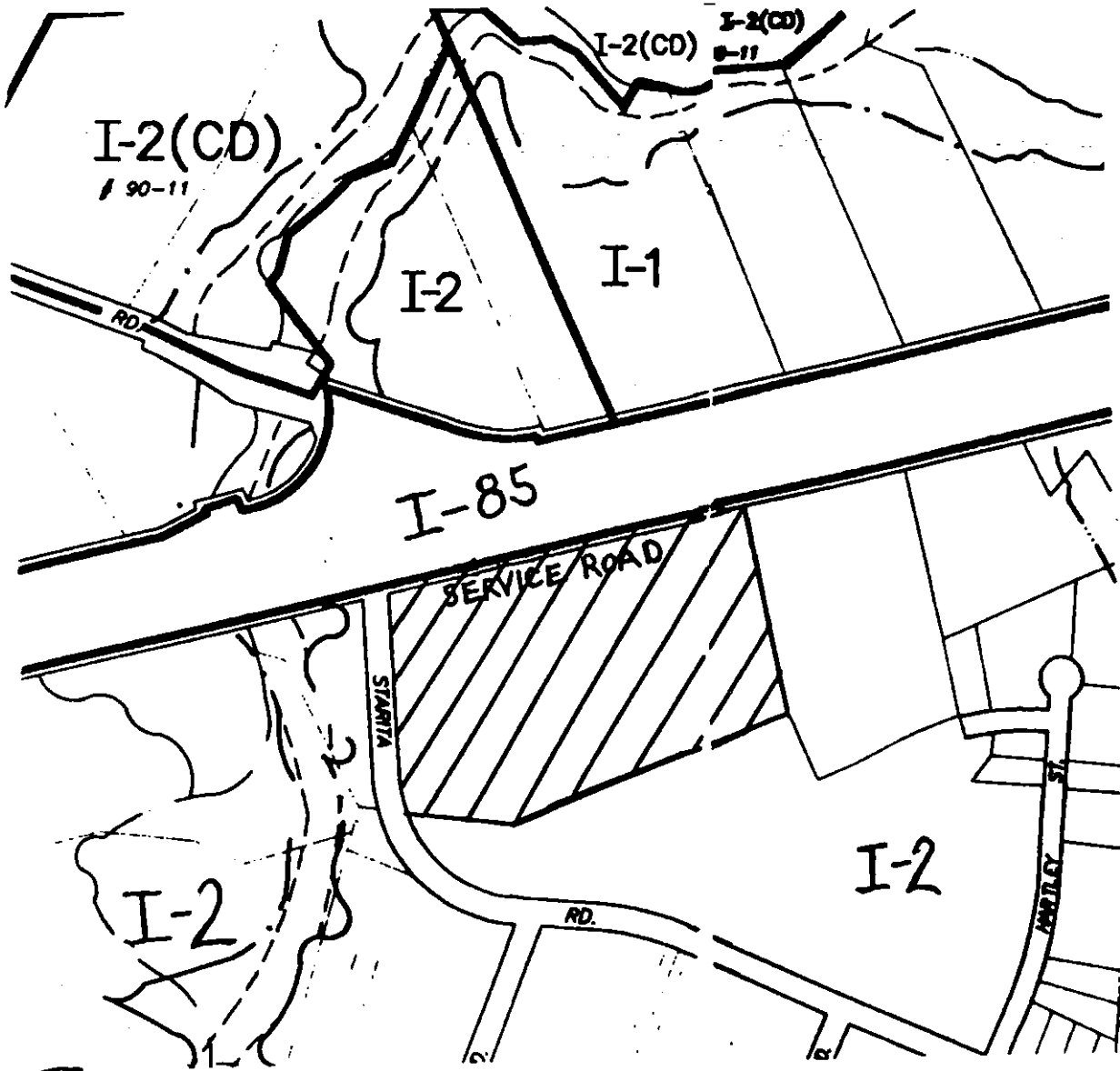
Petitioner: Toney Fitzgerald

Hearing Date: September 20, 1993

Zoning Classification (Existing): I-2

Zoning Classification (Requested): I-1

Location: 10.66 acres located at the southeast corner of the intersection of Starita Road and I-85 Service Road



Zoning Map #(s): 78,79

Scale: 1" = 400'