

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2018-015**

**Petitioner:** NVR Inc.  
**Rezoning Petition No.:** 2018-015  
**Property:** ± 66.5 acres located between Cindy Lane and Cochrane Drive (the "Site").

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Department 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 Thursday, March 1, 2018. 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 2/19/18. A copy of the written notice is attached as **Exhibit B**.

### **TIME AND LOCATION OF MEETING:**

The Community Meeting required by the Ordinance was held on Thursday March 1, 2018 at 7:00 PM, at Statesville Road Baptist Church, 4901 Statesville Rd, Charlotte, NC 28269.

### **PERSONS IN ATTENDANCE AT MEETING:**

The sign-in sheet from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Mallie Colavita with NVR, Inc. and Shaun Tooley with Land Design. Also in attendance was 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 opened the meeting and welcomed everyone in attendance. He explained that this rezoning request is a Site Plan Amendment and seeks to revise the previously approved rezoning plan; and reduce the total number of allowed units. Mr. MacVean then gave an overview of the site and pointed out which parcels are included in this new rezoning petition. He then introduced Mallie Colavita, the Petitioner with NVR, Inc.

Mr. Colavita gave an overview of Ryan Homes, a subsidiary of NVR, Inc. Ryan homes has been in Charlotte for over 35 years and has a portfolio of over 250,000 homes in the area. He then explained the changes that are proposed with this petition. The development will be comprised of single family homes and townhomes, all for sale. They anticipate breaking ground late 2018/early 2019 and expect the build-out to take approximately 4 years.

Keith MacVean addressed the audience and went over the previously approved plan which would allow up to 600 units on the portion of the property included with this petition. This new petition will decrease the number of units to 348 and add open space and an additional access point to the community. The plans also call for connectivity improvements and a preservation of the lakes on the property.

The meeting was then opened for questions.

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

Attendees asked how many townhomes would be constructed as well as the size and price point. There will be 180 townhome units for sale with approximately 1,300 square feet. The Petitioner anticipates the units will have a starting price in the high \$100Ks.

Attendees then asked about the composition of the single family homes. The homes will be located on the perimeter of the development with approximately .10 acre lots. They will be around 1,800 square feet and start in the low \$200Ks. One attendee then asked if 2 lots could be purchased for one home to be constructed. The covenants that will be in place would not allow a single larger home to be constructed on 2 purchased lots.

It was then asked if there will be amenities available for the new community. The development will not have clubhouse. Instead, the Petitioner plans to work with the natural landscape, the existing ponds, and incorporate walking trails and outdoor activities into the development.

One attendee asked if there would be a fence around the development. A fence is not planned for this development, instead, the community will be surrounded by landscaping buffers including the 20 ft. buffer that is present on portions of the site.

Attendees then asked about parking for the development and learned that parallel street parking will be available for the townhomes located on the interior of the site. The single family homes will include a 2-car garage and a 20 ft. driveway. There will be no overnight street parking allowed. This will be enforced by the HOA.

One attendee wanted to know what measures Ryan Homes was taking to ensure that the HOA is properly funded during the construction of the site. The builder will make a monthly contribution on a per lot basis to keep the HOA adequately funded until the lots are sold.

Attendees also asked about potential pedestrian and roadway improvements and learned there will be sidewalk additions on Cochrane Drive along the site. Oakwood Drive, an existing street designated to be extended will be extended as well. Councilmember Justin Harlow addressed the group and explained that the stub street would have to be completed per the Subdivision Ordinance.

One attendee asked about access to the community from Oakwood Drive and potential traffic concerns. There will be no signage for the development on Oakwood Drive and this will not serve as a main entrance.

Finally, attendees had questions about the construction of the site and the preservation of existing features. This development will include tree save areas as well as replanting of new trees. The lakes will be drained, repaired, and refilled. There will also be contaminate testing for the entire

property. Construction traffic will begin at the main entrance on Cindy Lane and will branch out to follow the flow of development.

Keith MacVean thanked everyone in attendance and encouraged attendees stay if they had additional questions.

The meeting was adjourned.

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

There were no changes to the Petition as a result of this meeting.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Mallie Colavita, NVR, Inc.  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

Pet_No.	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-015	04109202	I-77 I-85 REALTY LLC				PO BOX 19030		CHARLOTTE	NC	28219
2018-015	04109203	I-77 I-85 REALTY LLC				PO BOX 19030		CHARLOTTE	NC	28219
2018-015	04110101	IVY HALL FOUNDATION				741 KENILWORTH AV #300		CHARLOTTE	NC	28204
2018-015	04110102	LIBERTY PROPERTY LP				500 CHESTERFIELD PY		MALVERN	PA	19355
2018-015	04110105	SLAY	GEORGE	PHYLIS M	SLAY	2828 CINDY LN		CHARLOTTE	NC	28216
2018-015	04110106	SILVA	EMILIO JUAREZ			823 BLACKWELDER DR		DAVIDSON	NC	28036
2018-015	04110107	FROEHLING & ROBERTSON INC			ATTN: ACCOUNTS PAYABLE	3015 DUMBARTON RD		RICHMOND	VA	23228
2018-015	04110116	LIBERTY PROPERTY LP				500 CHESTERFIELD PY		MALVERN	PA	19355
2018-015	04113103	MEADOW HILL OF NEVIN LLC				10612 PROVIDENCE RD STE D		CHARLOTTE	NC	28277
2018-015	04113107	BRODIE	MORNA			2635 MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113108	TAYLOR	CATHEY			2633 MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113109	WILLIAMS	AYANNA			1822 BUTTERFLY LN UNIT 1822		CHARLOTTE	NC	28269
2018-015	04113110	ARCHIE	CYNTHIA D			1820 BUTTERFLY LN		CHARLOTTE	NC	28269
2018-015	04113111	JIA	XIAO JUN			3019 COWHORN BRANCH CT		WAXHAW	NC	28173
2018-015	04113112	JAMISON	JUDITH			1832 BUTTERFLY LN		CHARLOTTE	NC	28269
2018-015	04113113	MERCER	GIRADIE J			2643 MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113114	GRIFFIN	KAREN L			2641 MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113126	PHIFER	LEVERNE JR			1909 BUTTERFLY LN		CHARLOTTE	NC	28269
2018-015	04113131	MAHAN	JEFFREY	CYNTHIA	MAHAN	275 RANLO AV		GASTONIA	NC	28054
2018-015	04113132	JADE INVESTMENT GROUP LLC				428 E 4TH ST STE 409		CHARLOTTE	NC	28202
2018-015	04113135	BOULET	JEAN			2735 MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113136	WORTHAM	PRAYSE			2211 STONWATER GLEN LN		CARY	NC	27519
2018-015	04113137	KEALING	MICHAEL	FELITA	KEALING	1001 E MENDOCINO		ALTADENA	CA	91001
2018-015	04113138	BRISCOE	LINDA N			2729 MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113139	SZYSZIO	STEPHEN T			5412 CARVING TREE DR		HARRISBURG	NC	28075
2018-015	04113140	GORDON	ROY L			2717 MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113141	MEADOWHILL RESIDENTIAL ASSOC INC				PO BOX 472029		CHARLOTTE	NC	28247
2018-015	04113142	TRAVIS	TARA D			2711 MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113143	JOHNSON	LEVETE MICHELLE			2709 MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113144	BALAKRISHNAN	KRISHNAN	AMBIKA	RAJARATHINAM	2707 MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113145	SUTTON	TRACIE			2655 MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113146	DAVIS	JANTICA ROBBINS			2653 MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113147	PRESTON	DARRELL K			2651 MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113148	LOCKHART	CALVIN TORIANO			6200 OAK TREE BLVD STE 260		INDEPENDENCE	OH	44131
2018-015	04113149	HICKS	REGINA			4332 PLAZA GATE LN APT 201		JACKSONVILLE	FL	32217
2018-015	04113150	STAFFORD	LATONYA L			1806 BUTTERFLY LN		CHARLOTTE	NC	28269
2018-015	04113151	MURPHY	ANTHONY J			1804 BUTTERFLY LN		CHARLOTTE	NC	28269
2018-015	04113152	COLBERT	SHARDA M			1821 BUTTERFLY LN		CHARLOTTE	NC	28269
2018-015	04113153	PETERSON	FRANKIE M	TIFFANY L	CLARK	1823 BUTTERRFLY LN		CHARLOTTE	NC	28269
2018-015	04113154	UNION JACK LLC				13738 BONNERBY CT		HUNTERSVILLE	NC	28078
2018-015	04113155	MUKWAVI	MWAKA C			1815 BUTTERFLY LN		CHARLOTTE	NC	28269
2018-015	04113156	PATE	STACY			302 E J ST		NEWTON	NC	28658
2018-015	04113161	SHARMA	MEENU			1604 JUNIPER DR		CHARLOTTE	NC	28269
2018-015	04113162	MAZE	NICHOLAS A			2611 CINDY LN		CHARLOTTE	NC	28269
2018-015	04113163	GRIER	JOHNATHAN A			2602 MCADOWKNOLL DR		CHARLOTTE	NC	28269
2018-015	04113164	BROOKS	KNASTACIA S			1614 JUNIPER DR		CHARLOTTE	NC	28269
2018-015	04113180	MEADOWHILL RESIDENTIAL ASSOCIATION	INC			PO BOX 472029		CHARLOTTE	NC	28247
2018-015	04113181	MEADOWHILL RESIDENTIAL ASSOCIATION	INC			PO BOX 472029		CHARLOTTE	NC	28247
2018-015	04113182	MEADOWHILL RESIDENTIAL ASSOCIATION	INC			PO BOX 472029		CHARLOTTE	NC	28247
2018-015	04113183	MEADOWHILL RESIDENTIAL ASSOC	INC			PO BOX 472029		CHARLOTTE	NC	28247
2018-015	04113184	MEADOWHILL RESIDENTIAL ASSOC	INC			PO BOX 472029		CHARLOTTE	NC	28247
2018-015	04113193	CINDY LANE DEVELOPMENT, LLC				4601 CHARLOTTE PARK DR STE 350		CHARLOTTE	NC	28217
2018-015	04113199	MEADOWHILL RESIDENTIAL ASSOCIATION	INC			PO BOX 472029		CHARLOTTE	NC	28247
2018-015	04113201	CRAWFORD	JOYCE			2636 COCHRANE DRIVE		CHARLOTTE	NC	28269
2018-015	04113202	MEANS	PERNICE S			2632 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113203	LAFAYETTE	JOEROTHA			2628 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113204	CURTIS	CECELIA STITH			109 PRESIDIO BEND		SUMMERVILLE	SC	29483
2018-015	04113205	DAVIS	DEVONYA MICHELLE			2620 COCHRANE DRIVE		CHARLOTTE	NC	28269
2018-015	04113206	BRIDGERS	GEORGE			2616 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113207	BROWN	TA-MIA G			2612 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113208	CUNNINGHAM	KYLE LORENZO			2608 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113209	LEA	JOHNEVA V			2604 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113210	KNUCKLES	JACKIE G			2600 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113211	BELLAMY	WILLIAM A	TERESA M	BELLAMY	2538 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113212	BROWN	TAMMY A			2534 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113213	GASQUE	THOMAS E	CHRISTINE COXE	GASQUE	3305 STAFFORD CT		FLORENCE	SC	29501
2018-015	04113214	GENTILE	ARTHUR S JR	TRACY T	GENTILE	2526 COCHRANE DR		CHARLOTTE	NC	28269

2018-015	04113215	ORTIZ	KAREN ELIZABETH	OTONIEL SOLARES	ORITZ	2522 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113216	BENNETT	CARMA C			2518 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113217	MILLER	TEISHA L			2514 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113218	MAHATHA	AQUILA T			2510 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113219	MONTGOMERY	LATONDA			2506 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113220	TINEO	TOMAS	ROSA ELBA	TINEO	2740 MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113221	ROSS	LASHON P			2734 MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113222	BURNS	HEATHER C			2730 MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113223	2015-3 IH2 BORROWER LP			C/O INVITATION HOMES	1717 MAIN ST STE 2000		DALLAS	TX	75201
2018-015	04113224	JAMES	LATOYA J			2722 MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113225	2017-1 IH BORROWER LP			C/O INVITATION HOMES	1717 MAIN ST STE 2000		DALLAS	TX	75201
2018-015	04113226	EVANS	STEPHANIE			2714 MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113227	VAZQUEZ	DESIDERIO RAMIREZ	LUZ ELENA	SOTO	2710 MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113228	MEADOWHILL RESIDENTIAL ASSOC	INC			PO BOX 472029		CHARLOTTE	NC	28247
2018-015	04113229	BELTRAN	ALFONSO			2640 MEADOW KNOLL RD		CHARLOTTE	NC	28269
2018-015	04113230	WILSON	DORIS			2636 MEADOW KNOLL HILL		CHARLOTTE	NC	28269
2018-015	04113231	NICKS	LEON L			2632 MEADOW KNOLL DRIVE		CHARLOTTE	NC	28269
2018-015	04113232	SU	RONG			63 SHEPPARD LN		SMITHTOWN	NC	11787
2018-015	04113233	VANHOOK	TONYA L			2624 MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113234	DOUGLAS	REGINALD EUGENE			2620 MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113235	MCCOY	CASEY	JOEL	CAMPBELL	MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113236	DAVIS	AMETRIUS NIX			2610 MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113237	MEADOWHILL RESIDENTIAL ASSOC	INC			PO BOX 472029		CHARLOTTE	NC	28247
2018-015	04113238	MEADOWHILL RESIDENTIAL ASSOC	INC			PO BOX 472029		CHARLOTTE	NC	28247
2018-015	04113239	HOME SFR BORROWER II LLC			C/O ALTISOURCE ASSET MANAGEMENT CORPORATION	1110 STRAND ST STE 2A		CHRISTIANSTED	VI	00820
2018-015	04113240	PIERCE	JEFFREY SR	BEMITA J	PIERCE	2742 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113241	ALLEN	JOHN J	MARGARET L	ANDERSON	2738 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113242	HAYES	TONY B			2734 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113243	VS RESIDENTIAL PROPERTIES FUND I LLC				11220 ELM LANE STE 207		CHARLOTTE	NC	28277
2018-015	04113244	MURCIA	FREDYS RENE PEREZ	FANNY PATRICIA LAINEZ	LAINEZ	2726 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113245	STRICKLAND	EUREKA GISELLE PICKETT			2722 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113246	FULLWOOD	COURTNEY J			2718 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113247	SMITH	TENNILLE			2714 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113248	HESTER	DAQUITA			2710 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113249	WITHERS	SELENE			2706 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113250	ROBINSON	KHALILAH H			2702 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113251	CLEMMONDS	JERMAINE			2652 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113252	DUNLAP	JOHNNY H			2648 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113253	JOHNSON	DORIS			2644 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113254	HINES	NIKITA C			2640 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113301	BROOKINS	THOMAS JR			2805 FOUNTAINGRASS LN		CHARLOTTE	NC	28269
2018-015	04113302	TAYLOR	ANDREW			2809 FOUNTAINGRASS LN		CHARLOTTE	NC	28269
2018-015	04113303	BAKER	KIZZEY K			2813 FOUNTAINGRASS LN		CHARLOTTE	NC	28269
2018-015	04113304	BIGGS	JOCELYN L			2817 FOUNTAINGRASS LN		CHARLOTTE	NC	28269
2018-015	04113310	EVANS	DARNETTE Y			2834 MEADOW HILL DRIVE		CHARLOTTE	NC	28269
2018-015	04113318	THOMPSON	VELMA L			2830 MEADOW KNOLL DR		CHARLOTTE	NC	28269
2018-015	04113319	DAVIS	CATHERINE	LEE	CASEY	2826 MEADOW KNOLL DR		CHARLOTTE	NC	28209
2018-015	04113320	REYNOLDS	ARNETTA BRENAE			5500 EXECUTIVE CENTER DR		CHARLOTTE	NC	28212
2018-015	04113321	MITCHELL	DEONA			2515 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113322	SCOTT	CHANDRA L			2521 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113323	DOWDELL	JOHN K			2527 COCHRANE DR		CHARLOTTE	NC	28269
2018-015	04113325	FINLEY	TONYA			2117 PAW PAW LN		CHARLOTTE	NC	28269
2018-015	04113326	JOHNSON	MONIQUE			2113 PAW PAW LN		CHARLOTTE	NC	28269
2018-015	04113327	SHERIDAN	LINDA R			2109 PAWPAW LN		CHARLOTTE	NC	28269
2018-015	04113328	JACKSON	TERESA			2105 PAWPAW LN		CHARLOTTE	NC	28269
2018-015	04113329	SMITH	ROSHENNA LISHAN	SHAWN L	SMITH	2804 FOUNTAINGRASS LN		CHARLOTTE	NC	28269
2018-015	04113330	MARCIAL	ANDRE J			2808 FOUNTAINGRASS LN		CHARLOTTE	NC	28269
2018-015	04113331	CRAWLEY	MARY D		MARY D CRAWLEY REVOCABLE LIVING TRUST	2812 FOUNTAINGRASS LN		CHARLOTTE	NC	28269
2018-015	04113332	O'HAIR	JOHN			300 MARYLHURST DR		WEST LINN	OR	97068
2018-015	04113348	TAH MS BORROWER LLC				C/O TRICON AMERICAN HOMES LLC	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
2018-015	04113349	HUGHES	SHELIA MAE	CAROL L	HUGHES	2112 PAW PAW LN		CHARLOTTE	NC	28269
2018-015	04113350	SAYLES	JIMMY			2108 PAWPAW LN		CHARLOTTE	NC	28269
2018-015	04113351	THORNTON	MURPHY M	MANUELITA	THORNTON	2104 PAW PAW LN		CHARLOTTE	NC	28269
2018-015	04113352	MONTROSE	TODD E	MARCIE I	MONTROSE	24116 HATTERAS ST		WOODLAND HILLS	CA	91367
2018-015	04113353	FREEMAN	SHERRI LYNN			2207 BRANDYBUCK LN		CHARLOTTE	NC	28269
2018-015	04113354	POSSO	DIEGO L	MIRNA E	ALVAREZ-POSSO	2211 BRANDY BUCK LN		CHARLOTTE	NC	28269
2018-015	04113355	LORENZO	JOSE M	BEATRIZ	LORENZO	2215 BRANDYBUCK LN		CHARLOTTE	NC	28269
2018-015	04113371	SMITH	MALVIA L			2703 COCHRANE DR		CHARLOTTE	NC	28269

2018-015	04113372	BROOKS	STARRETTA			2707 COCHRANE DRIVE	CHARLOTTE	NC	28269
2018-015	04113373	DUKE	KATHERINE			2715 COCHRANE DRIVE	CHARLOTTE	NC	28269
2018-015	04113374	FAULKNER	NAKIA A	TAMEKA S	MORAGNE	2729 COCHRANE DR	CHARLOTTE	NC	28269
2018-015	04113375	ALSTON	SHANDA M			2739 COCHRAN DR	CHARLOTTE	NC	28269
2018-015	04113376	SAWYER	BRENDA			2745 COCHRANE DR	CHARLOTTE	NC	28269
2018-015	04113394	LASSITER	PAMELA T			2216 BRANDYBUCK LN	CHARLOTTE	NC	28269
2018-015	04113395	BRICE	NATOSHA			2212 BRANDYBUCK LN	CHARLOTTE	NC	28269
2018-015	04114101	CINDY LANE DEVELOPMENT LLC				4601 CHARLOTTE PARK DR SUITE 350	CHARLOTTE	NC	28217
2018-015	04115101	ANDINO-HERNANDEZ	MARCIA MERCEDEZ			3200 OAKWOOD DR	CHARLOTTE	NC	28269
2018-015	04115210	WARD	FRANCES H			3132 OAKWOOD DR	CHARLOTTE	NC	28269
2018-015	04115211	BUNN	LARRY COLSON			3124 OAKWOOD DR	CHARLOTTE	NC	28269
2018-015	04115212	RIVERA	AIDA L FLORES			3100 OAKWOOD DR	CHARLOTTE	NC	28269
2018-015	04115301	CINDY LANE DEVELOPMENT LLC				4601 CHARLOTTE PARK DR	CHARLOTTE	NC	28217
2018-015	04115302	LOPEZ	MARCOS A.			2845 CINDY LN	CHARLOTTE	NC	28269
2018-015	04115303	GRIFFIN	JOHN P	NISHITA	GRIFFIN	2911 CINDY LN	CHARLOTTE	NC	28269
2018-015	04115305	GRANT	RODNEY S			7724 FREE BIRD AVE	CHARLOTTE	NC	28216
2018-015	04115314	TOBAL	YESENIA	FAUSTO	TOBAL	227 RIVERDALE RD	POMPTON LAKES	NJ	07442
2018-015	04115315	MOORE	ROBERT DUDLEY JR			3101 OAKWOOD DR	CHARLOTTE	NC	28269
2018-015	04115316	BUTLER	JONATHAN A			517 CRUSTED DR	SELIN CITY	CA	94585
2018-015	04115317	RASH	ORA VERA			3008 OAKWOOD DR	CHARLOTTE	NC	28269
2018-015	04115318	HERMAN	NICOLE			2932 OAKWOOD DR	CHARLOTTE	NC	28269
2018-015	04115319	PRESLAR	RAY FRANK			2926 OAKWOOD DR	CHARLOTTE	NC	28269
2018-015	04115320	CASTELLANOS	CRISTINA			2905 CINDY LN	CHARLOTTE	NC	28269
2018-015	04115321	CAUSEY	RANDY J	LOUISE M	CAUSEY	519 BREZEWOOD DR	CHARLOTTE	NC	28262
2018-015	04115322	CAUSEY	RANDY J	LOUISE M	CAUSEY	519 BREEZEWOOD DR	CHARLOTTE	NC	28262
2018-015	04115326	BARTHOLOMEW	PATRICK BLAIR			2907 CINDY LN	CHARLOTTE	NC	28269
2018-015	04115401	CAUSEY	RANDY			519 BREEZEWOOD DR	CHARLOTTE	NC	28262
2018-015	04115402	ELEN	JEFFREY N	ELIZABETH B	ELLEN	2917 OAKWOOD DR	CHARLOTTE	NC	28269
2018-015	04115405	RIOS	AGEO GIJON			3009 OAKWOOD DR	CHARLOTTE	NC	28269
2018-015	04115406	K & K INVESTMENTS				9213 SANGER CT	HARRISBURG	NC	28075
2018-015	04115407	PAIGE	MICHAEL A	BETTY P	PAIGE	3025 OAKWOOD DR	CHARLOTTE	NC	28269
2018-015	04115408	MOORE	ROBERT DUDLEY JR			3101 OAKWOOD DR	CHARLOTTE	NC	28269
2018-015	04115409	BEAM	JOEY ALAN			2909 OAKWOOD DR	CHARLOTTE	NC	28213
2018-015	04115412	EUCENDA-MORENO	MARCO AURELIO			PO BOX 791215	CHARLOTTE	NC	28206
2018-015	04115501	MOORE	ROBERT DUDLEY JR			3101 OAKWOOD DR	CHARLOTTE	NC	28269
2018-015	04115502	WHEELER	ZACHARY			3117 OAKWOOD DR	CHARLOTTE	NC	28269
2018-015	04115503	TRAPP	WILLIE MAE			3127 OAKWOOD DR	CHARLOTTE	NC	28269
2018-015	04115504	RHYNE	HENRY HUNT IV	BARBARA C	CROSS	3129 OAKWOOD DR	CHARLOTTE	NC	28269
2018-015	04115601	STATESVILLE ROAD BAPTIST	CHURCH			4901 STATESVILLE RD	CHARLOTTE	NC	28269
2018-015	04115602	CINDY LANE DEVELOPMENT LLC				4601 CHARLOTTE PARK DR SUITE 350	CHARLOTTE	NC	28217
2018-015	04115603	CONSOS INC				PO BOX 34186	CHARLOTTE	NC	28234
2018-015	04115604	CINDY LANE DEVELOPMENT LLC				4601 CHARLOTTE PARK DR SUITE 350	CHARLOTTE	NC	28217
2018-015	04115606	STOUT FAMILY TRUST		EARLO D	STOUT	2836 COCHRANE DR	CHARLOTTE	NC	28269
2018-015	04115607	ANARIVA	FRANCISCO			2828 COCHRANE DR	CHARLOTTE	NC	28269
2018-015	04115608	BARRANTES	BLANCA D	MARTIN D	BARRANTES	2800 COCHRANE DR	CHARLOTTE	NC	28269
2018-015	04115611	BUSTEED	THOMAS H	ELIZABETH P	BUSTEED	2844 COCHRANE DR	CHARLOTTE	NC	28269
2018-015	04115612	CINDY LANE DEVELOPMENT LLC				4601 CHARLOTTE PARK DR STE 350	CHARLOTTE	NC	28217
2018-015	04115613	CINDY LANE DEVELOPMENT LLC				4601 CHARLOTTE PARK DR STE 350	CHARLOTTE	NC	28217
2018-015	04116102	LYNN	GORDON VANN L/TST			2929 COCHRANE DR	CHARLOTTE	NC	28269
2018-015	04116105	MCCAY	MAY C			19 CRAIG RD	NESHANIC STATIO	NJ	08853
2018-015	04116106	MCCAY	MAY C			19 CRAIG RD	NESHANIC STATIO	NJ	08853
2018-015	04116107	HELMS	KIMBERLY M			4819 HUCKS ROAD	CHARLOTTE	NC	28269
2018-015	04116108	CALLOWAY	FRANK T SR			3117 COCHRAN DR	CHARLOTTE	NC	28269
2018-015	04116109	HOBSON	WILLIAM L	BARBARA C	FITTON	3133 COCHRANE DR	CHARLOTTE	NC	28269
2018-015	04116110	FITTON	BARBARA C			3133 COCHRANE DR	CHARLOTTE	NC	28269
2018-015	04116111	UCBEAB	WELDEGEBRIEL	LETEBREHN	MIHRETEAB	7611 CEDAR TREE LN	CHARLOTTE	NC	28227
2018-015	04116115	HOME BASED BUSINESS INC				8509 SUMMERFIELD LN	HUNTERSVILLE	NC	28078
2018-015	04116130	MAUNEY	BRANDON			3019 COCHRANE DR	CHARLOTTE	NC	28269
2018-015	04116153	THE MALKANI FAMILY TRUST		SUNIL R	MALKANI	22115 CLEARWOOD CT	CUPERTINO	CA	95014
2018-015	04116154	MACKAY	MARIE			5111 EARLY MIST LN	CHARLOTTE	NC	28269
2018-015	04116155	HUDSON	FRANKLIN C			5600 W SUGAR CREEK RD	CHARLOTTE	NC	28262
2018-015	04116156	OWENS	DAMON			5122 EARLY MIST LN	CHARLOTTE	NC	28269
2018-015	04116157	MCNEIL	VANITA R			5116 EARLY MIST LN	CHARLOTTE	NC	28269
2018-015	04116158	SARTOR	ROBIN C			5112 EARLY MIST LN	CHARLOTTE	NC	28269
2018-015	04116159	HARMON	KINNIE Y			5104 EARLY MIST LANE	CHARLOTTE	NC	28269
2018-015	04116160	HUCKS	JIMMY M JR			2943 COCHRANE DR	CHARLOTTE	NC	28269
2018-015	04116161	TRAPP	CAVISHIA	CHAR	C/O HABITAT FOR HUMANITY OF	PO BOX 220287	CHARLOTTE	NC	28222
2018-015	04116239	GUPTON	KIARA			3130 MISTY CREEK DR	CHARLOTTE	NC	28269

2018-015 04116240 WILSON  
2018-015 04116241 STURDIVANT  
2018-015 04116242 JAMES  
2018-015 04116243 LEWIS  
2018-015 04116244 BETHEA

MARTHA CHINUE  
NANCY F  
CAROLYN D  
ROBIN M  
ROZELLA VICTORIA

1015 BLESSED BLVD  
3120 MISTY CREEK DR  
3116 MISTY CREEK DR  
1938 ARBOR CREST CT  
3108 MISTY CREEK DR

HOPKINS SC 29061  
CHARLOTTE NC 28269  
CHARLOTTE NC 28269  
CHARLOTTE NC 28262  
CHARLOTTE NC 28269

Pet_No.	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-015	Brisbane Academy	Chris	Crooks	5901 Statesville Rd		Charlotte	NC	28269
2018-015	Brown's Cove	Sherry	Rathod	5901 Statesville Rd		Charlotte	NC	28269
2018-015	Callaway Homeowners Association	Sam	Hicks	5901 Statesville Rd		Charlotte	NC	28269
2018-015	Colony Acres Homeowners Association	Wilkins	Smith	2125 Cindy Creek Ln		Charlotte	NC	28216
2018-015	Dunedin Homeowners Association	Robert	Yudell	3415 Autumn Ridge Dr		Charlotte	NC	28269
2018-015	Garden Park/Northwood Park/Northwood Hills	Mary	Gill	1609 Griers Grove Road		Charlotte	NC	28216
2018-015	Northwood Estates Community Organization (Neco)	Aaron	Orr	3132 Dawnshire Av		Charlotte	NC	28216
2018-015	Northwood Estates Community Organization (Neco)	Delores	Sanders	1808 Northbrook Dr		Charlotte	NC	28216
2018-015	Sunstone Community Organization	Carla	Cunningham	6129 Sunbridge Ct		Charlotte	NC	28269



**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2018-015 – NVR Inc.**

Subject: Rezoning Petition No. 2018-015  
Petitioner/Developer: NVR Inc.  
Current Land Use: Vacant/residential  
Existing Zoning: UR-2(CD) & R-4  
Rezoning Requested: UR-2(CD)SPA & UR-2(CD)

**Date and Time of Meeting:** **Thursday, March 1, 2018 at 7:00 p.m.**

Location of Meeting: Statesville Road Baptist Church Fellowship Hall  
(the Fellowship Hall is located in the back of the church  
through the door with the awning, then down the stairs)  
4901 Statesville Road  
Charlotte, NC 28269

Date of Notice: 2/19/18

We are assisting NVR Inc. (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located between Cindy Lane and Cochrane Drive (the “Site”). 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 ±66.5 acre Site from UR-2(CD) & R-4 to UR-2(CD)SPA & UR-2(CD). The majority of the Site was previously rezoned to UR-2(CD) to allow the development of the Site with a variety of residential unit types. The previously approved conditional plan allowed up to 600 residential units on the portion of the Site that is currently included in this Petition. The proposed conditional plan now proposes to develop the Site with a combination of single-family homes, and townhomes for sale. A total of 348 units are currently proposed, made up of 168 single-family homes, and a total of 180 townhomes for sale.

A portion of the property located along Statesville Road parcel can be developed with up to 150 multi-family residential units, but is not included with this petition.

Access to the Site will be from Cindy Lane, Cochrane Drive, and Statesville Road. Two existing streets will be extended into the Site as required by the Subdivision regulations (Oakwood Drive, and Grasset Avenue), and two new street connections will be made to Meadow Know Drive also as required by the Subdivision regulations.

The proposed residential units will be arranged around the three existing ponds located on the Site that will be preserved and improved as the central open space feature of the Site.

## Community Meeting Date and Location:

The Charlotte-Mecklenburg Planning Department'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 Thursday, March 1, 2018, at 7:00 p.m. at Statesville Road Baptist Church, 4901 Statesville Road, Charlotte, NC 28269.** 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 Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor and Members of Charlotte City Council  
Tammie Keplinger, Charlotte Mecklenburg Planning Department  
Mallie Colavita, NVR Inc.  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

## Site Location



NVR, Inc. – Dillon Lakes Rezoning Petition No. 2018-015  
 Community Meeting – March 1, 2018 @ 7:00pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	Julie Shively	4721 Grasset Ave Charlotte, NC 28269	980 807 1446	Julie Shively@ hotmail.com
2	Frank Preslar	2926 OAKWOOD DR CHARLOTTE N.C. 28269	704 599 0104	2926 OAKWOOD DR FRANK PRESLAR CHARLOTTE N.C.
3	Annie White	Huntersville 28078	N/A	Frankie White.
4	Bob + Donna Moore	3101 OAKWOOD DR	—	—
5	Tom + Betty Busted	2844 COCHRANE DR.	704-962-5981	tombusted@yahoo.com
6	BILL HOLHAR	5021 STATESVILLE Rd	704-596-2813	bill@conscs.com
7	Johneva Lea	2604 Cochran Dr.	704-957-4303	johnlevalea@gmail.com
8	Arthur Gentile	2526 Cochran Dr.	980-613-6419	artgentile1971@gmail.com
9	Deona Mitchell	2515 Cochran Dr.	704 488 0522	Deonamitchell@gmail.com
10	Linda Briscoe	2729 Meadow Knoll Dr	704 817 9308	briscoe_linda@yahoo.com
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**NVR, Inc. – Dillon Lakes Rezoning Petition No. 2018-015  
Community Meeting – March 1, 2018 @ 7:00pm**

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
15	CURTIS PENNELL	6124 BERMITH AVE.	704-605-8648	
16	Jeff Elle	2917 Oakwood Dr	704-906-0238	
17	Sheila Hughes	2112 pawpaw LN	704-756-0051	
18	Carol Hughes	2112 pawpaw LN	704-779-7388	
19	Jimmy Sayles	2108 PAWPAW LN	704 458 5221	jsayles64@yahoo.com
20	Van Lynn	2929 Cochran Dr	704 596 3802	
21	Shawn Smith	2804 Fountaingrass Ln.	704-712-3386	salleyb17@carolina.rr.com
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