

ORDINANCE NO. 4464-X

Ordinance – Thrift Depot of the Piedmont and Northern Railroad Company

**Ordinance designating as a Historic Landmark a property known as the “Thrift Depot of the Piedmont and Northern Railroad Company” (listed under Tax Parcel Number 05502102 and including the exterior of the depot building and one acre of land shown on “Exhibit A” and listed under Tax Parcel Number 05502102 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of May 1, 2010). The property is owned by the CSX Transportation, Inc., and is located at 8030 Old Mt. Holly Road, Charlotte, North Carolina.**

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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 members of the City Council of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a public hearing held on the 21<sup>st</sup> day of June, 2010, on the question of designating a property known as Thrift Depot of the Piedmont and Northern Railroad Company as a historic landmark; and

WHEREAS, the members of the Charlotte-Mecklenburg Historic Landmarks Commission have taken into full consideration all statements and information presented at a public hearing held on the 14<sup>th</sup> day of June, 2010, on the question of designating a property known as Thrift Depot of the Piedmont and Northern Railroad Company as a historic landmark; and

WHEREAS, the Thrift Depot of the Piedmont and Northern Railroad Company (also known as P&N) is the only P&N station that survives in Mecklenburg County; and

WHEREAS, the Thrift Depot of the Piedmont and Northern Railroad Company has retained a high degree of architectural integrity and is one of only two surviving historic depot buildings in Charlotte; and

WHEREAS, the Thrift Depot of the Piedmont and Northern Railroad Company was designed by Hook and Rogers, an architectural firm of seminal influence in the history of the built environment of Charlotte-Mecklenburg; and

WHEREAS, James B. Duke, president of the Southern Power Company, played an important part in the establishment of the Piedmont and Northern Railroad Company; and

WHEREAS, the Piedmont and Northern Railroad contributed significantly to the industrial development of Mecklenburg County and neighboring Gaston County; and

WHEREAS, Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Thrift Depot of the Piedmont and Northern Railroad Company possesses special significance in terms of its history, and/or cultural importance; and

WHEREAS, the property known as the Thrift Depot of the Piedmont and Northern Railroad Company is owned by CSX Transportation, Inc.

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

1. That the property known as the “Thrift Depot of the Piedmont and Northern Railroad Company” (listed under Tax Parcel Number 05502102 and including the exterior of the depot building and one acre of land shown on “Exhibit A” and listed under Tax Parcel Number 05502102 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of May 1, 2010)

is hereby designated as a historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 8030 Old Mt. Holly Road in the City of Charlotte, Mecklenburg County, North Carolina. Features of the property are more completely described in the “Survey and Research Report on the Thrift Depot of the Piedmont and Northern Railroad Company” (2009).

2. That said interior and exterior are more specifically defined as the historic and structural fabric, especially including all original architectural features.

3. That said designated historic landmark may be materially altered, restored, moved or demolished only following 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 landmark may not be denied, except if such landmark is judged to be of State-wide significance by duly authorized officials of the North Carolina Division of Archives and History. However, the effective date of such Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

4. Nothing in this ordinance shall be construed to prevent or delay ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change in design, material or outer appearance thereof, 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 owner of the historic landmark from making any use of the historic landmark not prohibited by other statutes, ordinances or regulations. Owners of locally designated historic landmarks are expected

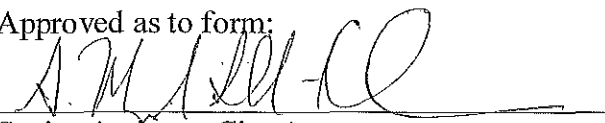
to be familiar with and to follow *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions.

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 historic landmark.

6. That the owners of the historic landmark known as "Thrift Depot of the Piedmont and Northern Railroad Company" 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, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

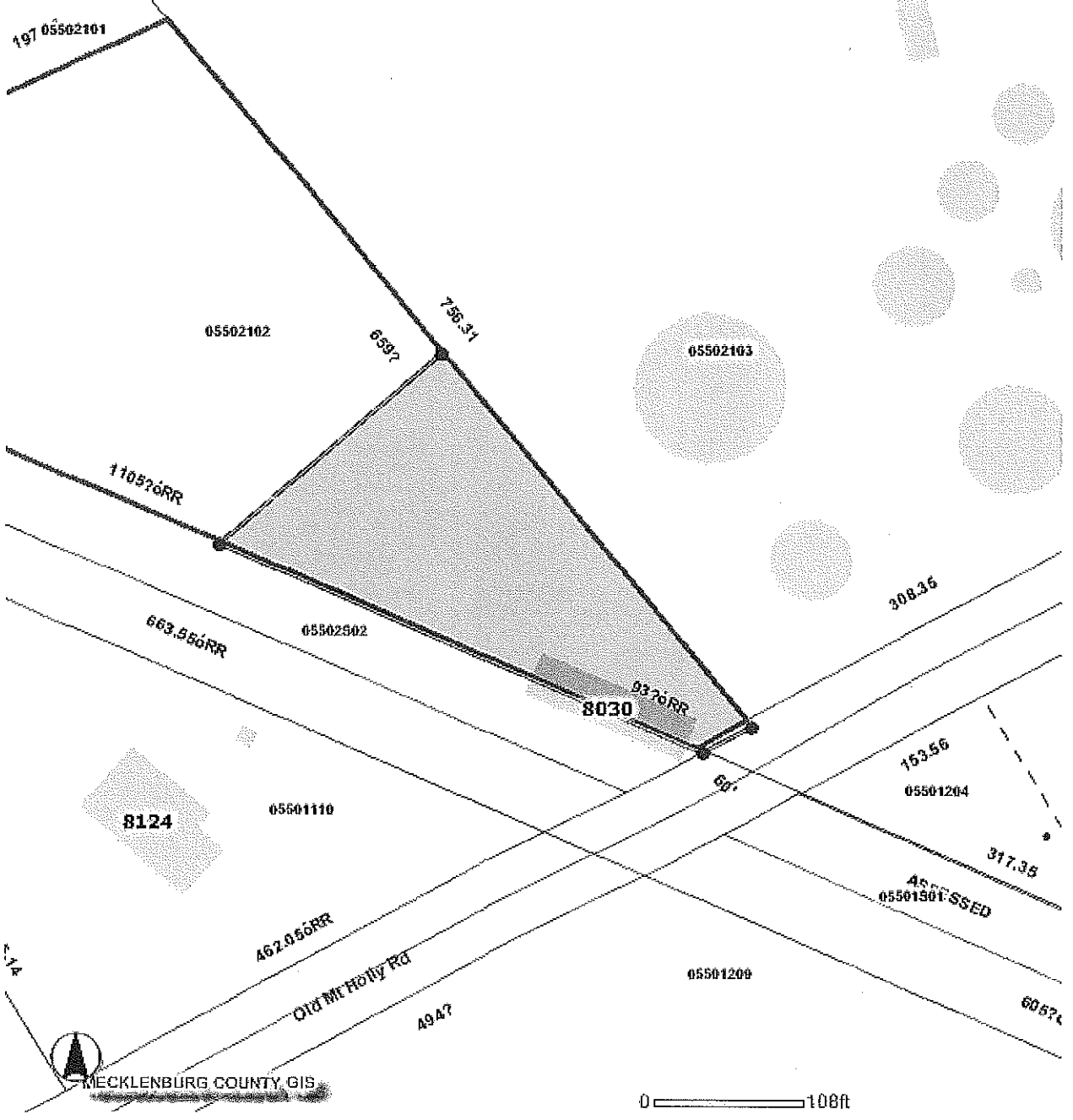
Approved as to form:



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Senior Assistant City Attorney

**EXHIBIT A**

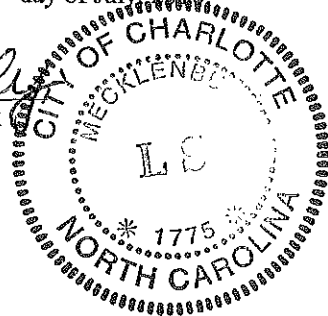


**CERTIFICATION**

I, Stephanie C. Kelly, 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 19<sup>th</sup> day of July, 2010, the reference having been made in Minute Book 130, and recorded in full in Ordinance Book 56, Pages (685-690).

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21<sup>st</sup> day of July, 2010.

  
Stephanie C. Kelly, CMC, City Clerk



ORDINANCE NO. 4465-X

Ordinance – W.P.A. Douglas Airport Hangar

**Ordinance designating as a Historic Landmark a property known as “W.P.A. Douglas Airport Hangar” (listed under Tax Parcel Number 11522102a and including the interior and the exterior of the 1937 hangar building listed under Tax Parcel Number 11522102a in the Mecklenburg County Tax Office, Charlotte, North Carolina as of May 1, 2010). The property is owned by the City of Charlotte, and is located at 4108 Minuteman Way, Charlotte, North Carolina.**

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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 members of the City Council of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a public hearing held on the 21<sup>st</sup> day of June, 2010, on the question of designating a property known as W.P.A. Douglas Airport Hangar as a historic landmark; and

WHEREAS, the members of the Charlotte-Mecklenburg Historic Landmarks Commission have taken into full consideration all statements and information presented at a public hearing held on the 14<sup>th</sup> day of June, 2010, on the question of designating a property known as W.P.A. Douglas Airport Hangar as a historic landmark; and

WHEREAS, the W.P.A. Douglas Airport Hangar was erected in 1936—1937 by the Works Progress Administration, a federal work program that preserved Charlotteans' skills and self-respect during a period of massive unemployment; and

WHEREAS, the W.P.A. Douglas Airport Hangar was the W.P.A.'s largest project, in allotment of funds, at the time in North Carolina; and

WHEREAS, of the original five structures built by the W.P.A. at the airport, only the hangar is extant; and

WHEREAS, the establishment of the airport contributed greatly to physical and economic development of the City of Charlotte, ever expanding to supply comprehensive and convenient air transport to Charlotte; and

WHEREAS, Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the W.P.A. Douglas Airport Hangar possesses special significance in terms of its history, and/or cultural importance; and

WHEREAS, the property known as the W.P.A. Douglas Airport Hangar is owned by the City of Charlotte.

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

1. That the exterior of the property known as the "W.P.A. Douglas Airport Hangar" (listed under Tax Parcel Number 11522102a and including the interior and the exterior of the 1937 hangar building listed under Tax Parcel Number 11522102a in the Mecklenburg County Tax Office, Charlotte, North Carolina as of May 1, 2010) is hereby designated as a historic landmark pursuant to Chapter 160A, Article 19, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 4108 Minuteman Way in



the City of Charlotte, Mecklenburg County, North Carolina. Features of the property are more completely described in the “Survey and Research Report on W.P.A. Douglas Airport Hangar” (2002).

2. That said interior and exterior are more specifically defined as the historic and structural fabric, especially including all original architectural features.

3. That said designated historic landmark may be materially altered, restored, moved or demolished only following 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 landmark may not be denied, except if such landmark is judged to be of State-wide significance by duly authorized officials of the North Carolina Division of Archives and History. However, the effective date of such Certificate may be delayed in accordance with Chapter 160A, Article 19, and amendments thereto, and hereinafter adopted.

4. Nothing in this ordinance shall be construed to prevent or delay ordinary maintenance or repair of any architectural feature in or on said landmark that does not involve a change in design, material or outer appearance thereof, 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 owner of the historic landmark from making any use of the historic landmark not prohibited by other statutes, ordinances or regulations. Owners of locally designated historic landmarks are expected to be familiar with and to follow *The Secretary of the Interior's Standards for Rehabilitation and*

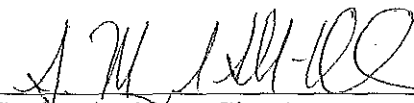
*Guidelines for Rehabilitating Historic Buildings*, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions.

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 historic landmark.

6. That the owners of the historic landmark known as “W.P.A. Douglas Airport Hangar” 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, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.


Approved as to form:

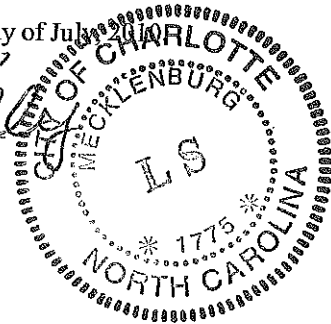
  
\_\_\_\_\_  
Senior Assistant City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 19<sup>th</sup> day of July, 2010, the reference having been made in Minute Book 130, and recorded in full in Ordinance Book 56, Pages (691-695).

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 21<sup>st</sup> day of July, 2010.

  
Stephanie C. Kelly, CMC, City Clerk



**APPROVED BY  
CITY COUNCIL**

Petition No.: 2010-009  
Petitioner: St. Paul Missionary Baptist Church

JUL 19 2010

~~ORDINANCE NO. 4466-X~~

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

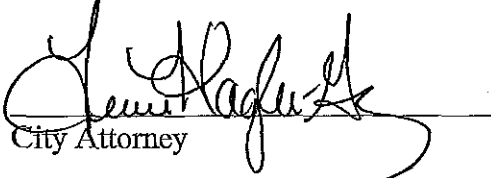
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-5 and O-2(CD) to UR-C(CD) and MUDD-O.

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

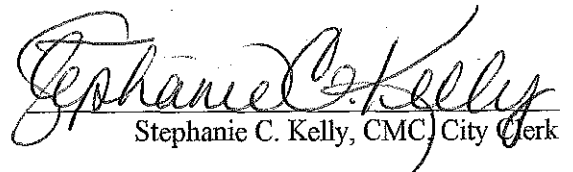
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 19<sup>th</sup> day of July, 2010, the reference having been made in Minute Book 130, and recorded in full in Ordinance Book 56, Page(s)696-697.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 1<sup>st</sup> day of February, 2011.

  
Stephanie C. Kelly, CMC, City Clerk

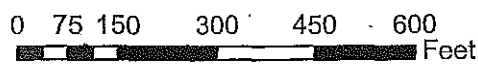
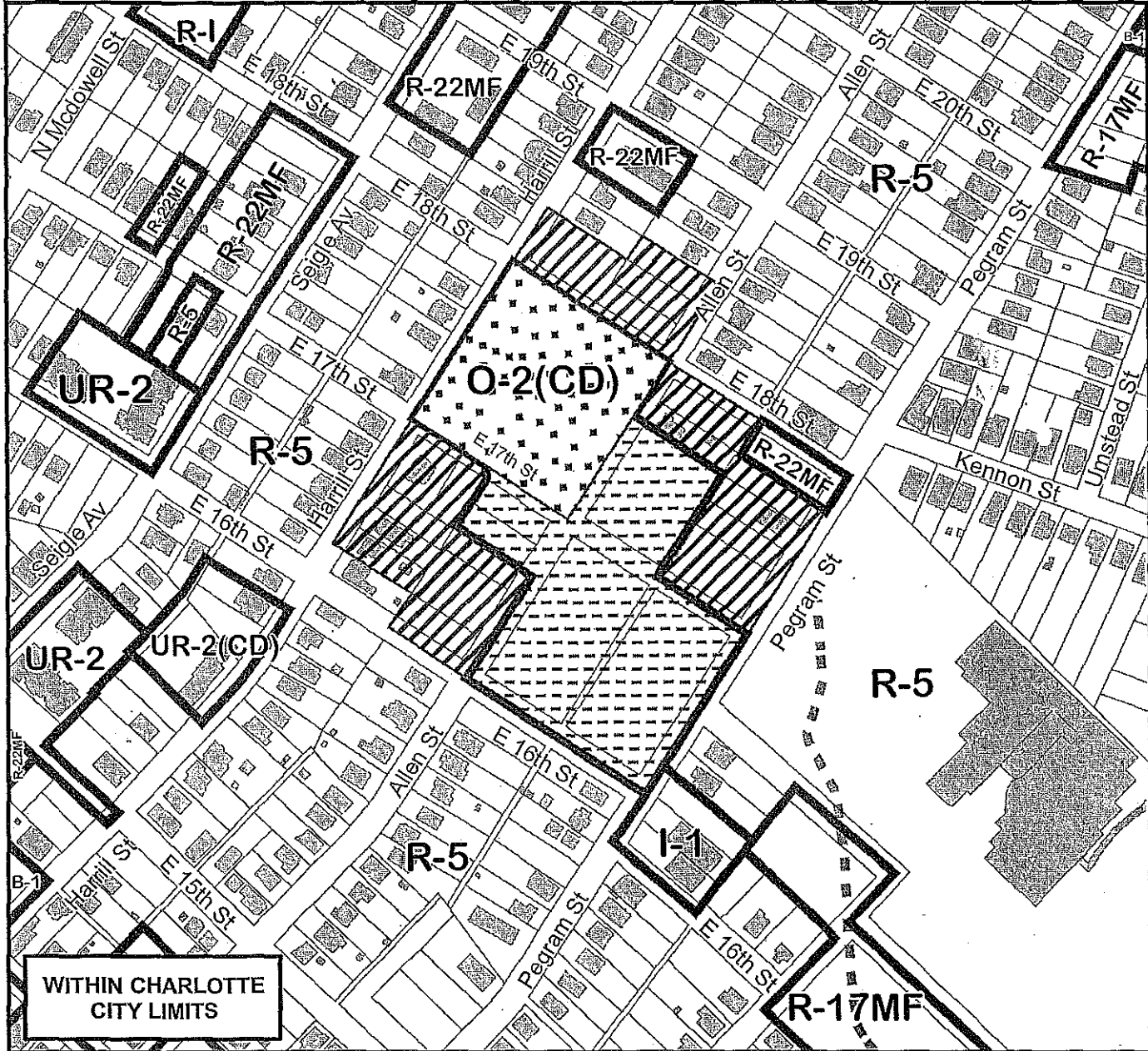
Petition #: **2010-009**

Petitioner: **St. Paul Missionary Baptist Church**

Zoning Classification (Existing): **R-5 and O-2(CD)**  
(Single Family Residential, up to 5 dwelling units per acre, and Office, Conditional)

Zoning Classification (Requested): **UR-C(CD) and MUDD-O**  
(Urban Residential - Commercial, Conditional; Mixed Use Development District, Optional)

Acres & Location : Approximately 9.06 acres bounded by Harrill Street, East 16th Street, Pegram Street and East 19th Street.



Zoning Map #(s) **101**

Map Produced by the  
Charlotte-Mecklenburg Planning Department  
6-1-2010

	Requested UR-C(CD) from R-5		FEMA flood plain
	Requested UR-C(CD) from O-2(CD)		Watershed
	Requested MUDD-O from O-2(CD)		Lakes and Ponds
	Existing Building Footprints		Creeks and Streams
	Existing Zoning Boundaries		
	Charlotte City Limits		

**APPROVED BY  
CITY COUNCIL**

Petition No.: 2010-035  
Petitioner: Lichtin Corporation

JUL 19 2010

**ORDINANCE NO. 4467-X**

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

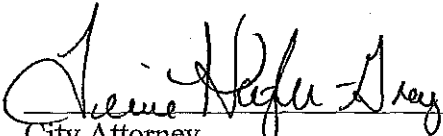
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from CC and CC(SPA).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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


APPROVED AS TO FORM:

  
\_\_\_\_\_  
Valerie Hefner Gray  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 19<sup>th</sup> day of July, 2010, the reference having been made in Minute Book 130, and recorded in full in Ordinance Book 56, Page(s)698-699.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 1<sup>st</sup> day of February, 2011.

  
\_\_\_\_\_  
Stephanie C. Kelly, CMC, City Clerk

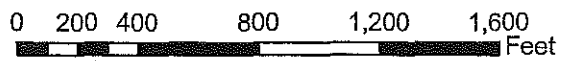
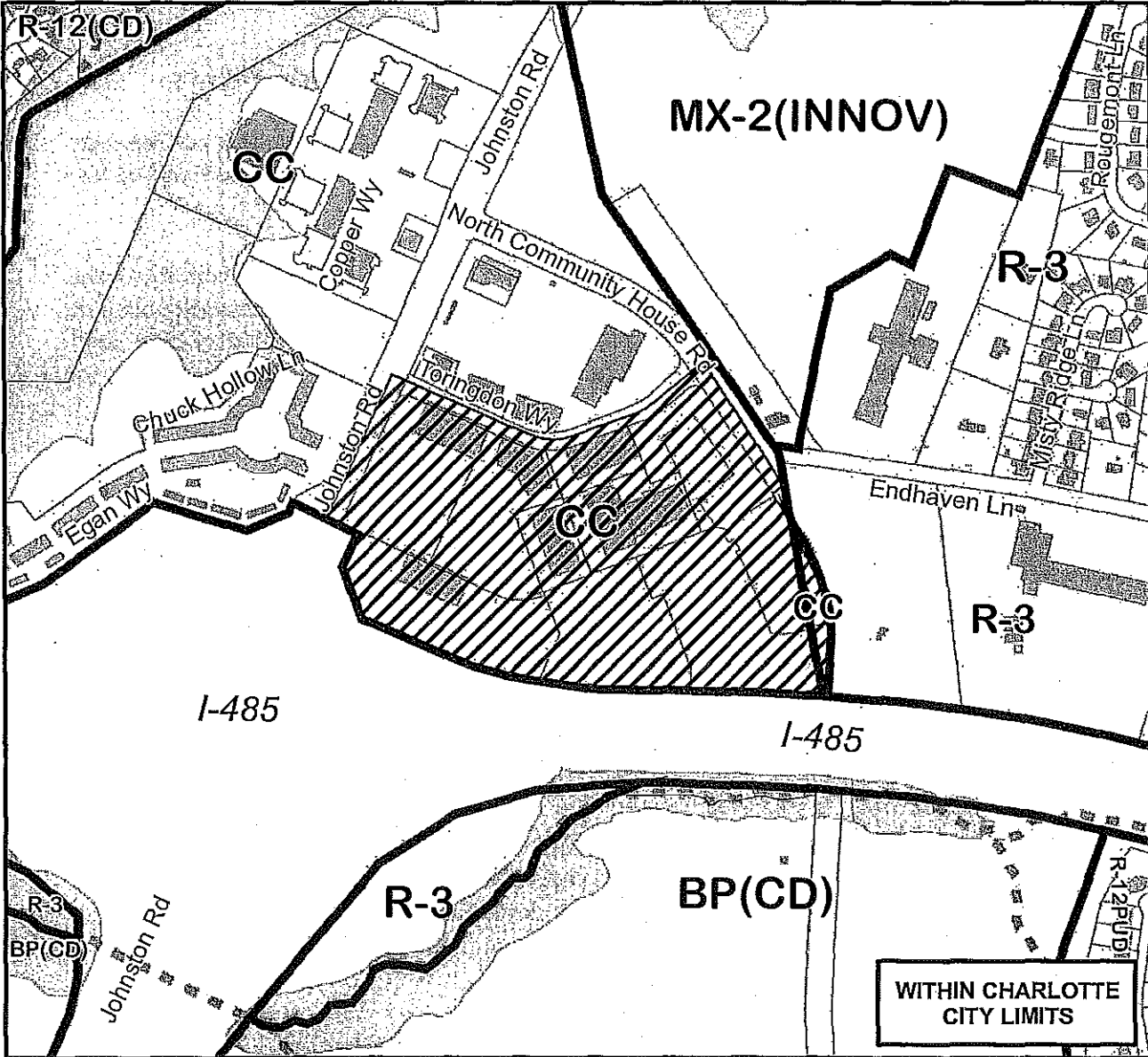
Petition #: **2010-035**

Petitioner: Lichtin Corporation (Att: Jeff Smith)

Zoning Classification (Existing): CC  
 (Commercial Center)

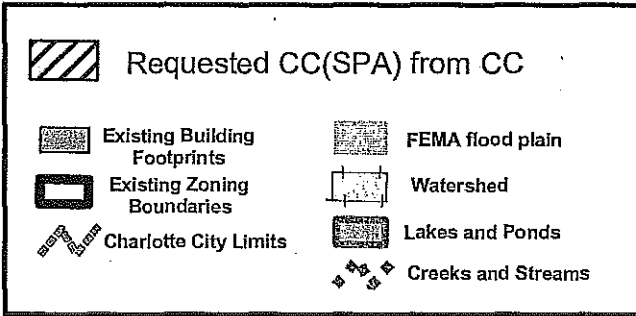
Zoning Classification (Requested): CC(SPA)  
 (Commercial Center, Site Plan Amendment)

Acreeage & Location : Approximately 37.3 acres located at the interesection of Johnston Road and Toringdon Way, surrounded on the south side by Interstate 485.



Zoning Map #(s) **176**

Map Produced by the  
 Charlotte-Mecklenburg Planning Department  
 3-24-2010



APPROVED BY  
CITY COUNCIL

Petition No.: 2010-036  
Petitioner: Grier Funeral Service, Inc.

JUL 19 2010

**ORDINANCE NO. 4468-X**

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

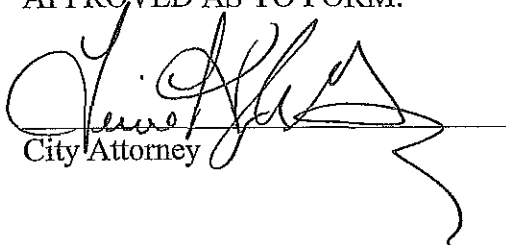
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from R-22MF(CD) and O-2(CD) to O-2(CD) and O-2(CD)(SPA).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

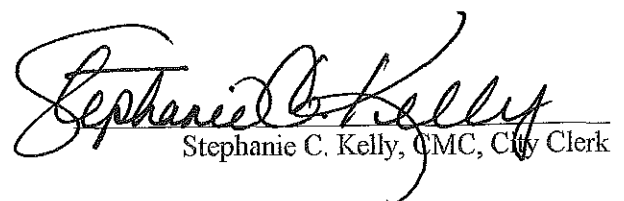
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 19<sup>th</sup> day Of July, 2010, the reference having been made in Minute Book 130, and recorded in full in Ordinance Book 56, Page(s)700-701.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 18<sup>th</sup> day of October, 2010.

  
Stephanie C. Kelly, CMC, City Clerk



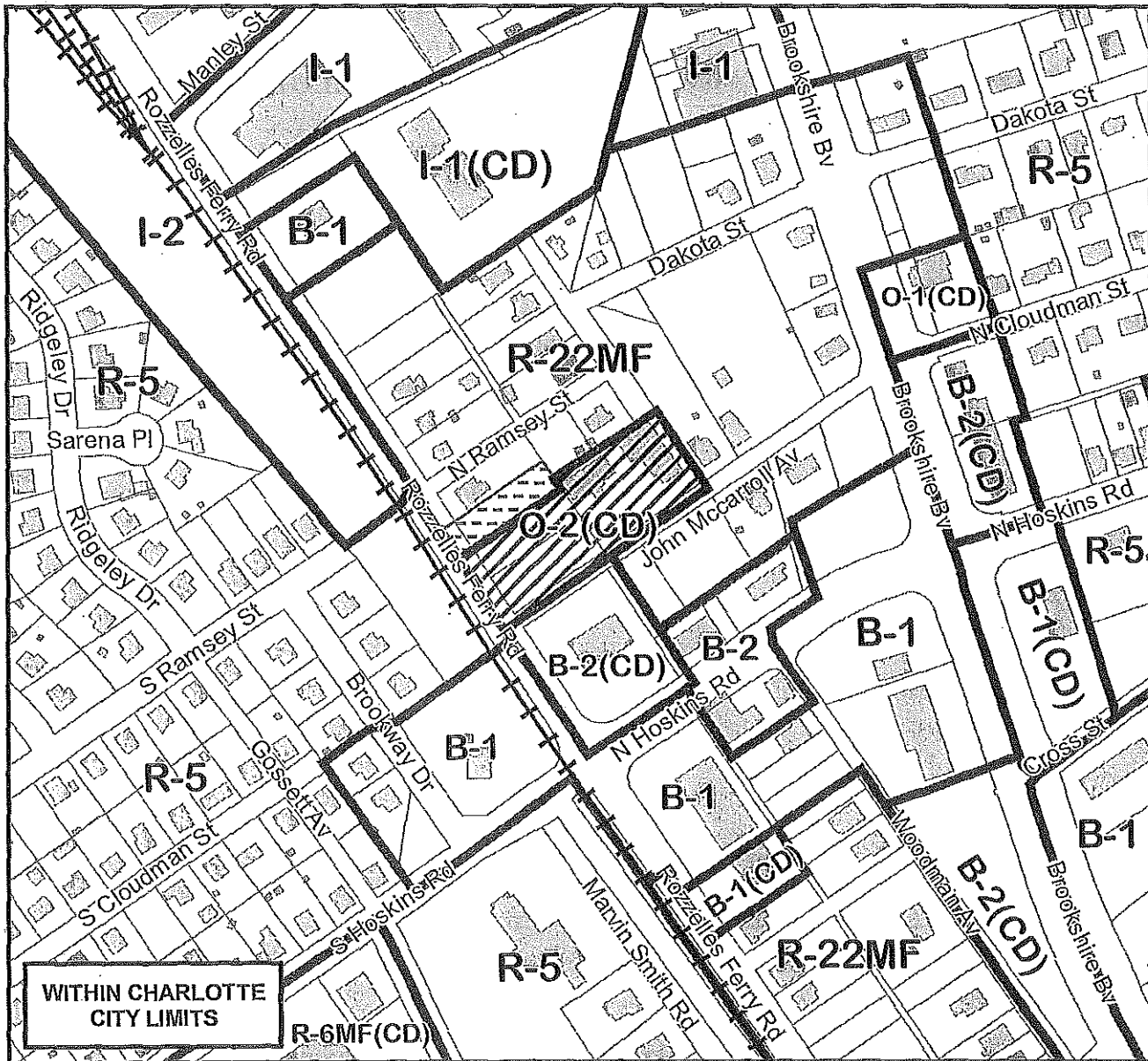
Petition #: **2010-036**

Petitioner: Grier Funeral Service, Inc.

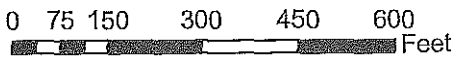
Zoning Classification (Existing): R-22(MF) and O-2(CD)  
 (Multi-Family, Residential, up to 22 dwelling units per acre and Office, Conditional)

Zoning Classification (Requested): O-2(CD) and O-2(CD)SPA  
 (Office, Conditional and Office, Conditional, Site Plan Amendment)

Acreage & Location : Approximately 1.6 acres located at the north corner of Rozzelles Ferry Road and John McCarroll Avenue.



**WITHIN CHARLOTTE CITY LIMITS**



Zoning Map #(s) **80**

Map Produced by the  
 Charlotte-Mecklenburg Planning Department  
 3-26-2010

	Requested O-2(CD)SPA from O-2(CD)		Requested O-2(CD) from R-22(MF)
	Existing Building Footprints		FEMA flood plain
	Existing Zoning Boundaries		Watershed
	Charlotte City Limits		Lakes and Ponds
			Creeks and Streams

**APPROVED BY  
CITY COUNCIL**

Petition No.: 2010-043  
Petitioner: Valley Development, Inc.

JUL 19 2010

**ORDINANCE NO. 4469-X**

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

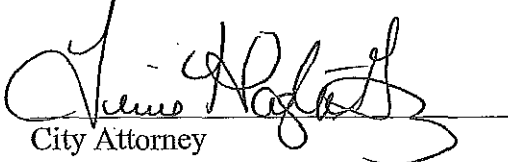
**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:**

Section 1. That the Official Zoning Maps referenced in Section 1.104 of the City of Charlotte Zoning Ordinance are hereby amended by changing the zoning of the property described on the attached map from UR-2(CD) to UR-2(CD)(SPA).

Section 2. The development and use of the property hereby rezoned shall be governed by the predetermined ordinance requirements applicable to such district category, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall constitute the zoning regulations for the approved district and are binding on the property as an amendment to the regulations and to the Zoning Maps.

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

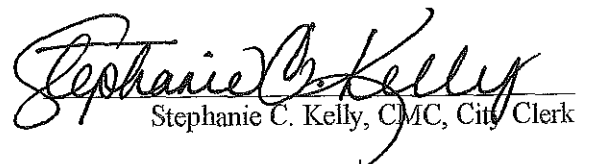
APPROVED AS TO FORM:

  
City Attorney

**CERTIFICATION**

I, Stephanie C. Kelly, 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 19<sup>th</sup> day Of July, 2010, the reference having been made in Minute Book 130, and recorded in full in Ordinance Book 56, Page(s)702-703.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 18<sup>th</sup> day of October, 2010.

  
Stephanie C. Kelly, CMC, City Clerk

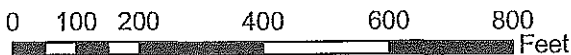
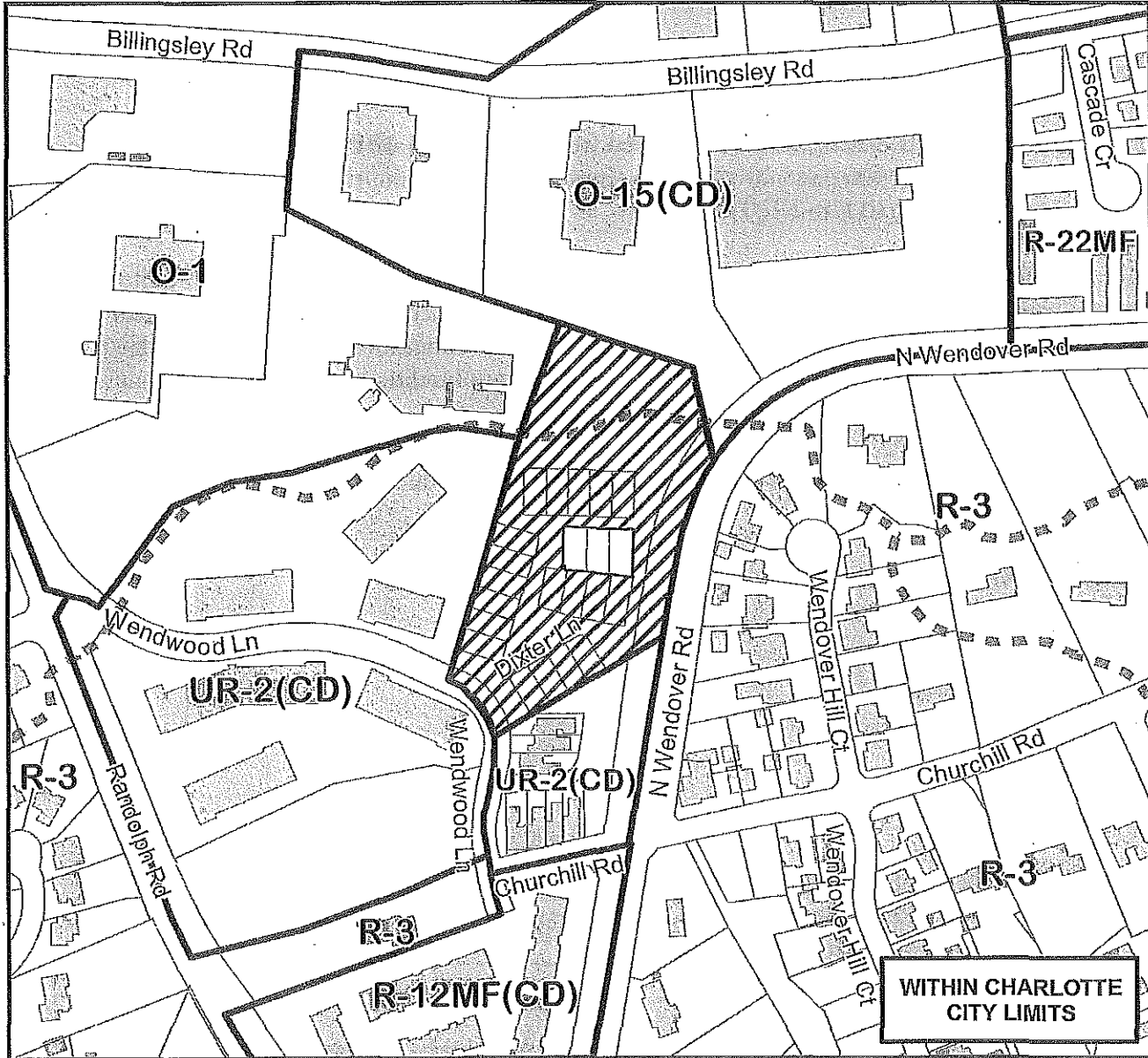
Petition #: **2010-043**

Petitioner: Valley Development, Inc.

Zoning Classification (Existing): UR-2(CD)  
 (Urban Residential, Conditional)

Zoning Classification (Requested): UR-2(CD) S.P.A.  
 (Urban Residential, Conditional, Site Plan Amendment)

Acreage & Location : Approximately 4.27 acres located along Wendwood Lane off Randolph Road.



Zoning Map #(s) **124**

Map Produced by the  
 Charlotte-Mecklenburg Planning Department  
 4-29-2010

