

A RESOLUTION ESTABLISHING
THE CHARLOTTE HISTORIC DISTRICT COMMISSION

WHEREAS, the City Council of the City of Charlotte wishes to insure the preservation of any areas, structures, sites and objects that are significant elements of the cultural, social, economic, political, or architectural history of Charlotte; and

WHEREAS, the rapid physical and economic development of the City of Charlotte makes it necessary to safeguard the heritage of the City through the preservation and conservation of historical areas for the education, pleasure and enhancement of the residents of the City; and

WHEREAS, Chapter 504 of the 1965 Session Laws of North Carolina, as amended, authorizes the establishment of the Historic District Commission to exercise the powers as granted by Chapter 160A of the General Statutes of North Carolina relative to the preservation of historical areas in the City of Charlotte; and

WHEREAS, the City Council is desirous of creating and establishing a Historic District Commission.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte that the Charlotte Historic District Commission is hereby established, said Commission to be appointed by the City Council and that a majority of the members of said Commission shall have demonstrated special interest, experience, or education in history or architecture. The Commission shall be comprised of two (2) persons serving as members of the Charlotte-Mecklenburg Planning Commission, one (1) person serving on the faculty of the School of Architecture at the University of North Carolina at Charlotte, one person serving as a member of the Charlotte-Mecklenburg Historic Properties Commission and one (1) person owning property within such designated historic district. Therefore, the first Commission shall be comprised of five (5) members and thereafter said membership to be amended by the addition of one (1) member owning property within any other such district or districts to be designated by the City Council and all such members shall be residents of the City; and

BE IT FURTHER RESOLVED that for the first Commission the City Council shall appoint one (1) member whose term will end on June 30, 1977, one (1) member whose term will end on June 30, 1978, one member whose term shall run concurrently with his or her term on the Charlotte-Mecklenburg Historic Properties Commission and two (2) members whose terms shall run concurrently with their respective terms on the Charlotte-Mecklenburg Planning Commission. Thereafter, the terms of all members appointed by the City Council shall be three (3) years except that in the case of a vacancy occurring during a term the same shall be filled by the City Council for the unexpired portion of such terms and that no member shall serve on the Commission for more than two (2) full, consecutive terms; and

BE IT FURTHER RESOLVED that the Commission shall adopt such rules necessary as it shall see fit for the transaction of its business; and

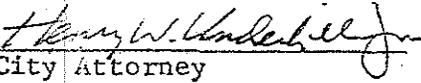
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BE IT FURTHER RESOLVED that any member who fails to attend at least seventy-five (75) percent of the regular and special meetings and hearings held by the Commission during any one (1) year period shall be automatically removed from said Commission. Vacancies resulting from a member's failure to attend the required number of meetings and hearings shall be filled by the same method as provided for appointments; and

BE IT FURTHER RESOLVED that the Charlotte Historic District Commission is hereby authorized to carry out the powers as set forth in Chapter 160A-395 through 160A-399 of the General Statutes of North Carolina.

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 7th day of June, 19 76, the reference having been made in Minute Book 63, and recorded in full in Resolutions Book 11, at Page 449-450.

Ruth Armstrong,
City Clerk

June 7, 1976
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RESOLUTION ADOPTING DEVELOPMENT STANDARDS
FOR THE FOURTH WARD HISTORIC DISTRICT

WHEREAS, the City of Charlotte is committed to the development of the Fourth Ward as primarily a residential area; and

WHEREAS, the Fourth Ward is to be developed at a pedestrian scale and character; and

WHEREAS, new development is to be sympathetic in scale and character to existing development; and

WHEREAS, the anticipated density of construction necessitates additional controls to minimize the impact of one development upon another; and

WHEREAS, the Charlotte Historic District Commission, the Charlotte-Mecklenburg Planning Commission and the Charlotte Community Development Department will separately be called upon to make value judgements concerning the character of development.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte, North Carolina, at its regularly assembled meeting of June 7th, 1976, that the "Fourth Ward Development Standards", developed by the Charlotte-Mecklenburg Planning Commission and dated January of 1976, serve as policy guidelines concerning the desired character of development in the Fourth Ward Historic District.

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 7th day of June, 1976, the reference having been made in Minute Book 63, and recorded in full in Resolutions Book 11, at Page 451.

Ruth Armstrong
City Clerk

June 7, 1976

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WHEREAS, in accordance with and in furtherance of the North Carolina Urban Redevelopment Law, Chapter 1095, Laws of 1951, as amended, N.C.G.S. 160A-500 et seq., the City of Charlotte has decided to undertake an urban renewal project (herein called the "Project") identified as "Fourth Ward Urban Renewal Area" and encompassing the area bounded generally on the north by West 10th Street, on the east by North Church and North Poplar Streets, on the south by West 5th Street and on the west by Southern Railway, in the City of Charlotte, State of North Carolina, hereinafter referred to as the "Locality"; and

WHEREAS, the City of Charlotte has made detailed studies of the location, physical condition of structures, land use, environmental influences, and social, cultural, and economic conditions of the Project area and has determined that the area is a blighted area predominantly residential in character as determined by the "Blight Survey, Fourth Ward Area," approved by the Charlotte-Mecklenburg Planning Commission, February 5, 1975, and that it is detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the Locality at large, because of the extent of building dilapidation and deterioration and inadequate provision for ventilation, light and air to residential buildings, the combination of which affects 74.4% or 87 of the 117 buildings in the area, and the members of this Governing Body have been fully apprised and are aware of these facts and conditions; and

WHEREAS, there has been prepared and referred to the City Council of the City of Charlotte (herein called the "Governing Body") for review and approval a Redevelopment Plan for the Project area, dated December, 1975, and consisting of 20 pages and 6 exhibits; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the Locality as a whole; and

WHEREAS, the Charlotte-Mecklenburg Planning Commission, which is the duly designated and acting official planning body for the Locality, has submitted to the Governing Body its report and recommendations respecting the Redevelopment Plan for the Project area and has certified that the Redevelopment Plan conforms to the general plan for the Locality as a whole, and the Governing Body has duly considered the report, recommendations, and certification of the planning body; and

WHEREAS, the Redevelopment Plan for the Project area prescribes certain land uses for the Project area and will require, among other things, changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action; and

WHEREAS, the Community Development Department of the City of Charlotte has prepared and submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the Project in accordance with the Redevelopment Plan, which program provides for identical benefits to those available under Title II of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P. L. 91-646); and

WHEREAS, there have also been presented to the Governing Body information and data respecting the relocation program which has been prepared by the Community Development Department as a result of studies, surveys, and inspections in the Project area and the assembling and analysis of the data and information obtained from such studies, surveys, and inspections; and

WHEREAS, the members of the Governing Body have general knowledge of the conditions prevailing in the Project area and of the availability of proper housing in the Locality for the relocation of individuals and families that may be displaced from the Project area and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE, CHARLOTTE, NORTH CAROLINA:

1. That it is hereby found and determined that the Project is a blighted area and qualifies as an eligible Project area under the North Carolina Urban Redevelopment Law of 1951, as amended, N.C.G.S. 160A-500 through 160A-526.

2. That the Redevelopment Plan for the Project, having been duly reviewed and considered, is hereby approved, and the City Clerk be and is hereby directed to file said copy of the Redevelopment Plan with the minutes of this meeting.
3. That it is hereby found and determined that the Redevelopment Plan for the Urban Renewal Area will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the urban renewal of the Area by private enterprise.
4. That it is hereby found and determined that the Redevelopment Plan for the Urban Renewal Area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan.
5. That it is hereby found and determined that the program for the proper relocation of individuals and families displaced in carrying out the Project in decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Project; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the Project area, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.
6. That, in order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved, it is found and determined that certain official action must be taken by this Body with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and, accordingly, this Body hereby (a) pledges its cooperation in helping to carry out the Redevelopment Plan; (b) requests the various officials, departments, boards, and agencies of the Locality having administrative responsibilities in the premises likewise cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Redevelopment Plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan.
7. That the conditions under which the City of Charlotte will make Relocation Payments are hereby in all respects approved.
8. That the Schedule of Average Annual Gross Rentals for Standard Housing in Locality is in all respects approved.
9. That the Schedule of Average Prices of Comparable Sales Housing in Locality is in all respects approved.
10. That the Fixed Relocation Payments Schedule is in all respects approved.
11. That the Director, Community Development Department, is hereby designated to approve all claims for Relocation Payments.

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 7th day of June, 1976, the reference having been made in Minute Book 63, and recorded in full in Resolutions Book 11, at Page 452-453.

Ruth Armstrong
City Clerk

Copy of a Resolution Passed by the City Council
of the City of Charlotte, North Carolina

The following resolution was introduced, and Councilman Whittington
moved that it be adopted. The motion was seconded by Councilman Withrow
and, upon being put to a vote, the resolution was unanimously
carried.

WHEREAS, the City of Charlotte and the North Carolina Board of
Transportation propose to make certain street and highway improvements within
this Municipality under Project 9.8100311, said project to consist of the
construction and improvement of Sardis Road (SR 3356) from a point approxi-
mately 1,700 feet northeast of the intersection of Carmel Road and Providence
Road to the vicinity of Randolph Road, that said project is considered to be
a most necessary street and highway improvement for the promotion of public
safety and convenience; and,

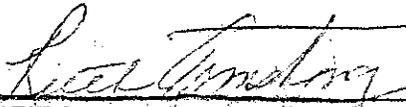
WHEREAS, the Board of Transportation and the City of Charlotte propose
to enter into an agreement for the above mentioned project wherein the Board
of Transportation agrees to construct the project, and the City of Charlotte
agrees to prepare the project plans, acquire the right of way, adjust all
utilities, and to reimburse the Board of Transportation for the cost of con-
structing sidewalks on the project.

NOW, THEREFORE, BE IT RESOLVED that Project 9.8100311, Mecklenburg County
be and it is hereby formally approved by the City Council of the City of
Charlotte, and that the Mayor and City Clerk ~~(or Manager)~~ of this Muni-
cipality be and they are hereby empowered to sign and execute the required
agreement between the City of Charlotte and the Board of Transportation.

This Resolution was passed and adopted the 7th day of June,
1976.

I, Ruth Armstrong, City Clerk ~~(or Manager)~~ of the City of
Charlotte, North Carolina, do hereby certify that the foregoing is a true
and correct copy of excerpts from the minutes of the City Council of the
City of Charlotte.;

WITNESS, my hand and the official seal of the City of Charlotte on
this 8th day of June, 1976.


CITY CLERK
CITY OF CHARLOTTE
NORTH CAROLINA

June 7, 1976
Resolutions Book 11 - Page 455

A RESOLUTION AUTHORIZING CONDEMNATION PROCEEDINGS FOR THE ACQUISITION OF PROPERTY BELONGING TO HETTIE JAMES, HEIRS LOCATED AT 119 SOUTH IRWIN AVENUE IN THE CITY OF CHARLOTTE FOR THE TRADE-FOURTH CONNECTOR PROJECT.

WHEREAS, the City Council finds as a fact that it is necessary to acquire certain property belonging to Hettie James, Heirs located at 119 South Irwin Avenue in the City of Charlotte, for right of way purposes in connection with the Trade-Fourth Connector Project; and

WHEREAS, the City has in good faith undertaken to negotiate for the purchase of this property, but has been unable to reach an agreement with the owners for the purchase price.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte, that pursuant to Section 7.81, Chapter 713 of the 1965 Session Laws of North Carolina, being the Charter of the City of Charlotte, as amended, and the authority granted in Chapter 160A-241 of the General Statutes of North Carolina, condemnation proceedings are hereby authorized to be instituted against the property of Hettie James, Heirs, located at 119 South Irwin Avenue in the City of Charlotte, under the procedures set forth in Article 9, Chapter 136 of the General Statutes of North Carolina, as amended; and

BE IT FURTHER RESOLVED that \$7,100.00, the amount of the appraised value of said property, is hereby authorized to be deposited in the office of the Clerk of Superior Court of Mecklenburg County, North Carolina, together with the filing of the Complaint and Declaration of Taking.

Approved as to form:

Henry W. Chesebrough Jr.
City Attorney

CERTIFICATION

I, Ruth Armstrong, City Clerk of the City of Charlotte, North Carolina, do hereby certify that the foregoing is a true and exact copy of a Resolution adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 7th day of June, 1976, and the reference having been made in Minute Book 63, page , and recorded in full in Resolutions Book 11, Page 455.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 8th day of June, 1976.

Ruth Armstrong
Ruth Armstrong, City Clerk

June 7, 1976
Resolutions Book 11 - Page 456

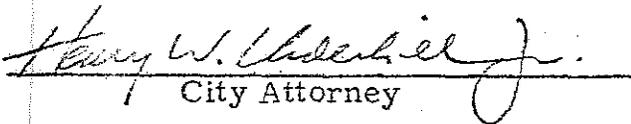
A RESOLUTION AUTHORIZING THE REFUND
OF CERTAIN TAXES

Reference is made to the schedule of "Taxpayers and Refunds Requested" attached to the Docket for consideration of the City Council. On the basis of that schedule, which is incorporated herein, the following facts are found:

1. The City-County Tax Collector collected taxes from the taxpayers set out on the list attached to the Docket.
2. The City-County Tax Collector has certified that those taxpayers made demand in writing for refund of the amounts set out on the schedule within eight years from the date the amounts were due to be paid.
3. The amounts listed on the schedule were collected through clerical error or by a tax illegally levied and assessed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte, North Carolina, in regular session assembled this 7th day of June, 1976, that those taxpayers listed on the schedule of "Taxpayers and Refunds Requested", be refunded the amounts therein set out and that the schedule and this resolution be spread upon the minutes of this meeting.

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 7th day of June, 1976, the reference having been made in Minute Book 63, and recorded in full in Resolutions Book 11, at Page 456-457.

Ruth Armstrong, City Clerk

June 7, 1976
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TAXPAYERS AND REFUNDS REQUESTED

<u>NAME</u>	<u>AMOUNT OF REFUND REQUESTED</u>	<u>REASON</u>
Martha Mayse Barnett	\$ 8.58	Illegal Levy
Rosalind & Mary K. Barnett	4.75	Illegal Levy
Richard C. L. Caldwell	41.78	Illegal Levy
Reaves McClanahan	46.73	Clerical Error
Kenneth Lee Norkett, Jr. (Make payable to First Atlantic Corp)	12.01	Clerical Error
Susan S. West	16.17	Illegal Levy
Falco Corp.	40.03	Clerical Error
Southeastern Inns Corp. (Make payable to First Savings & Loan)	10,216.63	Illegal Levy
Southeastern Inns Corp. (Make payable to First Savings & Loan)	73.39	Illegal Levy
D. L. Peterson Trust	28.47	Clerical Error
Reaves McClanahan	13.57	Clerical Error
Scottish Inns, International (Make payable to First Savings & Loan)	8,876.52	Illegal Levy
Frances Ledbetter Murphy	3.48	Illegal Levy
Reaves McClanahan	13.52	Clerical Error
	<u>\$19,395.63</u>	