

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: March 26, 2024

Petition #/Petitioner: 2024-021/Foundry Commercial

Parcel ID #: 14121129

Location of Property: Approximately 10.20 acres located along the east side of Steele Creek Road, south of Byrum Drive, and north of Douglas Drive.

Existing Zoning: N1-A (ANDO)

Proposed Zoning: ML-2 (ANDO)

Background Information

The subject property consists primarily of the Steele Creek Presbyterian Church cemetery, a still-active cemetery that dates back to 1763. Petitioner’s rezoning application in Accela erroneously states that the property is not historically designated.

On April 15, 1991, on the recommendation of the Charlotte-Mecklenburg Historic Landmarks Commission, the Mecklenburg County Board of Commissioners expressly designated both the Steele Creek Presbyterian Church and its adjacent cemetery, jointly comprising a total area of 37.575 acres, as a local historic landmark.¹ In addition, effective February 21, 1991, the church and cemetery were also added to the National Register of Historic Places.²

Per Petitioner’s Accela application entry, rezoning is requested “to align with place type (no development proposed on this site).” Petitioner’s stated purpose for the zoning change is “to reduce required buffers for adjacent industrial development.” The owner of the subject property, Steele Creek Presbyterian Church at Pleasant Hill, Inc., has filed a joinder agreement accepting Petitioner’s requested conditional rezoning.

¹ Mecklenburg County Ordinance Book 6516, Pages 609-613 (1991), accessed March 12, 2024, <http://landmarkscommission.org/wp-content/uploads/2017/06/Steele-Creek-Presby-Church-Ord.pdf> (“Ordinance”).

² Richard Mattson and William Huffman, National Register of Historic Places Registration Form for Steele Creek Presbyterian Church and Cemetery (June 1990), accessed March 12, 2024, <https://catalog.archives.gov/id/47718255>.

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MECKLENBURG COUNTY
North Carolina

Based on Petitioner’s representations and the property owner’s concurrence, HLD does not call attention to the erroneous application in order to object to the requested rezoning. Instead, HLD’s comment is submitted to reiterate for all interested parties the historic designation of the subject property, as well as the 1991 mandate of the County Board of Commissioners that – with respect to both the Steele Creek Presbyterian Church and its adjacent cemetery – “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.”³

Impact Under Current Zoning

The current zoning for the parcel would not permit the reduction of buffers contemplated by the pending application.

Impact of the Proposed Rezoning/Development

The proposed reclassification would allow a prescribed reduction of buffers.

Recommendations

HLD requests that the existing historic landmark designation status of the Steele Creek Presbyterian Church cemetery, per the Mecklenburg County Board of Commissioners’ designation ordinance, and the National Register status of that property be accurately reflected in the records pertaining to petition #2024-021.

³ Ordinance at 4.