

Ordinance Amendment – Hennigan Place and Hennigan Place Property

Amendment to the ordinance for the property known as the “Hennigan Place” originally adopted by the Charlotte City Council on April 8, 1980, and the ordinance for the property known as the “Hennigan Place Property” originally adopted by the Charlotte City Council on November 15, 2004. Currently the amount of designated land associated with the “Hennigan Place” and the “Hennigan Place Property” is approximately 5.3 acres as shown on the attached exhibit “A”. The Ordinances would be Amended to De-Designate all of land associated with the “Hennigan Place” and the “Hennigan Place Property” (listed under Tax Parcel Numbers 23111438, 23111437, 23111403, and 23111402 as of September 1, 2018) with the Exception of .78 acres of land shown on the attached exhibit “B”. The historic house and the .78 acres of land shown on the attached exhibit “B” would Retain historic landmark designation. The property is owned by Snow Homeplace LLC and Hennigan Place LLC. The property is located at 3615, 3609, 3603, 3545, 3541, 3537, 3533, 3529, and 3505 Tilley Morris Rd, within the City of Charlotte, North Carolina.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, 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 17th day of September 2018, on the question of de-designating portions of the land associated with the Hennigan Place and the Hennigan Place Property; 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 10th day of September 2018, on the question of de-designating portions of the land associated with the Hennigan Place and the Hennigan Place Property; and

WHEREAS, on April 8, 1980, the Mecklenburg County Board of Commissioners adopted an ordinance designating the property known as the “Hennigan Place” as a Historic Landmark; and

WHEREAS, the property known as the “Hennigan Place” was annexed by the City of Charlotte, and the City of Charlotte now has historic landmarks jurisdiction over the property pursuant to Part 3C of Article 19 of Chapter 160A of the General Statutes; and

WHEREAS, on November 15, 2004, the City Council of Charlotte adopted an ordinance designating the property known as the “Hennigan Place Property” as a Historic Landmark; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has determined that to de-designate approximately 4.52 acres of land associated with “Hennigan Place” and the “Hennigan Place Property” is appropriate because portions of the property have been approved for new development under the Certificate of Appropriateness process.

WHEREAS, the property associated with tax parcel Tax Parcel Numbers 23111438, 23111437, 23111403, and 23111402 is located at 3615, 3609, 3603, 3545, 3541, 3537, 3533, 3529, and 3505 Tilley Morris Rd, within the City of Charlotte, North Carolina and is owned by Snow Homeplace LLC and Hennigan Place LLC.

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

1. That the ordinances for the “Hennigan Place” and the “Hennigan Place Property” be amended to de-designate all of the land associated with the Historic Landmarks known as the “Hennigan Place” and the “Hennigan Place Property” (listed under Tax Parcel Numbers 23111438, 23111437, 23111403, and 23111402 as of September 1, 2018) with the exception of the .78 acres of land shown in exhibit “B”, pursuant to Chapter 160A, Article 19, as amended, of the General

Statutes of North Carolina. The historic house and the .78 acres of land shown on the attached exhibit “B” would retain historic landmark designation.

2. That the owners of the historic landmarks known as the “Hennigan Place” and the “Hennigan Place Property” be given notice of these amendments as required by applicable law and that copies of these amendments 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.

3. That which is designated as an historic landmark shall be subject to Chapter 160A, Article 19, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

Adopted the ____ day of _____, 20____, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.

Clerk to City Council

Approved as to form:

Senior Assistant City Attorney

Polaris 3G Map – Mecklenburg County, North Carolina

Hennigan Place and Hennigan Place Property Exhibit A

Date Printed: 9/4/2018 10:59:25 AM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

"PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEYANCES, OR SALES"

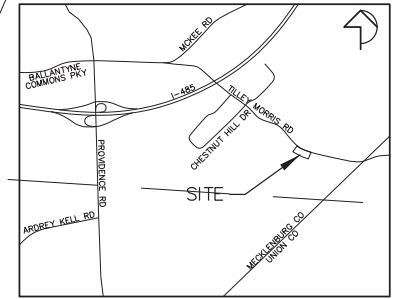


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	67.06'	509.25'	7°32'43"	N 58°11'58" W	67.01'
C2	23.76'	1,799.73'	0°45'23"	S 61°23'25" E	23.76'
C3	14.73'	542.93'	1°33'16"	S 53°44'12" E	14.73'

LINE	BEARING	DISTANCE
L1	S 29°10'36" W	46.52'
L2	S 61°00'53" E	151.52'
L3	S 63°05'39" E	115.06'
L4	S 27°39'20" W	69.06'
L5	S 32°15'41" W	53.01'
L6	N 57°44'19" W	50.10'
L7	N 32°15'41" E	45.00'
L8	N 35°29'10" E	31.00'
L9	S 61°00'53" E	166.60'

NOTES

- AREA CALCULATED BY COORDINATE COMPUTATION.
- ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
- IRON RODS AT ALL CORNERS UNLESS NOTED.
- THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
- LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CHARLOTTE. BUILDER/OWNER MUST VERIFY THAT LOT IS COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- NO NCOS MONUMENT FOUND WITHIN 2000 FEET.



VICINITY MAP
(Not to Scale)

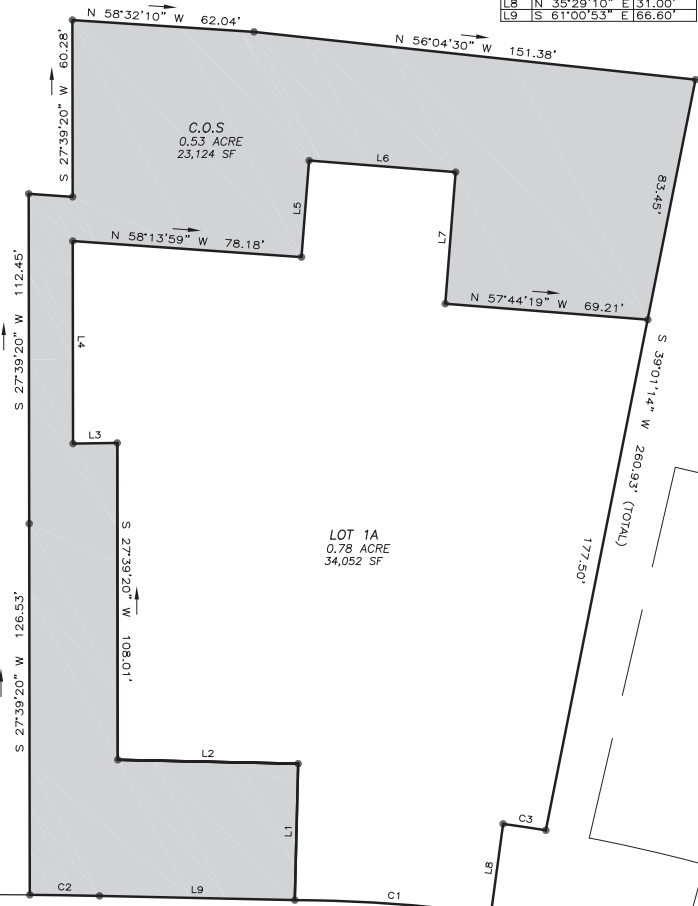


EXHIBIT B

DEERFIELD CREEK
DRIVE
75' PUBLIC R/W
per MB 29 PG 286

LEGEND	
RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
IPF	IRON PIPE FOUND

DEERFIELD CREEK
COMMON OPEN SPACE
MB 29 PG 286

HISTORIC EXHIBIT

AT PROPERTY KNOWN AS
#3503 TILLEY MORRIS ROAD
 TAX # 231-114-03 DB 3620 PG 169
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
 DATE: APRIL 4, 2018
 FOR: PHIL HAYES



**METROLINA
ENGINEERING &
SURVEYING &
ASSOCIATES**

4400-N STUART ANDREW BLVD
CHARLOTTE, NC 28217

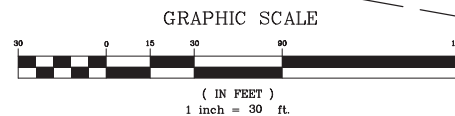
P (704) 334-1325
F (704) 334-1330
NCJC-1170 & SCJC20046

Job No.:	Drawn:	Checked:	Date:
008-16-001	CDF	CLK	4/4/2018

SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED R-3
 FRONT: 30' FEET
 SIDE YARD: 6' FEET
 REAR YARD: 45' FEET
 MINIMUM LOT WIDTH: 70' FEET
 MINIMUM LOT AREA: 12,000 SF

FLOOD NOTE:
 NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON
 LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A.
 FLOOD INSURANCE RATE MAP: COMMUNITY PANEL
 3710447500J, DATED: OCTOBER 16, 2008.



TILLEY MORRIS ROAD
60' PUBLIC R/W

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.