

Ordinance – Savona Mill

**Ordinance designating as a Historic Landmark a property known as the “Savona Mill” (listed under Tax Parcel Number 07111417 and including the interior and exterior of the building and approximately 3.168 acres of the land listed under Tax Parcel Number 07111417 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of July 1, 2023) as an Historic Landmark. The property is located at 528 South Turner Avenue in Charlotte, North Carolina, and is owned by Savona Mill Office (NC), LLC.**

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WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160D, Article 9, 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 27th day of November, 2023, on the question of designating a property known as the Savona Mill 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 13th day of November, 2023, on the question of designating a property known as the Savona Mill as a historic landmark; and

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WHEREAS, the Savona Mill building, a manufacturing facility that served the Carolinas for nearly eight decades, offers a unique representation of the evolution of industrial architecture with three distinct periods of twentieth-century industrial construction techniques and materials; and

WHEREAS, in 1915, the Savona Manufacturing Company commissioned Lockwood Greene Company, the foremost industrial designer of that period, to design the original building specifically for the weaving of damask and jacquard terry cloth. The resulting Weave Mill (c. 1916), a one-story brick building with exposed beam ends and a wood clerestory roof, employed a wood framing system that incorporated the then-most technologically advanced materials for a best-industry-practice weaving mill of that era; and

WHEREAS, in a 1920 bid to expand its operations to include the processing of raw cotton into thread and the spinning of its own yarn, the Savona Manufacturing Company hired prominent North Carolina mill architect and engineer Richard C. Biberstein to design the Spinning Mill (c. 1921), a three-story adjoining brick building of iron/timber fireproof construction with poured concrete foundation, timber beams and floors, and metal columns; and

WHEREAS, following its acquisition of the Savona Mill building in the 1930s, the Old Dominion Box Company constructed the Paper Warehouse (c. 1951) – a three-story adjoining brick building of reinforced concrete framed construction with concrete mushroom columns, brick infill walls, and steel sash windows – and used the three connected buildings to house its production of boxes and other packaging materials until the 1990s; and

WHEREAS, the Savona Mill building is also historically significant and architecturally notable as a unique embodiment of the combined work of two prominent early twentieth century architectural designers, the Lockwood Greene Company and Richard

Ordinance – Savona Mill

C. Biberstein, both of which designed several other buildings throughout the Carolinas and the United States that have been recognized for their historical and architectural significance with listings on the National Register of Historic Places; and

WHEREAS, the approximately 3.168 acres of land upon which the Savona Mill is situated appropriately reflects and preserves the historic setting of the structure, said land consisting of that approximately 3.168-acre rectangular portion of Tax Parcel Number 07111417 listed in the Mecklenburg County Tax Office, Charlotte, North Carolina as of July 1, 2023, incorporating and immediately surrounding the entirety of the Savona Mill's overall principal structure, measuring as follows, and as shown on the survey plat attached hereto as Exhibit A: from the front (or east) elevation of the building to the center line of South Turner Street; from the north elevation of the building to the center line of Savona Mill Lane; measuring a distance of 40 feet from the rear (or west) elevation of the building; and measuring a distance of 40 feet from the south elevation of the building. The remainder of the land comprising Tax Parcel Number 07111417 shall be excluded from the designation; and

WHEREAS, based on the additional information further detailed in the *Savona Mill Local Landmark Designation Report* (July 13, 2023; updated September 18, 2023), all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Savona Mill possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over portions of the property known as the Savona Mill, because consent for

Ordinance – Savona Mill

interior design review of the building has been given by the owner, a copy of which is attached hereto as Exhibit B; and

WHEREAS, the property known as the Savona Mill is owned by Savona Mill Office (NC), LLC.

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

1. That the property known as the “Savona Mill” (listed under Tax Parcel Number 07111417 and including the interior and exterior of the building and approximately 3.168 acres of the land listed under Tax Parcel Number 07111417 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of July 1, 2023) is hereby designated as a historic landmark pursuant to Chapter 160D, Article 9, as amended, of the General Statutes of North Carolina. The approximately 3.168 acres of land comprising the designated historic landmark consists of a rectangular portion of Tax Parcel Number 07111417 incorporating and immediately surrounding the entirety of the Savona Mill’s overall principal structure, measuring as follows, and as shown on the survey plat attached hereto as Exhibit A: from the front (or east) elevation of the building to the center line of South Turner Street; from the north elevation of the building to the center line of Savona Mill Lane; measuring a distance of 40 feet from the rear (or west) elevation of the building; and measuring a distance of 40 feet from the south elevation of the building. The remainder of the land comprising Tax Parcel Number 07111417 shall be excluded from the designation. The location of said landmark is noted as being situated at 528 South Turner Avenue in Charlotte, North Carolina. Interior and exterior

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features are more completely described in the *Savona Mill Local Landmark Designation Report* (July 13, 2023; updated September 18, 2023).

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

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 160D, Article 9, of the General Statutes of North Carolina as amended.

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*

Ordinance – Savona Mill

*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 owner of the historic landmark known as the Savona Mill 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 160D, Article 9, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the 27th day of November, 2023, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina

Approved as to form:



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Senior Assistant City Attorney

Attachments: Survey Plat of Tax Parcel Number 07111417, dated August 22, 2023 (Exhibit A);  
Permission of Owners for Interior Design Review, dated August 1, 2023 (Exhibit B).

**CERTIFICATION**

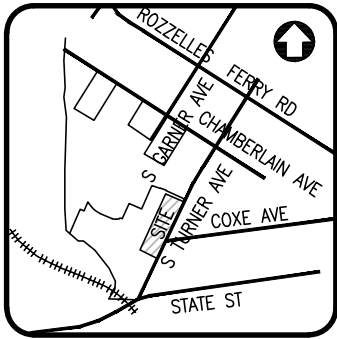
I, Stephanie C. Kelly, City Clerk of the City of Charlotte, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of an Ordinance adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 27th day of November 2023, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 453-461.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of November 2023.

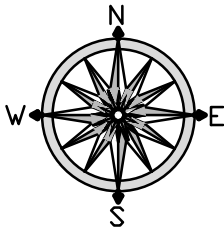


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Stephanie C. Kelly, City Clerk, MMC, NCCMC



VICINITY MAP  
(NOT TO SCALE)



REF: NC GRID (NAD 83) 2011

Ordinance No. 668-X

November 27, 2023

Ordinance Book 66, Page 460

GENERAL NOTES

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
2. THE PURPOSE OF THIS MAP IS FOR EXHIBIT ONLY TO AID IN RECORDING OF DEED. NO BOUNDARY SURVEY WAS PERFORMED IN PREPARATION OF THIS MAP AND IS NOT TO BE USED FOR CONVEYANCES OR SALES.
3. THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S64°58'02"E	20.00
L2	S25°11'08"W	88.15
L3	N64°35'26"W	143.85
L4	S25°11'08"W	28.31 TIE

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00	39.30	N66°50'32"W	39.29

SAVONA RESI PHASE 1 OWNER (NC) LLC  
DEED BOOK 37637, PAGE 452  
LOT 2B  
PLAT BOOK 70, PAGE 858

SAVONA MILL OFFICE (NC) LLC  
DEED BOOK 37074, PAGE 406  
PARCEL 4  
PLAT BOOK 69, PAGE 980

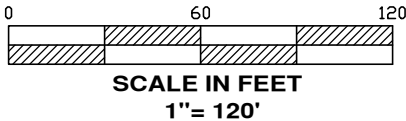
MECKLENBURG COUNTY  
DEED BOOK 9276, PAGE 437

SEABOARD COASTLINE RAILROAD CO  
DEED BOOK 3967, PAGE 240

SEABOARD COASTLINE RAILROAD CO  
DEED BOOK 3976, PAGE 956

640 STATE STREET, LLC  
DEED BOOK 34214, PAGE 134

MECKLENBURG COUNTY  
DEED BOOK 4869, PAGE 278



I, JAMES H. MAUNEY, JR., CERTIFY THAT THIS PLAT WAS PREPARED FOR EXHIBIT ONLY AND IS NOT INTENDED TO BE A BOUNDARY SURVEY OF PROPERTY SHOWN

JAMES H. MAUNEY, JR., PLS

08/22/2023  
DATE



LEGEND

EIR - EXISTING IRON ROD  
EN - EXISTING NAIL  
R/W - RIGHT-OF-WAY

PAGE 1 OF 1

SAVONA MILL OFFICE (NC) LLC  
528 S TURNER AVE  
TAX ID#: 07111417  
Deed Book: 37074, Page 406

JAMES MAUNEY & ASSOCIATES, P.A.  
PROFESSIONAL LAND SURVEYORS  
423 BEATTY DRIVE., SUITE E  
BELMONT, NC 28012  
LICENSE NO. C-2373  
TEL: 704-829-9623  
WWW.JAMESMAUNEY.COM

JOB NO: 8655

JM DRAWN	1"=120' SCALE
NA CREW	08/22/2023 DATE



**PERMISSION OF OWNERS FOR INTERIOR DESIGN REVIEW**

**(Please complete this portion of the application only if interior is included in the designation.)**

Pursuant to North Carolina General Statute 160D-947(b) on historic landmarks, we,

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owners of record, do hereby request designation of interior spaces as such spaces have been deemed to have architectural, artistic, cultural, or historical significance. We understand that changes to designated portions of the property are subject to design review for compliance with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. We give permission to the Charlotte-Mecklenburg Historic Landmarks Commission to exercise jurisdiction for design review over all interior designated portions of the following building or buildings located at:

Name of Historic Landmark: \_\_\_\_\_

Street Address of Building or Buildings: \_\_\_\_\_

City, State, and Zip: \_\_\_\_\_

Tax Parcel Number or Numbers: \_\_\_\_\_

Signature \_\_\_\_\_  
*Owner*

Name (Print) \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_  
*Owner*

Name (Print) \_\_\_\_\_

Date \_\_\_\_\_

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Ordinance – Wyche-Dobson-McCoy House

**Ordinance designating as a Historic Landmark a property known as the “Wyche-Dobson-McCoy House” (listed under Tax Parcel Number 08010208 and including the exterior of the building and the land listed under Tax Parcel Number 08010208 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of July 1, 2023) as an Historic Landmark. The property is located at 801 East Eighth Street in Charlotte, North Carolina, and is owned by Joyce A. Zimmerman.**

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WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160D, Article 9, 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 27th day of November, 2023, on the question of designating a property known as the Wyche-Dobson-McCoy House 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 13th day of November, 2023, on the question of designating a property known as the Wyche-Dobson-McCoy House as a historic landmark; and

Ordinance – Wyche-Dobson-McCoy House

WHEREAS, the Wyche-Dobson-McCoy House is a rare surviving dwelling from the twentieth-century Black neighborhood in Charlotte’s First Ward, evidencing the widespread destruction that characterized the city’s urban renewal projects during the 1970s; and

WHEREAS, despite First Ward’s once thriving community of Black residents, business establishments, schools, and churches during much of the twentieth century, urban renewal displaced that community and demolished most of its structures; and

WHEREAS, in response to protests and legal action by members of the First Ward community, city officials moved the Wyche-Dobson-McCoy House to its present location and rehabilitated the structure in lieu of demolition; and

WHEREAS, the Wyche-Dobson-McCoy House is also notable for its longstanding association with Dr. Rudolph Wyche, a second-generation Charlotte physician and active participant in the local and statewide Civil Rights Movement during the mid-twentieth century, who lived in the house with his family for nearly thirty years; and

WHEREAS, based on the additional information further detailed in the *Wyche-Dobson-McCoy House Landmark Designation Report* (April 27, 2023; updated June 26, 2023), all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Wyche-Dobson-McCoy House possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the Wyche-Dobson-McCoy House is owned by Joyce A. Zimmerman.

Ordinance – Wyche-Dobson-McCoy House

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

1. That the property known as the “Wyche-Dobson-McCoy House” (listed under Tax Parcel Number 08010208 and including the exterior of the building and the land listed under Tax Parcel Number 08010208 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of July 1, 2023) is hereby designated as a historic landmark pursuant to Chapter 160D, Article 9, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 801 East Eighth Street in Charlotte, North Carolina. Exterior features are more completely described in the *Wyche-Dobson-McCoy House Landmark Designation Report* (April 27, 2023; updated June 26, 2023).

2. That said exterior is more specifically defined as the historic and structural fabric, especially including all original exterior 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 160D, Article 9, of the General Statutes of North Carolina as amended.

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

Ordinance – Wyche-Dobson-McCoy House

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 owner of the historic landmark known as the Wyche-Dobson-McCoy 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.

7. That which is designated as a historic landmark shall be subject to Chapter 160D, Article 9, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Ordinance – Wyche-Dobson-McCoy House

Adopted the 27th day of November, 2023, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.

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 27th day of November 2023, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 462-466.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of November 2023.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

O-22

ORDINANCE NO. 670-X

AN ORDINANCE TO AMEND ORDINANCE NUMBER 548-X, THE 2023-2024 BUDGET ORDINANCE, PROVIDING AN APPROPRIATION OF \$141,450 FOR THE HAMBRIGHT PARK AND RIDE PROJECT.

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**BE IT ORDAINED**, by the City Council of the City of Charlotte:

Section 1. That the sum of \$141,450 is hereby estimated to be available from the following source:

Beltway 77 Phase I Owner, LLC

Section 2. That the sum of \$141,450 is hereby appropriated in the Charlotte Area Transit System Capital Projects Funds - Consolidated in the following project:

4131202125 – Hambright Park and Ride

Section 3. That the existence of this project may extend beyond the end of the fiscal year. Therefore, this ordinance will remain in effect for the duration of the project and funds are to be carried forward to subsequent fiscal years until all funds are expended or the project is officially closed.

Section 4. That all ordinances in conflict with this ordinance are hereby repealed.

Section 5. That this ordinance shall be effective upon 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 27th day of November 2023, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 467.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of November 2023.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

ORDINANCE NO. 671-X

AN ORDINANCE TO AMEND ORDINANCE NUMBER 548-X, THE 2023-2024 BUDGET ORDINANCE, PROVIDING AN APPROPRIATION OF \$950,000 FOR INDEPENDENCE BOULEVARD BUSWAY RESTORATION.

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**BE IT ORDAINED**, by the City Council of the City of Charlotte:

Section 1. That the sum of \$950,000 is hereby estimated to be available from the following source:

CATS Revenue Reserve Fund (6121)

Section 2. That the sum of \$950,000 is hereby appropriated in the CATS Revenue Reserve Fund (6121) for transfer to and appropriation in the Charlotte Area Transit System Capital Projects Funds - Consolidated in the following project:

4151102126– Bus Lane Imprv Independence Busway

Section 3. That the existence of this project may extend beyond the end of the fiscal year. Therefore, this ordinance will remain in effect for the duration of the project and funds are to be carried forward to subsequent fiscal years until all funds are expended or the project is officially closed.

Section 4. That all ordinances in conflict with this ordinance are hereby repealed.

Section 5. That this ordinance shall be effective upon 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 27th day of November 2023, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 468.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of November 2023.



Stephanie C. Kelly, City Clerk, MMC, NCCMC



ORDINANCE NO. 672-X

AN ORDINANCE TO AMEND ORDINANCE NUMBER 548-X, THE 2023-2024 BUDGET ORDINANCE, PROVIDING AN APPROPRIATION OF \$500,000 FOR THE SALE OF CITY-OWNED PROPERTY.

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**BE IT ORDAINED**, by the City Council of the City of Charlotte:

Section 1. That the sum of \$500,000 is hereby estimated to be available from the following source:

Lambert Commercial Real Estate LCC

Section 2. That the sum of \$500,000 is hereby appropriated in the General Capital Projects Fund (4001) into the following project:

Bus/ED Allocation of Opportunity Corr-6210100112

Section 3. That the existence of this project may extend beyond the end of the fiscal year. Therefore, this ordinance will remain in effect for the duration of the project and funds are to be carried forward to subsequent fiscal years until all funds are expended or the project is officially closed.

Section 4. That all ordinances in conflict with this ordinance are hereby repealed.

Section 5. That this ordinance shall be effective upon 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 27th day of November 2023, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 66, Page(s) 469.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this 27th day of November 2023.



Stephanie C. Kelly, City Clerk, MMC, NCCMC