

Community Meeting Report for Rezoning Petition No. 2015-027 (Cherry Site A)

Petitioner: Charlotte Housing Authority (CHA)

Rezoning Petition No. 2015-027

Property: 3.03 acres located on Cherry Street & E. 1st Street.

Requested change in Zoning from R-22 MF (CD) to UR-C(CD), for the development of 200 multifamily workforce rental units.

This Community Meeting Report is being filed with the Office of the City Clerk & the Charlotte-Mecklenburg Planning Commission pursuant to Section 6.203 of the Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES

The required Community Meeting was held on January 27, 2015 at 6:00pm. A representative of the petitioner mailed a notice of the date, time, and location of the Community Meeting to the individuals and organizations set out on **Exhibit A** on January 21, 2015. A copy of the written notice is attached as **Exhibit B**.

TIME & LOCATION OF MEETING

The Community Meeting required by the Ordinance was held on January 27, 2015 at 6:00pm, at Pleasant Hill Baptist Church, 517 Baldwin Avenue, Charlotte, NC 28204.

PERSONS IN ATTENDANCE AT MEETING

The sign in sheet from the Community Meeting is attached as **Exhibit C**.

The petitioner's representatives at the required Community Meeting were A. Fulton Meachem Jr. and Janelle Brown from the Charlotte Housing Authority. Also in attendance from architecture & planning firm Neighboring Concepts were Darrel Williams, Daniel McNamee, Eric Orozco, and Maria Floren.

SUMMARY OF THE ISSUES DISCUSSED AND CHANGES MADE TO THE PETITION AS A RESULT OF THE MEETING

For a record of the discussion and the questions and answers discussed at the meeting, see the attached **Meeting Summary**. The petitioner is continuing to work with the community regarding its concern with the overall density of the proposed project for Petition No. 2015-027 (Cherry Site A). The petitioner has also agreed to look at the architectural design of the buildings to see where additional design elements can be incorporated that fit more into the character of existing homes in the Cherry community, such as additional eaves and exterior color choices of buildings.

COMMUNITY MEETING FORM

Date of original contact: January 21, 2015

Persons and Organizations contacted with date and explanation of how contacted:

A notice of the date, time, and location of the Community Meeting was mailed out to the individuals and organizations set out on **Exhibit A** on January 21, 2015. A copy of the written notice is attached as **Exhibit B**.

Date, time and location of meeting. The Community Meeting was held on January 27, 2015 at 6:00pm, at Pleasant Hill Baptist Church, 517 Baldwin Avenue, Charlotte, NC 28204

Persons in attendance at meeting: (Include a copy of the sign in sheet). See **Exhibit A**.

Summary of issues discussed and changes made to the petition as a result of the meeting:

For a record of the discussion and the questions and answers discussed at the meeting, see the attached **Meeting Summary**. The petitioner is continuing to work with the community regarding its concern with the overall density of the proposed project. The petitioner has also agreed to look at the architectural design of the project to see where additional design elements can be incorporated that fit more into the character of existing homes in the Cherry community, such as additional eaves and exterior color choices of buildings.

Note that in the event the petitioner has not held at least one meeting as required, the petitioner must file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held.

MEETING SUMMARY – PETITION No. 2015-027 - SITE A

Overview of Petitioner's presentation:

This rezoning is one of five rezoning requests the petitioner is requesting for the Tall Oaks Redevelopment in the Cherry Community. There was an overall presentation of the entire development plan, then each site was presented in more detail (see **Exhibit D** for presentation boards) with a question & answer and feedback session each rezoning request, and a review session at the end for additional questions/comments for all sites.

Introduction

Sylvia Bittle-Patton opened the Meeting

Invocation by Doris Dennis

Sylvia informed attendees that February 16th, 2015 is the date of the public hearing for these requests and that City Council is set to make a final decision in March.

A. Fulton Meachem Jr. - CEO & President of Charlotte Housing Authority

Introductions of representatives

Overview of how we got here - there has been a paradigm shift in Public Housing over the last 10 years. CHA moved from isolated housing to housing of choice for mixed income families. The federal government has moved from a segregated public housing model, because it's been shown that it is not a sustainable model, they've been cutting funds across the country, and there is no money to upkeep the units. So, where do we go from here? How do Housing Authority's shift to something that acts and behaves with the market?

Reference to the handout sheets for each phase (see **Exhibit E *scan in***) – there will be no public housing on any sites. There is a full working requirement for all residents ages 18+. There will now be new safety amenities we're adding including defensible space in the design and enhanced security features as components of the plan.

For Phase 1 – This will be affordable housing that is for the working income group making below \$38,000. The developer is pursuing North Carolina Housing Finance Agency tax credits to assist in funding this phase.

For Phase 2 – This will be housing that is for the middle class bracket, of the working income group making approximately \$38,500-\$77,000. The marketplace is squeezing out the middle class in the market place. So, we're providing an option for these working families. This includes teachers, nurses, etc. CHA wants to create a community design for working families to come live, work, and play here in Cherry.

We will have time in the end for questions but we will get into structured component for CHA sites.

Daniel McNamee then provided an overview of each Rezoning site.

Overview of Petition # 2015-027 – Site A

Daniel McNamee presented the development plan for Site A. Daniel pointed out the whole site map on the board. He said that what is being proposed for site A is 200 units, for workforce housing, going from R-22 MF (CD) to UR-C (CD). Initially we proposed 275, and then we brought it down. There will be no commercial use, on the first floor there will be residential units. Parking is completely enclosed on all sides by units. We have 283 parking spaces, within a 3 level deck, enclosed on all sides, and above by an inner courtyard, which is accessed by the units. The perspective view from Cherry pointed out on the boards. The site section shows that the houses on S. Torrence are in line with the new building, which is 4 stories in the back, 5 in the front, the ground on Torrence is about a story and a half up from Cherry.

The massing image was pointed out and shows how the courtyards provide relief along the building frontage.

Questions & Comments for Petition # 2015-027 – Site A

Q: What does URC-CD mean?

A: Urban Residential Commercial but with the added condition to not allow commercial uses. Some conditions have been added based on our feedback from the community. The conditions that are placed by the petitioner and/or the Planning Department, for this project one of the conditions being that there will be no commercial use on the first floor. Janelle said that we added conditions based on feedback from the community, and they are not required for the rezoning, but rather something we chose to include because of our commitment to Cherry.

Q: What is it currently zoned?

A: It's currently zoned R-22MF, that's the present zoning.

Q: Why URC versus UR3? Because of the additional FAR ratio?

A: Yes. UR-C allows 3.0 FAR, UR-3 allows 2.0 FAR.

Q: How many units are existing right now?

A: Across all sites is 50 total units existing, currently on this site we have about 32 duplexes/quads on A. Only 67 units allowed with current zoning.

Q: So going from 32 to 200?

A: Yes, in a completely different configuration and layout. Current site has a lot of open space that is underutilized. Not maximizing the use, from when Tall Oaks was originally developed.

Comment: The open space is attractive as it is currently, and an extra 200 units means a lot more people and a lot more traffic impact on Cherry.

A: Per the city we have looked at the traffic patterns and at this point, there aren't any issues of this building affecting the overall traffic. They enter in off Cherry to covered parking that's closed in. All the parking is within this building, structured parking unseen, hidden within the residential units. In addition to some open space on the front of the building there's also community space above the deck in the courtyard.

Comment: This is market rate housing?

A: This building is only for families with income of approximately \$38K-\$77k. Closer to market rate housing: no tax credit money for this site.

Q: Will Horizon itself develop?

A: This is still optional at this point. A lot of it comes into the finance mechanism.

Q: What is the traffic plan on Cherry?

A: We're not touching the streetscape of Cherry. We have an entry off Cherry, but it remains the same. We aren't counting any on street parking for our project.

Q: But can you put in a petition to not allow parking on street?

A: Usually, petition for not allowing parking on Cherry comes from the neighborhood or only on one side, a petition like this needs to come from neighborhood, to the city. The Charlotte Department of Transportation (CDOT) would have to look at it closely to see if that's an option.

Q: What is the proposed parking ratio?

A: Our proposal currently parks 1.4 per unit, and that's for 200 units.

Q: What happens to the people who live there now?

A: Relocation will be provided to the residents, they will be relocated to other CHA housing & other Section 8, as they chose, until construction is complete then would be allowed to return, upon applying & meeting requirements, some already qualify.

Q: Do current residents have priority?

A: Yes absolutely, but that's not for this phase, this is the workforce housing.

Q: What will the rents be?

A: It's in your handouts for phase 2.

Q: I think this site is a monstrosity and it will be butchering the community. One of my questions comes from referring to the Midtown Morehead Cherry (MMC) Area Plan from the Planning Department, concept plan, in it it says for Cherry to protect it's fragile edge and maintain its residential character and scale.

Right now we are R22. How did you even come to this idea that morphs away from that? This is what the community and the City have agreed to in 2012.

A: That's why we're here. We have to redevelop this site in some fashion and we want to work with the reality of what's happening with housing authorities at this particular time - I'd rather work with the community to what it should be versus someone else coming in and doing what they want to do. If the housing authority is in a position where it can't develop properties that it owns then we may have to end up selling the property. And then there will be other interests beyond what the housing authority's interests are which includes housing for diverse backgrounds and diverse income. We are here to address a need that is in the community – a marketable and beautiful site and we want to see what actually could work here. 200 units to make the numbers work, making it look like townhomes from the front, and not destroying any views to uptown. But here we have to make some decisions about Tall Oaks with input from the community.

Q: Since affordable housing is morphing, do you view this phase as an experiment?

A: No absolutely not. This city is growing by 50 % in the next 30 years. Most of it will be within the 277 loop. The need for housing is here, this is not an experiment. But it's not government housing, not public housing. This is a market - managed. This is a market rate deal that will be affordable to working families.

Q: Being that it is 200 units, what if the numbers don't work, would they work with less than 200?

A: That's the minimum number that works, once we start getting below that, it becomes unable to work. If the numbers don't work we don't do the deal, we have to go a different way.

Q: One of the unique parts about Cherry is its history, a lot of people are scared that once this building comes what's to stop it from happening again?

A: This is exactly what we will allow here - that's all that it can be, that's why we're making these sites conditional. Every site is looked at individually, and so what we're proposing is all that it can be. I think it's an asset for you to have a developer that's right here. We don't get a chance to run away. We will be here for 75 years. Put political power on. You can't do much from the standpoint of private developer - what is your political power - there is a way to make that a better property. Relationship between the CHA and community. We are part of the community. Our mission is to be a great neighbor. The reason Cherry & Tall Oaks has been here for so long is because of our great relationship. Other investors don't see it the same way. The more cash they can get out is what they care about. The current conditions on the site are that it is R-22 multifamily, but they can do anything within that.

Comment: But that's no more than 22 units per acre.

A: That would be true, but I'm saying that you would have very little control over the private sector and the type of building they would put there, the management of it, etc. if things don't go well, what is your political power over that? And a benefit of us being a part of it, is that we're there and our relationship between the CHA and the community, and when things happen we work together to make it work. Our mission is to be a great neighbor and provide housing for people across the income spectrum.

Q: Question about how this would affect potential future historic/preservation district.

A: This development would not affect the future historic designation.

Q: MMC plan says that any new development that extends toward Cherry neighborhoods or fronts a narrow local street, which Cherry is, should be designed with front setbacks and bungalow character. I don't know any bungalow that 65' high.

A: We agree with that. This is a rezoning request. No question that it is larger than a bungalow. Not blocking site lines. Nor are we right up against houses. As a community you don't lose visuals of the uptown skyline. That's why we went down from the 275 to the 200. The topo difference we have is 15' from Cherry to Torrence.

Comment: One of my plans was to keep the canopy and clear down below so I can see the city, but now I'm concerned with the density, the noise, the increase in population, destroying the fabric of the neighborhood, and resale value, because who is going to want to open up their door in the backyard and see tons of families looking at what I'm doing every day, so my resale value is going to plummet.

Comment: You have every sympathy of mine. I am a walker, I like to walk to midtown and metropolitan, but this site is so out of character, it's enormous. It is so many more people, the existing open space is great and the diversity is great, but this is not it. There are a lot of people that I know that won't park in a deck. They will park on the street. I walk through this neighborhood a lot. I really like to walk - this building looks so much out of character, it's so enormous. I love to say hi to people. I would contest - I would suggest that there are a lot of people that don't park in garages. The parking that will occur on-street because of the limited parking will increase congestion and add difficulty to the pedestrian. Charlotte is not pedestrian friendly.

Comment: For this Phase, 200 units is the lowest we can go for feasibility. This is a commercial project. Still CHA property and we are improving it. Management would be private but we would own it.

Q: For Site A, there's 200 units - 250 automobiles. Cherry is pretty busy right now - where are they going to go? Will you have 24 hours security? Live bodies?

A: Yes. LIHTC will also have security guards - 100% supportive services. This is an improvement we're bringing. We have units that aren't functional right now. There are numbers to make things work.

Q: With the 200 units, how many parking spaces do you have?

A: There are 283 parking spaces in the deck. CHA is willing to work together on the parking problem, which is already an issue presently.

Closing Session with General Questions & Comments for Rezoning Sites

Q: With the feedback I'm hearing, C is the only one with good feedback. Can the design for Site C be utilized elsewhere?

A: We could possibly pull in similar architectural elements, but some parcels wouldn't allow it because of the setbacks, this building is deeper than the other quad and the townhomes. But we can try to incorporate some of the elements, with the similar residential character.

Comment: We are not a "UR" neighborhood. We do recognize that a lot of the parcels don't fit in with the plan, and we should find compatibility.

Any other questions?

Q: There's been talk about Cherry becoming a historic neighborhood/district. How would these sites honor the historic character of the neighborhood? How do you think you will coordinate?

Sylvia Bittle-Patton replied: For the local historic designation - we'd still qualify, only existing homes of a certain age would be included within the historic district. Is it economically feasible for individuals to do this for the neighborhood? We don't know. A historic district would require all renovations to be rehabbed in the historic manner, and it may not be economically feasible for existing landowners, because of the price of rehab. We are looking into pursuing a Conservation District - first in the city. It wouldn't affect the application. It wouldn't qualify or disqualify us.

Q: When would construction begin?

A: 2016 construction would begin in early spring, it'd take about 24 months total for Phase I and II.

Q: When are you going to start relocating the residents?

A: Possibly early summer, once we know if funding has been received for Phase I.

Janelle Brown closed out this portion of the meeting and thanked the attendees.

EXHIBIT A

NAME1	NAME2	BUSINESS	ADDRESSLINE1	CITY	STATE	ZIPCODE	CASENO	PID
ROGER JAY FRIEDLANDER	MARCIA ELLEN FRIEDLANDER		PO BOX 225	IRONIA	NJ	07845-0225	2015-027	12522750
ALEC P SMITH			800 AMERICAS APT 7G	NEW YORK	NY	10001-6347	2015-029	12525169
MARGARET ANNE DONLEY VAN PELT			26 PERRY ST APT 1A	NEW YORK	NY	10014-2746	2015-030	12523521
RUSSELL SHREVE CHARLTON	JULIE ANNE NORWELL		263 W 112TH ST APT 4	NEW YORK	NY	10026-3542	2015-027	12511330
JOSEPH T FADEL		631 WACO LLC	30 WASHINGTON ST	BROOKLYN	NY	11201-8219	2015-027	12522770
			PO BOX 508	LOCUST VALLEY	NY	11560-0508	2015-029	12525129
SHUAIB SIDDIQUI			159 S ALLEN ST	ALBANY	NY	12208-2126	2015-029	12523207
KRISHNAN SIVASUBRAMANIAN			304 DRUMMERS LN	WAYNE	PA	19087-1544	2015-027	12511328
SAMUEL BURICK			1835 ARCH ST APT 602	PHILADELPHIA	PA	19103-2774	2015-027	12522404
JING DENG			4201 CATHO RL AVE NW APT 1103E	WASHINGTON	DC	20016-4949	2015-032	15502256
LILLIE BELLE MONTGOMERY	BEATRICE WHITE		2112 BRANCH AVE SE	WASHINGTON	DC	20020-3338	2015-027	12522403
CYNTHIA LYNETTE FUQUA			14997 CHEYENNE WAY	HAYMARKET	VA	20169-2900	2015-029	12525179
ANNE S JACKSON			60 OAKWAY RD	LUTHVLE TIMON	MD	21093-4241	2015-030	12523531
RICHARD R GONZALES JR	DEBORAH P GONZALES		5590 LEE HWY	ARLINGTON	VA	22207-1627	2015-032	15502239
DAVID M HARVEY	STEPHANIE A HARVEY		130 COURT ST	HILLSVILLE	VA	24343-1425	2015-027	12522915
JENNIFER MCWILLIAMS			1732 POLO RD	WINSTON SALEM	NC	27106-4541	2015-029	12525127
	ATTN: ACCOUNTING DEPARTMENT	BANK OF NORTH CAROLINA	3980 PREMIER DR STE 210	HIGH POINT	NC	27265-8411	2015-027	12522422
VALERIE SPRINGLE	CHARLES G SPRINGLE		33 DERECK DR	ANGIER	NC	27501-6517	2015-029	12525104
DAVID A GREGG			120 SAINT ALBANS DR APT 462	RALEIGH	NC	27609-5807	2015-032	15502255
SANDRA L JAKUBECY			19212 DOUBLE EAGLE DR	CORNELIUS	NC	28031-5236	2015-029	12525135
CHOQUETTE GUINEY			20329 PINEHURST DR	CORNELIUS	NC	28031-7153	2015-029	12525110
BRIDGETT A SWANEY			19801 STOUGH FARM RD	CORNELIUS	NC	28031-7527	2015-030	12523537
MICHAEL ARCHER	NANCY ARCHER		21100 CATAWBA AVE	CORNELIUS	NC	28031-8503	2015-031	12523578
MARK D BECKER	HOLLY H BECKER		21280 SUMMERBROOK DR	CORNELIUS	NC	28031-8587	2015-029	12525145
ANGELA BOWEN	DOUGLAS BOWEN		2404 WOODLEIGH DR	GASTONIA	NC	28056-8818	2015-031	12523598
VALERIE G BROWN			15409 BARNSBURY DR	HUNTERSVILLE	NC	28078-3225	2015-027	12511420
WILLIAM PINER			13713 BATEMANS RD	HUNTERSVILLE	NC	28078-5326	2015-030	12523523
JOHN M MCGUIRE JR			17028 STINSON AVE	HUNTERSVILLE	NC	28078-5941	2015-027	12511326
JEWEL S LONG			212 HILLCREST DR	HUNTERSVILLE	NC	28078-7854	2015-029	12525177
CHRISTOPHER S JONES	% CHARLES A LOOKABILL JR	LILLINGTON PROPERTIES INC	1308 LINDEN GLEN DR	MATTHEWS	NC	28104-7409	2015-031	12523549
			425 EBERLE WAY	MATTHEWS	NC	28105-1621	2015-029	12511510
LISA BERENDSEN			501 FREDRICKSBURG RD	MATTHEWS	NC	28105-2656	2015-029	12525175
ROBIN A HINSON			516 EASTVILLE CT	MATTHEWS	NC	28105-6546	2015-032	15502248
		DICKERSON REALTY FLORIDA INC	1501 N CHARLOTTE AVE	MONROE	NC	28110-2525	2015-032	12524612
GEORGE HOWARD III	GAIL B HOWARD		304 DEESE RD	MONROE	NC	28110-8718	2015-029	12525116
STEPHANIE G EARL			3112 CREEKWOOD DR	MONROE	NC	28110-8912	2015-029	12525162
BENSON K CHAN			130 CHANDELEUR DR	MOORESVILLE	NC	28117-5954	2015-027	12522716
		THREE STAR SALES LLC	102 EASTHAM CT	MOORESVILLE	NC	28117-6010	2015-027	12522739
BRENELL MYATT	CARRIE WILSON		282 QUEENS COVE RD	MOORESVILLE	NC	28117-9610	2015-027	12522751
JENNIFER FRANKOVICH			117 HIDDEN PINES DR	MT HOLLY	NC	28120-9283	2015-027	12522441
JAMES J KONIECZNY	ROBIN S KONIECZNY		1022 SHORELINE DR	STANLEY	NC	28164-7737	2015-032	15502254
		510 QUEENS ROAD LLC	224 W 10TH ST	CHARLOTTE	NC	28202-1737	2015-032	12523308
		EAST2WEST LLC	301 SETTLERS LN	CHARLOTTE	NC	28202-1744	2015-032	12523574
		WELLS PROPERTY NUMBER FIVE LLC	132 BREVARD CT	CHARLOTTE	NC	28202-1927	2015-027	12510533
		WELLS PROPERTY NUMBER TWO LLC	132 BREVARD CT	CHARLOTTE	NC	28202-1927	2015-027	12510512
ROBERT W ELLIOT JR	MOLLY C ELLIOT		574 N CHURCH ST	CHARLOTTE	NC	28202-2208	2015-030	12523539
		HUNTER'S AFFORDABLE BONDING INC	428 E 4TH ST STE 400	CHARLOTTE	NC	28202-2488	2015-027	12522303
	% REAL ESTATE / FINANCE DEPT	CITY OF CHARLOTTE	600 E 4TH ST	CHARLOTTE	NC	28202-2816	2015-027	12522601
		MECKLENBURG COUNTY	600 E 4TH ST 11TH FL	CHARLOTTE	NC	28202-2816	2015-027	12523401
BUDD BERRO		OFFICE OF THE GOV. OF NORTH CAROLINA	600 E 4TH ST	CHARLOTTE	NC	28202-2816	2015-027	
		CHARLOTTE MECKLENBURG BOARD OF EDUCATION	701 E MLK BLVD	CHARLOTTE	NC	28202-2825	2015-027	12522502
WILL HADEN	C / O LENNAR MULTIFAMILY INVESTORS LLC	FIRST WARD NEIGHBORS INC	633 N ALEXANDER ST	CHARLOTTE	NC	28202-3117	2015-027	
		LMI-SOUTH KINGS DEVELOPMENT LLC	201 S TRYON ST STE 1050	CHARLOTTE	NC	28202-3220	2015-027	12510605
		STONEHUNT LLC	129 W TRADE ST STE 1260	CHARLOTTE	NC	28202-5313	2015-027	12522102
		RNR PROPERTIES LLC	308 E KINGSTON AVE	CHARLOTTE	NC	28203-4746	2015-030	12523315
CHAD E PRUETT			1032 ORIOLE ST	CHARLOTTE	NC	28203-4848	2015-027	12522724
		DOMINOE'S PROPERTIES INC	2103 S TRYON ST	CHARLOTTE	NC	28203-4957	2015-031	12523305
JAMES E WOOD III	HOLLY H WOOD		1144 LINGANORE PL	CHARLOTTE	NC	28203-5250	2015-027	12522745
		FUNDERHOCK LLC	1217 LEDGEWOOD LN	CHARLOTTE	NC	28203-5749	2015-032	12523321
		KIRKWOOD INVESTMENTS LLC	2217 LEDGEWOOD LN	CHARLOTTE	NC	28203-5749	2015-032	12523318
MIKE SPOSATO		CAROLINA REALTY ADVISORS	1001 EAST BLVD STE B	CHARLOTTE	NC	28203-5780	2015-027	
CYNTHIA SCHWARTZ	JAMES B PAYSEUR	DILWORTH COMM DEV ASSOC (DCDA)	1235 EAST BLVD STE E PMB 153	CHARLOTTE	NC	28203-5876	2015-027	
GEORGE E MOODY			1924 LOMBARDY CIR	CHARLOTTE	NC	28203-6058	2015-030	12523316
PETER TART		ELIZABETH COMM ASSOC	1517 E 8TH ST	CHARLOTTE	NC	28204-2301	2015-028	
JIM BEVOM		ELIZABETH COMM ASSOC	624 LAMAR AVE	CHARLOTTE	NC	28204-2318	2015-027	
MONTE RITCHEY		ELIZABETH COMM ASSOC	525 CLEMENT AVE	CHARLOTTE	NC	28204-2329	2015-027	
ERIC R BOHMAN			401 HAWTHORNE LN STE 110 PMB 242	CHARLOTTE	NC	28204-2358	2015-027	12522746
EREKA CRAWFORD			401 HAWTHORNE LN STE 110 PMB 160	CHARLOTTE	NC	28204-2358	2015-028	12511525
	% TOM FERGUSON	INTERFINANCE INVESTMENT CO LTD	1445 E 7TH ST	CHARLOTTE	NC	28204-2407	2015-031	12523562
REGINALD L YATES			1815 E 7TH ST	CHARLOTTE	NC	28204-2415	2015-027	12511419
		THE MELISSARIS FAMILY LIMITED PARTNERSHIP	209 S KINGS DR # A	CHARLOTTE	NC	28204-2621	2015-027	12510621
ELIZABETH BARNHARDT		CHARLOTTE REGIONAL REALTOR ASSOC	1201 GREENWOOD CLF STE 200	CHARLOTTE	NC	28204-2844	2015-027	
JOE PADILLA		CHARLOTTE REGIONAL REALTOR ASSOC	1201 GREENWOOD CLF STE 200	CHARLOTTE	NC	28204-2844	2015-027	
CHRISTOPHER JONES			611 JACOBS LN	CHARLOTTE	NC	28204-3001	2015-030	12523538
		CHERRY COMMUNITY ORGANIZATION	610 BALDWIN AVE	CHARLOTTE	NC	28204-3004	2015-027	12522503
TRINH NGOC NGUYEN			501 CHERRY ST	CHARLOTTE	NC	28204-3019	2015-027	12522504
	%KI-HYUN CHUN	MYERS TABERNACLE AME ZION CHURCH	509 CHERRY ST	CHARLOTTE	NC	28204-3019	2015-027	12522501
		THE ASIAN (KOREAN) HERALD INC	1339 BAXTER ST STE 200	CHARLOTTE	NC	28204-3067	2015-027	12522101
KEVIN M SHIPLETT			226 S TORRENCE ST	CHARLOTTE	NC	28204-3100	2015-027	12522442
PETER MORGAN	ASHLEIGH MORGAN		1739 AMHERST PL	CHARLOTTE	NC	28204-3103	2015-029	12525197
NATHAN WILLIS	KATHERINE WILLIS		1722 AMHERST PL	CHARLOTTE	NC	28204-3104	2015-029	12523223
CYNTHIA N CLEMENS	MARCY J MCCLANAHAN		1726 AMHERST PL	CHARLOTTE	NC	28204-3104	2015-029	12523222
JUNE WATTS-MISTRI		AMHERST PLACE HOA & NA	1730 AMHERST PL	CHARLOTTE	NC	28204-3104	2015-027	
ADI MISTRI	EMILY JUNE WATTS-MISTRI		1730 AMHERST PL	CHARLOTTE	NC	28204-3104	2015-029	12523221
BRADLEY R THOMAS	LAURA SOUTHWELL		1734 AMHERST PL	CHARLOTTE	NC	28204-3104	2015-029	12523220
GERALDINE I ANDERSON			1742 AMHERST PL	CHARLOTTE	NC	28204-3104	2015-030	12523546
		CNSA REAL ESTATE LLC	225 BALDWIN AVE	CHARLOTTE	NC	28204-3109	2015-029	12511601
JOSEPH BLAKENEY			305 BALDWIN AVE	CHARLOTTE	NC	28204-3111	2015-029	12511516
KAREN M JENSEN		FRIENDS & RESIDENTS OF HISTORIC CHERRY	309 BALDWIN AVE	CHARLOTTE	NC	28204-3111	2015-029	12511517
KAREN JENSEN			311 BALDWIN AVE	CHARLOTTE	NC	28204-3111	2015-027	
BARBARA JEAN RAINY		CHERRY NEIGHBORHOOD ORGANIZATION	317 BALDWIN AVE	CHARLOTTE	NC	28204-3111	2015-028	12511519
KATHRYN HUBICKI			325 BALDWIN AVE	CHARLOTTE	NC	28204-3111	2015-027	
PAUL P CARDONE			316 BALDWIN AVE	CHARLOTTE	NC	28204-3112	2015-028	12511409
MICHAEL W HILLIER	AIMEE LYNNE HILLIER		330 BALDWIN AVE	CHARLOTTE	NC	28204-3112	2015-027	12511406
		PLEASANT HILL BAPTIST CHURCH OF CHARLOTTE NC	517 BALDWIN AVE	CHARLOTTE	NC	28204-3115	2015-028	12523402
SHANE NOFZIGER			1915 BAXTER ST	CHARLOTTE	NC	28204-3119	2015-031	12523302
FELICIA GILES			1902 BAXTER ST	CHARLOTTE	NC	28204-3120	2015-031	12524329
JUSTIN I NEVILL	ANGELA P NEVILL		1912 BAXTER ST	CHARLOTTE	NC	28204-3120	2015-031	12524386
WILL L BINKLEY			419 ELI ST	CHARLOTTE	NC	28204-3121	2015-031	12523326
JONATHAN WING			425 ELI ST	CHARLOTTE	NC	28204-3121	2015-031	12523301
MARILYN P GIBSON			229 S FOX ST	CHARLOTTE	NC	28204-3123	2015-027	12522427
MARILYN GIBSON RAINY	DEREK LOVETTE RAINY		230 S FOX ST	CHARLOTTE	NC	28204-3124	2015-027	12522302
JANA M BROOKS			1505 RANLO AVE # 1	CHARLOTTE	NC	28204-3125	2015-027	12511320

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JOHN B ODENWELLER III		222 S TORRENCE ST UNIT 10	CHARLOTTE	NC	28204-3128	2015-027	12522430
JASON L ADAMS		222 S TORRENCE ST UNIT 20	CHARLOTTE	NC	28204-3128	2015-027	12522431
JAMES M PETERSEN		222 S TORRENCE ST UNIT 30	CHARLOTTE	NC	28204-3128	2015-027	12522432
KAITLIN J MORAN	KATHLEEN E MORAN	222 S TORRENCE ST UNIT 40	CHARLOTTE	NC	28204-3128	2015-027	12522433
JOHN GREGORY PATTERSON		222 S TORRENCE ST UNIT 80	CHARLOTTE	NC	28204-3128	2015-027	12522437
ROY O CRAIN		1100 METROPOLITAN AVE UNIT 203	CHARLOTTE	NC	28204-3129	2015-027	12522903
APARAPPAR SINGH		1100 METROPOLITAN AVE UNIT 204	CHARLOTTE	NC	28204-3129	2015-027	12522904
JEREMY J GNOZZO	JOSEPH GNOZZO	1100 METROPOLITAN AVE UNIT 206	CHARLOTTE	NC	28204-3129	2015-027	12522906
ALBERT OETTINGER JR	SOPHIA W ROTHERBERGER-KRAAL	1100 METROPOLITAN AVE UNIT 207	CHARLOTTE	NC	28204-3129	2015-027	12522907
HAL R LINDSAY	DENISE R LINDSAY	1100 METROPOLITAN AVE UNIT 209	CHARLOTTE	NC	28204-3129	2015-027	12522909
WANDA DOBY		304 ULLINGTON AVE	CHARLOTTE	NC	28204-3130	2015-029	12511513
		332 ULLINGTON AVE	CHARLOTTE	NC	28204-3130	2015-028	12511507
MARTHA ALSPAUGH		1501 LUTHER ST	CHARLOTTE	NC	28204-3135	2015-027	12511401
JUANITA LITTLE	CHARLIE R HARVEY LITTLE	1505 LUTHER ST	CHARLOTTE	NC	28204-3135	2015-027	12511402
SHERRY L MITCHELL	LAVONDA P MITCHELL	1515 LUTHER ST	CHARLOTTE	NC	28204-3135	2015-027	12511404
TODD A BLUMKE		1519 LUTHER ST	CHARLOTTE	NC	28204-3135	2015-027	12511423
JESSICA M HADLOCK		1525 LUTHER ST	CHARLOTTE	NC	28204-3135	2015-028	12511405
R STEVEN DECONTI	LYNN ELLEN ODDEN	1605 LUTHER ST	CHARLOTTE	NC	28204-3137	2015-028	12511501
HEYWARD CHERRY	VELVITY CHERRY (H / W)	1613 LUTHER ST	CHARLOTTE	NC	28204-3137	2015-028	12511504
MYRON PATTON		1623 LUTHER ST	CHARLOTTE	NC	28204-3137	2015-027	
MYRON F PATTON	SYLVIA PATTON (H / W)	1623 LUTHER ST	CHARLOTTE	NC	28204-3137	2015-028	12511505
ADAM G THOMAS		1703 LUTHER ST	CHARLOTTE	NC	28204-3139	2015-028	12523201
DANA LYNNE BAKER		1707 LUTHER ST	CHARLOTTE	NC	28204-3139	2015-028	12523202
PEGGY A LEBA		1715 LUTHER ST	CHARLOTTE	NC	28204-3139	2015-029	12523203
CHARLETTE METCALF		1801 LUTHER ST	CHARLOTTE	NC	28204-3141	2015-029	12523204
JESSICA J STANULUS		1805 LUTHER ST	CHARLOTTE	NC	28204-3141	2015-029	12523205
CHRISTOPHER LEON NGUYEN	JIN HUA LIN	1819 LUTHER ST	CHARLOTTE	NC	28204-3141	2015-029	12523206
VERONICA MCLEOD		1816 LUTHER ST	CHARLOTTE	NC	28204-3142	2015-029	12523414
LOUISE C GOLDSTEIN		1914 LUTHER ST	CHARLOTTE	NC	28204-3144	2015-031	12523330
EDUARDO M CALANDRIELLO	MARGAUX M NEWELL	1918 LUTHER ST	CHARLOTTE	NC	28204-3144	2015-031	12523329
CHARLES B HAIR	KRISTEN J MOYER	1922 LUTHER ST	CHARLOTTE	NC	28204-3144	2015-031	12523328
DOUGLAS S DANIEL	MIRANDA MCVERRY DANIEL	1926 LUTHER ST	CHARLOTTE	NC	28204-3144	2015-031	12523327
DEBORAH WHITMIRE MCLAUGHLIN	BUDDIE THOMAS MCLAUGHLIN	1100 METROPOLITAN AVE UNIT 307	CHARLOTTE	NC	28204-3155	2015-027	12522918
LISA G MORGAN	BRENDA G TILLMAN	1100 METROPOLITAN AVE UNIT 308	CHARLOTTE	NC	28204-3155	2015-027	12522919
RUFUS R BARNETTE	PAULA V BARNETTE	315 S TORRENCE ST	CHARLOTTE	NC	28204-3163	2015-027	12511417
MAGDALENE RILEY		319 S TORRENCE ST	CHARLOTTE	NC	28204-3163	2015-027	12511418
		331 S TORRENCE ST	CHARLOTTE	NC	28204-3163	2015-027	12511421
JACK LONDON		300 S TORRENCE ST	CHARLOTTE	NC	28204-3164	2015-027	12522414
TODD ALBEE	HEATHER ALBEE	304 S TORRENCE ST	CHARLOTTE	NC	28204-3164	2015-027	12522413
KENNETH WILSON		308 S TORRENCE ST	CHARLOTTE	NC	28204-3164	2015-027	12522412
PHILESTEEN MITCHELL	ODESSA M MITCHELL	312 S TORRENCE ST	CHARLOTTE	NC	28204-3164	2015-027	12522411
ANTHONY V HUNT	SHERRI HUNT	314 S TORRENCE ST	CHARLOTTE	NC	28204-3164	2015-027	12522458
ANTHONY V HUNT		316 S TORRENCE ST	CHARLOTTE	NC	28204-3164	2015-027	12522457
SAMUEL LEE TYSON	MARY ELIZABETH	328 S TORRENCE ST	CHARLOTTE	NC	28204-3164	2015-027	12522406
YVONNE BITTLE		216 S TORRENCE ST	CHARLOTTE	NC	28204-3166	2015-027	12522420
NICHOLAS D FELTEN	GLORIA FELTEN	236 S TORRENCE ST	CHARLOTTE	NC	28204-3166	2015-027	12522415
NATHANIEL J CAHILL		223 S TORRENCE ST UNIT 5	CHARLOTTE	NC	28204-3170	2015-027	12511325
WILLIAM KRENTZBERGER	JANINE BOUDREAU KRENTZBERGE	223 S TORRENCE ST UNIT 25	CHARLOTTE	NC	28204-3170	2015-027	12511327
BENJAMIN C HUNLEY		223 S TORRENCE ST UNIT 45	CHARLOTTE	NC	28204-3170	2015-027	12511329
ROBERT J SPENCER		223 S TORRENCE ST UNIT 65	CHARLOTTE	NC	28204-3170	2015-027	12511331
JOANNA EDYTA JOZWIAK		223 S TORRENCE ST UNIT 75	CHARLOTTE	NC	28204-3170	2015-027	12511332
MASSOD DABESTANI		223 S TORRENCE ST UNIT 85	CHARLOTTE	NC	28204-3170	2015-027	12511333
KIRKWOOD J HILE	PAULA LEE PERRY	223 S TORRENCE ST UNIT 95	CHARLOTTE	NC	28204-3170	2015-027	12511334
ELIZABETH STINSON		1718 AMHERST PL APT B	CHARLOTTE	NC	28204-3171	2015-029	12523263
JENNIFER A COSTARINO		1718 AMHERST PL APT C	CHARLOTTE	NC	28204-3171	2015-029	12523264
LEE K WALKER		1718 AMHERST PL APT D	CHARLOTTE	NC	28204-3171	2015-029	12523265
JAMES KIMBALL		226 S TORRENCE ST UNIT 102	CHARLOTTE	NC	28204-3180	2015-027	12522451
MICHELLE P BOLTON	GEORGE T BOLTON	226 S TORRENCE ST UNIT 104	CHARLOTTE	NC	28204-3180	2015-027	12522445
BRYAN ROTHWELL		226 S TORRENCE ST UNIT 106	CHARLOTTE	NC	28204-3180	2015-027	12522439
KRISTIN WRIGHT MAVROMATIS		226 S TORRENCE ST UNIT 202	CHARLOTTE	NC	28204-3181	2015-027	12522452
GEORGE T HAGWOOD		226 S TORRENCE ST UNIT 203	CHARLOTTE	NC	28204-3181	2015-027	12522449
SUSIE Q TRUONG		226 S TORRENCE ST UNIT 205	CHARLOTTE	NC	28204-3181	2015-027	12522443
JUAN P CALDERON		226 S TORRENCE ST UNIT 206	CHARLOTTE	NC	28204-3181	2015-027	12522440
LAURA PENDLETON		226 S TORRENCE ST UNIT 303	CHARLOTTE	NC	28204-3182	2015-027	12522450
HARRY G PLAGIANIS		226 S TORRENCE ST UNIT 305	CHARLOTTE	NC	28204-3182	2015-027	12522444
MIGUEL A JOY		1515 RANLO AVE UNIT 1	CHARLOTTE	NC	28204-3186	2015-027	12511322
JOHNATHAN R LOCKLEAR		1515 RANLO AVE UNIT 2	CHARLOTTE	NC	28204-3186	2015-027	12511323
JILL LOHRI		308 QUEENS RD APT 17	CHARLOTTE	NC	28204-3209	2015-029	12525117
ELIZABETH JENNER WALL		308 QUEENS RD APT 18	CHARLOTTE	NC	28204-3209	2015-029	12525118
MARJORIE E LONG		308 QUEENS RD APT 19	CHARLOTTE	NC	28204-3209	2015-029	12525119
TRACY ANN PETLESKI		308 QUEENS RD APT 20	CHARLOTTE	NC	28204-3209	2015-029	12525120
ROBERT J ELLMAN	MARGARET DEBRA ELLMAN	308 QUEENS RD APT 23	CHARLOTTE	NC	28204-3209	2015-029	12525123
MARISSA DIPROFIO		308 QUEENS RD APT 24	CHARLOTTE	NC	28204-3209	2015-029	12525124
TODD BAILEY		308 QUEENS RD APT 25	CHARLOTTE	NC	28204-3209	2015-029	12525125
STEPHANIE D TUMBLESTON		308 QUEENS RD APT 26	CHARLOTTE	NC	28204-3209	2015-029	12525126
ELIZA A NEERINCK		308 QUEENS RD APT 28	CHARLOTTE	NC	28204-3209	2015-029	12525128
ROBERT EDWARD SOUTHERN		308 QUEENS RD APT 31	CHARLOTTE	NC	28204-3209	2015-029	12525131
CHRISTOPHER M WAHL		308 QUEENS RD APT 32	CHARLOTTE	NC	28204-3209	2015-029	12525132
AMY K TAYLOR		308 QUEENS RD APT 33	CHARLOTTE	NC	28204-3209	2015-029	12525133
		1521 E 3RD ST	CHARLOTTE	NC	28204-3231	2015-027	12522423
		210 S CASWELL RD	CHARLOTTE	NC	28204-3233	2015-029	12525136
KENT R RITTENHOUSE		318 QUEENS RD APT 1	CHARLOTTE	NC	28204-3245	2015-029	12525101
KRISTEN SHIELDS		318 QUEENS RD APT 3	CHARLOTTE	NC	28204-3245	2015-029	12525103
JUSTIN DICKERSON		318 QUEENS RD APT 5	CHARLOTTE	NC	28204-3245	2015-029	12525105
PAUL T HOYING	LESLIE ROSE-HOYING	318 QUEENS RD APT 6	CHARLOTTE	NC	28204-3245	2015-029	12525106
STEVAN M TALEVSKI		318 QUEENS RD APT 11	CHARLOTTE	NC	28204-3245	2015-029	12525111
LILLIE MAE BALLARD		318 QUEENS RD # 14	CHARLOTTE	NC	28204-3246	2015-029	12525114
JESSICA C GOODMAN		318 QUEENS RD # 13	CHARLOTTE	NC	28204-3246	2015-029	12525113
KELLY L MATTHEWS		318 QUEENS RD UNIT 15	CHARLOTTE	NC	28204-3246	2015-029	12525115
ELISE C HOWE		222 QUEENS RD APT 52	CHARLOTTE	NC	28204-3250	2015-029	12525152
SARA DURNOVICH		222 QUEENS RD APT 54	CHARLOTTE	NC	28204-3250	2015-029	12525154
NATALIE W BOLUS		222 QUEENS RD APT 56	CHARLOTTE	NC	28204-3250	2015-029	12525156
JOHN E JOSLIN		222 QUEENS RD APT 58	CHARLOTTE	NC	28204-3250	2015-029	12525158
CHARLES G YOUAKIM		222 QUEENS RD APT 59	CHARLOTTE	NC	28204-3250	2015-029	12525159
YUK-WAH LEE		222 QUEENS RD APT 60	CHARLOTTE	NC	28204-3250	2015-029	12525160
EVELYN B CARTER		222 QUEENS RD APT 61	CHARLOTTE	NC	28204-3250	2015-029	12525161
KEVIN N KELLY		222 QUEENS RD APT 63	CHARLOTTE	NC	28204-3250	2015-029	12525163
SALLY T WHITTEN		222 QUEENS RD APT 65	CHARLOTTE	NC	28204-3250	2015-029	12525165
DANIEL SETH GETTIS		222 QUEENS RD APT 66	CHARLOTTE	NC	28204-3250	2015-029	12525166
EVELYN V CARTER		226 QUEENS RD APT 67	CHARLOTTE	NC	28204-3259	2015-029	12525167
CHRISTOPHER M SEMMENS		226 QUEENS RD APT 68	CHARLOTTE	NC	28204-3259	2015-029	12525168
PAULA MARIE MOORE	LARA L KAUFMANN	226 QUEENS RD APT 70	CHARLOTTE	NC	28204-3259	2015-029	12525170
MARY CRYSTAL WILLIAMS		226 QUEENS RD APT 73	CHARLOTTE	NC	28204-3259	2015-029	12525173
EMERSON BELL		226 QUEENS RD APT 76	CHARLOTTE	NC	28204-3259	2015-029	12525176

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SONYA CASTELLINO		226 QUEENS RD APT 78	CHARLOTTE	NC	28204-3259	2015-029	12525178
GARY J TOMAN	JUDITH TOMAN	325 QUEENS RD APT 10	CHARLOTTE	NC	28204-3268	2015-031	12523586
CHARLES H HENDERSON		232 QUEENS RD APT 34	CHARLOTTE	NC	28204-3276	2015-029	12525134
LAUREN E STRAHLEY		232 QUEENS RD APT 37	CHARLOTTE	NC	28204-3276	2015-029	12525137
JORGE TORRES		232 QUEENS RD APT 38	CHARLOTTE	NC	28204-3276	2015-029	12525138
MICHELE K CAUSEY		232 QUEENS RD APT 39	CHARLOTTE	NC	28204-3276	2015-029	12525139
MALCOLM SHIELDS RHYNE IV		232 QUEENS RD APT 40	CHARLOTTE	NC	28204-3276	2015-029	12525140
GEORGE A FARMAKIS		232 QUEENS RD APT 42	CHARLOTTE	NC	28204-3276	2015-029	12525142
CARTER L MURPHY	GARY L MURPHY	232 QUEENS RD APT 44	CHARLOTTE	NC	28204-3276	2015-029	12525144
ANDREW DIFILLPANTONIO		232 QUEENS RD APT 46	CHARLOTTE	NC	28204-3276	2015-029	12525146
CHARLES DEVIN DUPREE	JESSICA SWANKO DUPREE	232 QUEENS RD APT 47	CHARLOTTE	NC	28204-3276	2015-029	12525147
EMILY PETTA OWEN	HILARY GALLATIN PETTA	232 QUEENS RD APT 48	CHARLOTTE	NC	28204-3276	2015-029	12525148
HUMBERTO R GONZALEZ		232 QUEENS RD APT 50	CHARLOTTE	NC	28204-3276	2015-029	12525150
MAGERY W KNOTT		232 QUEENS RD APT 51	CHARLOTTE	NC	28204-3276	2015-029	12525151
BETH HAENNI		2133 GREENWAY AVE	CHARLOTTE	NC	28204-3317	2015-027	
ERIC DAVIS		2200 GREENWAY AVE	CHARLOTTE	NC	28204-3320	2015-027	
JOHN PAUL TSAHAKIS	PAUL J TSAHAKIS	1100 METROPOLITAN AVE # 3314	CHARLOTTE	NC	28204-3351	2015-027	12522925
ALLEN P WOLFE	CLARA I WOLFE	1100 METROPOLITAN AVE	CHARLOTTE	NC	28204-3351	2015-027	12522928
WANDA P WHITFIELD	ROBERT JOEL WHITFIELD	1100 METROPOLITAN AVE UNIT 201	CHARLOTTE	NC	28204-3352	2015-027	12522901
REBECCA A PEIFER		1100 METROPOLITAN AVE UNIT 202	CHARLOTTE	NC	28204-3352	2015-027	12522902
JAMES L WANG		1100 METROPOLITAN AVE UNIT 210	CHARLOTTE	NC	28204-3352	2015-027	12522910
ALEXANDER D GOARE		1100 METROPOLITAN AVE UNIT 211	CHARLOTTE	NC	28204-3352	2015-027	12522911
DANIEL HORACE SWIFT		1100 METROPOLITAN AVE UNIT 301	CHARLOTTE	NC	28204-3353	2015-027	12522912
MICHAEL DAVID GROSS	DIANE HOOVER BECHTLER	1100 METROPOLITAN AVE UNIT 302	CHARLOTTE	NC	28204-3353	2015-027	12522913
MELANIE LIVOTI	ALEX ELIAS	1100 METROPOLITAN AVE UNIT 401	CHARLOTTE	NC	28204-3354	2015-027	12522927
GARY R SUGG	CAROL R SUGG	1100 METROPOLITAN AVE UNIT 410	CHARLOTTE	NC	28204-3354	2015-027	12522936
JILL E PAPANBURG		1100 METROPOLITAN AVE UNIT 411	CHARLOTTE	NC	28204-3354	2015-027	12522937
CHARLES KERN EAKER	MARTINA CORICK	1100 METROPOLITAN AVE UNIT 412	CHARLOTTE	NC	28204-3354	2015-027	12522938
PAUL WYNNEDNA DAVIS IV		1100 METROPOLITAN AVE UNIT 413	CHARLOTTE	NC	28204-3354	2015-027	12522939
FRANCIS M COX IV		1100 METROPOLITAN AVE UNIT 414	CHARLOTTE	NC	28204-3354	2015-027	12522940
KEITH BRADFORD ALEYA R / T	FIDEL DENNIS MONTOYA R / T	1100 METROPOLITAN AVE UNIT 415	CHARLOTTE	NC	28204-3354	2015-027	12522941
JOHN D HALL		1100 METROPOLITAN AVE UNIT 313	CHARLOTTE	NC	28204-3354	2015-027	12522924
MELINDA S HARPER		1100 METROPOLITAN AVE UNIT 315	CHARLOTTE	NC	28204-3354	2015-027	12522926
SHANNON YEARGAN		1133 METROPOLITAN AVE UNIT 201	CHARLOTTE	NC	28204-3385	2015-027	12522711
JONATHAN SWOPE		1133 METROPOLITAN AVE UNIT 203	CHARLOTTE	NC	28204-3385	2015-027	12522713
VASILIOS DROSINIS		1133 METROPOLITAN AVE UNIT 301	CHARLOTTE	NC	28204-3396	2015-027	12522731
SHANTHI NALINI DESILVA		1133 METROPOLITAN AVE UNIT 302	CHARLOTTE	NC	28204-3396	2015-027	12522732
KATE K CALTIS		1133 METROPOLITAN AVE UNIT 303	CHARLOTTE	NC	28204-3396	2015-027	12522733
GIGI S TAYLOR	FLAVIUS EDWARD TAYLOR JR	1133 METROPOLITAN AVE UNIT 304	CHARLOTTE	NC	28204-3396	2015-027	12522734
DANIEL MICHAEL KOCH	ANNA CLAIRE ODLE	1133 METROPOLITAN AVE UNIT 305	CHARLOTTE	NC	28204-3396	2015-027	12522735
RYAN P COLOSI		1133 METROPOLITAN AVE UNIT 307	CHARLOTTE	NC	28204-3396	2015-027	12522737
USA A QUINN		1133 METROPOLITAN AVE UNIT 308	CHARLOTTE	NC	28204-3396	2015-027	12522738
RAFAEL OSUNA	JENNIFER FRINGS	1133 METROPOLITAN AVE UNIT 310	CHARLOTTE	NC	28204-3396	2015-027	12522740
WES NINH NGUYEN		1133 METROPOLITAN AVE UNIT 311	CHARLOTTE	NC	28204-3396	2015-027	12522741
KRISTIN MARIE ORCUTT		1133 METROPOLITAN AVE UNIT 312	CHARLOTTE	NC	28204-3396	2015-027	12522742
DAVID FUCHS	JENNIFER FUCHS	1133 METROPOLITAN AVE UNIT 313	CHARLOTTE	NC	28204-3396	2015-027	12522743
ANDREW WILLIAM CLEMENTI		1133 METROPOLITAN AVE UNIT 314	CHARLOTTE	NC	28204-3396	2015-027	12522744
BRADLEE A JOHNSON		1133 METROPOLITAN AVE UNIT 318	CHARLOTTE	NC	28204-3396	2015-027	12522748
DAVID COOPER MCCOY		1133 METROPOLITAN AVE UNIT 319	CHARLOTTE	NC	28204-3396	2015-027	12522749
JOSEPH HERSKOVIC	JULIE HERSKOVIC	1133 METROPOLITAN AVE UNIT 604	CHARLOTTE	NC	28204-3401	2015-027	12522754
KIERAN M MALONE		1133 METROPOLITAN AVE UNIT 605	CHARLOTTE	NC	28204-3401	2015-027	12522755
LEIGH A WHITE	GENE E RUMP	1133 METROPOLITAN AVE UNIT 608	CHARLOTTE	NC	28204-3401	2015-027	12522758
RICHARD BEAN		1133 METROPOLITAN AVE UNIT 609	CHARLOTTE	NC	28204-3401	2015-027	12522759
BRADLEY J PENCE		1133 METROPOLITAN AVE UNIT 610	CHARLOTTE	NC	28204-3401	2015-027	12522760
JAMES K SHORT	DARREL KEITH PARIS	1133 METROPOLITAN AVE UNIT 611	CHARLOTTE	NC	28204-3401	2015-027	12522761
KARAN S SHAH		1133 METROPOLITAN AVE UNIT 612	CHARLOTTE	NC	28204-3401	2015-027	12522762
SANDRA H DICKINSON	DAVID DAVIES	1133 METROPOLITAN AVE UNIT 613	CHARLOTTE	NC	28204-3401	2015-027	12522763
JEFFREY T VAN DYKE	THOMAS W VAN DYKE	1133 METROPOLITAN AVE UNIT 615	CHARLOTTE	NC	28204-3401	2015-027	12522765
AKSHATA M UDIAVAR	MATTHEW PULLEY	1133 METROPOLITAN AVE UNIT 616	CHARLOTTE	NC	28204-3401	2015-027	12522766
R WAYNE SMITH	PAMELA SMITH	1133 METROPOLITAN AVE UNIT 619	CHARLOTTE	NC	28204-3401	2015-027	12522769
BRIAN J PALANK		1100 METROPOLITAN AVE UNIT 403	CHARLOTTE	NC	28204-3408	2015-027	12522929
SALLY O VAN ALLEN		1100 METROPOLITAN AVE UNIT 404	CHARLOTTE	NC	28204-3408	2015-027	12522930
DANIELLE BROWN (N / C)		1100 METROPOLITAN AVE UNIT 405	CHARLOTTE	NC	28204-3408	2015-027	12522931
JENNIFER STACY BEASLEY		1100 METROPOLITAN AVE UNIT 406	CHARLOTTE	NC	28204-3408	2015-027	12522932
MICHAEL GRADY		1100 METROPOLITAN AVE UNIT 407	CHARLOTTE	NC	28204-3408	2015-027	12522933
KYLE LECIEJEWSKI		1100 METROPOLITAN AVE UNIT 408	CHARLOTTE	NC	28204-3408	2015-027	12522934
ALFRED C BURNETT		1100 METROPOLITAN AVE UNIT 409	CHARLOTTE	NC	28204-3408	2015-027	12522935
	C / O J P MORGAN INVESTMENT MGMT INC	1111 METROPOLITAN AVE STE 300	CHARLOTTE	NC	28204-3422	2015-027	12522707
XIAOYU WANG	WENWEN DOU	1100 METROPOLITAN AVE UNIT 311	CHARLOTTE	NC	28204-3435	2015-027	12522922
ROSS A TUDOR	JUDITH H TUDOR	1100 METROPOLITAN AVE UNIT 312	CHARLOTTE	NC	28204-3435	2015-027	12522923
STEPHEN CRAIG DICKINSON	JOSHUA L WATTS	1133 METROPOLITAN AVE UNIT 207	CHARLOTTE	NC	28204-3436	2015-027	12522717
CHRISTOPHER P COUCHELL		1133 METROPOLITAN AVE UNIT 208	CHARLOTTE	NC	28204-3436	2015-027	12522718
DANIEL ANDRICHUK		1133 METROPOLITAN AVE UNIT 209	CHARLOTTE	NC	28204-3436	2015-027	12522719
MARITSA LINDROOS VALTANEN		1133 METROPOLITAN AVE UNIT 210	CHARLOTTE	NC	28204-3436	2015-027	12522720
JOHN J HUGGINS		1133 METROPOLITAN AVE UNIT 211	CHARLOTTE	NC	28204-3436	2015-027	12522721
LINDSAY GOETSCH		1133 METROPOLITAN AVE UNIT 212	CHARLOTTE	NC	28204-3436	2015-027	12522722
J KEITH STALLINGS		1133 METROPOLITAN AVE UNIT 213	CHARLOTTE	NC	28204-3436	2015-027	12522723
JUSTIN A BOYD		1133 METROPOLITAN AVE UNIT 219	CHARLOTTE	NC	28204-3436	2015-027	12522729
MICHAEL W DEVAULT		1133 METROPOLITAN AVE UNIT 220	CHARLOTTE	NC	28204-3436	2015-027	12522730
	ATTN: ROYDEN L GOODE II	1300 BAXTER ST STE 270	CHARLOTTE	NC	28204-3802	2015-027	12522801
		MIDTOWN AREA PARTNERS II LLC	CHARLOTTE	NC	28204-3802	2015-027	12521413
		MIDTOWN AREA PARTNERS LLC	CHARLOTTE	NC	28204-3802	2015-027	12521413
DANIEL KEMPF	LISA MB & BEATRICE M BREITENBAC	2413 E 5TH ST	CHARLOTTE	NC	28204-4340	2015-028	12511521
YOLANDA TROTMAN		1401 E SEVENTH ST	CHARLOTTE	NC	28204-6300	2015-027	
MARGUERITE B SCHWILM		1219 E 35TH ST	CHARLOTTE	NC	28205-1616	2015-027	12511422
PAUL ZARBATANY		1421 PECAN AVE	CHARLOTTE	NC	28205-3413	2015-027	12511416
ALEXANDRA TATSIS		3001 DUNAIRE DR	CHARLOTTE	NC	28205-4710	2015-027	12522728
HEATHER M STITES		1302 IVEY DR	CHARLOTTE	NC	28205-5315	2015-029	12525155
FREDERICK D JUDSON		1005 N CHURCH ST	CHARLOTTE	NC	28206-3222	2015-029	12523262
LAWRENCE EDWARD O'BOYLE		PO BOX 790085	CHARLOTTE	NC	28206-7900	2015-028	12523420
		438 QUEENS ROAD LLC	CHARLOTTE	NC	28207-1422	2015-031	12523543
L HUNTER MEACHAM JR	WANDA P MEACHAM	523 QUEENS RD	CHARLOTTE	NC	28207-1423	2015-032	15502154
HUGH H HAYES III	TERESA R HAYES	527 QUEENS RD	CHARLOTTE	NC	28207-1423	2015-032	15502156
CHARLES W LAYMAN	JANET M LAYMAN	529 QUEENS RD	CHARLOTTE	NC	28207-1423	2015-032	15502157
JEREMY C HOWARD	KATHRYN M KINARDOM	400 QUEENS RD APT A1	CHARLOTTE	NC	28207-1428	2015-031	12523568
VIVIAN TONG		400 QUEENS RD APT A4	CHARLOTTE	NC	28207-1428	2015-031	12523571
GEORGE N ARNOLD	JEFFREY H MANGUM	400 QUEENS RD APT A6	CHARLOTTE	NC	28207-1428	2015-031	12523573
KELLY D BRENNAN		416 QUEENS RD APT 1	CHARLOTTE	NC	28207-1434	2015-031	12523547
ELIZABETH C VERHAGEN		416 QUEENS RD APT 2	CHARLOTTE	NC	28207-1434	2015-031	12523548
KATHERINE CHAMBLEE		416 QUEENS RD APT 4	CHARLOTTE	NC	28207-1434	2015-031	12523550
HOPE KOHL JOHNSTON		416 QUEENS RD APT 6	CHARLOTTE	NC	28207-1434	2015-031	12523552
ROBIN RHODES HOWELL		416 QUEENS RD APT 7	CHARLOTTE	NC	28207-1434	2015-031	12523553
JAMES CHARLES OUZTS		416 QUEENS RD APT 8	CHARLOTTE	NC	28207-1434	2015-031	12523554
FRANK J WAITE		416 QUEENS RD APT 10	CHARLOTTE	NC	28207-1434	2015-031	12523556
GEORGE M KEISLER	ROSEMARY H KEISLER	416 QUEENS RD APT 12	CHARLOTTE	NC	28207-1434	2015-031	12523558

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BRADLEY G SORG		416 QUEENS RD APT 14	CHARLOTTE	NC	28207-1434	2015-031	12523560
MARK EDWARD HURST	LAURA-NELLE FOREMAN PARNELL	416 QUEENS RD APT 15	CHARLOTTE	NC	28207-1434	2015-031	12523561
MOLLY DEDMON		416 QUEENS RD APT 17	CHARLOTTE	NC	28207-1434	2015-031	12523563
LARS J MORCH		416 QUEENS RD APT 18	CHARLOTTE	NC	28207-1434	2015-031	12523564
C KEITH STEVENS		416 QUEENS RD APT 20	CHARLOTTE	NC	28207-1434	2015-031	12523566
NICHOLAS MARKOS KONTOS		620 QUEENS RD APT 8	CHARLOTTE	NC	28207-1435	2015-032	12524326
PHILIP ERNEST WILLIAMS		500 QUEENS RD APT 7	CHARLOTTE	NC	28207-1436	2015-032	12522324
JEREMY BLACK		430 QUEENS RD APT 131	CHARLOTTE	NC	28207-1439	2015-030	12523503
JONATHAN DANIEL BOUCHEZ		430 QUEENS RD APT 111	CHARLOTTE	NC	28207-1439	2015-030	12523501
CHARLES MCGOOGAN		430 QUEENS RD APT 112	CHARLOTTE	NC	28207-1439	2015-030	12523504
JOHN BEIRNE		430 QUEENS RD APT 121	CHARLOTTE	NC	28207-1439	2015-030	12523502
STEVEN MILLER		430 QUEENS RD APT 122	CHARLOTTE	NC	28207-1439	2015-030	12523505
JO ELLEN PALASCIANO	DARRELL PALASCIANO	430 QUEENS RD APT 211C	CHARLOTTE	NC	28207-1441	2015-030	12523507
EMILY G CORLEY		430 QUEENS RD APT 231	CHARLOTTE	NC	28207-1441	2015-030	12523509
KATHERINE FISHER		430 QUEENS RD APT 232	CHARLOTTE	NC	28207-1441	2015-030	12523512
ANNE D COOPER		430 QUEENS RD APT 221	CHARLOTTE	NC	28207-1441	2015-030	12523508
KATHRYN A GIBSON		430 QUEENS RD APT 222	CHARLOTTE	NC	28207-1441	2015-030	12523511
BEVERLY JANE NORMAN		430 QUEENS RD APT 311	CHARLOTTE	NC	28207-1441	2015-030	12523513
SARAH C CATHEY	JOSEPH M NENICHKA	400 QUEENS RD APT B2	CHARLOTTE	NC	28207-1444	2015-031	12523575
STACIE SALISBURY		400 QUEENS RD APT D5	CHARLOTTE	NC	28207-1446	2015-031	12523590
JUDITH ANNE MOORES		400 QUEENS RD APT D6	CHARLOTTE	NC	28207-1446	2015-031	12523591
STEPHEN C DUPONT		400 QUEENS RD APT E2	CHARLOTTE	NC	28207-1447	2015-031	12523593
LEIGHANN SHI		601 QUEENS RD APT B	CHARLOTTE	NC	28207-1450	2015-032	15502240
ELIZABETH S BUSS		601 QUEENS RD APT C	CHARLOTTE	NC	28207-1450	2015-032	15502241
CYNTHIA ELIZABETH CROWTHER		601 QUEENS RD APT D	CHARLOTTE	NC	28207-1450	2015-032	15502242
BRITTANY L BALDING		601 QUEENS RD APT F	CHARLOTTE	NC	28207-1450	2015-032	15502244
DAVID GRATZ		603 QUEENS RD APT A	CHARLOTTE	NC	28207-1451	2015-032	15502245
DONALD J MCGOWAN	SHARON S MCGOWAN	603 QUEENS RD APT B	CHARLOTTE	NC	28207-1451	2015-032	15502246
AGNES L BARNETT		603 QUEENS RD APT E	CHARLOTTE	NC	28207-1451	2015-032	15502249
KEITH M LOUGHLIN		603 QUEENS RD APT F	CHARLOTTE	NC	28207-1451	2015-032	15502250
WILLIAM EMORY GASH		607 QUEENS RD APT B	CHARLOTTE	NC	28207-1452	2015-032	15502252
ELIZABETH ANN SILVERSTEIN		607 QUEENS RD APT C	CHARLOTTE	NC	28207-1452	2015-032	15502253
NEDDRA MARIE MAYER		430 QUEENS RD	CHARLOTTE	NC	28207-1453	2015-030	12523534
ROBERT J VALENTINE	BARBARA VALENTINE	430 QUEENS RD	CHARLOTTE	NC	28207-1453	2015-030	12523515
SARA G REEVES		430 QUEENS RD APT 411C	CHARLOTTE	NC	28207-1454	2015-030	12523520
SAKET NARULA		430 QUEENS RD APT 422	CHARLOTTE	NC	28207-1454	2015-030	12523524
BRANDON M SHELTON		430 QUEENS RD APT 332	CHARLOTTE	NC	28207-1454	2015-030	12523518
ERICA BRITTAIN EDWARDS		430 QUEENS RD APT 312	CHARLOTTE	NC	28207-1454	2015-030	12523516
GAIL B LAWS		430 QUEENS RD APT 321	CHARLOTTE	NC	28207-1454	2015-030	12523514
BRENDAN BAMBRICK	FRANCIS W PURMORT	430 QUEENS RD APT 322	CHARLOTTE	NC	28207-1454	2015-030	12523517
KIMBERLY PURMORT		430 QUEENS RD APT 431	CHARLOTTE	NC	28207-1455	2015-030	12523522
HOWARD THOMAS HENRY		430 QUEENS RD APT 432	CHARLOTTE	NC	28207-1455	2015-030	12523525
MEGAN GREEN		430 QUEENS RD APT 511	CHARLOTTE	NC	28207-1455	2015-030	12523526
TERRIE K TAYLOR		430 QUEENS RD APT 521	CHARLOTTE	NC	28207-1455	2015-030	12523527
JOHN B ASHCRAFT III		430 QUEENS RD APT 512	CHARLOTTE	NC	28207-1456	2015-030	12523529
CHARLES INGLEFIELD		430 QUEENS RD APT 522	CHARLOTTE	NC	28207-1456	2015-030	12523530
BRIAN R BARNES		430 QUEENS RD APT 611	CHARLOTTE	NC	28207-1456	2015-030	12523532
RUBIBEN PATEL		430 QUEENS RD APT 621	CHARLOTTE	NC	28207-1456	2015-030	12523533
ERIN LYNN RYCE		430 QUEENS RD APT 622	CHARLOTTE	NC	28207-1456	2015-030	12523536
KRISTIAN A WEDOLOWSKI		430 QUEENS RD APT 612	CHARLOTTE	NC	28207-1457	2015-030	12523535
DARREN STEINHILBER		430 QUEENS RD APT 731	CHARLOTTE	NC	28207-1457	2015-030	12523540
SHEKAR MUNAVALLI	MALATI S MUNAVALLI	400 QUEENS RD APT C4	CHARLOTTE	NC	28207-1459	2015-031	12523583
LAWRENCE M BUTLER	TERESA L BUTLER	400 QUEENS RD APT C5	CHARLOTTE	NC	28207-1459	2015-031	12523584
MATTHEW TALBOT NUNNALLY	TAYLOR JADE STARER	400 QUEENS RD APT C6	CHARLOTTE	NC	28207-1459	2015-031	12523585
LAVINA SUE ROGERS		416 QUEENS RD	CHARLOTTE	NC	28207-1488	2015-031	12523559
ROBERT C ALLEN		626 QUEENS RD APT 101	CHARLOTTE	NC	28207-1497	2015-032	12524601
MARY ANNE VULCANO		626 QUEENS RD APT 102	CHARLOTTE	NC	28207-1497	2015-032	12524602
DENIS ACKAH YENSU		626 QUEENS RD APT 103	CHARLOTTE	NC	28207-1497	2015-032	12524603
KYLE P O BRIEN		626 QUEENS RD APT 201	CHARLOTTE	NC	28207-1497	2015-032	12524604
THOMAS P ADELMAN		626 QUEENS RD APT 202	CHARLOTTE	NC	28207-1497	2015-032	12524605
LARRY D ESTES		626 QUEENS RD APT 204	CHARLOTTE	NC	28207-1497	2015-032	12524607
DAVID L DALE JR	ELIZA B DALE	626 QUEENS RD APT 301	CHARLOTTE	NC	28207-1497	2015-032	12524608
KRISTEN M LECHLEITER		626 QUEENS RD APT 302	CHARLOTTE	NC	28207-1497	2015-032	12524609
JAMIE L POPE	SCOTT D POPE	626 QUEENS RD APT 303	CHARLOTTE	NC	28207-1497	2015-032	12524610
MATTHEW SHAYNE LEWIS		626 QUEENS RD APT 304	CHARLOTTE	NC	28207-1497	2015-032	12524611
MELANIE SIZEMORE	ELIZABETH COMM ASSOC	2309 VAIL AVE	CHARLOTTE	NC	28207-1531	2015-027	
SUSAN K SLAUGHTER	R MICHAEL SLAUGHTER	2112 CRESCENT AVE APT 2	CHARLOTTE	NC	28207-1536	2015-032	15502155
CULLEN MCNULTY		2237 CRESCENT AVE	CHARLOTTE	NC	28207-1582	2015-027	
MAMOOD MEHRIZI	NOOSHIN MEHRIZI (H / W)	2100 CRESCENT AVE STE 202	CHARLOTTE	NC	28207-1589	2015-027	12522455
HAROLD SMITH	DOROTHY SMITH	101 HERMITAGE RD	CHARLOTTE	NC	28207-1619	2015-032	15502201
LAWRENCE E MAYS	JOAN LORDEN	700 QUEENS RD	CHARLOTTE	NC	28207-1628	2015-032	12524324
CARL J BEACHUM	CAROLINE J BEACHUM	714 QUEENS RD	CHARLOTTE	NC	28207-1628	2015-032	12524323
ARTIS M WATERS	MONICA E WATERS	420 QUEENS RD APT 2	CHARLOTTE	NC	28207-1700	2015-031	12523602
JOSEPH HATEM JR	JOANNE HATEM	420 QUEENS RD APT 3	CHARLOTTE	NC	28207-1700	2015-031	12523603
DOMINIC FEDELE		420 QUEENS RD APT 5	CHARLOTTE	NC	28207-1700	2015-031	12523605
EDGARDO E MARTINEZ	JENNIFER RODRIGUEZ	420 QUEENS RD APT 6	CHARLOTTE	NC	28207-1700	2015-031	12523606
TROY D TARWATER		420 QUEENS RD APT 7	CHARLOTTE	NC	28207-1700	2015-031	12523607
JEFF MILLER		420 QUEENS RD APT 8	CHARLOTTE	NC	28207-1700	2015-031	12523608
JAMES KEVIN CHU	KATHERINE WONG	420 QUEENS RD APT 10	CHARLOTTE	NC	28207-1700	2015-031	12523610
JACQUELINE Y MARCIL		1133 S KINGS DR # 215	CHARLOTTE	NC	28207-1805	2015-027	12522725
WILLIAM E BALLINGER JR	KATHERINE A COLEMAN	1145 S KINGS DR	CHARLOTTE	NC	28207-1805	2015-029	12525143
		2100 SHERWOOD AVE	CHARLOTTE	NC	28207-2120	2015-027	12522920
LISA C SMITH		2035 HOPEDALE AVE	CHARLOTTE	NC	28207-2125	2015-031	12523565
		2200 HOPEDALE AVE	CHARLOTTE	NC	28207-2130	2015-032	12524327
CATHERINE W OXFORD		902 CHEROKEE RD	CHARLOTTE	NC	28207-2242	2015-031	12523577
	J&M ANDREWS PROPERTIES LP	950 CHEROKEE RD	CHARLOTTE	NC	28207-2242	2015-031	12524328
SHERA A MENIER		1138 PROVIDENCE RD	CHARLOTTE	NC	28207-2537	2015-027	12522447
MADELINE HOLLINGSWORTH WEAR		1409 PROVIDENCE RD # A	CHARLOTTE	NC	28207-2542	2015-029	12525153
ALAN FREY		2654 CHILTON PL	CHARLOTTE	NC	28207-2654	2015-027	12522436
	SELWYN OAKS LLC	2222 SELWYN AVE APT 204	CHARLOTTE	NC	28207-2777	2015-032	15502243
BETSY T THEKKEKANDAM	MADEHA QURESHI	1811 LELA AVE	CHARLOTTE	NC	28208-4874	2015-030	12523510
	CAROLINA COTTAGE HOMES LLC	3730 GLENLAKE DR STE 125	CHARLOTTE	NC	28208-6841	2015-030	12523436
TIMOTHY F ROWELL		2926 SUNSET DR	CHARLOTTE	NC	28209-1334	2015-031	12523595
	CAMDEN ALLIANCE LLC	1530 LILAC RD	CHARLOTTE	NC	28209-1425	2015-028	12511408
ANDREW GONEDES		1509 MARYLAND AVE	CHARLOTTE	NC	28209-1529	2015-027	12522905
ROBERT E WICK III	STEPHANIE C WICK	1532 STERLING RD	CHARLOTTE	NC	28209-1546	2015-029	12523225
GRIFFITH ANDERSON PEARSON	MICHELLE E PEARSON	3025 SELWYN AVE	CHARLOTTE	NC	28209-1736	2015-031	12523604
KYLE E WATSON		345 MANNING DR	CHARLOTTE	NC	28209-3435	2015-029	12525130
	AFFORDABLE HOUSING GROUP OF NC INC	4600 PARK RD STE 390	CHARLOTTE	NC	28209-3670	2015-028	12523406
M GLENN KERNS		6409 HAZELTON DR	CHARLOTTE	NC	28210-3220	2015-029	12525174
ERIC GARNER JR		3208 PARK SOUTH STATION BLVD	CHARLOTTE	NC	28210-4457	2015-027	12522409
WILLIAM F LEISEY		6436 SILVER STAR LN	CHARLOTTE	NC	28210-4677	2015-032	15502247
ALEX MARINACK	DENNY MARINACK (H / W)	3421 SUNNYBROOK DR	CHARLOTTE	NC	28210-4715	2015-028	12523261
JAMES W FOREMAN R / T		3929 KITLEY PL	CHARLOTTE	NC	28210-6237	2015-029	12525157

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USSELL J CASTILLOW	ANNA Y CASTILLOW		3325 KNOB HILL CT	CHARLOTTE	NC	28210-6407	2015-031	12523594
RAGAN A LOOKABILL			6947 OAKSTONE PL	CHARLOTTE	NC	28210-6513	2015-029	12511512
SUSAN SHOEMAKER			100 N CANTERBURY RD	CHARLOTTE	NC	28211-1422	2015-028	12511410
LAUREN M JONES			418 ELLSWORTH RD	CHARLOTTE	NC	28211-1428	2015-029	12525122
CAROLINE E KLINGER			4143 PINEVIEW RD	CHARLOTTE	NC	28211-1515	2015-029	12525121
GAVIN KARASZKIEWICZ			2400 SHARON RD	CHARLOTTE	NC	28211-1604	2015-031	12523580
MATTHEW GOLDSTEIN			1200 AYLESFORD RD	CHARLOTTE	NC	28211-1818	2015-027	12522757
COY R GIBBS	BARRIE MORGANSTEIN		2428 VERNON DR	CHARLOTTE	NC	28211-1831	2015-027	12522914
WILLIAM C DEDMON	HEATHER K GIBBS		1912 SHOREHAM DR	CHARLOTTE	NC	28211-2136	2015-031	12523557
MARTIN PRESSLEY			3246 FOXCROFT RD	CHARLOTTE	NC	28211-2626	2015-029	12525180
		AVA PROPERTIES GROUP LLC	309 S SHARON AMITY RD STE 102	CHARLOTTE	NC	28211-2886	2015-028	12511508
		222-60 SOUTH TORRENCE ST LLC	2034 CORTELYOU RD	CHARLOTTE	NC	28211-3873	2015-027	12522435
GEORGE PATRICK SALEM			5411 ADDISON DR	CHARLOTTE	NC	28211-4138	2015-027	12511414
MICHAEL R BURKARD	LISA D BURKARD		3811 COLUMBINE CIR	CHARLOTTE	NC	28211-4417	2015-027	12522454
ALAN R FREY		WINNER PROPERTIES LLC	1232 BRAEBURN RD	CHARLOTTE	NC	28211-4769	2015-027	12522767
GEORGIA B DUNN			4550 FOX BROOK LN	CHARLOTTE	NC	28211-5009	2015-031	12523567
GILMER ALFARO			4112 SAWMILL TRACE DR	CHARLOTTE	NC	28213-4861	2015-027	12522715
LUCILLE J KING			6137 DELHAM DR	CHARLOTTE	NC	28215-1849	2015-027	12511403
CANTEY LAND			7416 SHADY LN	CHARLOTTE	NC	28215-2840	2015-029	12525164
		RBP INVESTMENTS LLC	PO BOX 11113	CHARLOTTE	NC	28220-1113	2015-030	12523314
GREGORY J RENAGHAN	SHARON B RENAGHAN		PO BOX 11592	CHARLOTTE	NC	28220-1592	2015-031	12523579
NORMA H WILES			3659 MILL POND RD	CHARLOTTE	NC	28226-6348	2015-031	12523569
ALI MEHRIZI			3232 BROADFIELD RD	CHARLOTTE	NC	28226-7263	2015-027	12522453
		BAYCHEST LLC	3016 LAUREN GLEN RD	CHARLOTTE	NC	28226-7382	2015-031	12523596
		CRAION LLC	3016 LAUREN GLEN RD	CHARLOTTE	NC	28226-7382	2015-032	12523581
SAMUEL R BLAIR	CATHERINE H BLAIR		2526 ENGLISH MEADOWS LN	CHARLOTTE	NC	28226-7783	2015-029	12525102
ANTHONY CAPECE	VANESSA CAPECE		3111 ARBORETUM VW	CHARLOTTE	NC	28226-9001	2015-029	12525149
BOB SZYMKIEWICZ		FIRST WARD COMMUNITY FUND INC	PO BOX 30712	CHARLOTTE	NC	28230-0712	2015-027	
ANTHONY R COMBS	KAREN C COMBS		PO BOX 32185	CHARLOTTE	NC	28232-2185	2015-027	12522767
			PO BOX 33218	CHARLOTTE	NC	28233-3218	2015-027	12522602
		ATTN: PROPERTY MANAGEMENT	PO BOX 33549	CHARLOTTE	NC	28233-3549	2015-029	12525191
LAWRENCE EDWARD O'BOYLE			PO BOX 34456	CHARLOTTE	NC	28234-4456	2015-028	12523421
			PO BOX 35367	CHARLOTTE	NC	28235-5367	2015-031	12524330
		NISBET E P CO INC	CITY OF CHARLOTTE HOUSING AUTHORITY	CHARLOTTE	NC	28236-6795	2015-027	12522428
			PO BOX 36795	CHARLOTTE	NC	28236-6799	2015-027	12522276
VIRGINIA C COLLETT			PO BOX 36799	CHARLOTTE	NC	28236-6799	2015-027	12522276
MAMOOD MEHRIZI	NOOSHIN MEHRIZI		PO BOX 470112	CHARLOTTE	NC	28247-0112	2015-027	12522434
	ATTN: CORP REAL ESTATE ASSESSMENTS	BANK OF AMERICA NA NC1-001-03-81	101 N TRYON ST	CHARLOTTE	NC	28255-0001	2015-027	12522202
		THE CDS FAMILY LIMITED PARTNERSHIP	14424 MLRD CRK RD	CHARLOTTE	NC	28262-0496	2015-030	12523528
CHANTAL JOSEPH-PHILLIPS			8824 GLENOVER CIR	CHARLOTTE	NC	28269-3163	2015-030	12523317
JOHN JAHANBANI			6351 WYNDHAM HILL DR	CHARLOTTE	NC	28269-6124	2015-027	12522752
MICHAEL PANVENO	DEBORAH RYAN		3519 BLASDELL CT	CHARLOTTE	NC	28269-9705	2015-027	12522753
JOHN WILLI	DIANE C WILLI		2900 FOXFIRE RD	CHARLOTTE	NC	28270-0771	2015-027	12522438
SONDA R FRATTINI			2317 HOUSTON BRANCH RD	CHARLOTTE	NC	28270-0796	2015-029	12525108
		KIA ORA PROPERTIES LLC	216 LONDON CIR	CHARLOTTE	NC	28270-2783	2015-030	12523541
		PAU-JAC INC	6736 ALEXANDRIA LN	CHARLOTTE	NC	28270-2884	2015-027	12522201
		JDL PROPERTY HOLDINGS LLC	2222 GRIMMERSBOROUGH LN	CHARLOTTE	NC	28270-3712	2015-027	12522456
THOMAS A BROWN	DONNA BROWN		904 LAUREL PARK LN	CHARLOTTE	NC	28270-9782	2015-027	12522446
RUSSELL NORRIS	STACEY L NORRIS		4503 PIPER GLEN DR	CHARLOTTE	NC	28277-0368	2015-027	12511324
		GHOSH INVESTMENTS LLC	10718 LEDERER AVE	CHARLOTTE	NC	28277-1414	2015-030	12523542
JOHN SEAY DANIELS JR	BETSY WEST DANIELS		7515 HURSTBOURNE GREEN DR	CHARLOTTE	NC	28277-2507	2015-031	12523570
JENNIFER MOZINGO			16350 REDSTONE MOUNTAIN LN	CHARLOTTE	NC	28277-2993	2015-027	12522736
CHRISTOPHER L NGUYEN	JIN H LIN		14389 NOLEN LN	CHARLOTTE	NC	28277-3711	2015-030	12523413
		COLBRE INVESTMENTS LLC	12610 N CMINITY HSE DR STE 204	CHARLOTTE	NC	28277-3893	2015-027	12522712
GEORGE C CHEN	FANG CHIN KO		10835 BAY HILL CLUB DR	CHARLOTTE	NC	28277-4069	2015-031	12523304
SHARON ANN K GATTIS	HOWELL R KENNEDY JR		4074 N COURSE DR	CHARLOTTE	NC	28277-7611	2015-027	12522408
		THE SCHNIDER GROUP LLC	PO BOX 38470	CHARLOTTE	NC	28278-1008	2015-030	12523506
WILLIAM F STRICKHOUSER	GRACE C STRICKHOUSER		PO BOX 9096	CHARLOTTE	NC	28299-9096	2015-029	12525196
JOHN NICHOLS		PLAZA CENTRAL PARTNERS NA	PO BOX 9244	CHARLOTTE	NC	28299-9244	2015-027	
SHANNON ACKERMANN			1045 MALLARD BAY RD	HAMPSTEAD	NC	28443-2587	2015-027	12522917
PATRICK J MCFADDEN	CHERYL C MCFADDEN		203 VANDEMERE ST	ORIENTAL	NC	28571-9385	2015-031	12523609
JENNIFER JACKSON			13 STRATFORD RD	CHARLESTON	SC	29407-7245	2015-031	12523572
MELISSA GREEN			106 RIDGEWOOD CIR	GREENWOOD	SC	29649-2038	2015-027	12522768
ALLAN R ANDERSON	SANDRA D ANDERSON		23128 KINGFISHER DR	FORT MILL	SC	29707-5897	2015-031	12523576
SOMASHEKHAR MUNAVALLI	MALATI MUNAVALLI		49135 GLADIOUS ST	FORT MILL	SC	29707-7679	2015-031	12523589
DUNCAN SATCHELL			1183 WINDSONG BAY LN	TEGA CAY	SC	29708-8228	2015-031	12524387
GUY W MCFARLAND JR			3124 POINT CLEAR DR	TEGA CAY	SC	29708-8544	2015-031	12523592
ALLEN H HUNSUCKER			1632 FAIRNTOSH DR	FORT MILL	SC	29715-7725	2015-031	12523555
JAMES C HARDIN III	KATHARINE H HARDIN		333 BERKELEY RD	ROCK HILL	SC	29732-1997	2015-029	12525109
MIROSLAV ZOTOVIC	DANIJELA ZOTOVIC		178 ABERDEEN DR	AIKEN	SC	29803-7100	2015-029	12525112
PETER VERHOEVEN	CYDNA J VERHOEVEN		20 RUM ROW	HILTON HEAD	SC	29928-5207	2015-027	12522756
MARK R KOPS	KELLY SMITH		4471 MAY APPLE DR	ALPHARETTA	GA	30005-9004	2015-029	12525181
	PROPERTY TAX DEPT #3649	HOME DEPOT USA INC	PO BOX 105842	ATLANTA	GA	30348-5842	2015-027	12509308
		TREFZ & TREFZ INC	753 BROAD ST STE 901	AUGUSTA	GA	30901-1387	2015-027	12522203
			4707 OXFORD RD	MACON	GA	31210-3127	2015-027	12511407
			5 SKIPJACK LN	SAVANNAH	GA	31411-2820	2015-027	12522714
			100 TEAL NEST CT	PONTE VEDRA	FL	32082-1944	2015-032	12524606
			120 HIDDEN LAKE WAY	SANTA RSA BCH	FL	32459-4494	2015-032	15002257
			3719 PRESCOTT ST N	ST PETERSBURG	FL	33713-1938	2015-029	12525172
			PO BOX 11687	BIRMINGHAM	AL	35202-1687	2015-027	12522921
		ELMAY LLC	137 COVEY CHASE	TUSCALOOSA	AL	35406-1801	2015-027	12522448
			230 W JEFFREY PL	COLUMBUS	OH	43214-2021	2015-032	15002251
		J & MK INC	339 VIOLA AVE	HUBBARD	OH	44425-2247	2015-029	12525107
		TARGET CORPORATION	1000 NICOLLET MALL	MINNEAPOLIS	MN	55403-2542	2015-027	12509309
MARY KAY DICKINSON T / A	MARY KAY DICKINSON TRUSTEE C / O JOANN KNUTH ATTN:REAL ESTATE EXISTING STORES		60 E MONROE ST UNIT 6003	CHICAGO	IL	60603-2760	2015-031	12523601
TIMOTHY F CORVONIO			3429 1/2 N ELAINE PL APT 1W	CHICAGO	IL	60657-9058	2015-029	12525141
ANASTACIA GREENE			2520 E 25TH PL	TULSA	OK	74114-3218	2015-031	12523599
DEBRA F HARRELSON	C / O TAMERA FOX		317 HITCH WAGON DR	MCKINNEY	TX	75071-6502	2015-029	12525171
DAVID MUIR			PO BOX 650043	DALLAS	TX	75265-0043	2015-027	12522747
		FEDERAL NATIONAL MORTGAGE ASSN	1203 E BRIGHTWATER LN	BOISE	ID	83706-6718	2015-027	12511321
THOMAS R HUNTINGTON	ROSEMARY A B HUNTINGTON		19810 PANDY CT	CANYON CNTRY	CA	91351-4807	2015-027	12522722
THOMAS A FLETCHER	SUZANNA FLETCHER							

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petitions filed by The Charlotte Housing Authority to rezone approximately 5.4 acres located on scattered sites within the Cherry neighborhood to allow the development of multifamily residential rental units.

Date and Time of Meeting: **Tuesday, January 27, 2015 at 6:00 p.m.**

Place of Meeting: Pleasant Hill Baptist Church
517 Baldwin Avenue
Charlotte, NC 28204

Petitioner: The Charlotte Housing Authority

Petition No.: 2015-027
2015-028
2015-029
2015-030
2015-032

We are assisting The Charlotte Housing Authority (the "Petitioner") in connection with the Rezoning Petitions it has filed with the Charlotte-Mecklenburg Planning Department seeking to rezone approximately 5.4 acres of land on scattered sites (the "Sites"). Below is the location of each site, the current zoning district and requested zoning district:

Petition No.	Property Location	Current Zoning	Requested Zoning
2015-027	3.031 acres located at the corner of Cherry St. and East 1 st St.	R-22MF	UR-C (CD)
2015-028	1.035 acres located at the corners of Luther St., Baldwin Ave. and Main St.	R-8	R-22MF (CD)
2015-029	0.424 acres located at the corner of Amherst Place and Lillington Ave.	R-8	R-22MF (CD)
2015-030	0.562 acres located at the corner of Morgan Park Drive and Luther St.	R-8	R-22MF (CD)
2015-032	0.305 acres located on Baxter Street, west of Queens Rd	R-12MF	R-8

The purpose of the rezoning is to permit the development of multi-family residential rental units. In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on the above Rezoning Petitions for the purpose of discussing these rezoning proposals with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Sites.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding these Rezoning Petitions on **Tuesday, January 27, 2015 at 6:00 p.m. at Pleasant Hill Baptist Church located at 517 Baldwin Avenue.** The Petitions will be discussed at the following times:

Petition No.	Property Location	Review and Discussion Time at Community Meeting
2015-027	3.031 acres located at the corner of Cherry St. and East 1 st St.	6:00 p.m.
2015-028	1.035 acres located at the corners of Luther St., Baldwin Ave. and Main St.	6:20 p.m.
2015-029	0.424 acres located at the corner of Amherst Place and Lillington Ave.	6:40 p.m.
2015-030	0.562 acres located at the corner of Morgan Park Drive and Luther St.	7:00 p.m.
2015-032	0.305 acres located on Baxter Street, east of Queens Rd	7:20 p.m.

Representatives of the Petitioner look forward to sharing these rezoning proposals with you and to answering any questions you may have with respect to these Rezoning Petitions.

In the meantime, should you have any questions or comments about this matter, please call Janelle Brown at 704-336-4227.

cc: Councilwoman Kinsey

Date Mailed: January 21, 2015

COMMUNITY MEETING SIGN-IN SHEET
 PETITIONER: CHARLOTTE HOUSING AUTHORITY
 DEVELOPMENT REZONING PETITION NO.: 2015-027

Site A: Cherry Street & E. 1st Street: (Requested change in Zoning from R-22MF (CD) to UR-C(CD),
 for the development of 200 multifamily workforce rental units)

January 27, 2015

Please fill out completely. This information is used by the Planning Department to distribute material
 regarding this petition.

Please **PRINT CLEARLY.**

Name	Address	Phone No.	Email
D Mackenzie	2265 Torrence St	704-921-4441	
Kim Hill	1322 Apt DE St	204 281-5949	
Mr. Eugene Bradley	1902 Baxter	704 281-0845	
Theresa Corder	1322 East St	704 493 9866	
Emily Stephenson-Green	836 Henley Pl	704 332 8228	S
LARRY BURK	Main St Virgo	704.297-9075	
KARL RATCHER	1001 ELIZABETH AVE	704-722-0922	KRATCHER@
Megan Green	430 Queens Rd #511	704 517 7322	ALFORD@CITYOFCHS.COM
Pam Cook		704 677 2128	pam.cook@saussybank.com
Gary Toman	325 Queens Rd	714 375 5212	
Judith Toman	325 Queens Rd	704-325-5212	
DANA Thomas	1716 BAXTER	704-658-7384	
C. Crover	1700 Luther St	704-728-2057	
OSCAR HAVE	615 Torrence	704-376-2220	
Kris Gernick	906 Hwy Pk	704 326 6521	
Ken Wilson	300 S Torrence St	703-380-9536	
VERONICA MCCLURE	1816 Luther St	704-713 8908	VMcClede@centra

COMMUNITY MEETING SIGN-IN SHEET
 PETITIONER: CHARLOTTE HOUSING AUTHORITY
 DEVELOPMENT REZONING PETITION NO.: 2015-027

Site A: Cherry Street & E. 1st Street: (Requested change in Zoning from R-22MF (CD) to UR-C(CD),
 for the development of 200 multifamily workforce rental units)

January 27, 2015

Please fill out completely. This information is used by the Planning Department to distribute material
 regarding this petition.

Please **PRINT CLEARLY.**

Name	Address	Phone No.	Email
Doris Dennis	700 Baldwin Ave	704-371-7523	
Ray Biele	1852 2nd St		ray-biele@gmail.com
Virginia Byrnes	1400 Main St	704 334-4110	
Barbara Tanny	317 Baldwin Fore	704 332-0444	
Jason Harris	624 Walker St		
Scott Roisy	" "		
Tedd Ouycon	1608 Baxter		
Jally Hare	1922 Luther	704-224-7473	Tally Hare@gmail.com
Magdalena Wood	506 August St #5	704-606-3190	Magdalena Wood 4563@gmail.com
NEOAH HILL	1308 5th St		
Ruthie Hamlin	1400 Standish A	704-618-3361	owns commercial property 401-607 Baldwin Ave
Michael Ramsey	401 Cherry Street	704 968-9521	michael Ramsey 304@gmail.com
Arnetta Struella	Myers Johnson Ave	704-605-9242	asstri@gmail.com
Kirk Hill	223 S TENNESSEE	704 301 1761	Kirk Hill & WK LLC
Andrea Smith	1709 Amherst	980 729-1790	
Nancy Stule	1714 Luther #A	704 957 8393	
Lisa Rute	621 Walker St		



Tall Oaks Community Cherry Neighborhood

Legend

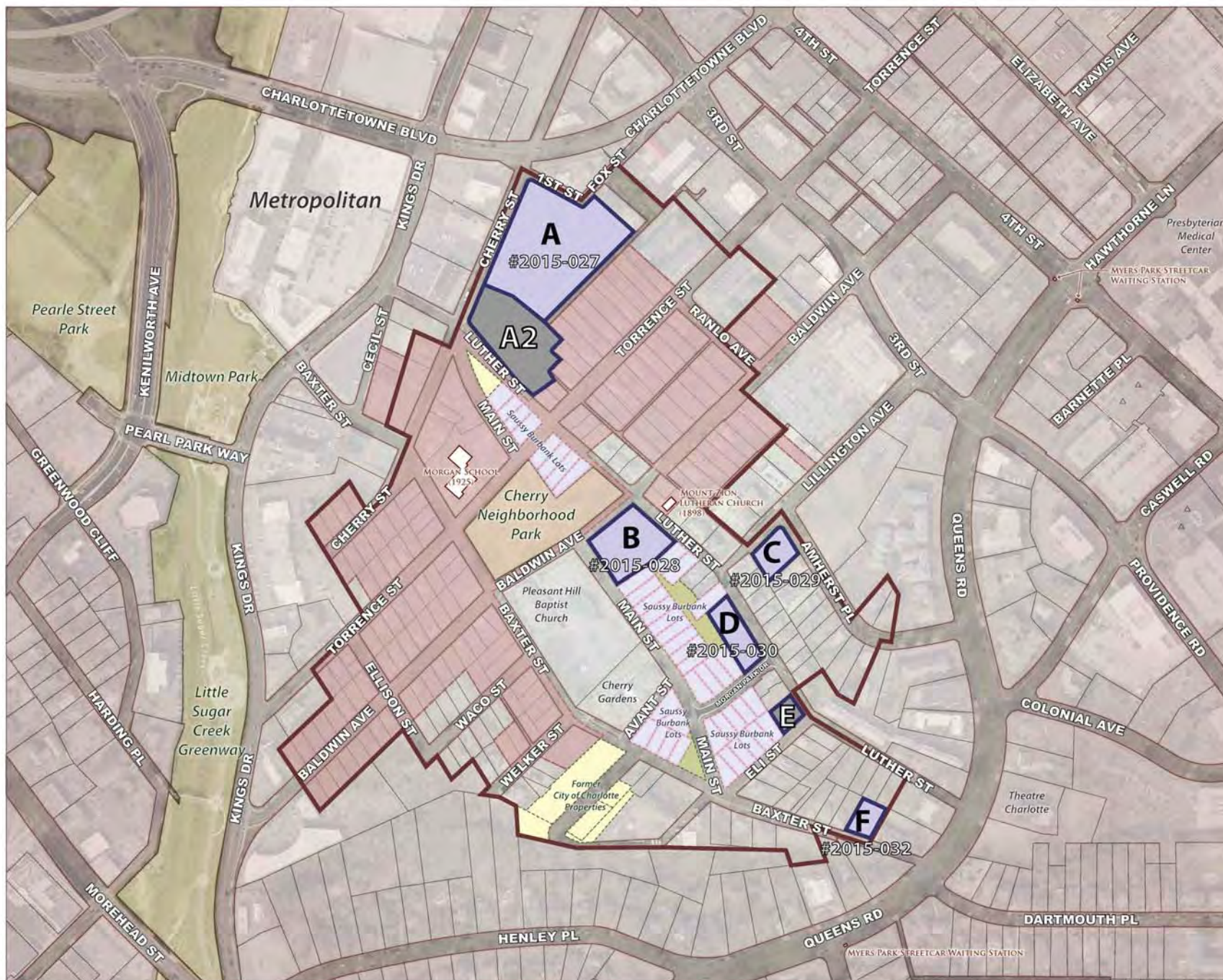
- Cherry Residential Core
- Tall Oaks Properties Proposed Rezoned
- Tall Oaks Properties Not Being Rezoned
- Proposed Historic District
- Neighborhood Park
- Saussy Burbank Subdivision Lots

EXHIBIT D



0 110 220 330 440 Feet
0 1/16 Mile

neighboring
concepts





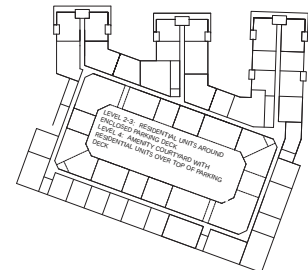
Tall Oaks Community
Cherry Neighborhood

site A #2015-027

DEVELOPMENT TOTALS

RESIDENTIAL UNITS	200 UNITS
PARKING PROVIDED (1/UNIT)	283 SPACES

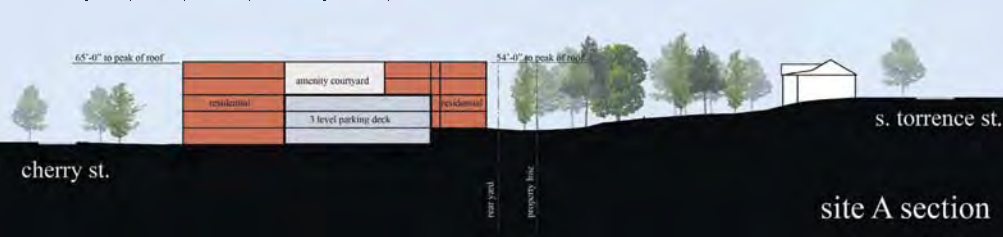
Site	Acres	Present Zoning	Proposed Zoning	Originally Proposed no. Units (Range)	Proposed No. Units
A (2015-027)	3.03	R-22MF	UR-C (CD)	225 to 275	200



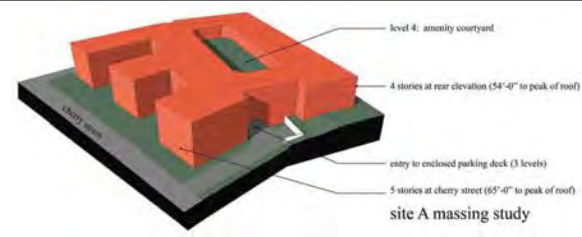
building ELEVATIONS

FRONT ELEVATION

TYPICAL UPPER FLOOR PLAN



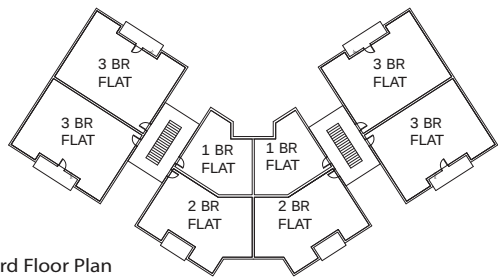
site SECTION



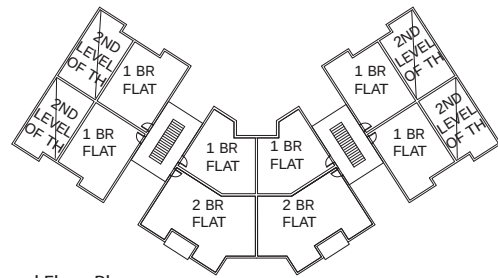
building MASSING STUDY

EXHIBIT D

neighboring
concepts



Third Floor Plan



Second Floor Plan



site PLAN



Tall Oaks Community
Cherry Neighborhood

site A2 no rezone

DEVELOPMENT TOTALS

RESIDENTIAL UNITS 36 UNITS
PARKING PROVIDED (1/UNIT) 36 SPACES

Site	Acres	Present Zoning	Proposed Zoning	Originally Proposed no. Units (Range)	Proposed No. Units
A2	1.65	R-22MF	R-22MF (no change)	30 to 40	36



building ELEVATIONS

BUILDING 1

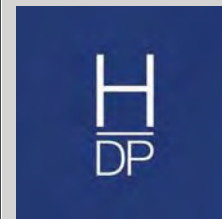
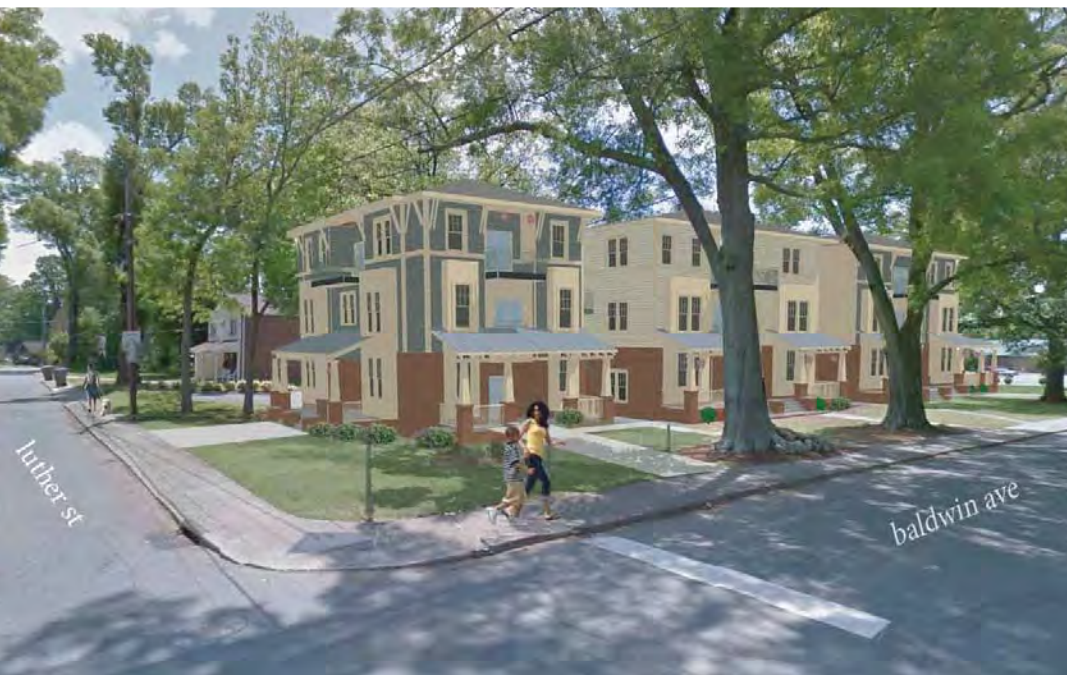


BUILDING 2



EXHIBIT D

neighboring
concepts



Tall Oaks Community
Cherry Neighborhood

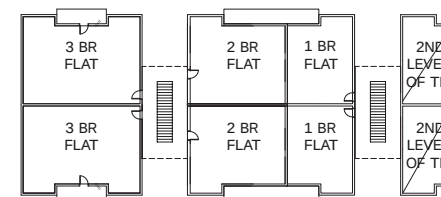
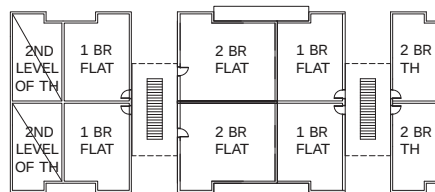
site B #2015-028

DEVELOPMENT TOTALS

RESIDENTIAL UNITS 22 UNITS
PARKING PROVIDED (1/UNIT) 28 SPACES

Site	Acres	Present Zoning	Proposed Zoning	Originally Proposed no. Units (Range)	Proposed No. Units
B (2015-028)	1.04	R-8	R-22MF (CD)	18 to 32	22

site PLAN



building PLANS

SECOND FLOOR PLAN

THIRD FLOOR PLAN



contextual ELEVATIONS



building ELEVATIONS

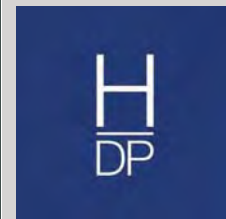
FRONT ELEVATION



SIDE ELEVATION

EXHIBIT D

neighboring
concepts



Tall Oaks Community
Cherry Neighborhood

site C #2015-029

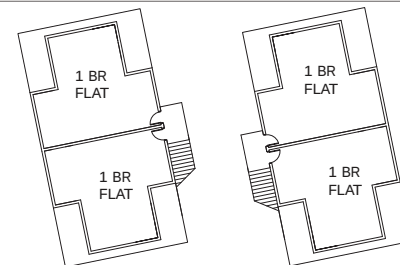
DEVELOPMENT TOTALS

RESIDENTIAL UNITS 8 UNITS
PARKING PROVIDED (1/UNIT) 8 SPACES

Site	Acres	Present Zoning	Proposed Zoning	Originally Proposed no. Units (Range)	Proposed No. Units
C (2015-029)	0.42	R-8	R-22MF (CD)	12 to 20	8



building ELEVATION



upper PLANS



contextual ELEVATIONS

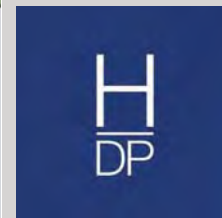
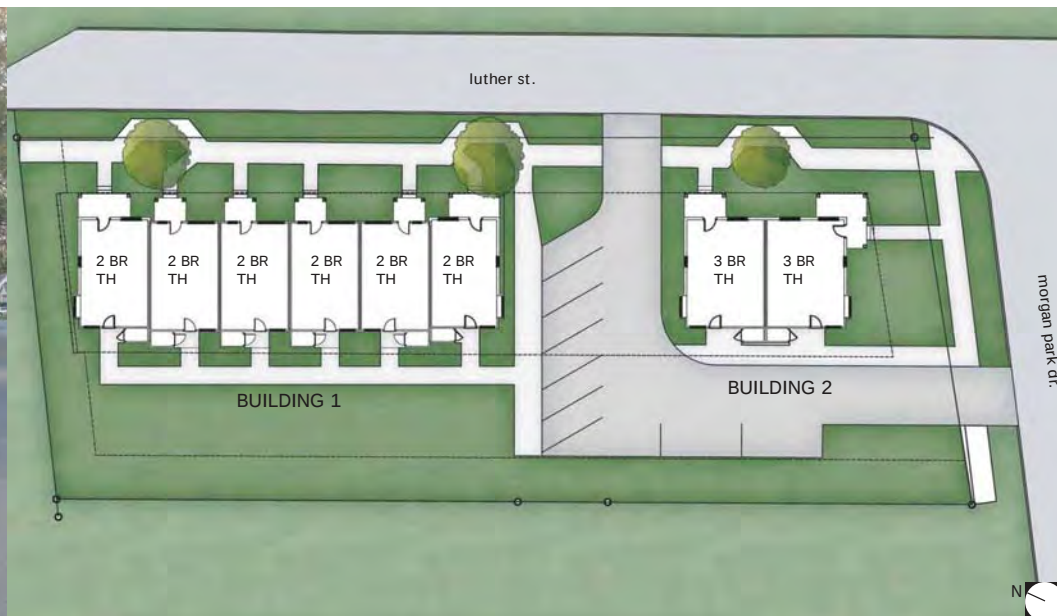


building ELEVATION



EXHIBIT D

neighboring
concepts



Tall Oaks Community
Cherry Neighborhood

site D #2015-030

site PLAN

DEVELOPMENT TOTALS

RESIDENTIAL UNITS 8 UNITS
PARKING PROVIDED (1/UNIT) 8 SPACES



building ELEVATIONS



building ELEVATIONS

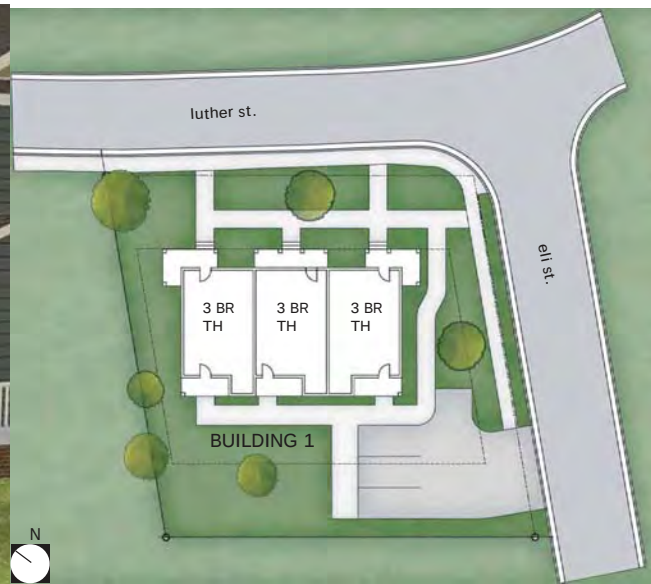


contextual ELEVATIONS

Site	Acres	Present Zoning	Proposed Zoning	Originally Proposed no. Units (Range)	Proposed No. Units
D (2015-030)	0.56	R-8	R-22MF (CD)	8 to 12	8

EXHIBIT D

neighboring
concepts



Tall Oaks Community
Cherry Neighborhood

site E no rezone

DEVELOPMENT TOTALS

RESIDENTIAL UNITS 3 UNITS
PARKING PROVIDED (1/UNIT) 3 SPACES



building ELEVATIONS

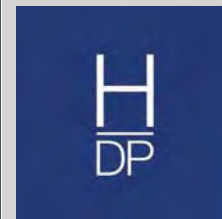
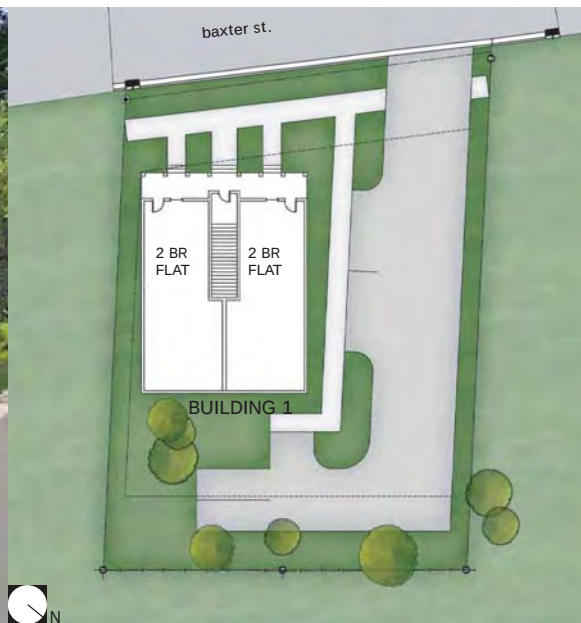


contextual ELEVATIONS

Site	Acres	Present Zoning	Proposed Zoning	Originally Proposed no. Units (Range)	Proposed No. Units
E	0.226	R-8	R-8 (No Change)	2 to 4	3

EXHIBIT D

neighboring
concepts



Tall Oaks Community
Cherry Neighborhood

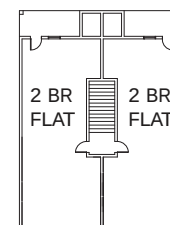
site F #2015-032

DEVELOPMENT TOTALS

RESIDENTIAL UNITS 4 UNITS
PARKING PROVIDED (1/UNIT) 4 SPACES



contextual ELEVATIONS



upper PLAN



building ELEVATIONS

Site	Acres	Present Zoning	Proposed Zoning	Originally Proposed no. Units (Range)	Proposed No. Units
F (2015-032)	0.3	R-12MF	R-8	3 to 8	4

EXHIBIT D

neighboring
concepts



Charlotte Housing Authority

Rezoning Community Meeting January 27, 2015

Meeting Agenda

I. Introductions & Project Overview

II. Community Meeting for Petition #:

- a. **2015-027- Cherry Street & E. 1st Street:** *(Requested change in Zoning from R-22MF (CD) to UR-C(CD), for the development of 200 multifamily workforce rental units)*

The following petitions are a part of one overall redevelopment project:

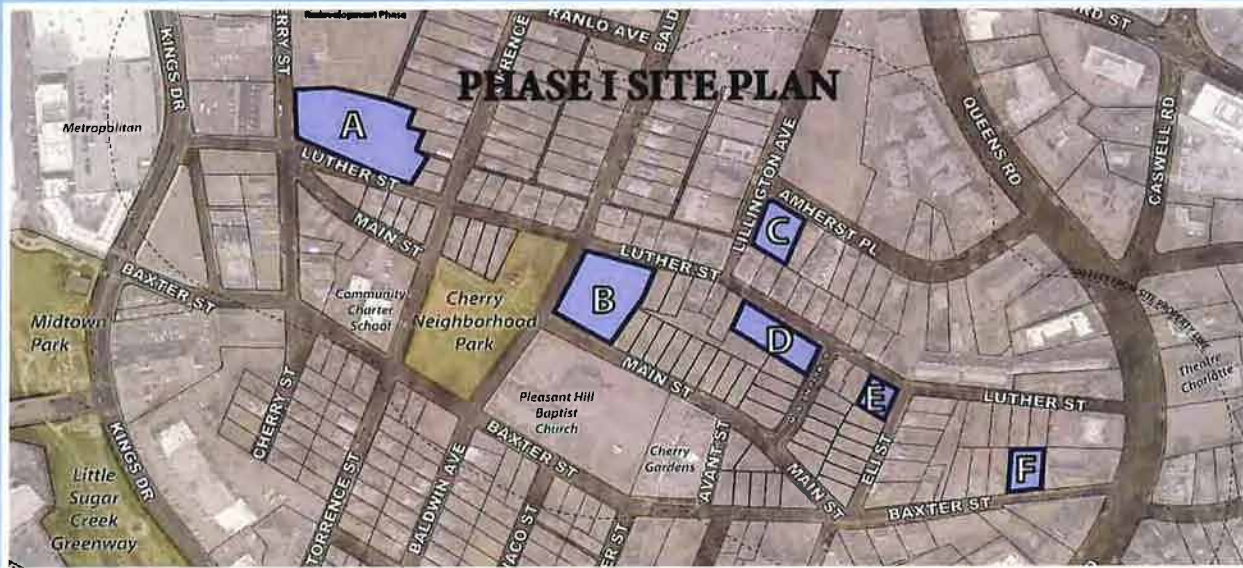
- b. **2015-028-Baldwin Avenue, Luther Street, & Main Street:** *(Requested change in Zoning from R-8 to R-22MF(CD), for the development of 22 multifamily rental units)*
- c. **2015-029-Amherst Place (Intersection with Lillington Avenue):** *(Requested change in Zoning from R-8 to R-22MF(CD), for the development of 8 multifamily rental units)*
- d. **2015-030-Luther Street (Between Baldwin Avenue & Eli Street):** *(Requested change in Zoning from R-8 to R-22MF(CD), for the development of 8 multifamily rental units)*
- e. **2015-032-(Between Eli Street and Queens Road):** *(Requested change in Zoning from R-12MF to R-8, for the development of 4 multifamily rental units.*

III. Next Steps

IV. Other Items

TALL OAKS REDEVELOPMENT IN THE CHERRY COMMUNITY - PHASE I

EXHIBIT E



OVERVIEW

Horizon Development Properties has strategically envisioned a redevelopment plan for the Tall Oaks community centered on preserving housing that directly responds to the needs of the existing residents, and to provide housing opportunities for families of diverse income levels that desire to reside, work and play in close proximity to Uptown Charlotte.



COMMUNITY INSIGHTS

- Address the City's growing need for housing that meets the needs of families with diverse incomes
- Residents in this community must adhere to work requirements (elderly/disabled excluded)
- Supportive Services provided to 100% of working families within this community
- Privately managed community
- Enhanced safety measures

PROJECT DETAILS

PHASE I - TAX CREDIT

# of Units	81
# of Bedrooms	1 - 4
Rent Ranges	\$600 - \$1,200 (approx)
Qualified Income Ranges	\$38,000 & below



HORIZON DEVELOPMENT PROPERTIES
400 EAST BLVD. CHARLOTTE, NC 28203

TALL OAKS REDEVELOPMENT IN THE CHERRY COMMUNITY- PHASE II

EXHIBIT E



OVERVIEW

Horizon Development Properties seeks to preserve and enhance housing opportunities for working families of diverse incomes who seek to live, work and play within the Cherry Community. Due to the current gentrification of the neighborhood, additional housing options are needed to maintain the original intent of the neighborhood, providing housing options for working class families.



Building Height Allows For Clear Community View of Uptown Skyline

COMMUNITY INSIGHTS

- Privately managed workforce housing community
- Attracting professionals in Law Enforcement, Education, Healthcare, and Service Industry
- Enhanced Safety Features

PROJECT DETAILS PHASE II - WORKFORCE

# of Units	200
# of Bedrooms	1 - 3
Rent Ranges	\$1,000 - \$1,950 (approx)
Qualified Income Ranges	\$38,500 - \$77,040

