

RECEIVED
BOB
1979

4270 0316

64

AN ORDINANCE DESIGNATING THE PROPERTY KNOWN AS THE "JAMES G. TORRANCE MILL RUIN" AS HISTORIC PROPERTY, LOCATED ON GILEAD ROAD IN NECKLENSBURG COUNTY, NORTH CAROLINA, AND RECORDED ON PARCEL NUMBER 015-091-05 AS RECORDED IN THE NECKLENSBURG COUNTY TAX OFFICE.

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 of Mecklenburg County, North Carolina, 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 19th day of November, 1979, on the question of designating the property known as the "James G. Torrance Mill" as historic property; and

WHEREAS, the property known as the "James G. Torrance Mill Ruin" formed part of one of the largest ante-bellum plantations in Mecklenburg County; and

WHEREAS, the property known as the "James G. Torrance Mill Ruin" is the most imposing ante-bellum mill ruin extant in Mecklenburg County; and

WHEREAS, the property known as the "James G. Torrance Mill Ruin" is likely to yield archeologically significant artifacts; and

WHEREAS, the Charlotte-Mecklenburg Historic Properties Commission has demonstrated the historic significance of the property known as the "James G. Torrance Mill Ruin;" and

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

WHEREAS, the property known as the "James G. Torrance Mill Ruin" is owned in fee simple by Jackie Ray McSee and wife, Carol F. McSee.

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

1. That the property known as the "James G. Torrance Mill Ruin" is hereby

PRESENTED
FOR
RECONSIDERATION

JAN 8 12 21 PM '80
CLERK OF SUPERIOR COURT
MECKLENBURG COUNTY, N.C.

designated as historic property pursuant 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 as being situated on a tract of property more specifically described as follows:

Beginning at a point on the eastern property line of the C. B. Stillwell property as recorded in deed book 2066-201 Register of Deeds, Mecklenburg County, North Carolina, said point being 384.69 feet from the center line of Gilead Road., thence with the following courses and distance (1) S. 83-16-45E. 164.24 feet. (2) S.05-43-15W., 34.06 feet. (3) S. 83-16-45 E., 57.66 feet., (4) N.71-15-00E., 150.00 feet. (5) S.18-45-00E., 50.0 feet. (6) S.71-15-00W., 233.25 feet. (7) N.83-16-45W., 152.65 feet to a point on the C. B. Stillwell property line, thence N.01-00-00W., 116.05 feet to the point and place of beginning. Being a portion of the J. R. McGee property as recorded in deed book 3837-643 Register of Deeds, Mecklenburg County, North Carolina, containing 0.690 acres as shown on a map by R. B. Pharr & Associates dated March 20, 1979, File No. VV-214.

4270 0317

2. That said property may be materially altered, restored, moved or demolished only following the issuance of a certificate of appropriateness by 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 for a period of up to 180 days from the date of approval.
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 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 property owner from making any use of this property

not prohibited by other statutes, ordinances or regulations.

4. That a suitable sign 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 "James G. Terrance Mill Ruin" 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, Mecklenburg County Building Inspection Department, Mecklenburg County Register of Deeds and the Tax Supervisor of Mecklenburg County as required by applicable law.

Approved as to form:

Jacob T. Linn
Assoc. County Attorney

4270 0318

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Sara E. Snell, Clerk to the Board of County Commissioners of Mecklenburg County DO HEREBY CERTIFY that the foregoing is a true and exact copy of an ordinance adopted by the Board of County Commissioners of Mecklenburg County, North Carolina, in meeting held December 3, 1978 and recorded in Minute Book No. 25-A.

Witness my hand and the official seal of said Board, this 28th day of December, 1978.

Sara E. Snell