

**COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-087**

**Haven Campus Communities**

**Petitioner:** Haven Campus Communities

**Rezoning Petition No.:** 2016-87

**Property:** ± 6.838 acres located on south side of University City Boulevard between Suther Road and John Kirk Drive.

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

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

The required Community Meeting was held on Tuesday, May 24th, 2016, a representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on May 13th, 2016. A copy of the written notice is attached as **Exhibit B**. The Petitioner also met on two separate occasions with representatives of University City Partners, and once with Chancellor Phil Dubois and Betty Doster of UNCC to review the proposed development.

**TIME AND LOCATION OF MEETINGS:**

The **Community Meeting required by the Ordinance was held on May 24th, 2016 at 7:00 PM**, at University Hills Baptist Church (in The Student Center) 1500 Suther Road, Charlotte, NC 28213.

**PERSONS IN ATTENDANCE AT MEETING:**

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives at the required Community Meeting was Brian Miller with Haven Campus Communities. Also in attendance assisting the Petitioner was Sue Freyler and John Core with ColeJenest & Stone, and Keith MacVean with Moore & Van Allen, PLLC.

**SUMMARY OF ISSUES DISCUSSED AT MEETING:**

**I. Overview of Petitioner's Presentation.**

**Introduction and Overview of Development Plan.**

Keith MacVean welcomed the attendees to the meeting and thanked them for attending. He then introduced the development team to the attendees. He then provided the attendees with the key dates for rezoning petition. The Public hearing is contemplated to occur in July with a decision in September. He also provided a quick summary of the Petition.

This Petition involves a request to rezone the 6.838 acre Site from R-3, O-1(CD) and Institutional (Residential, Office Conditional District and Institutional) to MUDD-O (Mixed Use Development District Optional). The rezoning plan proposes to develop the Site with a high quality residential student housing community.

The Site is currently developed with a mix of apartments, office uses and detached dwellings units.

The site plan associated with the Rezoning Petition proposes to redevelop the Site with a residential building designed for students. The proposed building will be oriented toward University City Boulevard (Hwy. 49), but will also have frontage, on Suther Road, and Sandburg Avenue. The proposed building will be setback a minimum of 45 feet from the back of curb of University City Boulevard and will be designed to have a generous open space courtyard oriented toward University City Boulevard. The Site's frontage on University City Boulevard will be improved with curb and gutter and a 10 foot multi-use trail.

The proposed building will be up to four (4) stories high. The building will be designed to have easy and convenient access to UNCC with a main building entrance located at the intersection of University City Boulevard and Suther Road.

Vehicular access to the Site will be from University City Boulevard via a new street. The new street will provide access to a parking structure that will provided parking for the residents of the community. The proposed parking structure will not be visible from University City Boulevard.

The meeting was then turned over to Brian Miller who provided the attendees background information on Haven Campus Communities. Haven Campus Communities is a company focused on the development management and ownership of high quality purpose built student housing communities throughout the United States. Haven Campus Communities are built to be the best, and highest quality student housing available. The aim of the company is to provide resort style student housing, with quality amenities, finishes, furniture, and with a special emphasis on safety and security for the residents.

He then provided additional details of the proposed development. He indicated the proposed development would be a wrap style building where units where wrapped around a series of courtyards, and would also wrap three sides of a proposed parking structure. The development would contain about 310 units with a number of one bedroom units that would be attractive to grad students as well as undergraduate students.

He also explained that the proposed housing was being designed to meet the growth of UNCC. He then indicated the location of the residential community and close proximity and its easy convenient access to the campus. He also indicated that due to the close proximity to the campus students of the community would be encouraged to bike and walk to campus. He also explained that Haven would also provide a bike share and bike rental program to its residents.

Mr. Miller then described the proposed building treatment proposed along University City Boulevard. The proposed building along University Boulevard is designed to have the appearance of two buildings separated by a courtyard that would face University City Boulevard. The building would be setback a minimum of 45 feet from University City Boulevard and a 10 foot multi-use trail would be constructed along the Site's frontage on University City Boulevard. A new public street would provide access to the Site and to the proposed parking deck for the community from University City Boulevard. The proposed parking deck would be designed to provide parking for the residents plus additional parking for guests.

Mr. Miller also provided images of the proposed building and explained that the proposed building materials would be brick and various types of cement fiber board that would be used to create a variety of architectural treatments.

He also explained that new sidewalks would be provided along the Site's frontage along Suther Road and Sandburg Avenue.

The attendees were then invited to ask questions.

## **II. Summary of Questions/Comments and Responses:**

A number of questions about the proposed parking for the residents were asked. One attendee wanted to know if the residents would be charged to park at the complex. Mr. Miller indicated that Haven Campus was currently exploring the option to charge for parking. The proposed parking deck would be designed to provide parking for the residents with additional spaces for visitors. Access to the parking deck would be from University City Boulevard via a new public street. This proposed access and access design would minimize the impact of any additional traffic on the existing neighborhood streets.

A question about how residents would access the building was asked. Mr. Miller indicated that the main entrance to the building would be located at the corner of University City Boulevard and Suther Road. Additional entrance would be located around the building and from the proposed parking deck. Access to the building would be monitored by cameras and by a program that monitor people entering the building, as well as monitor which residents granted visitors access. The access system which uses smart phones to control access also provides each resident the ability to see who is requesting access and the option to allow the visitors to enter or deny them access.

Mr. Miller also explained that the safety and security of the residents was a very critical component of the building design. The building is designed to act as the first line of security with limited and monitored access points. He also explained that the community would participate in the Niner-Choice program to ensure residents that security and safety measures had been properly implemented.

Another attendee wanted to know about the mix of units and how many one-bedroom units would be provided. Mr. Miller explained that about 10% of the units would be one-bedroom units. He also explained that Haven Communities were designed to fill a niche in the student housing market by offering the best quality housing. He also explained that units could only be leased by students and only one student per bed room would be allowed.

In response to question about security Mr. Miller indicated that the community would have security personal 24/7 as well as other on-site staff to assist the residents.

In response to a question about pets Mr. Miller explained that pets would be allowed with a maximum weight limit of 25lbs. with a requirement that a substantial pet deposit be provided.

A number of questions about the construction schedule were also asked. Mr. Miller indicated that if the petition was approved construction was anticipated to start by the end of the year with the units available to students by the fall of 2018.

The attendees were thanked for attending and the meeting was adjourned.

### **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

No changes to the proposed site plan were made as a result of the community meeting, however, a number of changes to address staff comments have been made.

### **Haven Campus Communities**

cc: Mayor Jennifer Roberts and Members of Charlotte City Council

John Kinley, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Brian Miller, Haven Campus Communities  
Sue Freyler and John Core, ColeJenest & Stone  
Roger Keyser, Kitchen & Associates  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2016-087 – Haven Campus Communities**

Subject: Rezoning Petition No. 2016- 087

Petitioner/Developer: Haven Campus Communities

Property: ± 6.838 acres located on south side of University City Boulevard between Suther Road and John Kirk Drive

Existing Zoning: R-3, O-1(CD), and Institutional

Rezoning Requested: MUDD-O

**Date and Time of Meeting:** **Tuesday, May 24th, 2016 at 7:00 p.m.**

Location of Meeting: University Hills Baptist Church (Student Center)  
1500 Suther Road  
Charlotte, NC 28213

Date of Notice: May 13, 2016

We are assisting Haven Campus Communities (the “Petitioner”) on a Rezoning Petition recently filed regarding a zoning change for approximately 6.838 acres (the “Site”) located on the south side of University City Boulevard between Suther Road and John Kirk Drive. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

**Background and Summary of Request:**

This Petition involves a request to rezone the 6.838 acre Site from R-3, O-1(CD) and Institutional (Residential, Office Conditional District and Institutional) to MUDD-O (Mixed Use Development District Optional). The rezoning plan proposes to develop the Site with a high quality residential student housing community.

The Site is currently developed with a mix of apartments, office uses and detached dwellings units.

The site plan associated with the Rezoning Petition proposes to redevelop the Site with a residential building designed for students. The proposed building will be oriented toward University City Boulevard (Hwy. 49), but will also have frontage, on Suther Road, and Sandburg Avenue. The proposed building will be setback a minimum of 50 feet from the back of curb of University City Boulevard and will be designed to have a generous open space courtyard oriented toward University City Boulevard. The Site’s frontage on University City Boulevard will be improved with curb and gutter and a 10 foot multi-use trail.

The proposed building will be up to four (4) stories high. The building will be designed to have easy and convenient access to UNCC with a main building entrance located at the intersection of University City Boulevard and Suther Road.

Vehicular access to the Site will be from University City Boulevard via a new street. The new street will provide access to a parking structure that will provided parking for the residents of the community. The proposed parking structure will not be visible from University City Boulevard.

**Community Meeting Date and Location:**

The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to attend the upcoming Community Meeting to be held on Tuesday, May 24th, at 7:00 p.m. at University Hills Baptist Church – 1500 Suther Road, Charlotte, North Carolina 28213.**

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call or email Keith MacVean (704-331-3531 | keithmacvean@mvalaw.com) or Bridget Dixon (704-331-2379 | bridgetdixon@mvalaw.com). Thank you.

cc: Mayor and Members of Charlotte City Council  
Councilmember Greg Phipps  
Sonja Sanders, Charlotte Mecklenburg Planning Department  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Brian Miller, Haven Campus Communities  
John Core, ColeJenest & Stone, P.A.  
Sue Fryler, ColeJenest & Stone, P.A.  
Jeff Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC  
Bridget Dixon, Moore & Van Allen, PLLC

Haven Campus Communities  
 Rezoning Petition 2016-087  
 Community Meeting - May 24, 2016 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	John Core	CJS	919-521-2262	
2	Ron Eddy		704-510-1312	novarealtyinc@ bellsoath.net
3	Anne Marie Allison	9309 Sandberg	704-549-8101	
4	THOMAS R. HOBBS, SR.	9233 SANDBURG AVE	704-451-9761	crosspointwc@gmail.com
5	William & Lynn Dicken		704-541-1507	Diggers@gmail.com
6	Lisa Smith, Moutaz Khobja	9300 Sandburg	704-548-0551	lisa.e.ikeen.smith@gmail.com
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Haven Campus Communities  
 Rezoning Petition 2016-087  
 Community Meeting – May 24, 2016 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
15	Sonya P. Moore	9415 Sandburg Ave	704 7370308	SPM020@yahoo.com
16	Mohammed AlShaiikh	624 Arlyn circle	704-340-3582	Moes146@gmail.com
17	Amirahung	9324 Sandburg	704 3091659	
18	Sandra Kewellyn	9136 U.C. Blvd	704-309-9044	sandra-kewellyn@hotmail.com
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Haven Campus Communities  
 Rezoning Petition 2016-087  
 Community Meeting – May 24, 2016 @ 7:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
29	John Henderson	9423 Sandburg Ave	704-907-3216	
30	Crystal McLain	9400 Sandburg Ave	704-549-4315	
31	Vanessa Martin (Caldwell)	9335 Sandburg Ave	704 5479800	iamvazz@col.com
32	Jerald T. Caldwell	9335 Sandburg Ave	704 5479800	
33	Jessica Pries	P.O. Box 77383 Charlotte NC 28271	704-301-1275	
34	Van Johnson	P.O. Box 620337 Charlotte	704-510-1993	
35	David Murray	1109 Greenwood Cliff	704-377-7333	
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Pet. No.	First Name	Last Name	OrgLabel	MailAddress	MailCity	MailZip
2016-087	Sylvia	Nance	College Downs Comm. Assoc., Inc	Post Office Box 31432	Charlotte	NC 28231
2016-087	Bill	McCoy	Urban Institute - UNCC	9201 University City Boulevard	Charlotte	NC 28223
2016-087	Management	Cullingford	University Terrace HOA	Post Office Box 484	Newell	NC 28126
2016-087	Shawn	Lee	Wyndham Place HOA	2524 Thomasson Place Circle	Charlotte	NC 28213
2016-087	Management	Cullingford	University Terrace North	Post Office Box 484	Newell	NC 28126
2016-087	Johnny	White	Faires Farms HOA	1826 Conifer Circle	Charlotte	NC 28213
2016-087	Alvin	Roland	Lakeview II HOA	1836 Jeffery Bryan Drive	Charlotte	NC 28213
2016-087	Greg	Phipps	Back Creek II HOA, Inc.	1001 East WT Harris Boulevard, Suite P215	Charlotte	NC 28213
2016-087	Brian	Nelson	Vera Jones Neighborhood Association	9421 Vera Jones Lane	Charlotte	NC 28213

Pet_No	TaxPID	ownerlastst	ownerfirstst	ownerfrs	ownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-087	04929304	AHR PROPERTIES LLC				PO BOX 653		CEDARHURST	NY	11516
2016-087	04929313	AHR PROPERTIES LLC				PO BOX 653		CEDARHURST	NY	11516
2016-087	04929608	ABDEL-HAMEED	ESTHER	MOHAMED	ABDEL-HAMEED	6715 NEUHOFF LN		CHARLOTTE	NC	28269
2016-087	04929667	ADARKAR	PRADEEP V	CATHERINE R	ADARKAR	937 SHADY GLEN DR		BATON ROUGE	LA	70816
2016-087	04934222	ALLISON	ANNE M			9309 SANDBURG AVE		CHARLOTTE	NC	28213
2016-087	04929670	ALSHAIKH	MOHAMMED	JOVAD	ANWAR	3766 BURVAGE HALL RD		HARRISBURG	NC	28075
2016-087	04929603	ARCHER	LILLA			1600 ARLYN CR UNIT K		CHARLOTTE	NC	28213
2016-087	04929333	ARNHOLD	KATHARINA & PHILLIP		C. ARNHOLD & BARBARA BLAIR	9621 VINCA CIR APT C		CHARLOTTE	NC	28213
2016-087	04929611	ASEMOTA	MORGAN			1600 ARLYN CIR UNIT B		CHARLOTTE	NC	28213
2016-087	04929422	AUSTIN	DAVID K			1600-L ARLYN CR		CHARLOTTE	NC	28213
2016-087	04929602	BAHRANI	HASSAN ALI			9626 VINCA CIR #B		CHARLOTTE	NC	28213
2016-087	04929352	BEATTIE	ERIC			3620 EDGEWOOD CT		CLEMMONS	CT	07012
2016-087	04929441	BECK	ROGER DALE	KIMBERLY ANN	BECK	PO BOX 7207		BEDMINSTER	NJ	07921
2016-087	049311028	BELLSOUTH TELECOMMUNICAT ONS	INC		C/O TAX DEPT/16H02 CAMPANILE	9627 VINCA CR		CHARLOTTE	NC	28213
2016-087	04929365	BERESNIEWICZ	RICHARD			500 BLUE ROCK DR		CHARLOTTE	NC	28213
2016-087	04929624	BOLEN	CATHERINE P			1600 FULTON AVE STE 120		CHARLOTTE	NC	28205
2016-087	04929640	BRIGHT FUTURE FUNDING LLC				114 CENTRE ST		HADDONFIELD	NJ	08033
2016-087	04929373	BROWN	WILLIAM H			1610 ARLYN CIR APT K		CHARLOTTE	NC	28213
2016-087	04929627	BURRIS	MITCHELL DAVID			PO BOX 2502		HUNTERSVILLE	NC	28278
2016-087	04929665	CARBONE	FRANK JR	DAN		13400 BROADWELL CT		HUNTERSVILLE	NC	28078
2016-087	04929501	CARDINAL PROPERTY HOLDINGS LLC			C/O STEVEN K GOODMAN	13400 BROADWELL CT		HUNTERSVILLE	NC	28078
2016-087	04929502	CARDINAL PROPERTY HOLDINGS LLC				13400 BROADWELL CT		HUNTERSVILLE	NC	28078
2016-087	04929507	CARDINAL PROPERTY HOLDINGS LLC			C/O STEVEN K GOODMAN	13400 BROADWELL CT		HUNTERSVILLE	NC	28078
2016-087	04929525	CARDINAL PROPERTY HOLDINGS LLC			C/O STEVEN K GOODMAN	13400 BROADWELL CT		HUNTERSVILLE	NC	28078
2016-087	04929526	CARDINAL PROPERTY HOLDINGS LLC				13400 BROADWELL CT		HUNTERSVILLE	NC	28078
2016-087	04929527	CARDINAL PROPERTY HOLDINGS LLC				103 HIGHLAND PINES DR		HUNTERSVILLE	NC	28078
2016-087	04929622	CARTER	GLENN D	RYTA M	CARTER	16108 ARLYN CR		SHELBY	NC	28152
2016-087	04929635	CATRO	JAVIER M			16306 MAGNOJA WOODS LN		CHARLOTTE	NC	28213
2016-087	04929347	CHALLA	VENKATA	RAGHUNADHA BABU	GORLE	9601 VINCA CR #G		CHARLOTTE	NC	28277
2016-087	04929407	CHANTHAPHAENG	HONGKHAM			405 GARRISON DR		KINGS MOUNTAIN	NC	28086
2016-087	04929661	CHEN	ANN L			10167 FOREST LANDING DR		CHARLOTTE	NC	28213
2016-087	04929331	CHOUDHURY	JIAYRIAH			PO BOX 36795		CHARLOTTE	NC	28202
2016-087	04929505	CITY OF CHARLOTTE	HOUSING AUTHORITY			PO BOX 36795		CHARLOTTE	NC	28202
2016-087	04929511	CITY OF CHARLOTTE	HOUSING AUTHORITY			1122 MATCHSTICK PL		CONCORD	NC	28025
2016-087	04929376	COBB	LAUREN L			5705 BENTWAY DR		CHARLOTTE	NC	28226
2016-087	04929504	COLLEGE STATION ASSOC LLC				5705 BENTWAY DR		CHARLOTTE	NC	28226
2016-087	04929521	COLLEGE STATION ASSOC LLC				PO BOX 562706		CHARLOTTE	NC	28256
2016-087	04929623	COLVILLE II HOMEOWNERS				601 E 5TH STREET STE 220		CHARLOTTE	NC	28202
2016-087	04929332	COMMUNITY LINK HOME OWNERSHIP LLC	ASSOCIATION INC		ATTN: FLOYD DAVIS	744 GEORGIE ST		TROUTMAN	NC	28166
2016-087	04929330	CONSALVO	ANTHONY J	CLAIRE E	CONSALVO	1628 NORMAN ST		RIDGEWOOD	NY	11385
2016-087	04929621	CORTES	MICHAEL	NYDIA	CORTES	53 BAINBRIDGE ST		LEOMINSTER	MA	01453
2016-087	04929374	DESIMINI	DOMINIC	ANNE MARE	DESIMINI	15105-D JOHN J DELANEY DR #183		CHARLOTTE	NC	28277
2016-087	04929301	DIAMOND FEDERATION LLC				15105-D JOHN J DELANEY DR #183		CHARLOTTE	NC	28270
2016-087	04929303	DIAMOND FEDERATION LLC				15105-D JOHN J DELANEY DR #183		CHARLOTTE	NC	28277
2016-087	04929309	DIAMOND FEDERATION LLC				15105-D JOHN J DELANEY DR #183		CHARLOTTE	NC	28277
2016-087	04929349	DIAMOND FEDERATION LLC				15105-D JOHN J DELANEY STE D		CHARLOTTE	NC	28277
2016-087	04929356	DIAMOND FEDERATION LLC				9625 VINCA CIR UNIT F		CHARLOTTE	NC	28213
2016-087	04929401	DIAMOND FEDERATION LLC				10910 LEE MANOR LN		CHARLOTTE	NC	28270
2016-087	04929408	DIAMOND FEDERATION LLC				15105-D JOHN J DELANEY DR #183		CHARLOTTE	NC	28277
2016-087	04929418	DIAMOND FEDERATION LLC				15105-D JOHN J DELANEY DR #183		CHARLOTTE	NC	28277
2016-087	04929429	DIAMOND FEDERATION LLC				15105-D JOHN J DELANEY DR #183		CHARLOTTE	NC	28277
2016-087	04929435	DIAMOND FEDERATION LLC				10910 LEE MANOR LN		CHARLOTTE	NC	28277
2016-087	04929604	DIAMOND FEDERATION LLC				15105-D JOHN J DELANEY DR STE183		CHARLOTTE	NC	28277
2016-087	04929605	DIAMOND FEDERATION LLC				15105 D JOHN J DELANEY DR STE 183		CHARLOTTE	NC	28277
2016-087	04929632	DIAMOND FEDERATION LLC				15105 D JOHN J DELANEY DR STE 183		CHARLOTTE	NC	28277
2016-087	04929639	DIAMOND FEDERATION LLC				15105-D JOHN J DELANEY DR #183		CHARLOTTE	NC	28277
2016-087	04929671	DIAMOND FEDERATION LLC				15105 D JOHN J DELANEY DR #183		CHARLOTTE	NC	28277
2016-087	04929626	DILKS	JOYCE M	DILKS	DILKS	8394 WILLIAMS DR		FREDRICK	MD	21704
2016-087	04929351	DUKE WELLMAN PROPERTIES, LLC		JENNIFER L		906 KIRKCADY YARD		GASTONIA	NC	28054
2016-087	04929411	E REALTY CAROLINAS LLC				3601 E INDEPENDENCE BLVD		CHARLOTTE	NC	28205

2016-087	04929342	EAST	JAMES D	SALLIE C & JACKIE ANN EAST	1007 PRESTWICK CT	NC	27012
2016-087	04929681	ELWAHIDI	MOATASEM		525 MELDON RD	GA	30809
2016-087	04934223	FIRST GROUP INVESTMENTS LLC			4006 LANDHERR DR	KY	40202
2016-087	04929644	FRANKS	STEPHEN F		PO BOX 845	NC	28793
2016-087	04929619	FUSION VENTURE GROUP LLC			866 BERKSHIRE DR	NC	28793
2016-087	04929645	GHAZAL			9614 WATERFORD PL	OH	45140
2016-087	04929512	GMH/GF UNIVERSITY WALK			PO BOX 530292	AL	35253
2016-087	04929524	GOODMAN		GOODMAN	13400 BROADWELL CT	NC	28078
2016-087	04929368	GOTTUMUKKALA	STEVE KENNETH		9627 VINCA CR #H	NC	28213
2016-087	04929307	GRAHAM	RAMA R	SAGI	CHARLOTTE	NC	28213
2016-087	04929451	GRIFFIN	RONALD B	GRAHAM	CHARLOTTE	NC	28213
2016-087	04929377	HAGLER	LENDRA	GRIFFIN	CHARLOTTE	NC	28213
2016-087	04929312	HAMRI	CODY		9629 VINCA CIR APT G	NC	28213
2016-087	04929617	HARRIS	ABDELLAH EL		9617 VINCA CIR #B	NC	28213
2016-087	04929345	HILLIARD	ERIKA E		1664 ARLYN CIR UNIT H	NC	28213
2016-087	04929664	HOFFMANN	ROBERT O JR		9623 VINCA CIR APT E	NC	28213
2016-087	04934301	HUANG	MAURANN		ROCKLEDGE	FL	32955
2016-087	04929379	HUANG	DERONG		CONCORD	NC	28027
2016-087	04929325	HUFF	ANDRA G		CHARLOTTE	NC	28213
2016-087	04929336	HUFF	SHARON C		ROANOKE	VA	24014
2016-087	04929306	HUFF	SHARON D		9621 VINCA CIR APT F	NC	28213
2016-087	04929335	HUFF	SUMER	SUMER N	6613 PARK MEADOWS PL	NC	28213
2016-087	04929323	HUFF	SUMER N		9621 E VINCA CR	NC	28213
2016-087	04929305	JEANTY	JEAN-ROBERT		PO BOX 481534	NC	28269
2016-087	04929329	JOHNSON	KEVIN M		11216 DULIN CREEK BLVD	NC	28215
2016-087	04929353	JOHNSON	VAN	JOHNSON	4518 ROCKWOOD DR	NC	28173
2016-087	04929357	JOHNSON	VAN		PO BOX 620337	NC	28262
2016-087	04929369	JOHNSON	VAN JR		PO BOX 620337	NC	28262
2016-087	04929424	JOHNSON	VAN JR		PO BOX 620337	NC	28262
2016-087	04929428	JOHNSON	VAN JR		PO BOX 620337	NC	28262
2016-087	04929405	JOHNSON	VAN M		PO BOX 620337	NC	28262
2016-087	04929445	JOHNSON	VAN M		PO BOX 620337	NC	28262
2016-087	04929458	JOHNSON	VAN MICHAEL JR		PO BOX 620337	NC	28262
2016-087	04929423	JONES	JOSEPH H JR		9605 VINA CR #C	NC	28213
2016-087	04929433	JONES	RENEE		106 ROYAL DORNOCH	VA	23430
2016-087	04929371	KARRIKER	RHONDA K	DONNA MARIE	4904 STEELETON WY	NC	28215
2016-087	04929601	KAZEMI	MOHAMMAD A		CONCORD	NC	28027
2016-087	04929334	KENNEDY	THOMAS C		884 CRAIGMONT LN NW	NC	28211
2016-087	04934303	KHOJJA	MOUTAZ J	KHOJJA	6923 PLEASANT DR	NC	28213
2016-087	04929317	KUEK	GINA A	MEANS	9300 SANDBURG AVE	NJ	08807
2016-087	04929326	KSHATRYA	PURNIMA	REGINALD L	106 TERRACE AVE	NJ	07307
2016-087	04929308	KSN PROPERTIES INC			PO BOX 1491	NC	28031
2016-087	04929318	KSN PROPERTIES INC			CORNELIUS	NC	28031
2016-087	04929320	KSN PROPERTIES INC			PO BOX 1491	NC	28031
2016-087	04929321	KSN PROPERTIES INC			PO BOX 1491	NC	28031
2016-087	04929337	KSN PROPERTIES INC			PO BOX 1491	NC	28031
2016-087	04929338	KSN PROPERTIES INC			PO BOX 1491	NC	28031
2016-087	04929348	KSN PROPERTIES INC			PO BOX 1491	NC	28031
2016-087	04929350	KSN PROPERTIES INC			PO BOX 1491	NC	28031
2016-087	04929354	KSN PROPERTIES INC			PO BOX 1491	NC	28031
2016-087	04929360	KSN PROPERTIES INC			PO BOX 1491	NC	28031
2016-087	04929366	KSN PROPERTIES INC			PO BOX 1491	NC	28031
2016-087	04929372	KSN PROPERTIES INC			PO BOX 1491	NC	28031
2016-087	04929375	KSN PROPERTIES INC			PO BOX 1491	NC	28031
2016-087	04929402	KSN PROPERTIES INC			PO BOX 1491	NC	28031
2016-087	04929415	KSN PROPERTIES INC			PO BOX 1491	NC	28031
2016-087	04929436	KSN PROPERTIES INC			PO BOX 1491	NC	28031
2016-087	04929443	KSN PROPERTIES INC			PO BOX 1491	NC	28031
2016-087	04929449	KSN PROPERTIES INC			PO BOX 1491	NC	28031
2016-087	04929454	KSN PROPERTIES INC			PO BOX 1491	NC	28031
2016-087	04929361	KWAN	WINGSANG		9627 VINCA CR UNIT A	NC	28213



2016-087	04929437	RAMPSIDE PROPERTIES LLC	RONALD C	RONALD TODD	REID	CHARLOTTE	NC	28271
2016-087	04929339	RAMPSIDE PROPERTIES LLC				CHARLOTTE	NC	28271
2016-087	04929362	RAMPSIDE PROPERTIES LLC				CHARLOTTE	NC	28271
2016-087	04929439	RAMPSIDE PROPERTIES LLC				CHARLOTTE	NC	28277
2016-087	04929455	RAMPSIDE PROPERTIES LLC				CHARLOTTE	NC	28271
2016-087	04929457	RAMPSIDE PROPERTIES LLC				CHARLOTTE	NC	28271
2016-087	04929607	REID				MOORESVILLE	NC	28117
2016-087	04929355	RILEY JAKE INVESTMENTS LLC				CHARLOTTE	NC	28226
2016-087	04929416	RILEY JAKE INVESTMENTS LLC				CHARLOTTE	NC	28226
2016-087	04929662	ROBERTS	LESLIE II	ROBERTS	ROCHELLE	CHARLOTTE	NC	28213
2016-087	04929322	ROCHELLE	JAMES THOMAS	ANDREA		CHARLOTTE	NC	28213
2016-087	04934304	ROMAN CATHOLIC DIOCESE OF	CHIT THE	JEAN PATTON		CHARLOTTE	NC	28236
2016-087	04929346	S P FAMILY INVESTMENTS LLC				CHARLOTTE	NC	28236
2016-087	04929311	SASHA PROPERTIES LLC				CHARLOTTE	NC	28262
2016-087	04929316	SASHA PROPERTIES LLC				CHARLOTTE	NC	28262
2016-087	04929319	SASHA PROPERTIES LLC				CHARLOTTE	NC	28262
2016-087	04929431	SASHA PROPERTIES LLC				CHARLOTTE	NC	28262
2016-087	04929456	SASHA PROPERTIES LLC				CHARLOTTE	NC	28262
2016-087	04929459	SASHA PROPERTIES LLC				CHARLOTTE	NC	28262
2016-087	04929327	SAVINO PROPERTIES INC				CHARLOTTE	NC	28262
2016-087	04929363	SAVINO PROPERTIES INC				WOODBURY	NY	11797
2016-087	04929425	SHAO				WOODBURY	NY	11797
2016-087	04934224	SHL PROPERTIES LLC	SHUNLI			CHARLOTTE	NC	28213
2016-087	04929647	SINGH	PARGAN			NEWELL	NC	28126
2016-087	04929616	SIPE	KENNETH R			CHARLOTTE	NC	28213
2016-087	04929406	SONNENFELD	FRED J	RUTH A	SIPE	CHARLOTTE	NC	28273
2016-087	04929615	SPRING GRIMES TRUSTEE OR THE T	HEN ACTING SUCCESSOR TRUS	T DATED JANUARY 23 2007	TEE UNDER THE SPRING GRIMES R/	AURORA	CO	80014
2016-087	04929663	SUGGS	DARRYL B			WASHINGTON	DC	20003
2016-087	04929663	SUNWEST TRUST AS CUSTODIAN FOR				CHARLOTTE	NC	28262
2016-087	04929648	TAMBOMACHAY LLC				ALBUQUERQUE	NM	87176
2016-087	04929609	TAMIMI	AMANI AWNI OMAR JILAL	AHMAD MOIN MAHMOUD	DORATHY DEVADASS IRA	MATTHEWS	NC	28105
2016-087	04929453	THAO	CHENG F	M O V	THAO	CHARLOTTE	NC	28213
2016-087	04929625	TITO	DANIEL M			ST PAUL	MN	55106
2016-087	04929426	TOKMIC	ADILA			HUNTERSVILLE	NC	28070
2016-087	04929427	TOKMIC	ANADIN	KEMAL	TOKMIC	CHARLOTTE	NC	28213
2016-087	04929669	TOY	GEORGE S			SIoux FALLS	SD	57104
2016-087	04929646	UNCC RENTAL PROPERTIES LLC				SILVER SPRING	MD	20906
2016-087	04929315	UNCC RENTAL PROPERTIES LLC				MT HOLLY	NC	28120
2016-087	04929315	UNCC RENTAL PROPERTIES LLC				MOUNT HOLLY	NC	28120
2016-087	04929440	UNCC RENTAL PROPERTIES LLC				MT HOLLY	NC	28120
2016-087	04929446	UNCC RENTAL PROPERTIES LLC				MT HOLLY	NC	28120
2016-087	04929612	UNCC RENTAL PROPERTIES LLC				MT HOLLY	NC	28120
2016-087	04929630	UNCC RENTAL PROPERTIES LLC				MT HOLLY	NC	28075
2016-087	04929636	UNCC RENTAL PROPERTIES LLC				HARRISBURG	NC	28075
2016-087	04934203	UNIVERSITY CITY CHURCH				HARRISBURG	NC	28075
2016-087	04931102A	UNIVERSITY OF NORTH	OF GOD			CHARLOTTE	NC	28256
2016-087	04929610	VARGAS	CAROLINA AT CHARLOTTE			CHARLOTTE	NC	28213
2016-087	04929413	WALKER	JOSE B			CHARLOTTE	NC	28213
2016-087	04929430	WALKER	JOHN R			CHARLOTTE	NC	28104
2016-087	04929658	WESTWOOD ASSET MANAGEMENT LLC	JOHN R	GAYLE	WALKER	MATTHEWS	NC	28104
2016-087	04929412	WOLDU	ASMEROM G			MATTHEWS	NC	28104
2016-087	04929367	WONG	HESTON			ENCINO	CA	91436
2016-087	04929403	XU	JACK JIE			CHARLOTTE	NC	28213
						FLUSHING	NY	11358