

Ordinance – Faires Farm Silos

Ordinance designating as a Historic Landmark a property known as the “Faires Farm Silos” (listed under Tax Parcel Number 05129317 and including the exterior of each of the two silo structures and a twenty-five (25) foot radius of the land immediately surrounding each silo structure, measured in each direction from the exterior surface of each structure, all as situated on the property listed under Tax Parcel Number 05129317 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of December 1, 2025). The property is located at 9520 Faires Farm Road in Charlotte, North Carolina, and is owned by Iglesia Cristiana Fuente De Vida Eterna.

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 27th day of April, 2026, on the question of designating a property known as the Faires Farm Silos 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 27th day of April, 2026, on the question of designating a property known as the Faires Farm Silos as a historic landmark; and

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WHEREAS, the two Faires Farm Silos (circa 1951 and 1951-1978) are historically and architecturally significant as the only known extant silos within the Charlotte city limits that demonstrate in such close proximity the two primary means of 20th century silo construction, namely stacked bands of poured concrete, and interlocking concrete staves bolstered by steel reinforcement hoops; and

WHEREAS, the Faires Farm Silos are also historically significant as two of the few remaining original agricultural structures indicative of both Charlotte's early agrarian roots and Mecklenburg County's transition from its once-dominant cotton monoculture to a more resilient, diversified farming economy that ultimately enabled Charlotte to become the large urbanized commercial center it is today; and

WHEREAS, the Faires Farm Silos are also historically significant as evidence of a unique early twentieth century period when collaborative relationships among diverse national, state, and local organizations proactively benefitted local citizenries and economies, including promotion of new agricultural technologies by the federal government, practical resources and educational opportunities for local farmers provided by state agricultural departments and schools and county extension agents, and creative financing solutions from local banks to encourage the area's agricultural transition to the cultivation of diversified crops and livestock; and

WHEREAS, the Faires Farm Silos are also historically significant as the last known extant structures of the Faires' 330-acre Charolaise cattle farm, operated

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during the mid-20th century by Frank and Viola Faires in the once rural northeast quadrant of Charlotte now known as University City; and

WHEREAS, the Faires Farm Silos – at least one of which was constructed by hand by Frank Faires – are also historically significant for their association with Frank Faires, whose Faires Trailer Company was one of North Carolina’s first mobile home dealerships when it opened in 1937 and later expanded to become one of the South’s largest mobile home businesses; and

WHEREAS, the Faires Farm Silos are also historically significant for their association with Viola Faires, an award-winning local homemaker whose celebrated talents garnered numerous accolades, including hundreds of Mecklenburg County Fair ribbons and the title of Mecklenburg County’s “Homemaker of the Year” for three consecutive years, from 1962 to 1964; and

WHEREAS, based on the additional information further detailed in the *Faires Farm Silos Local Landmark Designation Report* (December 2025), all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the Faires Farm Silos possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the property known as the Faires Farm Silos is owned by Iglesia Cristiana Fuente De Vida Eterna.

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

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1. That the property known as the “Faires Farm Silos” (listed under Parcel Identification Number 05129317 and including the exterior of each of the two silo structures and a twenty-five (25) foot radius of the land immediately surrounding each silo structure, measured in each direction from the exterior surface of each structure, all as situated on the property listed under Tax Parcel Number 05129317 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of December 1, 2025) 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 9520 Faires Farm Road in Charlotte, North Carolina. Exterior features are more completely described in the *Faires Farm Silos Local Landmark Designation Report* (December 2025).

2. That said exterior is more specifically defined as the historic and structural fabric, especially including all original exterior architectural features and the contours of landscaping.

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 Statewide significance by duly authorized officials of the North Carolina Division of Archives and History. However, the effective date of such Certificate may be

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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(s) of the historic landmark known as the Faires Farm Silos 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,

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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 _____, 2026, 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

Attachment:

Exhibit A: Polaris Map of Faires Farm Silos, 9520 Faires Farm Road, Charlotte, PIN 05129317.

Polaris Map – Mecklenburg County, North Carolina

Exhibit A - Faires Farm Silos, 9520 Faires Farm Rd., Charlotte, PIN 05129317

Date Printed: 3/11/2026 11:34 AM

