

# REZONING APPLICATION

## TOWN OF MINT HILL

**Complete All Fields**

Office Use Only	
Petition #:	<u>ZC17-1</u>
Date Filed:	<u>1/9/17</u>
Received By:	<u>[Signature]</u>

### OWNERSHIP INFORMATION:

Property Owner: Albemarle Road Associates, LLC Date Property Acquired: 2/27/2002

Owner's Address: 2400 South Boulevard, Charlotte, NC 28203

Utilities Provided:  Individual Well or  CMUD Water or  Community Well **-AND-**  CMUD Sewer or  Community Sewer or  Septic

### LOCATION OF PROPERTY (Address or Description):

Tax Parcel Number(s): 13715218 13715212, 13715219, 13715220, 13715221, 13715201

Current Land Use: Raw Land with some infrastructure improvements

Size (Sq.Ft. or Acres): 50.19 Acres

**ZONING REQUEST:** Existing Zoning: I-G (CD) Proposed Zoning: R (Residential)

Purpose of Zoning Change: To provide for an economically viable development of the property. There has been no demand for industrial use and residential is in strong demand within the Mint Hill market and it is a very compatible use with the surrounding adjacent users.

*Complete if Applicant is other than Property Owner)*

Albemarle Road Associates, LLC  
Name of Property Owner

700 Sam Newell Road  
Address of Owner

Matthews, NC 28106  
City, State, Zip

704-661-1083  
Telephone Number

Deryl.Bell@Carotek.com  
E-Mail Address

Deryl Bell  
Signature of Property Owner

\_\_\_\_\_  
Name of Applicant

\_\_\_\_\_  
Address of Applicant

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
E-Mail Address

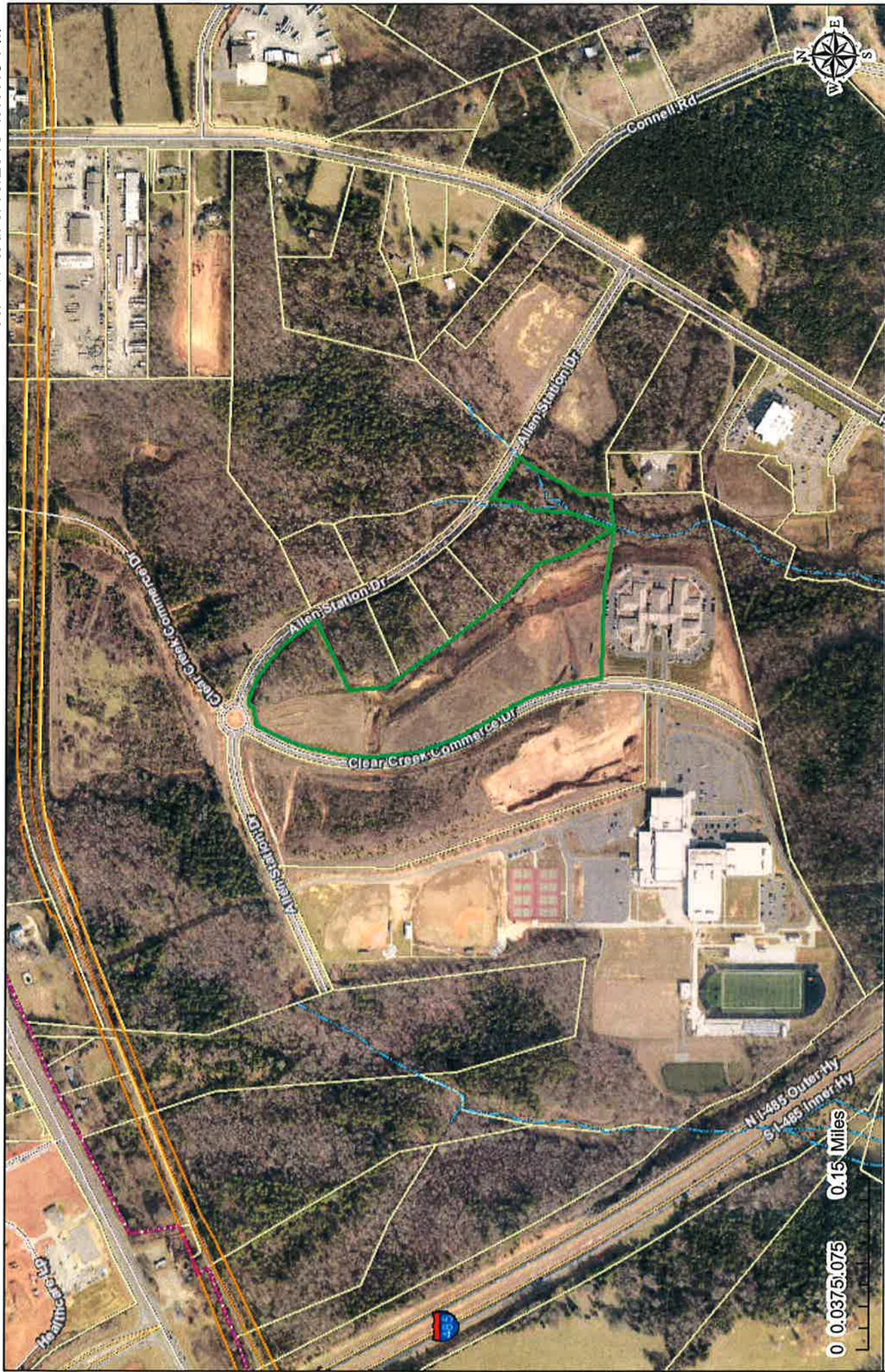
\_\_\_\_\_  
Signature of Applicant



# Polaris 3G Map – Mecklenburg County, North Carolina

## Clear Creek

Date Printed: 9/19/2016 4:17:43 PM



0 0.0375 0.15 Miles

This map or report 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 or report are hereby notified that the abovementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.





Print

Close

**Parcel Information**

<b>Parcel ID</b> 13715212	<b>Account</b> NC CORP	<b>Parent</b>	<b>Previous</b> 13715212
------------------------------	---------------------------	---------------	-----------------------------

**Owner(s)**

<b>Owner Name</b> ALBEMARLE ROAD ASSOC LLC C/O MERRIFIELD PATRICK	<b>Mailing Address</b> 521 EAST MOREHEAD ST #400 521 EAST MOREHEAD ST #400	<b>City/State</b> CHARLOTTE NC 28202 CHARLOTTE NC 28202
---	--	---

**Legal Information**

<b>Legal</b> NA	<b>Municipality</b> MINT HILL	<b>Date Annexed</b>	<b>Special District</b> FIRE SERVICE F	<b>Fire District</b> MINT HILL	<b>Acreage</b> 19.27
--------------------	----------------------------------	---------------------	---	-----------------------------------	-------------------------

**Total Parcel Assessment**

<b>Building</b> 0	<b>Land</b> 1573900	<b>Features</b> 0	<b>Total</b> 1573900	<b>Exemptions</b> Exemption	<b>Year Approved</b>	<b>Review Date</b>	<b>Amount</b>
----------------------	------------------------	----------------------	-------------------------	--------------------------------	----------------------	--------------------	---------------

**Sales Information**

<b>Sale</b> Feb 27 2002	<b>Price</b> 0	<b>Stamps</b>	<b>Qualify</b> LESS \$3000	<b>VI</b> VAC	<b>Type</b> WARRANTY D	<b>Legal Ref.</b> 13307-919	<b>Grantor</b> ALBEMARLE ROAD ASSOC
----------------------------	-------------------	---------------	-------------------------------	------------------	---------------------------	--------------------------------	--

**Land Use**

<b>Use</b> I600	<b>Units</b> 839401	<b>Type</b> SF	<b>Neighborhood</b> IN02	<b>Assessment</b> 1573900
--------------------	------------------------	-------------------	-----------------------------	------------------------------

**Building Information**

<b>Bldg</b>	<b>Description</b>	<b>Type</b>	<b>Year</b>	<b>Property Location</b> ALLEN STATION DR MINT HILL
-------------	--------------------	-------------	-------------	--

<b>Bldg</b>	<b>Story</b>	<b>Units</b>	<b>Total SqFt</b>	<b>Heated SqFt</b>	<b>Foundation</b>	<b>Ext. Wall</b>	<b>Grade</b>	<b>Value</b>
-------------	--------------	--------------	-------------------	--------------------	-------------------	------------------	--------------	--------------

<b>Bldg</b>	<b>Heat</b>	<b>Fuel</b>	<b>Fire Place</b>	<b>AC</b>	<b>Fixtures</b>	<b>Bedrooms</b>	<b>Full Baths</b>	<b>3/4 Baths</b>	<b>1/2 Baths</b>
-------------	-------------	-------------	-------------------	-----------	-----------------	-----------------	-------------------	------------------	------------------

**Sub Area**

<b>Bldg</b>	<b>Description</b>	<b>Size</b>
-------------	--------------------	-------------

**Depreciation**

<b>Bldg</b>	<b>Physical</b>	<b>Functional</b>	<b>Economic</b>	<b>Special</b>	<b>Override</b>
-------------	-----------------	-------------------	-----------------	----------------	-----------------

**Special Features & Yard Items**

<b>Bldg</b>	<b>Built</b>	<b>Type</b>	<b>Quantity</b>	<b>Units</b>	<b>Value</b>
-------------	--------------	-------------	-----------------	--------------	--------------

**Notes**

<b>Tax Year</b>	<b>Notes</b>	<b>Note Date</b>
-----------------	--------------	------------------

**Value Changes**

<b>Notice Date</b>	<b>Tax Year</b>	<b>Reason</b>	<b>Changed To</b>	<b>Deferred</b>
Mar 21 2011	2011	Countywide Revaluation	2548300	0
Jun 1 2009	2009	Division of Land and/or New Parcel	2548300	0
Jun 1 2009	2009	Division of Real Estate and/or New Parce	2548300	0