

April 22, 2024
Ordinance Book 67, Page 101

Ordinance No. 795-X

Ordinance – Parkwood Avenue Associate Reformed Presbyterian Church

Ordinance designating as a Historic Landmark a property known as the “Parkwood Avenue Associate Reformed Presbyterian Church” (listed under Tax Parcel Number 08309309 and including the exterior of the building and the land listed under Tax Parcel Number 08309309 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2024) as an Historic Landmark. The property is located at 1017 Parkwood Avenue in Charlotte, North Carolina, and is owned by A and E Rental Homes LLC.

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 22nd day of April, 2024, on the question of designating a property known as the Parkwood Avenue Associate Reformed Presbyterian Church 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 8th day of April, 2024, on the question of designating a property known as the Parkwood Avenue Associate Reformed Presbyterian Church as a historic landmark; and

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WHEREAS, the Parkwood Avenue Associate Reformed Presbyterian Church building, which opened in January 1929 as Villa Heights Associate Reformed Presbyterian Church, was and remains the most architecturally significant church building in the Villa Heights neighborhood, an early twentieth-century Charlotte suburb; and

WHEREAS, the Parkwood Avenue Associate Reformed Presbyterian Church building draws special significance as part of a select collection of imposing church buildings erected by Charlotte’s Associate Reformed Presbyterian congregations in the first half of the twentieth century; and

WHEREAS, the Parkwood Avenue Associate Reformed Presbyterian Church building was designed by Charlotte native Louis Asbury, Sr., an architect of local and regional importance who was both North Carolina’s first native-born formally trained professional architect and the state’s first member of the American Institute of Architects; and

WHEREAS, the 1968 transfer of ownership of the Parkwood Avenue Associate Reformed Presbyterian Church building to the Parkwood Institutional Christian Methodist Episcopal Church evidences the history of the Associate Reformed Presbyterian Church in Charlotte and other urban centers during the twentieth century in that, despite its significant growth throughout various cities in the early 1900s, the denomination was unable to sustain that initial success resulting in the loss of several local congregations during the latter decades of that century; and

WHEREAS, that transfer of building ownership to a congregation of a predominately African American denomination also evidences the history of shifting population demographics in the inner suburbs of Charlotte and other urban centers

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throughout the South during the latter half of the twentieth century, as increasing numbers of White urban dwellers moved farther from the city centers and urban renewal campaigns forced African Americans to seek housing alternatives within those abandoned inner suburbs; and

WHEREAS, based on the additional information further detailed in the *Landmark Designation Report for the Parkwood Avenue Associate Reformed Presbyterian Church* (May 2017; updated June 2021 and September 2023), all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Parkwood Avenue Associate Reformed Presbyterian Church possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the Parkwood Avenue Associate Reformed Presbyterian Church is owned by A and E Rental Homes LLC.

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

1. That the property known as the “Parkwood Avenue Associate Reformed Presbyterian Church” (listed under Tax Parcel Number 08309309 and including both the exterior of the building and the land listed under Tax Parcel Number 08309309 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2024) 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 1017 Parkwood Avenue in Charlotte, North Carolina. Exterior features are more completely described in the *Landmark Designation Report for the Parkwood Avenue*

Associate Reformed Presbyterian Church (May 2017; updated June 2021 and September 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 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*

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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 Parkwood Avenue Associate Reformed Presbyterian Church 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 22 day of April, 2024, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.

Approved as to form:



Senior Assistant City Attorney

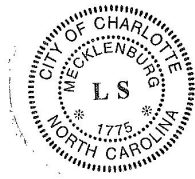
April 22, 2024
Ordinance Book 67, Page 106

Ordinance No. 795-X

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 22nd day of April 2024, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 67, Page(s) 101-106.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22nd day of April 2024.



A handwritten signature in cursive script that reads 'Stephanie C. Kelly'.

Stephanie C. Kelly, City Clerk, MMC, NCCMC

April 22, 2024
Ordinance Book 67, Page 107

ORDINANCE NO. 796-X KELLY WOODS AREA ANNEXATION

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE CITY OF CHARLOTTE, NORTH CAROLINA**

WHEREAS, the City Council has been petitioned under G.S. 160A-31(a) to annex the area described below; and

WHEREAS, the City Council has by Resolution directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held during a meeting that was accessible at the Charlotte-Mecklenburg Government Center at 6:30 p.m. on April 22, 2024 after due notice by the Mecklenburg Times on April 9, 2024; and

WHEREAS, the City Council finds that the petition meets the requirements of G.S. 160A-31;

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

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the City of Charlotte as of April 22, 2024:

LEGAL DESCRIPTION

Being the property of Yvonne Wiggins Felts and Sandra Lewis Wiggins as recorded in Deed Book 8888 Page 702 and Deed Book 5266 Page 718 of Mecklenburg County public registry.

Commencing at a found iron rod on the western right of way of Kelly Road, and at the corner of the Meritage Homes of the Carolinas Inc. property as shown on deed book 38043 page 389 of

the Mecklenburg County public registry of deeds ("P.O.C" N: 574853.56, E: 1428506.16); thence with said right of way N 37° 18' 31" E for a distance of 69.79 feet to the Point Of Beginning, a found iron rod at the northeastern corner of the aforementioned property of Meritage Homes of the Carolinas Inc Property; thence with the existing Charlotte city limits, said property and other Meritage Homes of the Carolinas Inc properties as recorded in Deed Book 36926 Page 444 and Deed Book 37781 Page 33 of Mecklenburg County public registry seven (7) courses; 1.) N 38° 32' 32" W for a distance of 241.25 feet to a found iron rod, 2.) S 07° 08' 30" w for a distance of 145.03 feet to a found iron pipe, 3.) S 73° 04' 27" W for a distance of 298.89 feet to a found iron rod, 4.) N 12° 28' 31" W for a distance of 349.94 feet to a found iron pipe, 5.) N 22° 17' 23" W for a distance of 715.19 feet to a found iron rod, 6.) N 21° 40' 27" w for a distance of 592.31 feet to a found iron rod, 7.) N 25° 00' 58" w passing through a found iron rod at 348.68 feet, for a total distance of 430.28 feet to a computed point at the centerline of gutter branch; thence with the existing Charlotte city limits and along said gutter branch the following twenty-three (23) courses; 1.) N 44° 59' 03" E for a distance of 28.03 feet to a point, 2.) N 11° 32' 39" E for a distance of 47.12 feet to a point, 3.) N 30° 09' 39" e for a distance of 66.57 feet to a point, 4.) N 21° 37' 12" E for a distance of 65.54 feet to a point, 5.) N 40° 07' 22" e for a distance of 22.18 feet to a point, 6.) N 89° 31' 57" E for a distance of 64.11 feet to a point, 7.) N 02° 06' 37" w for a distance of 37.44 feet to a point, 8.) N 50° 28' 18" E for a distance of 39.93 feet to a point, 9.) N 71° 56' 48" e for a distance of 35.00 feet to a point, 10.) N 36° 13' 51" e for a distance of 58.78 feet to a point, 11.) N 87° 13' 14" E for a distance of 67.86 feet to a point, 12.) S 71 ° 14' 48" E for a distance of 71.29 feet to a point, 13.) S 41 ° 18' 38" E for a distance of 37.59 feet to a point, 14.) S 84° 43' 00" E for a distance of 66.76 feet to a point, 15.) S 77° 32' 05" E for a distance of 78.46 feet to a point, 16.) S 62° 58' 11" E for a distance of 68.18 feet to a point, 17.) S 87° 03' 38" E for a distance of 60.55 feet to a point, 18.) S 78° 16' 20" E for a distance of 82.04 feet to a point, 19.) S 74° 23' 46" E for a distance of 136.07 feet to a point, 20.) S 77° 15' 21" E for a distance of 124.26 feet to a point, 21.) S 41° 11' 41" E for a distance of 62.16 feet to a point, 22.) S 77° 49' 56" E for a distance of 113.65 feet to a point, 23.) N 76° 10' 55" E for a distance of 28.33 feet to a found iron rod on the western line of the Beverly Abernathy Brewer property as recorded in Deed Book 37617 Page 0015 of the Mecklenburg County public registry; thence leaving the existing Charlotte city limits and with the Beverly Abernathy Brewer property two (2) courses; 1.) S 01° 16' 19" W for a distance of 705.55 feet to an existing iron pipe, 2.) S 06° 57' 42" W for a distance of 331.81 feet to a found iron pipe at to the northwestern corner of the property of Jennifer Helms Collins as recorded in Deed Book 13155 Page 887 of the Mecklenburg County public registry; thence with said property S 06° 56' 04" W for a distance of 150.98 feet to a found iron rod at the northwestern corner of the H. Jeffrey Boyd property as recorded in Deed Book 28926 Page 629 of the Mecklenburg County public registry; thence with said property and the Jennifer Collins property as recorded in Deed Book 23968 Page 772, and the Abdul Rahman Al Rashid property as recorded in Deed Book 33529 Page 896 of the Mecklenburg County public registry S 06° 57' 42" W passing through a found iron rod at 224.12 feet, and at 383.64 feet for a total distance of 565.49 feet to a found iron pipe thence continuing with the Abdul Rahman Al Rashid property S 48° 36' 38" E for a distance of 246.06 feet to an existing iron rod on the western right of way line of Kelly road; thence with said right of way S 30° 39' 50" W for a distance of 77.05 to the Point Of Beginning, containing 1,646,678 square feet or 37.803 acres of land, more or less.

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Section 2. Upon and after April 22, 2024 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Charlotte and shall be entitled to the same privileges and benefits as other parts of the City of Charlotte. Said territory shall be subject to municipal taxes according to G.S.160A-58.10.

Section 3. Subject to change in accordance with applicable law, the annexed territory described above shall be included in the following Council electoral district 2.

Section 4. The Mayor of the City of Charlotte shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Mecklenburg County Board of Elections, as required by G.S. 163-288.1.

Adopted this 22nd day of April, 2024 .

APPROVED AS TO FORM:



Charlotte 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 22nd day of April 2024, the reference having been made in Minute Book 158, and recorded in full in Ordinance Book 67, Page(s) 107-110.

WITNESS my hand and the corporate seal of the City of Charlotte, North Carolina, this the 22nd day of April 2024.



Stephanie C. Kelly, City Clerk, MMC, NCCMC

- NOTES**
1. AREAS COMPUTED BY COORDINATE METHOD
 2. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD
 3. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED
 4. BASIS OF BEARING SHOWN HEREON IS N.C. GRID (NAD83 2011)
 5. BASIS OF BEARING SHOWN HEREON IS N.C. GRID (NAD83 2011)
- REFERENCES**
- DB 5586 PG 718
 - DB 8888 PG 102
 - DB 8888 PG 102
 - DB 1704 PG 81

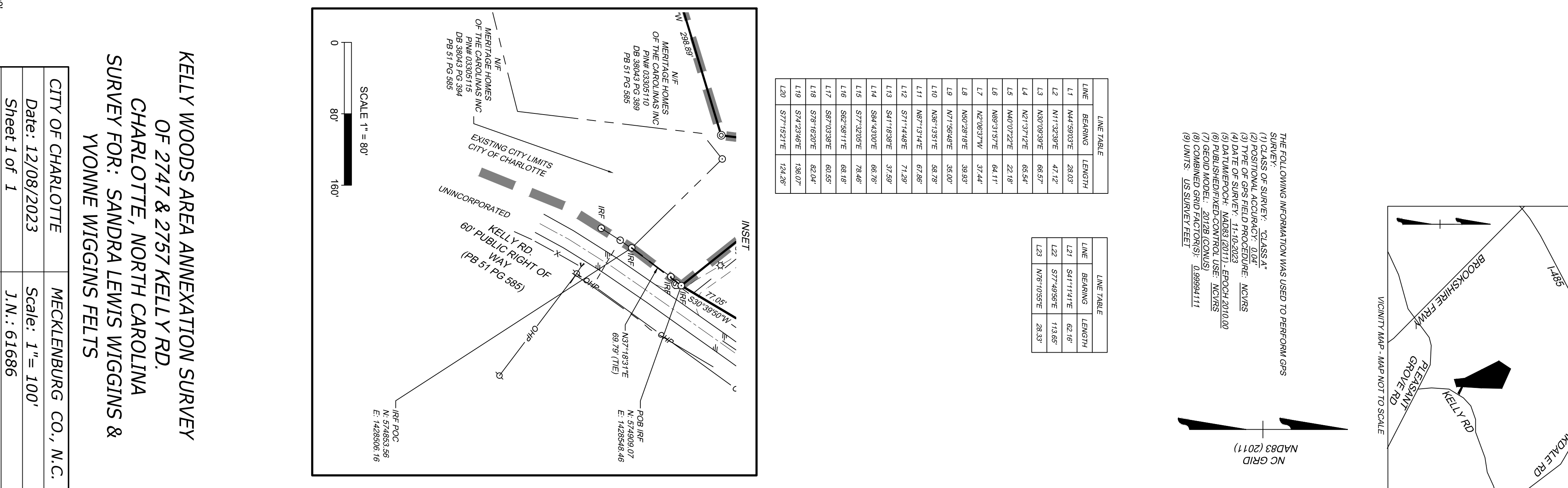
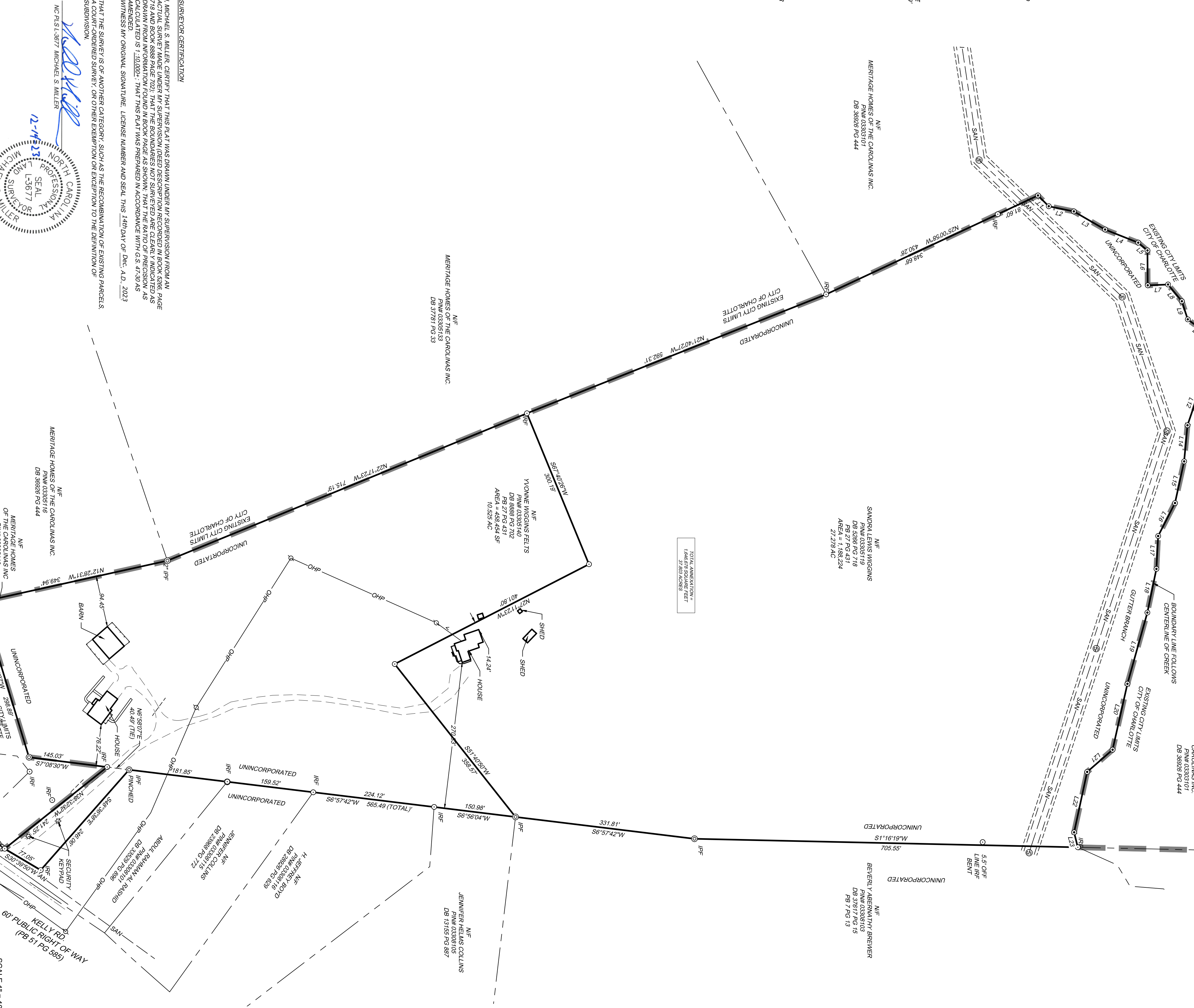
REVIEW OFFICER: _____

DATE: _____

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

REVIEW OFFICER OF THE CITY OF CHARLOTTE: _____

CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.



LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N44°30'32" E	20.02	L27	S87°17'47" E	62.18
L2	N17°12'59" E	47.12	L28	S77°46'59" E	172.68
L3	N67°03'06" E	66.57	L29	N67°10'55" E	28.32
L4	N47°19'17" E	65.54			
L5	N46°07'22" E	22.18			
L6	N69°19'17" E	64.11			
L7	N07°02'37" W	37.44			
L8	N02°02'37" W	39.82			
L9	N77°04'00" E	30.00			
L10	N08°13'17" E	68.78			
L11	N67°13'47" E	67.88			
L12	S77°14'48" E	71.29			
L13	S41°17'38" E	37.59			
L14	S44°43'00" E	66.78			
L15	S77°20'18" E	78.48			
L16	S82°39'17" E	63.92			
L17	S87°03'28" E	60.63			
L18	S78°16'29" E	82.04			
L19	S74°25'46" E	158.67			
L20	S77°18'27" E	124.28			

SURVEYOR CERTIFICATION:

I, MICHAEL S. MILLER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5586 PAGE 1140 AND PLAT 121892311) AND THAT THE DISTANCES AND BEARINGS SHOWN ON THIS PLAT ARE ACCURATE AS CALICULATED IN ACCORDANCE WITH G.S. 47-30.25. THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30.25 AND THE ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 14th DAY OF DEC. A.D. 2023.

THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SURVEYSION.

MICHAEL S. MILLER
NORTH CAROLINA SURVEYOR
SEAL
MILLER

KELLY WOODS AREA ANNEXATION SURVEY OF 2747 & 2757 KELLY RD. CHARLOTTE, NORTH CAROLINA SURVEY FOR: SANDRA LEWIS WIGGINS & YVONNE WIGGINS FELTS

CITY OF CHARLOTTE MECKLENBURG CO., N.C.
Date: 12/08/2023 Scale: 1" = 100'
Sheet 1 of 1 J.N.: 61686
Drawn by: BKL Checked by: MSM
Revised: 12/14/23 D.W.

YOUR VISION ACHIEVED THROUGH OURS.

Site Development Residential Infrastructure Technology

THIS DRAWING PREPARED AT THE **CHARLOTTE OFFICE**

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