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Petition # _____

Document type:

- Applications
- Correspondence
- Department Comments
- Land Use Consistency
 - Mail Info
 - Mapping
 - Other
- Site Plans



* 0 0 B R E A K 0 0 *

Legal Description

Petition of John Wayne Adams and Wife, Hester P. Adams,
and
John Hope Adams and Wife, Lois Sanders Adams

Lying and being in Mecklenburg County, North Carolina and being more particularly described as follows:

Tract 1: B-1 (CD):

BEGINNING at a point on the northeasterly right of way margin of W. Mallard Creek Church Road (#2472), said point marking a common corner with 1998 Mecklenburg County Tax Parcel No. 029-031-06; and running thence with the aforesaid right of way margin with the arc of a circular curve to the left having a radius of 1502.39 feet (chord bearing and distance N 55-47-36 W 368.56 feet), an arc distance of 369.50 feet; thence N 60-03-08 W 284.65 feet to a point; thence N 37-24-47 W 82.49 feet to a point located on the easterly margin of the right of way of John Adams Road; thence with the aforesaid right of way margin N 08-05-23 E 182.65 feet to a point; thence N 19-38-56 W 67.24 feet to a point; thence in a northeasterly direction with an arc of a circular curve to the right having a radius of 2661.83 feet (chord bearing and distance N 19-13-51 E 1075.58 feet), an arc distance 50.00 feet to a point; thence leaving the aforesaid right of way margin of John Adams Road S 86-08-35 E 120.66 feet to a point; thence with an arc of a circular curve to the left having a radius of 500.00 feet, an arc distance of 57.79 feet to a point; thence N 87-14-07 E 137.38 feet to a point; thence N 18-41-55 E 190.00 feet to a point; thence S 64-16-22 E 390.00 feet to a point in the line of the aforesaid Mecklenburg County Tax Parcel No. 029-031-06; thence with two (2) lines of the aforesaid Tax Parcel S 01-20-02 W 520.00 feet to a point; and thence S 31-46-57 W 232.30 feet to the point and place of BEGINNING and containing 9.52 acres, more or less.

Tract 2: 0-1 (CD):

BEGINNING at a point in the northerly right of way margin of John Adams Road, said point marking the northwesternmost corner of the above described Tract 1; and running thence with the aforesaid right of way margin with the arc of a circular curve to the right having a radius 2261.83 feet (chord bearing and distance N 19-13-51 E 1075.58 feet), an arc distance of 1035.98 feet to a point; thence N 38-31-41 E 286.62 feet to a point; thence with an arc of a circular curve to the left having a radius of 984.93 feet (chord bearing and distance N 36-14-28 E 78.61 feet), an arc distance of 78.63 feet to a point; thence leaving the aforesaid right of way margin and running S 75-57-49 E 60.44 feet to a point; thence S 01-20-02 W 1408.04 feet to a point; thence N 64-16-22 W 390.00 feet to a point; thence S 18-41-55 W 190.00 feet to a point; thence S 87-14-07 W 137.38 feet to a point; thence with an arc of a circular curve to the right having a radius of 500.00 feet, an arc distance of 57.79 feet to a point; thence N 86-08-35 W 120.66 feet to the point and place of BEGINNING and containing 15.09 acres, more or less.

Petition #: 99-40(c)

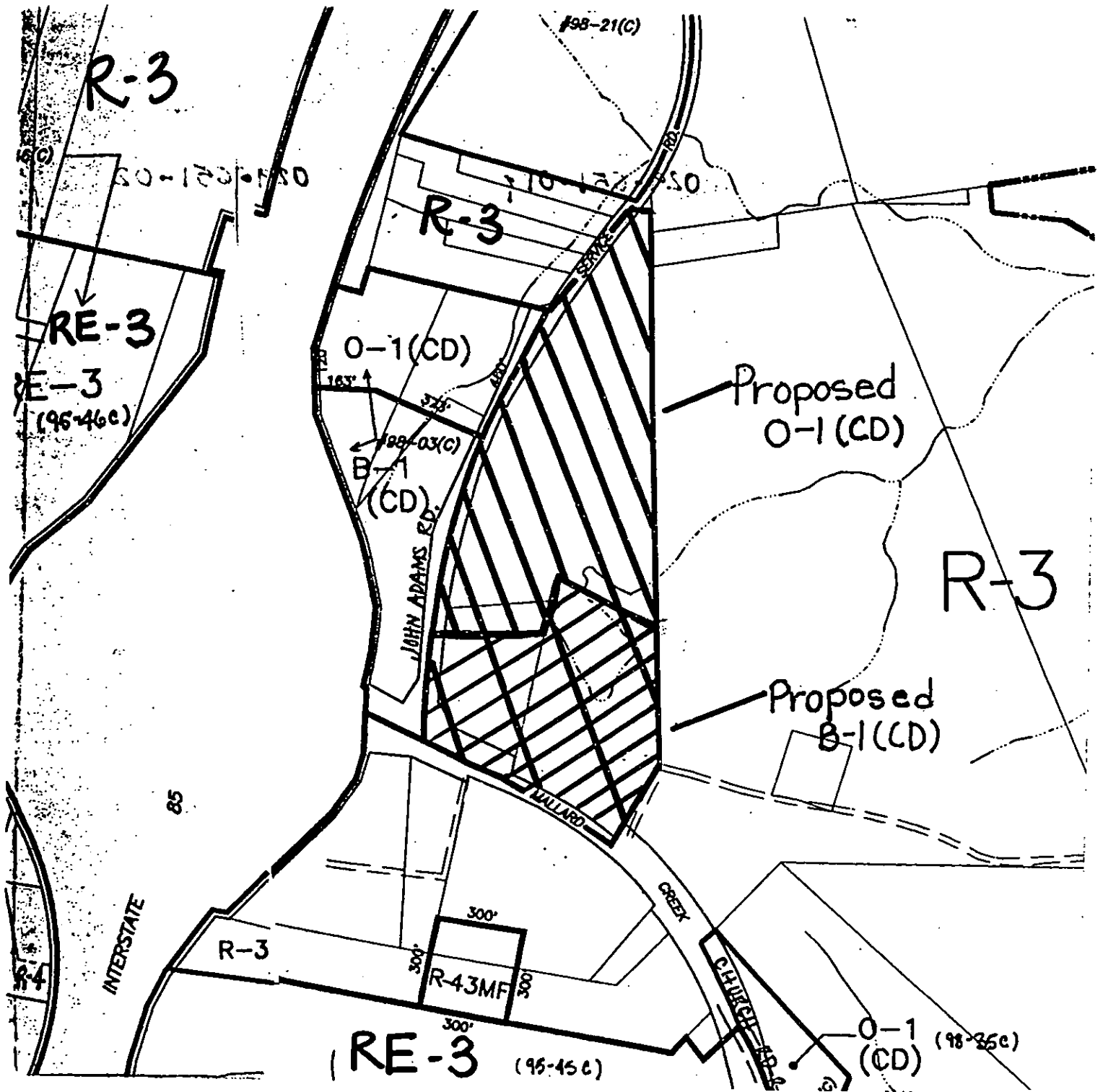
Petitioner: John Wayne Adams

Hearing Date: July 13, 1999

Zoning Classification (Existing): R-3

Zoning Classification (Requested): O-1(CD) and B-1(CD)

Location: Approximately 24.6 acres located on the northeast corner of John Adams Road and Mallard Creek Church Road.



Zoning Map #(s): 54, (53)

Scale: No Scale

OFFICIAL REZONING APPLICATION
MECKLENBURG COUNTY

Petition #: 77-406
Date Filed: 4-19-99
Received By: [Signature]
OFFICE USE ONLY

Staff Review: May 18, 9 AM

OWNERSHIP INFORMATION:

Property Owners: John Wayne Adams and Wife, John Hope Adams and Wife,
Hester P. Adams Lois Sanders Adams

Owner's Address: 934 W. Mallard Creek Church Road 923 W. Mallard Creek Church Road
Charlotte, NC 28262 Charlotte, NC 28262

Date Property Acquired: 8/10/87 1/1/75

Tax Parcel Number(s): 029-651-01 029-651-02

LOCATION OF PROPERTY (Address or Description): Northeast corner of the intersection of West Mallard Creek Church Road and John Adams Road.

Size (Sq.Ft. or Acres): Tract I: 9.52 acres± Street Frontage: (Ft.): John Adams Rd: 1,900 ft.,
Tract II: 15.09 acres± W. Mallard Creek Church
Total: 24.61 acres± Rd.: 657 ft.

Current Land Use: Vacant

ZONING REQUEST:

Existing Zoning: R-3

Proposed Zoning: Tract I: B-1(CD); Tract II: O-1(CD)

Purpose of Zoning Change: To accommodate a mixed-use development on the Site consisting of general office, daycare, and sit-down restaurant uses for the emerging research, office and residential developments proposed for the surrounding area.

Bailey Patrick, Jr.
Name of Agent

227 West Trade Street, Suite 2200
Charlotte, NC 28202
Agent's Address

(704) 372-1120 (704) 372-9635
Telephone Number Fax Number

Signatures of Property Owners if other than Petitioner:

Hester P. Adams
Hester P. Adams
John Hope Adams
John Hope Adams
Lois Sanders Adams
Lois Sanders Adams

John Wayne Adams
Name of Petitioner(s)

934 West Mallard Creek Church Road
Charlotte, NC 28262
Address of Petitioner(s)

(704) 376-5825 (704) 334-2005
Telephone Number Fax Number

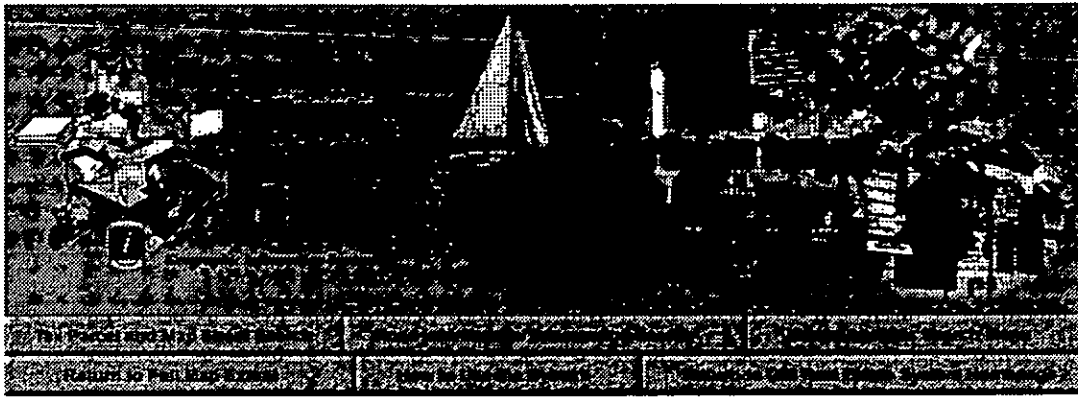
[Signature]
John Wayne Adams, Petitioner

99-40c

Adjoining Property Owners

1. 029-031-02
James R. Young and wife, Vera Elizabeth Young
2126 Syracuse Drive
Charlotte, NC 28216
2. 029-031-06
Frank Russell Trust Co.
c/o Mary Robins
P. O. Box 1454
Tacoma, WA 98410
3. 047-181-07 and 047-181-19
The Hankey Co. Inc.
(Suite #975)
P. O. Box 468629
Atlanta, GA 30346
4. 047-181-02
John Hope Adams and wife, Lois Adams
923 W. Mallard Creek Church Road
Charlotte, NC 28262
5. 047-181-03
Donald F. King, Sr. and wife, Miriam L. King
933 W. Mallard Creek Church Road
Charlotte, NC 28262
6. 047-181-04
Harry Edward Deaton and wife, Sarah E. Deaton
1001 W. Mallard Creek Church Road
Charlotte, NC 28262
7. 047-171-18
University Research Park Inc.
1980 1st Union Plaza
Charlotte, NC 28282
8. 047-171-03
Department of Transportation
P. O. Box 640
Albemarle, NC 28001
9. 047-171-04
Duke Power Co.
Attn: Tax Dept - PB05B
422 South Church Street
Charlotte, NC 28242-0001

10. 029-022-02
Mallard Oaks, LLC
c/o Crosland Commercial
125 Scaleybark Road
Charlotte, NC 28209
11. 029-022-11
Mallard Oaks, LLC
c/o Crosland Commercial
125 Scaleybark Road
Charlotte, NC 28209
12. 029-022-07
Minnie L. Perry
10001 John Adams Road
Charlotte, NC 28262
13. 029-022-08
Ronald M. Perry
10001 John Adams Road
Charlotte, NC 28262
14. 029-022-09
Minnie L. Perry
10001 John Adams Road
Charlotte, NC 28262
15. 029-022-10
Minnie L. Perry
10001 John Adams Road
Charlotte, NC 28262
16. 029-022-03
Ronald M. Perry
10001 John Adams Road
Charlotte, NC 28262
17. 029-022-04
Saha International Corporation
3815 Yorkford Drive
Charlotte, NC 28269
18. 029-111-08
Barnhardt Brothers Co.
6100 Fairview Road #970
Charlotte, NC 28210

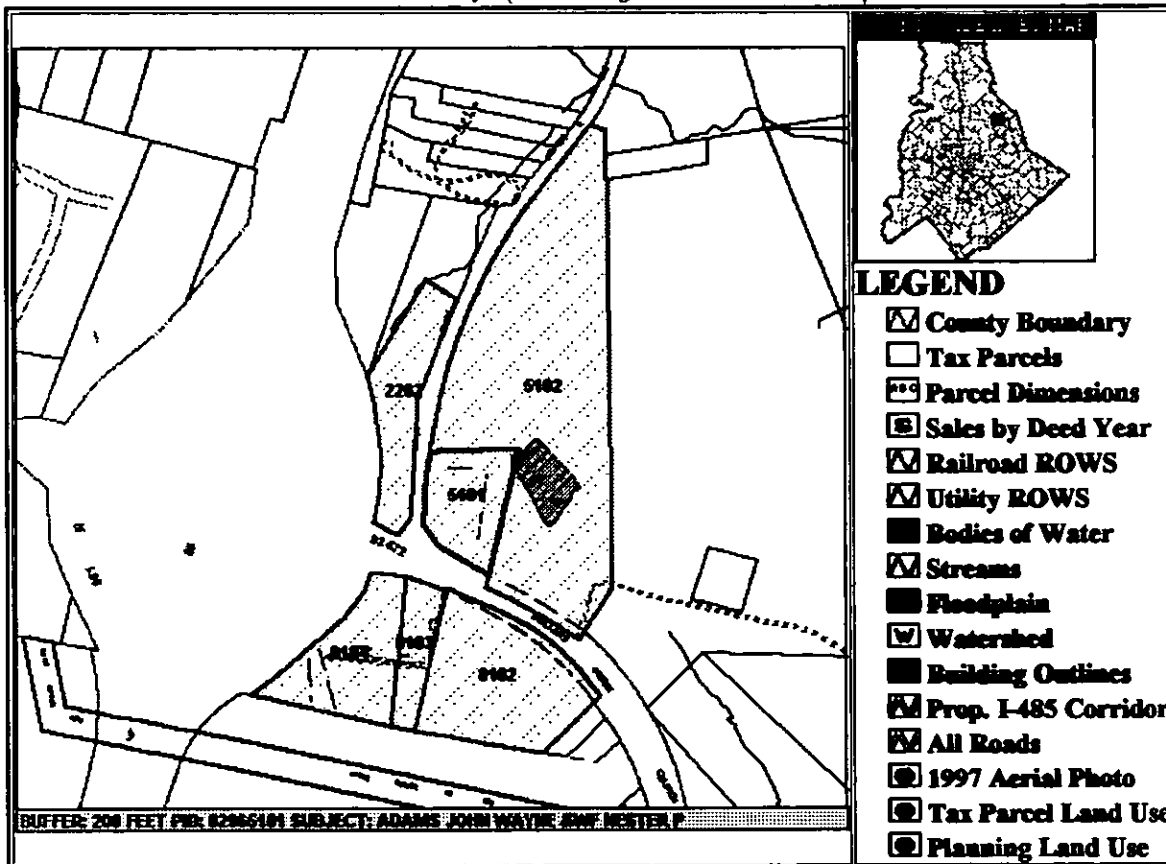


Additional 02902122, 04738201,

Click on Map to Perform Operation

Refresh Map Pan Zoom In Zoom Out Zoom Factor Identify Tax Parcels
Adjoining Owner's Report within Measure Label Parcels by:

99-40c label



<p>Date and Time Stamp 10/21/99 2:04:12 PM EST</p>	<p>This map 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 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.</p>
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[Click Here to Open Owner's List \(Comma-Delimited\)](#)

ADJOINING OWNER'S REPORT

Total Parcels Selected: 6

Total Tax Records Selected: 10

Record	MapId#	Parcel-Id#	Owner's Name	Mailing Address	Property Address	Deed Book	Deed Page	Acreage
1	2202	02902202	MALLARD OAKS LLC	125 SCALEYBARK RD CHARLOTTE NC 28209	9707 JOHN ADAMS RD	09849	216	4.28
2	5101	02965101	ADAMS JOHN WAYNE & WF HESTER P	934 W MALLARD CRK CH RD CHARLOTTE NC 28262	934 W MALLARD CREEK CHURCH RD	05569	801	3.7
3	5102	02965102	ADAMS JOHN HOPE & WF LOIS	923 W MALLARD CR CHUR RD CHARLOTTE NC 28262	900 W MALLARD CREEK CHURCH RD	01511	159	23.59
4	8102	04718102	ADAMS JOHN HOPE & WF LOIS	923 W MALLARD CRK CH RD CHARLOTTE NC 28262	MALLARD CK CH RD	01511	159	8
5	8102	04718102	ADAMS JOHN HOPE & WF LOIS	923 W MALLARD CRK CH RD CHARLOTTE NC 28262	923 W MALLARD CREEK CHURCH RD	01511	159	8
6	8103	04718103	KING DONALD F SR & WF MIRIAM L	933 W MALLARD CRK CH RD CHARLOTTE NC 28262	933 W MALLARD CREEK CHURCH RD	03805	284	1.9
7	8104	04718104	DEATON HARRY EDWARD & WF SARAH E	1001 W MALLARD CRK CH RD CHARLOTTE NC 28262	MALLARD CK CH RD	01606	143	4.67
8	8104	04718104	DEATON HARRY EDWARD & WF SARAH E	1001 W MALLARD CRK CH RD CHARLOTTE NC 28262	MALLARD CK CH RD	01606	143	4.67
9	8104	04718104	DEATON HARRY EDWARD & WF SARAH E	1001 W MALLARD CRK CH RD CHARLOTTE NC 28262	MALLARD CK CH RD	01606	143	4.67
10	8104	04718104	DEATON HARRY EDWARD & WF SARAH E	1001 W MALLARD CRK CH RD CHARLOTTE NC 28262	1001 W MALLARD CREEK CHURCH RD	01606	143	4.67

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Tax Real Estate Information	
Parcel-Id#: 02902122 GIS Map#: 02902122 Account Type: FOREIGN CORPORATION Owner: QUEENS PROPERTIES INC Add. Owner: Mailing: 6060 ST ALBANS ST Address: City: CHARLOTTE State: NC ZIP: 28287 Location: 1300 W MALLARD CREEK CHURCH RD Get Directions Municipality: MECKLENBURG COUNTY	Legal Desc: PTR C M8-213 Deed Book/Page: 03421/396 Date: 8/7/73 Sales Price: \$0 Sales Date: 8/7/73 Qualified Sale: N Neighborhood Code: 02901 Historic Desig.: Farm Desig.: Deeded Acreage: 9.1 Assessed Acreage: 9.1 Assessed Land Value: \$132130 Total Assessed Value: \$132130
Site Location Information	
Zoning: R1 Fire District: MALLARD CREEK Voter District: Click to Find Out School District: Click to Find Out Watershed Class: N/A	Parks Within 3 Miles: Click to Find Out FEMA Flood Panel#: 3701580065B FEMA Flood Zone: OUT FEMA Flood Map Date: N/A Census Tract Number: 55.02
Major Improvement Information	
Parcel-Id & Card#: 02902122-001 Land Use Type: VACANT Building Type: SINGLE FAMILY RESIDENTIAL Approximate Square Footage: 0 Actual Year Built: 0 Number of Stories: Bedrooms: 0 Bathrooms: 0 Restrooms: 0	Situs Location: 1300 W MALLARD CREEK CHURCH RD Get Directions Ext Type: Heating Type: AC Type: Fireplace: Garage: N Basement: N Assessed Net Building Value: \$0 Total Assessed Building Value: \$0

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Tax Real Estate Information	
Parcel-Id#: 04738201 GIS Map#: 04738201 Account Type: EXEMPT Owner: DEPT OF TRANSPORTATION Add. Owner: Mailing: PO BOX 640 Address: City: ALBEMARLE State: NC ZIP: 28001 Location: 1209 W MALLARD CREEK CHURCH RD Get Directions Municipality: MECKLENBURG COUNTY	Legal Desc: M8-213 1209 W MALLARD CRK CH R Deed Book/Page: 04511/260 Date: Sales Price: \$170000 Sales Date: Qualified Sale: Y Neighborhood Code: 04701 Historic Desig.: Farm Desig.: Deeded Acreage: 0 Assessed Acreage: 0.33 Assessed Land Value: \$9960 Total Assessed Value: \$9960
Site Location Information	
Zoning: R4 Fire District: MALLARD CREEK Voter District: Click to Find Out School District: Click to Find Out Watershed Class: N/A	Parks Within 3 Miles: Click to Find Out FEMA Flood Panel#: 3701580065B FEMA Flood Zone: OUT FEMA Flood Map Date: N/A Census Tract Number: 55.02
Major Improvement Information	
Parcel-Id & Card#: 04738201-001 Land Use Type: VACANT Building Type: COMMERCIAL Approximate Square Footage: 0 Actual Year Built: 0 Number of Stories: Bedrooms: 0 Bathrooms: 0 Restrooms: 0	Situs Location: 1209 W MALLARD CREEK CHURCH RD Get Directions Ext Type: Heating Type: AC Type: Fireplace: Garage: N Basement: N Assessed Net Building Value: \$0 Total Assessed Building Value: \$0

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99-40a additional

Tax Real Estate Information	
Parcel-Id#: 04738202 GIS Map#: 04738202 Account Type: UTILITY Owner: DUKE POWER CO Add. Owner: ATTN: TAX DEPT - PB05B Mailing: 422 SOUTH CHURCH ST Address: City: CHARLOTTE State: NC ZIP: 282420001 Location: W MALLARD CREEK CHURCH RD Municipality: MECKLENBURG COUNTY	Legal Desc: PTR C M8-213 Deed Book/Page: 05307/677 Date: 8/29/86 Sales Price: \$342500 Sales Date: 8/29/86 Qualified Sale: N Neighborhood Code: 04701 Historic Desig.: Farm Desig.: Deeded Acreage: 5.7 Assessed Acreage: 5.7 Assessed Land Value: \$69960 Total Assessed Value: \$69960
Site Location Information	
Zoning: R4 Fire District: MALLARD CREEK Voter District: Click to Find Out School District: Click to Find Out Watershed Class: N/A	Parks Within 3 Miles: Click to Find Out FEMA Flood Panel#: 3701580065B FEMA Flood Zone: OUT FEMA Flood Map Date: N/A Census Tract Number: 55.02
Major Improvement Information	
Parcel-Id & Card#: 04738202-001 Land Use Type: VACANT Building Type: UTILITY Approximate Square Footage: 0 Actual Year Built: 0 Number of Stories: Bedrooms: 0 Bathrooms: 0 Restrooms: 0	Situs Location: W MALLARD CREEK CHURCH RD Ext Type: Heating Type: AC Type: Fireplace: Garage: N Basement: N Assessed Net Building Value: \$0 Total Assessed Building Value: \$0

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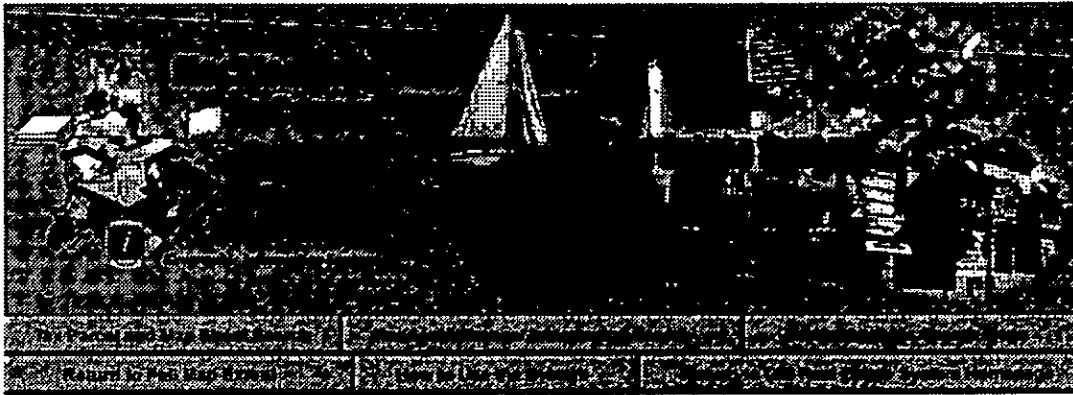


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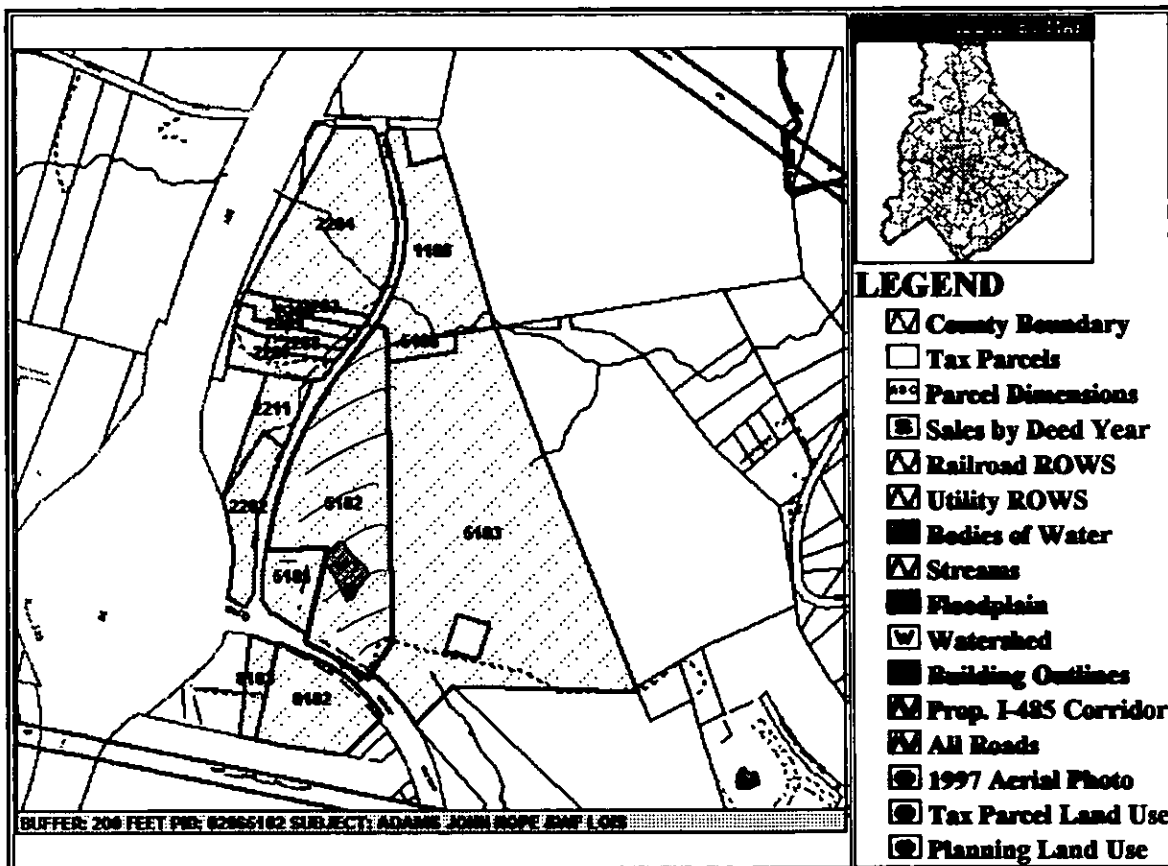
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99-40C label 2

Click on Map to Perform Operation

Refresh Map Pan Zoom In Zoom Out Zoom Factor 1X Identify Tax Parcels Adjoining Owner's Report within 10 FEET Measure Start Line Label Parcels by:



<p>Date and Time Stamp 10/21/99 2:11:42 PM EST</p>	<p>This map 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 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.</p>
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99-40c label 2

[Click Here to Open Owner's List \(Comma-Delimited\)](#)**ADJOINING OWNER'S REPORT**

Total Parcels Selected: 15

Total Tax Records Selected: 16

Record	MapId#	Parcel-Id#	Owner's Name	Mailing Address	Property Address	Deed Book	Deed Page	Acreage
1	2202	02902202	MALLARD OAKS LLC	125 SCALEYBARK RD CHARLOTTE NC 28209	9707 JOHN ADAMS RD	09849	216	4.28
2	2203	02902203	PERRY RONALD M	10001 JOHN ADAMS RD CHARLOTTE NC 28262	10001 JOHN ADAMS RD	05434	611	1.05
3	2204	02902204	SAHA INTERNATIONAL CORPORATION	3815 YORKFORD DR CHARLOTTE NC 28269	1225 GALLOWAY RD	09429	887	16.17
4	2207	02902207	PERRY RONALD M	10001 JOHN ADAMS RD CHARLOTTE NC 28262	9901 JOHN ADAMS RD	09775	385	2.436
5	2208	02902208	PERRY RONALD M	10001 JOHN ADAMS RD CHARLOTTE NC 28262	9903 JOHN ADAMS RD	09775	389	0.83
6	2209	02902209	PERRY RONALD M	10001 JOHN ADAMS RD CHARLOTTE NC 28262	9915 JOHN ADAMS RD	09775	387	1.409
7	2210	02902210	PERRY RONLAD M	10001 JOHN ADAMS RD CHARLOTTE NC 28262	9921 JOHN ADAMS RD	09775	383	1.545
8	2211	02902211	MALLARD OAKS LLC	125 SCALEYBARK RD CHARLOTTE NC 28209	JOHN ADAMS RD	09849	220	3.12
9	1108	02911108	BARNHARDT BROTHERS CO	6100 FAIRVIEW BLVD #970 CHARLOTTE NC 28210	10000 GALLOWAY RD	03400	055	11.4
10	5101	02965101	ADAMS JOHN WAYNE & WF HESTER P	934 W MALLARD CRK CH RD CHARLOTTE NC 28262	934 W MALLARD CREEK CHURCH RD	05569	801	3.7
11	5102	02965102	ADAMS JOHN HOPE & WF LOIS	923 W MALLARD CR CHUR RD CHARLOTTE NC 28262	900 W MALLARD CREEK CHURCH RD	01511	159	23.59
12	5103	02965103	RUSSELL FRANK TRUST CO % MARY	PO BOX 1454 TACOMA WA	908 W MALLARD	06892	578	55

			ROBINS	98410	CREEK CHURCH RD			
13	5105	02965105	YOUNG JAMES R & WF VERA ELIZABETH	2126 SYRACUSE DR CHARLOTTE NC 28216	SERVICE RD	04559	119	1
14	8102	04718102	ADAMS JOHN HOPE & WF LOIS	923 W MALLARD CRK CH RD CHARLOTTE NC 28262	923 W MALLARD CREEK CHURCH RD	01511	159	8
15	8102	04718102	ADAMS JOHN HOPE & WF LOIS	923 W MALLARD CRK CH RD CHARLOTTE NC 28262	MALLARD CK CH RD	01511	159	8
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