

# Charlotte-Mecklenburg

## HISTORIC LANDMARKS

**Subject:** Rezoning Petition Comments

**To:** Charlotte Planning, Design & Development  
**From:** Mecklenburg County Historic Landmarks Department (HLD)  
**HLC Staff Contact:** Tommy Warlick  
**Date:** February 22, 2024

**Petition #/Petitioner:** 2024-003/ ATAPCO Properties Inc.

**Parcel ID #:** 03721402

**Location of Property:** Approximately 16.91 acres located on the west side of Old Statesville Road and north and south side of Ratcliff Lane, south of West W.T. Harris Boulevard.

**Existing Zoning:** CG and MHP

**Proposed Zoning:** N2-A(CD)

### **Background Information**

The subject property contains a circa 1931 Craftsman-style bungalow, a once-prevalent architectural style along the Old Statesville Road corridor that has become significantly more scarce in that area due to increased development pressures.

At this time, little is known about the house although its exterior does appear to be in good condition. Further inspection, assessment, and analysis would be necessary to determine the structure's integrity and potential eligibility for designation as a local historic landmark, as well as the availability of appropriate preservation options that could allow the petitioner to achieve its development objectives while also maintaining the integrity of the extant structure for future generations. HLD has been unsuccessful in its efforts to contact the petitioner and the property owner to discuss these opportunities, including the eligibility of owners of Mecklenburg County designated landmark properties to apply for annual property tax deferrals of up to fifty percent (50%) per the applicable North Carolina statutes.

### **Impact Under Current Zoning**

The current CG zoning for the portion of the parcel containing the bungalow in question would permit the residential use contemplated by the petition, subject to prescribed conditions.

A Department of



MECKLENBURG COUNTY  
North Carolina

2100 Randolph Road  
Charlotte, North Carolina 28207

### **Impact of the Proposed Rezoning/Development**

The proposed use and reclassification would likely result in the demolition or significant alteration of the circa 1931 house, negating the integrity of its historical, architectural, and/or cultural significance.

### **Recommendations**

Having worked successfully with several local property owners to help them realize their development goals while also preserving the integrity of properties with historic, architectural, and/or cultural significance, HLD is available to consult with the petitioner and the property owner to identify and assist with the implementation of suitable preservation strategies for the structure as part of any future development of the property, as well as to assess potential eligibility for local historic landmark designation. As HLD's efforts to contact the petitioner and the owner to discuss the property have been unsuccessful, it is requested that the petitioner and the owner be encouraged to contact HLD before undertaking redevelopment of the property to discuss potential options.