

SEP 3 1981

AN ORDINANCE DESIGNATING A BUILDING AND PROPERTY KNOWN AS "THE S. W. AND C. S. DAVIS GENERAL STORE" LOCATED ON NORTH CAROLINA HIGHWAY 115 AS HISTORIC PROPERTY.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Part 3B, Article 19, Chapter 160A of the General Statutes of North Carolina have been met; and

WHEREAS, the Board of County Commissioners has taken into full consideration all statements and information presented at the joint public hearing held with the Charlotte-Mecklenburg Historic Properties Commission on the 3rd day of August, 1981, on the question of designating the building and property known as "The S. W. and C. S. Davis General Store" as historic property; and

WHEREAS, the building and property known as "The S. W. and C. S. Davis General Store" is the best-preserved local example of a rural general store of the early twentieth century; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated the historic significance of the building and property known as "The S. W. and C. S. Davis General Store"; and

WHEREAS, the Division of Archives and History of the North Carolina Department of Cultural Resources has endorsed the findings of the Charlotte-Mecklenburg Historic Properties Commission; and

WHEREAS, the building and property known as "The S. W. and C. S. Davis General Store" is owned in fee simple by S. W. D. Associates,

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Mecklenburg County, North Carolina:

1. That the property known as "The S. W. and C. S. Davis General Store", including the interior and exterior of the building, and the land associated therewith, is hereby designated as historic property pursuant to

to Part 3B, Article 19, Chapter 160A, of the General Statutes of North Carolina. For purposes of description only, the location of said property is noted being situated on a tract of property more specifically described as follows:

BEGINNING at a new iron pin in the center line of the Southern Railway System track, said point being east of Old Statesville Road (N. C. Highway #115) and south of the Reames Road intersection with Old Statesville Road, said point also being 493.27 feet north along said Southern Railway track from northwest property corner of Rosson-Richards of N. C., Inc., as recorded in Lease Book 3066, Page 105 of the Register of Deeds, Mecklenburg County, N. C.; thence with said center line in two (2) courses as follows: (1) N. 9-16E., 157.16 feet to a nail (2) N. 9-12E., 138.0 feet to a new iron pin; thence with three (3) new lines as follows: (1) S. 80-48E., 259.16 feet to a new iron pin (2) S. 9-12 W., 295.16 feet to a new iron pin; (3) N. 80-48 W., 295.34 feet to the place of beginning. Containing 2.00 acres and being a part of S W D Associates, Ltd., property as recorded in Deed Book 3673, Page 125, Register of Deeds, Mecklenburg County, N. C., as shown on a map by R. B. Pharr and Associates dated March 27, 1981. File No. X-280.

2. That said designated property may be materially altered, restored, moved, or demolished only following the issuance of a Certificate of Appropriateness from the Charlotte-Mecklenburg Historic Properties Commission. An application for a Certificate of Appropriateness authorizing the demolition of said property may not be denied. However, the effective date of such a Certificate may be delayed in accordance with chapter 160A, Article 19, Part 3B, and amendments thereto and hereinafter adopted.

3. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material, or outer appearance thereof, nor to prevent or delay the making of emergency

repairs, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when a building inspector or similar official certified 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 property owner from making any use of this property not prohibited by other statutes, ordinances or regulations.

4. That a suitable sign may be posted indicating that said property has been designated as historic property and containing any other appropriate information. If the owner consents, the sign shall be placed on said property. If the owner objects, the sign shall be placed on a nearby public right-of-way.

5. That the owners and occupants of the property known as "The S. W. and C. S. Davis General Store" be given the notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the County Clerk, Building Inspection Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

6. That which is designated as historic property shall be subject to Chapter 160A, Article 19, Part 3B, and any amendments to it and any amendments hereinafter adopted.

Approved as to form:

  
County Attorney

Adopted by the Board of Commissioners on August 3, 1981.

State of North Carolina  
County of Mecklenburg

I, Sara E. Snell, Deputy Clerk to the Board of County Commissioners of Mecklenburg County, DO HEREBY CERTIFY that the foregoing Ordinance designating a building and property known as "The S. W. and C. S. Davis General Store" located on North Carolina Highway 115 as Historic Property, is a true and exact copy of a resolution adopted by the Board of County Commissioners of Mecklenburg County, North Carolina, in meeting held August 3, 1981 and recorded in full in Minute Book No. 27-A.

Witness my hand and the official seal of said Board, this 2nd day of September, 1981.

*Sara E. Snell*

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Deputy Clerk to the Board