

Ordinance – McDonald’s Cafeteria and Mini-Center

Ordinance designating as a Historic Landmark a property known as the “McDonald’s Cafeteria and Mini-Center” (listed under Tax Parcel Number 06912625 and including the exterior of the building and the land listed under Tax Parcel Number 06912625 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2022) as an Historic Landmark. The property is located at 2023 Beatties Ford Road in Charlotte, North Carolina, and is owned by E-Fix Development Co. 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 28th day of March, 2022, on the question of designating a property known as the McDonald’s Cafeteria and Mini-Center 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 14th day of March, 2022, on the question of designating a property known as the McDonald’s Cafeteria and Mini-Center as a historic landmark; and

WHEREAS, the original Beatties Ford Road location of McDonald’s Cafeteria and Mini-Center (c. 1971), built by Charlotte native and African American entrepreneur John McDonald, possesses substantial historical and cultural significance for its central role in the daily lives of African American Charlotteans during the 1970s, providing space for community groups to meet and organize grassroots efforts to advance civil rights and social justice as well as a welcoming environment for local business, government, and religious leaders to share a meal while working toward Black advancement and interracial cooperation; and

WHEREAS, the adjoining mini-center – anchored by the iconic McDonald’s Cafeteria – fostered Black entrepreneurship by providing several local Black businessowners with reasonable commercial leases within a high-volume area of Charlotte’s West End, serving as an incubator for commercial activities until 1994, well after the cafeteria moved to a new location in 1981; and

WHEREAS, despite replacement of some of its original structural materials with in-kind components, the McDonald’s Cafeteria and Mini-Center retains its original form and Mid-Century Modern design for a shopping plaza, leaving much of the building virtually unchanged since the cafeteria first opened for business and thereby maintaining integrity of setting, workmanship, materials, feeling, and association; and

WHEREAS, based on the additional information further detailed in the *McDonald’s Cafeteria and Mini-Center Local Landmark Report (August 2021)*, all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the McDonald’s Cafeteria and

Mini-Center possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the McDonald’s Cafeteria and Mini-Center is owned by E-Fix Development Co. LLC.

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

1. That the property known as the “McDonald’s Cafeteria and Mini-Center” (listed under Tax Parcel Number 06912625 and including the exterior of the building and the land listed under Tax Parcel Number 06912625 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of January 1, 2022) 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 2023 Beatties Ford Road in Charlotte, North Carolina. Exterior features are more completely described in the *McDonald’s Cafeteria and Mini-Center Local Landmark Report (August 2021)*.

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 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 McDonald’s Cafeteria and Mini-Center 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 _____ day of _____, 2022, 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