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**ADVANCED
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An Information
Management Company

City of Charlotte – Planning Dept. Scanning Rezoning Files

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 *



Zoning Enforcement System

Mecklenburg County, NC Geographic Information Systems

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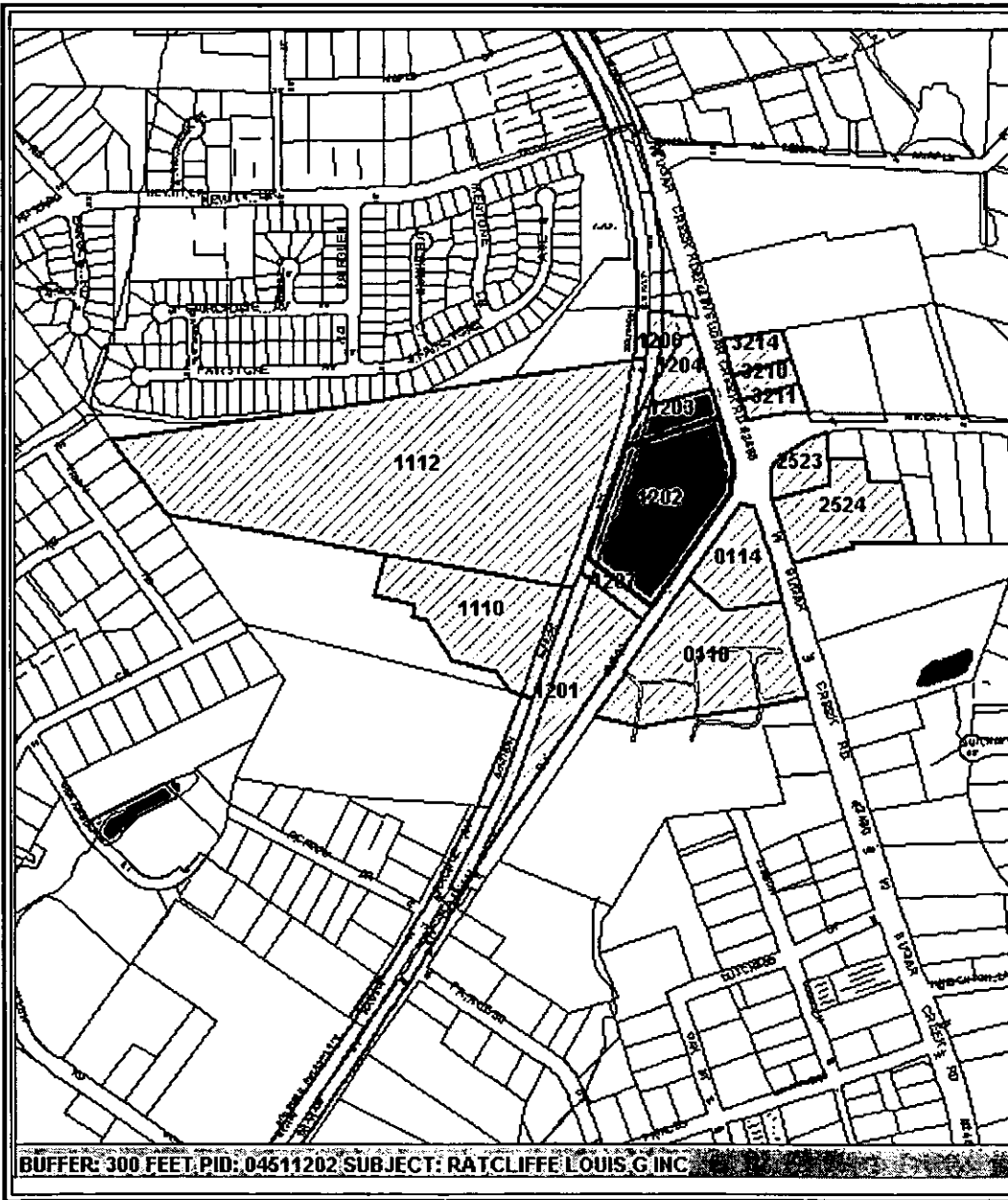
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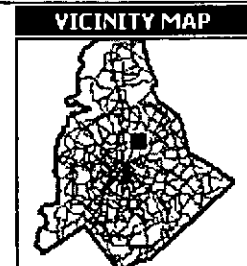
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Click on Map to Perform Operation

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



BUFFER: 300 FEET PID: 04511202 SUBJECT: RATCLIFFE LOUIS G INC



LEGEND

- County Boundary
- Jurisdictions
- Spheres of Influence
- Tax Parcels
- Parcel Dimensions
- Sales by Deed Year
- Railroad ROWs
- Utility ROWs
- Bodies of Water
- Streams
- Floodplain
- 10 Foot Contours
- Regulated Watershed
- Surface Water Buff.
- Building Outlines
- Prop. I-485 Corridor
- Photo Controls
- All Roads
- 2001 Aerial Photo
- Tax Parcel Land-Use
- Countywide Zoning
- Preliminary Plans
- Transit Corridors



[Click here to submit questions or comments about the information shown on this page.](#)
Additional Tax Information (Tax Bills, Real and Personal Property, etc.) is available through the:

Tax Information System

Map Scale: 1 Inch = 717 Feet
Date and Time Stamp
4/22/2002 4:07:04 PM EST

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.

[Click Here to Open Owner's List \(Comma-Delimited\)](#)

ADJOINING OWNER'S REPORT

Total Parcels Selected: 15

Total Tax Records Selected: 22

*** Images of real estate documents from the [Register of Deeds](#) are available from 11/9/1998 to the present. ***

| Record | MapId# | Parcel-Id# | Owner's Name | Mailing Address | Property Address | Deed Book/Page/Date | Acreage |
|--------|--------|------------|---|--|--|---------------------------|---------|
| 1 | 0110 | 04510110 | RATCLIFFE LOUIS G INC | 2019 W SUGAR CREEK RD CHARLOTTE NC 282624953 | N/A | 00435/266 (1/1/1975) | 6.234 |
| 2 | 0110 | 04510110 | RATCLIFFE LOUIS G INC | 2019 W SUGAR CREEK RD CHARLOTTE NC 282624953 | 2019 W SUGAR CREEK RD | 00435/266 (1/1/1975) | 6.234 |
| 3 | 0114 | 04510114 | RATCLIFFE LOUIS G JR & JOSEPH S RATCLIFFE | 2019 W SUGAR CREEK RD CHARLOTTE NC 282624953 | N GRAHAM ST | 09966/045 (10/8/1998) | 1.772 |
| 4 | 1110 | 04511110 | CONCRETE PANEL SYSTEMS INC % FRED GONLEY | 6132 BROOKSHIRE BLVD STE C CHARLOTTE NC 282162410 | 5631 RACINE AV | 03973/904 (4/14/1977) | 5.025 |
| 5 | 1112 | 04511112 | BONDED DISTRIBUTION INC | PO BOX 26704 CHARLOTTE NC 282216704 | 5711 N GRAHAM ST | 05078/355 (8/19/1985) | 25.11 |
| 6 | 1112 | 04511112 | BONDED DISTRIBUTION INC | PO BOX 26704 CHARLOTTE NC 282216704 | 5709 N GRAHAM ST | 05078/355 (8/19/1985) | 25.11 |
| 7 | 1201 | 04511201 | MCGIMSEY GEORGE V & WF BARBARA M | 3724 DRAYTON HALL LN CHARLOTTE NC 282700412 | 5701 N GRAHAM ST | 04951/531 (12/31/1984) | 5.34 |
| 8 | 1201 | 04511201 | MCGIMSEY GEORGE V & WF BARBARA M | 3724 DRAYTON HALL LN CHARLOTTE NC 282700412 | 5701 N GRAHAM ST | 04951/531 (12/31/1984) | 5.34 |
| 9 | 1202 | 04511202 | RATCLIFFE LOUIS G INC | 2019 W SUGAR CREEK RD CHARLOTTE NC 282624953 | 5715 N GRAHAM ST UNIT NO:5741 | 00435/266 (1/1/1975) | 5.77 |

| | | | | | | | |
|----|------|----------|---|---|--|---------------------------|-------|
| 10 | 1202 | 04511202 | RATCLIFFE LOUIS G INC | 2019 W SUGAR CREEK RD CHARLOTTE NC 282624953 | 5715 N GRAHAM ST | 00435/266 (1/1/1975) | 5.77 |
| 11 | 1202 | 04511202 | RATCLIFFE LOUIS G INC | 2019 W SUGAR CREEK RD CHARLOTTE NC 282624953 | 5715 N GRAHAM ST UNIT NO:5737 | 00435/266 (1/1/1975) | 5.77 |
| 12 | 1203 | 04511203 | RATCLIFFE LOUIS G INC | 2019 W SUGAR CREEK RD CHARLOTTE NC 28262 | 2211 W SUGAR CREEK RD | 03135/270 (1/1/1975) | 1 |
| 13 | 1204 | 04511204 | EDWARDS CHARLES MELVIN SR | 2225 W SUGAR CREEK RD CHARLOTTE NC 28262 | 2225 W SUGAR CREEK RD | 04763/796 (12/15/1983) | 0.878 |
| 14 | 1206 | 04511206 | OEHLER DONALD L (R/T) DONALD L OEHLER (TST) | 4503 RIDGE RD CHARLOTTE NC 282691077 | W SUGAR CREEK RD | 07879/099 (8/15/1994) | 0.832 |
| 15 | 1207 | 04511207 | BONDED DISTRUBTION INC | PO BOX 26704 CHARLOTTE NC 282216704 | N GRAHAM ST | 05022/779 (5/24/1985) | 0.475 |
| 16 | 2523 | 04702523 | COLE MEMORIAL UNITED METH CHURCH TRUSTEES OF | 2022 W SUGAR CREEK RD CHARLOTTE NC 28262 | 2030 W SUGAR CREEK RD | 03778/036 (8/4/1975) | 0.96 |
| 17 | 2524 | 04702524 | COLE MEMORIAL METHODIST CHURCH | 2101 W SUGAR CREEK RD CHARLOTTE NC 28262 | 2022 W SUGAR CREEK RD | 01493/133 (1/1/1975) | 3.17 |
| 18 | 2524 | 04702524 | COLE MEMORIAL METHODIST CHURCH | 2101 W SUGAR CREEK RD CHARLOTTE NC 28262 | 2022 W SUGAR CREEK RD | 01493/133 (1/1/1975) | 3.17 |
| 19 | 2524 | 04702524 | COLE MEMORIAL METHODIST CHURCH | 2101 W SUGAR CREEK RD CHARLOTTE NC 28262 | 2022 W SUGAR CREEK RD | 01493/133 (1/1/1975) | 3.17 |
| 20 | 3210 | 04703210 | HUNTER BLANCHE W (LIFE ESTATE) | 2208 W SUGAR CREEK RD CHARLOTTE NC 282623143 | 2208 W SUGAR CREEK RD | 08554/777 (4/30/1996) | 0.505 |
| 21 | 3211 | 04703211 | HINES SHIRLEY H & MARY H WILKINSON | 380 N LAKE LULU DR WINTER HAVEN FL 338804463 | 2200 W SUGAR CREEK RD | 08653/118 (7/10/1996) | 0.505 |
| 22 | 3214 | 04703214 | HUNTER BETTY OVERCASH (BY ENTIRETY) | 2208 W SUGAR CREEK RD CHARLOTTE NC 28262 | 2220 W SUGAR CREEK RD | 04069/454 (6/12/1978) | 0.692 |

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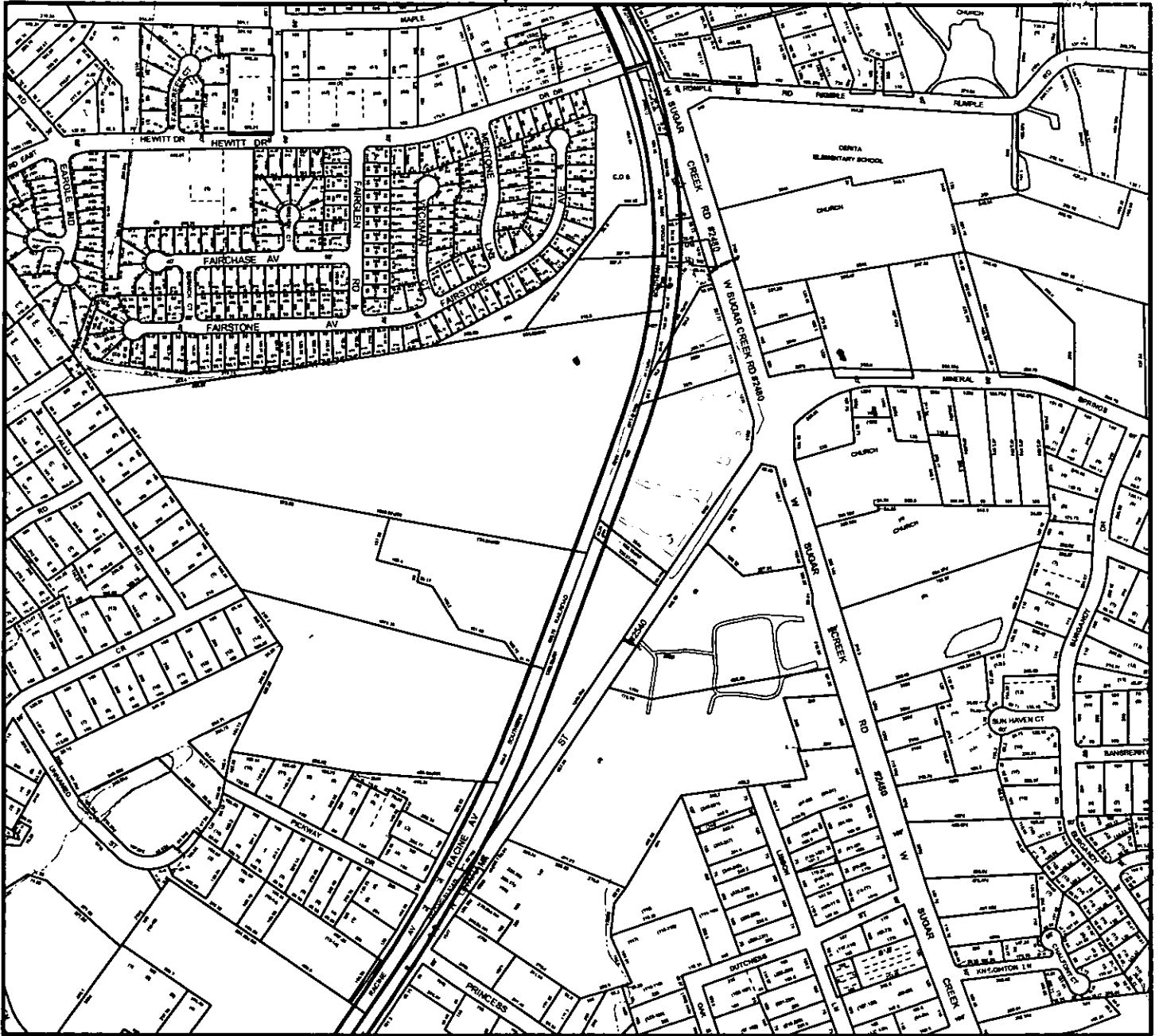
MapObjects2 Internet Map Server



HITSTATS By

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MECKLENBURG COUNTY, NC GIS PUBLIC ACCESS SYSTEM



Tax Parcel-Id#s Selected: See Tax Information Report for List of Parcel-Id#s

Tax Book & Page Selected: N/A

LEGEND

- County Boundary
- Rivers/Creeks/Streams
- Railroad ROW
- Water Bodies



02-87



Countywide Inset Map



Scale : 1 Inch = 600 Feet

Map Created on Wednesday, October 9, 2002 02:28 PM

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Petition #: **2002-87**

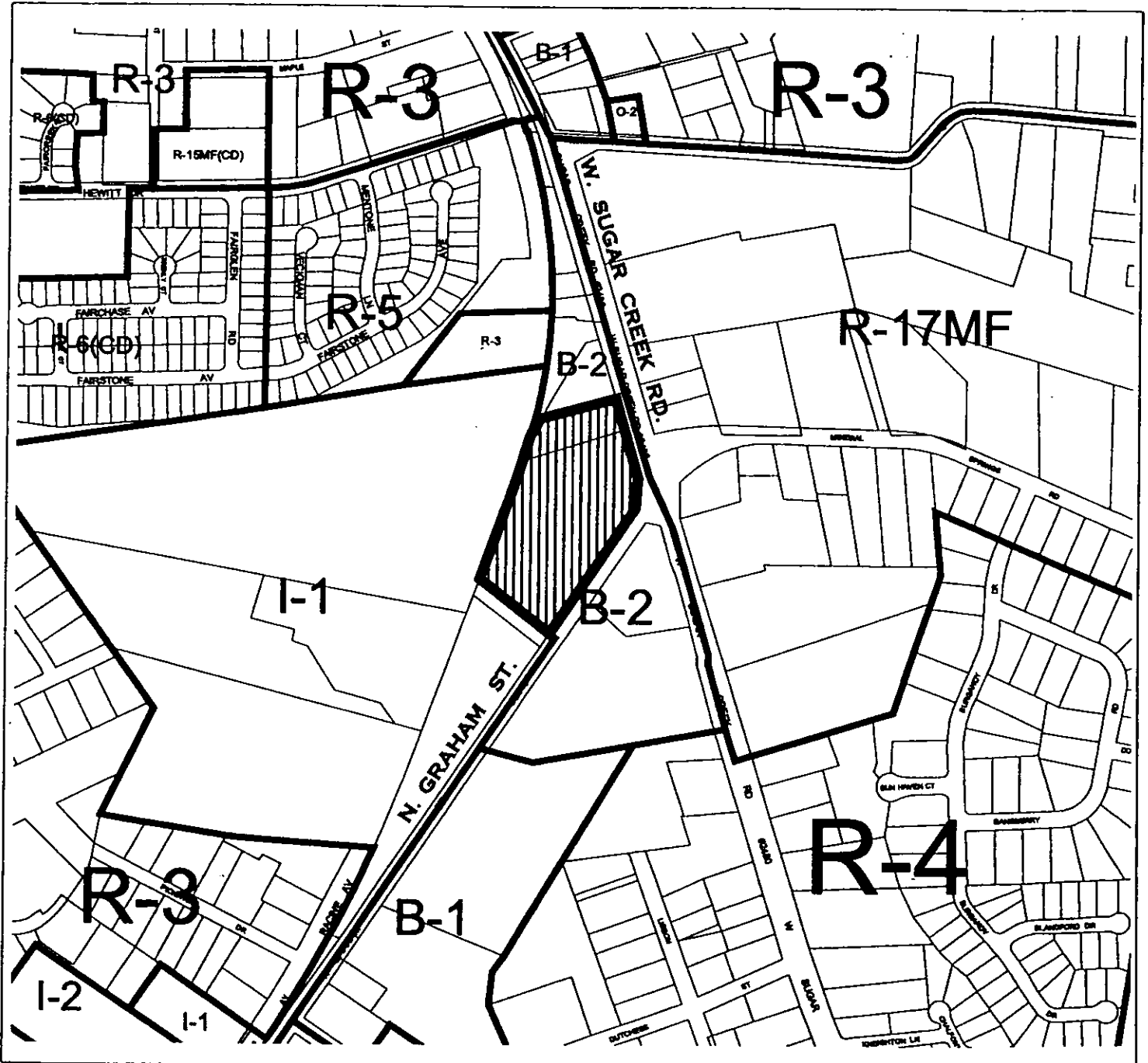
Petitioner: Louis G. Ratcliffe, Inc.

Hearing Date: October 23, 2002

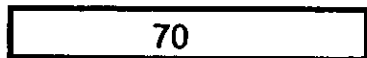
Zoning Classification (Existing): B-2

Zoning Classification (Requested): I-1

Acresage & Location Approximately 6.77 acres located at the northwest corner of North Graham Street and West Sugar Creek Road



Zoning Map #(s);



Map Legend

- | | | | |
|--|-------------------|--|---------------|
| | ETJ | | Neighborhood |
| | Arterial | | County Line |
| | Waterway | | City Limit(s) |
| | Historic District | | |

**OFFICIAL REZONING APPLICATION
CITY OF CHARLOTTE**

Amended 08-12-02 (rezone area)

| | |
|--------------|-------------------------|
| Petition #: | <u>2002-87</u> |
| Date Filed: | <u>04-22-02</u> |
| Received By: | <u>MS</u> <u>TAM</u> |

OWNERSHIP INFORMATION:

Property Owner: Louis G. Ratcliffe, Inc.

Owner's Address: 2019 West Sugar Creek Road, Charlotte, NC 28262-4953

Date Property Acquired: _____ Tax Parcel Number(s): 045-112-02 and 045-112-03

Utilities Provided; (Water) CMUD (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): 5715 North Graham Street

Size (Sq.Ft. or Acres): 6.77 acres, more or less

Current Land Use: Commercial

ZONING REQUEST:

Existing Zoning: B-2 Proposed Zoning: I-1

Purpose of Zoning Change: To accommodate uses permitted in the I-1 zoning district.

| | |
|---|---|
| <u>Bailey Patrick/J. Carmichael / Laura Simmons</u> Name of Agent <u>Kennedy Covington Lobdell & Hickman, L.L.P.</u> <u>100 North Tryon Street, Suite 4200</u> <u>Charlotte, NC 28202-4006</u> Agent's Address (City, State, Zip) <u>704-331-7400</u> <u>704-331-7598</u> Telephone Number Fax Number <u>bpatrick@kennedycovington.com</u> <u>jcarmichael@kennedycovington.com</u> <u>lsimmons@kennedycovington.com</u> E-Mail Address _____ Signature of Property Owner if other than Petitioner | <u>Louis G. Ratcliffe, Inc.</u> <u>c/o David Ratcliffe</u> Name of Petitioner <u>2019 West Sugar Creek Road</u> <u>Charlotte, NC 28262-4953</u> Address of Petitioner(s) (City, State, Zip) <u>704-596-9424</u> <u>704-598-4472</u> Telephone Number Fax Number <u>deritafloral@aol.com</u> E-Mail Address <u>Louis G. Ratcliffe, Inc.</u> By: <u>[Signature]</u> Signature <u>David Ratcliffe</u> |
|---|---|