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City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # 2001-08(c)

Document type:

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



* 0 0 B R E A K 0 0 *

Petition #: 2001-08(c)

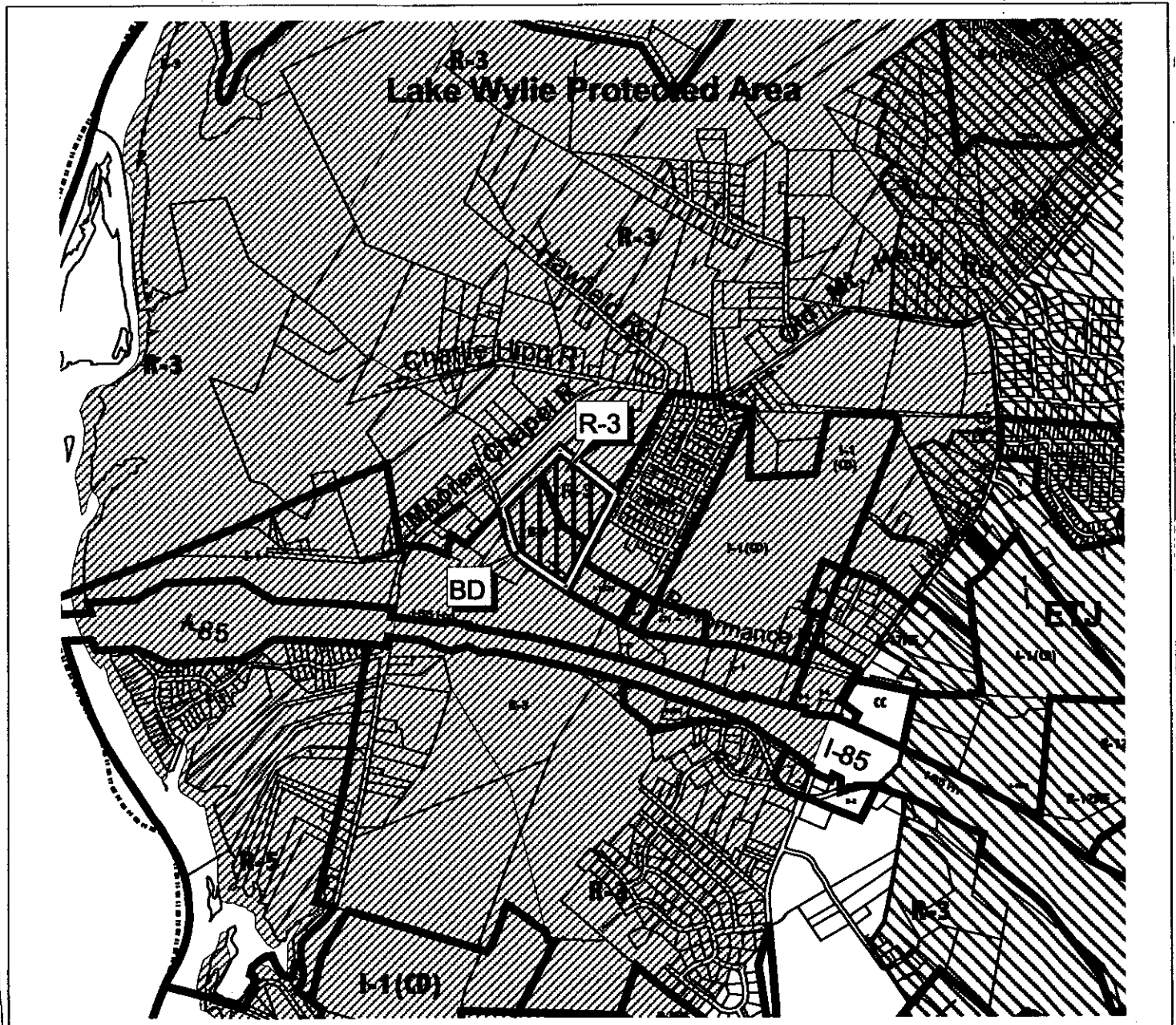
Petitioner: George Rickles V. P. Finance

Hearing Date: May 8, 2001

Zoning Classification (Existing): R-3 and BD

Zoning Classification (Requested): I-1

Acreage & Location Approximately 31.6 acres located on the north side of Performance Road, south and east of Moores Chapel Road.



Zoning Map #(s);





MECKLENBURG COUNTY, NC

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GIS PUBLIC ACCESS SYSTEM REPORT

Note : Records are sorted in Parcel Number order.

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Record No.: 1 **BUILDING KEY NUMBER :** 05313102 001

PARCEL-ID : 05313102 **NEIGHBORHOOD CODE :** 05301 **ZONING CLASS :** R3

OWNER'S NAME : JOHNSTON ROSS H &WF LELA FISHER (LIFE ESTATE)

MAILING ADDRESS : 11511 MOORES CHAPEL RD

CITY : CHARLOTTE **STATE :** NC **ZIP CODE :** 28214

PROPERTY LOCATION : 11511 MOORES CHAPEL RC

LEGAL DESC. : L1 M28-252 **DEED BK,PG & DATE :** 08398 /023 1995-12-15

ACREAGE : 18.000 **SALE PRICE :** \$64,000 **QUALIFIED SALE (Y/N) :** N

LAND VALUE : \$145,080 **IMPVMTS VALUE :** \$25,530 **TOTAL VALUE :** \$170,610

LAND-USE TYPE : SINGLE FAMILY **BUILDING TYPE :** SINGLE FAMILY RESIDENTIAL

YEAR BUILT : 1,900 **SQUARE FEET :** 1,516 **STYLE CODE :** 1.0 STORY

BEDROOMS : 3 **BATHROOMS :** 1 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N

EXTERIOR TYPE : ALUMINUM/VINYL SIDING **QUALITY GRADE :** 2 **IMPVMT. VALUE :** \$24,770

A/C : NONE **FIREPLACE :** NONE

Record No.: 2 **BUILDING KEY NUMBER :** 05313103 001

PARCEL-ID : 05313103 **NEIGHBORHOOD CODE :** 05301 **ZONING CLASS :** R3

OWNER'S NAME : BEATY HOLLAND DUNN (BY WILL)

MAILING ADDRESS : 6402 TERESA AVE

CITY : CHARLOTTE **STATE :** NC **ZIP CODE :** 28214

PROPERTY LOCATION : MOORES CHAPEL RC

LEGAL DESC. : NA **DEED BK,PG & DATE :** 01162 /312 1975-03-06

ACREAGE : 10.000 **SALE PRICE :** \$0 **QUALIFIED SALE (Y/N) :** N

LAND VALUE : \$81,790 **IMPVMTS VALUE :** \$0 **TOTAL VALUE :** \$81,790

LAND-USE TYPE : VACANT **BUILDING TYPE :** SINGLE FAMILY RESIDENTIAL

YEAR BUILT : 0 **SQUARE FEET :** 0 **STYLE CODE :**

BEDROOMS : 0 **BATHROOMS :** 0 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N

EXTERIOR TYPE : **QUALITY GRADE :** 0 **IMPVMT. VALUE :** \$0

A/C : **FIREPLACE :**

Record No.: 3 **BUILDING KEY NUMBER :** 05313107 001

PARCEL-ID : 05313107 **NEIGHBORHOOD CODE :** 05301 **ZONING CLASS :** I1CD

OWNER'S NAME : RESOURCE INVESTMENTS INC

MAILING ADDRESS : 9201 GARRISON RD

CITY : CHARLOTTE **STATE :** NC **ZIP CODE :** 28208

PROPERTY LOCATION : 3920 PERFORMANCE RC

LEGAL DESC. : L1 M28-751 **DEED BK,PG & DATE :** 08171 /216 1995-06-07

ACREAGE : 4.000 **SALE PRICE :** \$0 **QUALIFIED SALE (Y/N) :** X

LAND VALUE : \$71,140 **IMPVMTS VALUE :** \$624,030 **TOTAL VALUE :** \$695,170

LAND-USE TYPE : WAREHOUSE/INDUSTRIAL **BUILDING TYPE :** PREFAB WAREHOUSE

YEAR BUILT : 1,998 **SQUARE FEET :** 30,000 **STYLE CODE :** 1.0 STORY

BEDROOMS : 0 **BATHROOMS :** 0 **RESTROOMS :** 13 **BASEMENT :** N **GARAGE :** N

EXTERIOR TYPE : **QUALITY GRADE :** 2 **IMPVMT. VALUE :** \$591,980

A/C : NONE **FIREPLACE :** NONE



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Record No.: 4 **BUILDING KEY NUMBER :** 05313109 001
PARCEL-ID : 05313109 **NEIGHBORHOOD CODE :** 05301 **ZONING CLASS :** BD
OWNER'S NAME : AMERICAN VOLKMANN CORP
MAILING ADDRESS : PO BOX 668027
CITY : CHARLOTTE **STATE :** NC **ZIP CODE :** 28266

PROPERTY LOCATION : 4200 **PERFORMANCE** RC
LEGAL DESC. : NA **DEED BK,PG & DATE :** 06268 /365 1990-05-04
ACREAGE : 4.000 **SALE PRICE :** \$1,600,000 **QUALIFIED SALE (Y/N) :** Y
LAND VALUE : \$469,880 **IMPVMTS VALUE :** \$1,477,750 **TOTAL VALUE :** \$1,947,630

LAND-USE TYPE : WAREHOUSE/INDUSTRIAL **BUILDING TYPE :** WAREHOUSE
YEAR BUILT : 1,977 **SQUARE FEET :** 53,440 **STYLE CODE :** 1.0 STORY
BEDROOMS : 0 **BATHROOMS :** 0 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N
EXTERIOR TYPE : **QUALITY GRADE :** 4 **IMPVMT. VALUE :** \$1,459,660
A/C : NONE **FIREPLACE :** NONE

Record No.: 5 **BUILDING KEY NUMBER :** 05313203 001
PARCEL-ID : 05313203 **NEIGHBORHOOD CODE :** 05301 **ZONING CLASS :** I1
OWNER'S NAME : JORDAN GRAPHICS INC (BY MERGER)
MAILING ADDRESS : PO BOX 668306
CITY : CHARLOTTE **STATE :** NC **ZIP CODE :** 28266

PROPERTY LOCATION : 4001 **PERFORMANCE** RC
LEGAL DESC. : NA **DEED BK,PG & DATE :** 03897 /954 1976-10-03
ACREAGE : 26.000 **SALE PRICE :** \$0 **QUALIFIED SALE (Y/N) :** N
LAND VALUE : \$395,630 **IMPVMTS VALUE :** \$4,335,910 **TOTAL VALUE :** \$4,731,540

LAND-USE TYPE : WAREHOUSE/INDUSTRIAL **BUILDING TYPE :** LIGHT MANUFACTURING
YEAR BUILT : 1,967 **SQUARE FEET :** 181,473 **STYLE CODE :** 1.0 STORY
BEDROOMS : 0 **BATHROOMS :** 0 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N
EXTERIOR TYPE : CONCRETE BLOCK **QUALITY GRADE :** 3 **IMPVMT. VALUE :** \$3,773,420
A/C : CENTRAL **FIREPLACE :** NONE

Record No.: 6 **BUILDING KEY NUMBER :** 05313203 002
PARCEL-ID : 05313203 **NEIGHBORHOOD CODE :** 05301 **ZONING CLASS :** I1
OWNER'S NAME : JORDAN GRAPHICS INC (BY MERGER)
MAILING ADDRESS : PO BOX 668306
CITY : CHARLOTTE **STATE :** NC **ZIP CODE :** 28266

PROPERTY LOCATION : 4001 **PERFORMANCE** RC
LEGAL DESC. : NA **DEED BK,PG & DATE :** 03897 /954 1976-10-03
ACREAGE : 26.000 **SALE PRICE :** \$0 **QUALIFIED SALE (Y/N) :** N
LAND VALUE : \$395,630 **IMPVMTS VALUE :** \$4,335,910 **TOTAL VALUE :** \$4,731,540

LAND-USE TYPE : OFFICE **BUILDING TYPE :** OFFICE
YEAR BUILT : 1,970 **SQUARE FEET :** 8,181 **STYLE CODE :** 1.0 STORY
BEDROOMS : 0 **BATHROOMS :** 0 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N
EXTERIOR TYPE : STUCCO ON CONCRETE BLOCK **QUALITY GRADE :** 3 **IMPVMT. VALUE :** \$274,400
A/C : CENTRAL **FIREPLACE :** NONE

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Record No.: 7 **BUILDING KEY NUMBER :** 05313204 001
PARCEL-ID : 05313204 **NEIGHBORHOOD CODE :** 05301 **ZONING CLASS :** I1
OWNER'S NAME : AMERICAN DORNIER MACHINERY CORP
MAILING ADDRESS : PO BOX 668865
CITY : CHARLOTTE **STATE :** NC **ZIP CODE :** 28266

PROPERTY LOCATION : 4101 **PERFORMANCE** **RC**
LEGAL DESC. : NA **DEED BK,PG & DATE :** 04056 /199 1978-04-26
ACREAGE : 5.000 **SALE PRICE :** \$0 **QUALIFIED SALE (Y/N) :** N
LAND VALUE : \$91,350 **IMPVMTS VALUE :** \$478,450 **TOTAL VALUE :** \$569,800

LAND-USE TYPE : WAREHOUSE/INDUSTRIAL **BUILDING TYPE :** PREFAB WAREHOUSE
YEAR BUILT : 1,972 **SQUARE FEET :** 29,536 **STYLE CODE :** 1.0 STORY
BEDROOMS : 0 **BATHROOMS :** 0 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N
EXTERIOR TYPE : **QUALITY GRADE :** 2 **IMPVMT. VALUE :** \$471,590
A/C : NONE **FIREPLACE :** NONE

Record No.: 8 **BUILDING KEY NUMBER :** 05313205 001
PARCEL-ID : 05313205 **NEIGHBORHOOD CODE :** 05301 **ZONING CLASS :** I1
OWNER'S NAME : AMERICAN DORNIER MACHINERY CORP
MAILING ADDRESS : PO BOX 668865
CITY : CHARLOTTE **STATE :** NC **ZIP CODE :** 282668865

PROPERTY LOCATION : **PERFORMANCE** **RC**
LEGAL DESC. : PERFORMANCE RD **DEED BK,PG & DATE :** 04434 /247 1981-05-29
ACREAGE : 3.000 **SALE PRICE :** \$30,000 **QUALIFIED SALE (Y/N) :** N
LAND VALUE : \$54,100 **IMPVMTS VALUE :** \$0 **TOTAL VALUE :** \$54,100

LAND-USE TYPE : VACANT **BUILDING TYPE :** INDUSTRIAL
YEAR BUILT : 0 **SQUARE FEET :** 0 **STYLE CODE :**
BEDROOMS : 0 **BATHROOMS :** 0 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N
EXTERIOR TYPE : **QUALITY GRADE :** 0 **IMPVMT. VALUE :** \$0
A/C : **FIREPLACE :**

Record No.: 9 **BUILDING KEY NUMBER :** 05313206 001
PARCEL-ID : 05313206 **NEIGHBORHOOD CODE :** 05301 **ZONING CLASS :** I1
OWNER'S NAME : BEATY HOLLAND DUNN BY WILL
MAILING ADDRESS : 6402 TERESA AVE
CITY : CHARLOTTE **STATE :** NC **ZIP CODE :** 28214

PROPERTY LOCATION : **PERFORMANCE** **RC**
LEGAL DESC. : PERFORMANCE RD **DEED BK,PG & DATE :** 01162 /312 1975-03-06
ACREAGE : 0.000 **SALE PRICE :** \$0 **QUALIFIED SALE (Y/N) :** N
LAND VALUE : \$1,200 **IMPVMTS VALUE :** \$0 **TOTAL VALUE :** \$1,200

LAND-USE TYPE : VACANT **BUILDING TYPE :** SINGLE FAMILY RESIDENTIAL
YEAR BUILT : 0 **SQUARE FEET :** 0 **STYLE CODE :**
BEDROOMS : 0 **BATHROOMS :** 0 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N
EXTERIOR TYPE : **QUALITY GRADE :** 0 **IMPVMT. VALUE :** \$0
A/C : **FIREPLACE :**

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Record No.: 10 **BUILDING KEY NUMBER:** 05313212 001
PARCEL-ID: 05313212 **NEIGHBORHOOD CODE:** 05301 **ZONING CLASS:** R3
OWNER'S NAME: MULLIS SANDRA R
MAILING ADDRESS: 12017 MOORES CHAPEL RD
CITY: CHARLOTTE **STATE:** NC **ZIP CODE:** 28214

PROPERTY LOCATION: 12017 MOORES CHAPEL RE
LEGAL DESC.: NA **DEED BK,PG & DATE:** 09412 /636 1997-12-19
ACREAGE: 2.000 **SALE PRICE:** \$72,000 **QUALIFIED SALE (Y/N):** Y
LAND VALUE: \$28,000 **IMPVMTS VALUE:** \$39,440 **TOTAL VALUE:** \$67,440

LAND-USE TYPE: MANUFACTURED HOME **BUILDING TYPE:** MANUFACTURED HOME
YEAR BUILT: 1,987 **SQUARE FEET:** 1,554 **STYLE CODE:** 1.0 STORY
BEDROOMS: 3 **BATHROOMS:** 2 **RESTROOMS:** 0 **BASEMENT:** N **GARAGE:** N
EXTERIOR TYPE: ALUMINUM/VINYL SIDING **QUALITY GRADE:** 2 **IMPVMT. VALUE:** \$39,440
A/C: CENTRAL **FIREPLACE:** PREFAB

Record No.: 11 **BUILDING KEY NUMBER:** 05319101 001
PARCEL-ID: 05319101 **NEIGHBORHOOD CODE:** 05312 **ZONING CLASS:** RMH
OWNER'S NAME: MAINES MELVIN G
MAILING ADDRESS: 11900 BARRICKS RD # 2
CITY: LOUISVILLE **STATE:** KY **ZIP CODE:** 402293065

PROPERTY LOCATION: 2112 POPLARCREST LN
LEGAL DESC.: L131 M15-113 **DEED BK,PG & DATE:** 05899 /100 1988-11-03
ACREAGE: 0.000 **SALE PRICE:** \$22,500 **QUALIFIED SALE (Y/N):** N
LAND VALUE: \$10,000 **IMPVMTS VALUE:** \$10 **TOTAL VALUE:** \$10,010

LAND-USE TYPE: VACANT **BUILDING TYPE:** MANUFACTURED HOME
YEAR BUILT: 0 **SQUARE FEET:** 0 **STYLE CODE:**
BEDROOMS: 0 **BATHROOMS:** 0 **RESTROOMS:** 0 **BASEMENT:** N **GARAGE:** N
EXTERIOR TYPE: **QUALITY GRADE:** 0 **IMPVMT. VALUE:** \$0
A/C: **FIREPLACE:**

Record No.: 12 **BUILDING KEY NUMBER:** 05319102 001
PARCEL-ID: 05319102 **NEIGHBORHOOD CODE:** 05312 **ZONING CLASS:** RMH
OWNER'S NAME: MAINES MELVIN G
MAILING ADDRESS: 405 ROBERT LEE RD
CITY: RAYWICK **STATE:** KY **ZIP CODE:** 40060

PROPERTY LOCATION: POPLARCREST LN
LEGAL DESC.: L130 M15-113 **DEED BK,PG & DATE:** 05899 /100 1988-11-03
ACREAGE: 0.000 **SALE PRICE:** \$22,500 **QUALIFIED SALE (Y/N):** N
LAND VALUE: \$10,000 **IMPVMTS VALUE:** \$0 **TOTAL VALUE:** \$10,000

LAND-USE TYPE: VACANT **BUILDING TYPE:** MANUFACTURED HOME
YEAR BUILT: 0 **SQUARE FEET:** 0 **STYLE CODE:**
BEDROOMS: 0 **BATHROOMS:** 0 **RESTROOMS:** 0 **BASEMENT:** N **GARAGE:** N
EXTERIOR TYPE: **QUALITY GRADE:** 0 **IMPVMT. VALUE:** \$0
A/C: **FIREPLACE:**

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Record No.: 13 **BUILDING KEY NUMBER :** 05319103 001
PARCEL-ID : 05319103 **NEIGHBORHOOD CODE :** 05312 **ZONING CLASS :** RMH
OWNER'S NAME : LEFLER GEORGE R &WF DARLENE B
MAILING ADDRESS : 2100 POPLARCREST LN
CITY : CHARLOTTE **STATE :** NC **ZIP CODE :** 28214

PROPERTY LOCATION : 2100 POPLARCREST LN
LEGAL DESC. : L129 M15-113 **DEED BK,PG & DATE :** 08334 /833 1995-10-23
ACREAGE : 0.000 **SALE PRICE :** \$0 **QUALIFIED SALE (Y/N) :** N
LAND VALUE : \$10,000 **IMPVMTS VALUE :** \$1,520 **TOTAL VALUE :** \$11,520

LAND-USE TYPE : VACANT **BUILDING TYPE :** MANUFACTURED HOME
YEAR BUILT : 0 **SQUARE FEET :** 0 **STYLE CODE :**
BEDROOMS : 0 **BATHROOMS :** 0 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N
EXTERIOR TYPE : **QUALITY GRADE :** 0 **IMPVMT. VALUE :** \$0
A/C : **FIREPLACE :**

Record No.: 14 **BUILDING KEY NUMBER :** 05319104 001
PARCEL-ID : 05319104 **NEIGHBORHOOD CODE :** 05312 **ZONING CLASS :** RMH
OWNER'S NAME : LEFLER GEORGE R &WF DARLENE B
MAILING ADDRESS : 2100 POPLARCREST LN
CITY : CHARLOTTE **STATE :** NC **ZIP CODE :** 28214

PROPERTY LOCATION : 2100 POPLARCREST LN
LEGAL DESC. : L128 M15-113 **DEED BK,PG & DATE :** 08334 /833 1995-10-23
ACREAGE : 0.000 **SALE PRICE :** \$0 **QUALIFIED SALE (Y/N) :** N
LAND VALUE : \$10,000 **IMPVMTS VALUE :** \$0 **TOTAL VALUE :** \$10,000

LAND-USE TYPE : VACANT **BUILDING TYPE :** MANUFACTURED HOME
YEAR BUILT : 0 **SQUARE FEET :** 0 **STYLE CODE :**
BEDROOMS : 0 **BATHROOMS :** 0 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N
EXTERIOR TYPE : **QUALITY GRADE :** 0 **IMPVMT. VALUE :** \$0
A/C : **FIREPLACE :**

Record No.: 15 **BUILDING KEY NUMBER :** 05319105 001
PARCEL-ID : 05319105 **NEIGHBORHOOD CODE :** 05312 **ZONING CLASS :** RMH
OWNER'S NAME : LANCASTER JOYCE
MAILING ADDRESS : 2000 POPLARCREST LN
CITY : CHARLOTTE **STATE :** NC **ZIP CODE :** 28214

PROPERTY LOCATION : POPLARCREST LN
LEGAL DESC. : L127 M15-113 **DEED BK,PG & DATE :** 10971 /495 1999-12-16
ACREAGE : 0.000 **SALE PRICE :** \$0 **QUALIFIED SALE (Y/N) :** N
LAND VALUE : \$10,000 **IMPVMTS VALUE :** \$0 **TOTAL VALUE :** \$10,000

LAND-USE TYPE : VACANT **BUILDING TYPE :** MANUFACTURED HOME
YEAR BUILT : 0 **SQUARE FEET :** 0 **STYLE CODE :**
BEDROOMS : 0 **BATHROOMS :** 0 **RESTROOMS :** 0 **BASEMENT :** N **GARAGE :** N
EXTERIOR TYPE : **QUALITY GRADE :** 0 **IMPVMT. VALUE :** \$0
A/C : **FIREPLACE :**

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Record No.:	16	BUILDING KEY NUMBER :	05319305 001		
PARCEL-ID :	05319305	NEIGHBORHOOD CODE :	05312	ZONING CLASS :	RMH
OWNER'S NAME :	GALLANT ELLEN D		(BY ENTIRETY)		
MAILING ADDRESS :	4527 WENTWORTH PL				
CITY :	CHARLOTTE	STATE :	NC	ZIP CODE :	28209
PROPERTY LOCATION :	2424 CEDARVALE	RC			
LEGAL DESC. :	DEVONWOOD LN	DEED BK,PG & DATE :	04858 /954	1984-06-25	
ACREAGE :	10.000	SALE PRICE :	\$0	QUALIFIED SALE (Y/N) :	N
LAND VALUE :	\$45,900	IMPVMTS VALUE :	\$0	TOTAL VALUE :	\$45,900
LAND-USE TYPE :	VACANT	BUILDING TYPE :	MANUFACTURED HOME		
YEAR BUILT :	0	SQUARE FEET :	0	STYLE CODE :	
BEDROOMS :	0	BATHROOMS :	0	RESTROOMS :	0
EXTERIOR TYPE :		QUALITY GRADE :	0	BASEMENT :	N
A/C :		IMPVMT. VALUE :		GARAGE :	N
		FIREPLACE :			\$0