

COMMUNITY MEETING REPORT
Petitioner: Hopper Communities, Inc.
Rezoning Petition No. 2018-094

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

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

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-1 attached hereto by depositing such notice in the U.S. mail on August 17, 2018. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, August 28, 2018 at 6:30 P.M. in Mecklenburg Hall at South Mecklenburg Presbyterian Church located at 8601 Bryant Farms Road in Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioner's representatives at the Community Meeting were Clay McCullough and Trey McDaniel of the Petitioner, Matt Langston of Landworks Design Group and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2018-094.

John Carmichael then provided the agenda for the Community Meeting.

John Carmichael then provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is currently scheduled to be held on Monday, October 15, 2018 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. The Zoning Committee Work Session is scheduled to be held on Tuesday, October 30, 2018 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center, and City Council is scheduled to render a decision on this rezoning request on Monday, November 19, 2018 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael then shared a map and aerial photographs of the site. He stated that the site contains approximately two acres and is located on the east side of Elm Lane, across Elm Lane from Robinson Forest Drive. The site is located immediately to the south and west of the Stillwater development, and immediately to the north of Windsor Oaks. A single family home is currently located on this site.

Utilizing the aerial photograph, John Carmichael stated that townhomes or attached homes are currently located to the north, east and south of the site, and townhomes are located to the west of the site across Elm Lane.

John Carmichael then shared a zoning map that depicts the site and surrounding and nearby parcels of land. He stated that the site is currently zoned R-12 MF (CD), which is a multi-family zoning district. The "CD" means it is the subject of a conditional rezoning plan.

John Carmichael noted that the Stillwater development located immediately to the north and east of the site is zoned UR-2 (CD); the Windsor Oaks development immediately to the south of the site is zoned R-8 MF (CD); and the townhome community located to the west of the site across Elm Lane is zoned R-8 MF.

John Carmichael then shared the currently approved Conditional Rezoning Plan for the site. John Carmichael stated that this two-acre site was part of a 38.58 acre site that was rezoned from the R-3 zoning district to the R-12 MF (CD) zoning district in 1998. Pursuant to this rezoning plan, up to 462 multi-family dwelling units could be developed on the 38.58 acre site. This is a density of 12 dwelling units per acre.

John Carmichael shared another view of the approved Conditional Rezoning Plan for the site that has the two-acre site subject to this Rezoning Petition outlined in yellow. John Carmichael noted that the site is designated as Phase Two of the proposed multi-family development. John Carmichael stated that the approved Conditional Rezoning Plan shows two multi-family buildings on this two-acre site. Up to 24 dwelling units can be located on the site under the currently approved Conditional Rezoning Plan. John Carmichael noted that the currently approved Conditional Rezoning Plan shows a fifty-foot Class C undisturbed buffer along the southern boundary of the two-acre site. However, there is a note on the currently approved Conditional Rezoning Plan that provides that Petitioner reserves the right to eliminate any buffer if the abutting tracts of land are developed with multi-family uses or to any other category that does not require a buffer.

John Carmichael stated that under the currently approved Conditional Rezoning Plan for the site, the height of the buildings is limited three stories.

John Carmichael then discussed in more detail the zoning of adjacent and nearby parcels of land. John Carmichael noted that the Stillwater development located to the north and east of the site contains approximately 10.38 acres and it was originally part of the 38.58 acre site rezoned to the R-12 MF (CD) zoning district in 1998. This 10.38 acre site was subsequently rezoned to the UR-2 (CD) zoning district in 1999, and the approved rezoning plan for the Stillwater development allows up to 127 townhome units to be developed on the 10.38 acre site, for a maximum density of 12.2 dwelling units per acre. John Carmichael stated that he does not know how many townhomes were actually built on the Stillwater site.

John Carmichael shared a copy of the approved Conditional Rezoning Plan for the Stillwater site. John Carmichael noted that the approved Conditional Rezoning Plan for Stillwater depicts a public street stubbing to the two-acre rezoning site. The public street is Fiddlers Roof Lane.

John Carmichael stated that pursuant to this Rezoning Petition, the Petitioner is requesting that the site be rezoned from the R-12 MF (CD) zoning district to the UR-2 (CD) zoning district to accommodate up to 20 for-sale townhome units on the site.

John Carmichael then shared the Conditional Rezoning Plan relating to this Rezoning Petition. He stated that the vehicular access into the site would be from Elm Lane and from an extension

of Fiddlers Roof Lane. The new internal street and the extension of Fiddlers Roof Lane would both be public streets. John Carmichael stated that each townhome unit would have a rear-loaded two car garage that would be accessed from a private alley. Except for a few of the townhome units, the townhome units would front the public streets. John Carmichael stated that substantial tree save areas would be located along the site's frontage on Elm Lane.

John Carmichael stated that under this Conditional Rezoning Plan, the maximum height of the townhome buildings would be three stories and 45 feet. The townhome units could have rooftop terraces.

John Carmichael stated that the primary exterior building materials for the townhome buildings would be a combination of brick veneer or similar masonry products, stone, manufactured stone, stucco and cementitious siding. Vinyl siding could not be used as an exterior building material. However, vinyl could be utilized on windows, doors, garage doors, soffits and trim and railings.

John Carmichael stated that an eight foot planting strip and a six foot sidewalk would be located along the site's frontage on Elm Lane. John Carmichael stated that on-street parking would be located on one side of the internal public street from Elm Lane. John Carmichael stated that the relevant land use plan for the site is the South District Plan, and the South District Plan recommends multi-family land uses at a density up to 12 dwelling units per acre on this site.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- An attendee stated that the property subject to this Rezoning Petition includes a portion of the Stillwater development. In other words, the rezoning boundary overlaps onto a portion of the Stillwater development site. John Carmichael stated that the Rezoning Petition does not seek to rezone any portion of the Stillwater site. The attendee stated that the map sent to him appears to show a portion of the rezoning boundary overlapping onto the Stillwater site. John Carmichael stated that if that is the case, the map is in error. Matt Langston then discussed the boundaries of the rezoning site. Matt Langston assured the attendees that this Rezoning Petition does not seek to rezone any portion of the Stillwater site.
- In response to a question, Matt Langston stated that individual townhome units would not have driveways on which cars could park. The parking for the townhome units would be located in each townhome unit's two-car garage. Additionally, there are seven on-street parking spaces within the site.
- An individual expressed a concern regarding the amount of parking planned to be located on this site.
- In response to a question regarding the grading of the site and the flow of stormwater from the site, Matt Langston stated that this development would be required to comply with the City's Post Construction Stormwater Ordinance and to capture the stormwater runoff, treat it and then release it at the pre-development rate. Matt Langston stated that he thought that the site would connect to the storm drain pipes in Fiddlers Roof Lane.
- An attendee expressed the concern that the storm drain pipes in Fiddlers Roof Lane may be inadequate to handle stormwater from this site. In response, Matt Langston stated that this development would be required to hold stormwater and to release it at the pre-development rate.

- In response to a question regarding extending Fiddlers Roof Lane into the site, John Carmichael stated that it is required by the City. The extension of Fiddlers Roof Lane into the site is contemplated by the approved Conditional Rezoning Plan for the Stillwater development. Connectivity is a significant goal of the City.
- In response to a question, Matt Langston stated that this development would not connect to the alleys located in the Stillwater development.
- In response to a question, Matt Langston stated that the Petitioner would not be installing a traffic signal at the intersection of the new internal public street and Elm Lane. Matt Langston stated that the Petitioner has no control over traffic signals.
- An attendee stated that she is concerned with residents from this site driving through the Stillwater development by way of Fiddlers Roof Lane to access Elm Lane. This attendee is concerned with increased traffic in the Stillwater development as a result of this proposed community. Matt Langston stated that during rush hour, he believes that people from this site would seek to access Elm Lane by way of the new internal public street rather than travelling through the Stillwater development to access Elm Lane. This is because traffic queues from the north during the morning rush hour.
- An attendee asked if there would be a line of trees along the southern boundary of the site next to the Windsor Oaks development. Matt Langston stated that there would be some form of screening along the southern boundary line of the site. Matt Langston confirmed that on-street parking would not be allowed on the private alleys.
- An attendee stated that she is concerned with the new street into the site being located directly across from Robinson Forest Drive. In response, Matt Langston stated that CDOT prefers the street into the site to be lined up directly across from Robinson Forest Drive. Matt Langston stated that CDOT will tell the Petitioner what to do in terms of the design, location and alignment of the internal public streets.
- An attendee stated that there are now 100 new townhomes planned in this area when you consider this site and the site located behind the Living Hope at Ballantyne Church. This individual is concerned with traffic in the area and the additional traffic that would be generated by these 100 new townhomes. This individual stated that traffic in the area is already horrible.
- Another individual expressed concerns regarding traffic.
- An attendee stated that by extending Fiddlers Roof Lane into the site, Fiddlers Roof Lane would be a longer road, and she is worried about the speed that vehicles would travel on Fiddlers Roof Lane. She asked if speed bumps could be installed on Fiddlers Roof Lane. John Carmichael stated that whether or not speed bumps could be installed on Fiddlers Roof Lane would be determined by CDOT. CDOT has a policy regarding the installation of speed bumps. Speed bumps would have to be requested by the property owners on Fiddlers Roof Lane as he understands it. Matt Langston stated that he believes that the intersection of the new internal public street and the extension of Fiddlers Roof Lane would be a stop condition. This could slow traffic down on Fiddlers Roof Lane. Matt Langston stated that residents could request that CDOT install speed bumps on Fiddlers Roof Lane. John Carmichael stated that he does not think that Fiddlers Roof Lane would qualify for speed bumps.
- An individual asked if cars could park on Fiddlers Roof Lane. Matt Langston said that Fiddlers Roof Lane is a public street, so he imagines that cars could park on Fiddlers Roof Lane.

- In response to a question regarding price points, Clay McCullough stated that the price points for these townhome units would be from the high \$200s to the low \$300s. The approximate size of these townhome units would range from 2,000 square feet to 2,400 square feet, and the townhome units would each contain three bedrooms.
- An attendee asked what is the elevation difference between the site and the Stillwater development. Matt Langston stated that he did not know at this time, and that he would need to follow up with folks regarding that information.
- An attendee asked about the common boundary line of the site with the Stillwater development. This individual wanted to know if there would be any landscape screening along the common boundary line of the site with the Stillwater development. This individual noted that you would see the back of these townhome units from the Stillwater development. Matt Langston stated that the Petitioner could explore installing a six-foot tall wooden screen fence and evergreen shrubs.
- An attendee stated that the southern end of the site has a higher elevation than the Windsor Oaks site. This individual asked how grading would be addressed so that stormwater would not flow onto the Windsor Oaks site. Matt Langston stated that the Petitioner must respect the existing drainage pattern on the site. However, the Petitioner must catch, treat and then release the stormwater from the site to let the stormwater go where it goes. Stormwater cannot be released at a rate quicker than the pre-development rate.
- An attendee asked the Petitioner to look at the stormwater runoff at the southern portion of the site.
- An attendee asked if the mature oak trees on the site would be maintained. Matt Langston stated that the Petitioner would keep the trees located at the front of the site next to Elm Lane as shown on the rezoning plan. By keeping the trees at the front of the site, the Petitioner would hope to maintain the character of the site along Elm Lane.
- An attendee advised that there are hawks living on the site, and asked if the hawks would be saved. She hates to see the hawks displaced.
- An attendee stated that he is concerned with the supply of public water and sewer to the site. Matt Langston stated that they will talk to the utility department to determine if there is sewer and water capacity. Matt Langston stated that there would have to be capacity for water and sewer to get approvals to develop the site.
- In response to a question, Clay McCullough stated that it would take approximately six to eight months after the approval of the rezoning to obtain approval of the construction drawings. Thereafter, it would take another eight to ten months to do the site work. Therefore, it would be more than one year before construction of the townhome units could begin.
- In response to a question regarding price points, Clay McCullough stated that they are not one hundred percent sure about the price points at this time, but he believes that the price points would be from the high \$200s to the low \$300s based in part on the price of the land and construction costs.
- In response to a question, Clay McCullough stated that Hopper Communities has constructed other developments in Charlotte. You can see these developments on Hopper Communities' website. Clay McCullough stated that each development is different.

- An attendee asked if there is space on the private alleys located to the rear of the townhome buildings to park cars. Matt Langston stated that there is not room to park cars on the private alleys.
- In response to a question, John Carmichael stated that if cars park on the private alleys, then the cars would block access to the garages.
- In response to a question regarding fire and emergency access, Matt Langston stated that emergency access would be at the front of the units by way of the internal public streets.
- In response to a question, Matt Langston confirmed that parking on the alleys would be prohibited.
- An attendee expressed the concern that there is not enough parking on the site.
- In response to a question, John Carmichael stated that the City wants the internal streets to be public streets. Matt Langston stated that the City wants the site to connect to Fiddlers Roof Lane because the City desires and requires connectivity. Developers are required to connect to stub streets.
- In response to a question, Matt Langston stated that CDOT would determine if a traffic signal is required at the intersection of Elm Lane and the new internal public street.
- Another individual expressed concerns regarding traffic in the area and the additional traffic that would be generated by this proposed development.
- An individual expressed a concern regarding traffic fatalities in this area.
- An individual stated that she moved to this area because of the quality of the schools, and she is concerned about school overcrowding. She stated that this development would add additional children to the area schools.
- In response to a question, Matt Langston stated that the garages would be located on the first floors of the townhome units.
- In response to a question regarding the location of the air conditioning units, Matt Langston stated that they would be located between the driveway aprons.
- In response to a question regarding the likelihood of rooftop terraces, Clay McCullough stated that he is not sure at this time. He stated that there are no plans to have a covered deck that would project out from the units.
- An individual asked if the garages could be turned inward to the site like the developer of the site located across Elm Lane has committed to do. Matt Langston stated that the City prefers that the front of the units address the public streets, rather than the rear of the units. John Carmichael stated that the proposed development across Elm Lane would have private streets and alleys, and that is the difference. This individual would prefer that the garages be turned inward.
- An attendee asked if there are other developments by Hopper Communities that have this design. Clay McCullough stated that each development is different, and each development is designed for a particular site. Clay McCullough stated that Hopper Communities has not undertaken any architectural designs for this site. Hopper Communities is committing to the types of exterior building materials and the maximum building height. John Carmichael stated that Hopper Communities may bring in another builder to actually build the townhome units.

- An attendee stated that Fiddlers Roof Lane is not wide enough for two-way traffic and on-street parking.
- In response to a question, Matt Langston stated that there are no amenities planned for this site.
- An individual stated that she is concerned with the potential rooftop terraces on the townhome units.
- An individual expressed concern regarding the screening of the site.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

The following changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report as a result of the Community Meeting:

1. Optional rooftop terraces are not allowed on Units 1, 2, 3 and 4 that are designated on the Rezoning Plan.
2. A minimum 6 foot tall screen fence or wall shall be installed along the southern boundary of the site and the northern boundary of the site.
3. Small maturing evergreen trees shall be installed along the eastern boundary of the site. The small maturing trees shall be planted 15 feet on center.

Respectfully submitted, this 10th day of September, 2018.

Hopper Communities, Inc., Petitioner

cc: Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)

2018-094	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-094	2232811	COVENANT BAPTIST CHURCH OF	CHARLOTTE INC			6493 CARMEL RD		CHARLOTTE	NC	28236
2018-094	22328114	HENRY	MARY BARRY ROBINSON			11902 ELM LN W		CHARLOTTE	NC	28277
2018-094	22328601	MEDLEY	LORAINE POLLARD			11903 MARIA ESTER CT		CHARLOTTE	NC	28277
2018-094	22328602	ALGHINAM	SHADI			10950 WILKLEE DR		CHARLOTTE	NC	28277
2018-094	22328603	HERRIN	RITA D			11911 MARIA ESTER CT		CHARLOTTE	NC	28277
2018-094	22328604	SAMUEL	WENDY LEIGH			11915 MARIA ESTER CT		CHARLOTTE	NC	28277
2018-094	22328605	CAUDLE	RICHARD M	NANCY M	CAUDLE	2428 SUGAR MILL RD		CHARLOTTE	NC	28210
2018-094	22328606	VARGAS-BERRYHILL	TERESA ANN			11923 MARIA ESTER CT		CHARLOTTE	NC	28277
2018-094	22328607	BARLEY	RU TH HAMMOND			11927 MARIA ESTER CT		CHARLOTTE	NC	28277
2018-094	22328608	LUNDY	SAHAR ROSE			11941 MARIA ESTER CT		CHARLOTTE	NC	28277
2018-094	22328609	BARMA-MAESTER LLC				14538 PROVENCE LN		CHARLOTTE	NC	28277
2018-094	22328610	SULAHRY	MUNIZA			7185 SHADOWWIDGE DR		LEWISVILLE	NC	27023
2018-094	22328611	BODENARAIN	NAVENDRA			11953 MARIA ESTER COURT		CHARLOTTE	NC	28277
2018-094	22328612	HOECHE	KLAUS G			5321 SW 23RD AVE		CAPE CORAL	FL	33914
2018-094	22328681	HOECHE	KLAUS G			5321 SW 23RD AVE		CAPE CORAL	FL	33914
2018-094	22328682	CHEN	CELINE Y			8624 ROBINSON FOREST DR		CHARLOTTE	NC	28277
2018-094	22328683	HOECHE	KLAUS G			5321 SW 23RD AVE		CAPE CORAL	FL	33914
2018-094	22328684	BOJJA	UMA			8616 ROBINSON FOREST DR		CHARLOTTE	NC	28277
2018-094	22328685	TYLER WOODS HOMEOWNERS	ASSOCIATION			9305 L MONROE RD		CHARLOTTE	NC	28270
2018-094	22910104	ROBINSON	WALTER DOUGLAS			11831 ELM LN		CHARLOTTE	NC	28277
2018-094	22910301	PUGLIESE	LOBRAINE R			8640 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910302	WARREN	DANIEL A	SYLVIA	WARREN	8636 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910303	MAGEE	CHARLES	SHIRLEY	MAGEE	8680 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910304	POWELL	DEE			8648 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910305	HOLTKAMP	NANCY PERDUE REV TRUST			8626 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910306	SADLER	JOEL C			8630 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910307	LAMBERT	CLONNIE V	CAROLYN F	LAMBERT	8666 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910308	SOOD	TILAK			8670 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910309	DELGADO	ROGER			8618 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910310	DUPONT	CAROL W			8614 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910311	BARTELT	KELLY M			8564 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910312	DAVIDSON	DAVID S			8558 WINDSOR RIDGE DR # D		CHARLOTTE	NC	28277
2018-094	22910313	BAGLEY	CELESTE			8556 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910314	WOOD	DENISE CLAYTON			8552 WINDSOR RIDGE DR UNIT B		CHARLOTTE	NC	28277
2018-094	22910315	BELL	DAVID N	JANET L	BELL	15 MUNSTER BRANCH RD		CHARLOTTE	NC	28277
2018-094	22910316	BURKS	BRADFORD H			8518 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910333	BENNETT	HOWARD LEE	CHRISTINE ELIZABETH	BENNETT	8508 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910334	EDWARDS	ANITA P			8504 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910335	EGAN	THOMAS LAWRENCE	EVALEE RAMEY	EGAN	8448 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910336	FISCHER	SANDRA FAMILY TRUST			8452 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910337	EARLE	DAVID A	DEBORAH L	EARLE	8430 WINDSOR RIDGE DR #A		CHARLOTTE	NC	28277
2018-094	22910338	BEATY	HOLLY L JR	HELEN G	BEATY	8430 WINDSOR RIDGE DR #A		CHARLOTTE	NC	28277
2018-094	22910339	C'KEEFE	KONSTANCE			8411 WINDSOR RIDGE DR #C		CHARLOTTE	NC	28277
2018-094	22910340	TOKIN	JUDITH A			8422 WINDSOR RIDGE DR #D		CHARLOTTE	NC	28277
2018-094	22910341	OTTENBOURG	LOUIS W			8368 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910342	SEAMAN	LILLIAN			8364 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910343	ALLEN	KAREN KRASNER	SCOTT MICHAEL	KRASNER	118510 DAN MAPLES DR		CHARLOTTE	NC	28277
2018-094	22910344	PASEK	JANICE LYNN			8440 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910345	KOCH	CAROL O			8336 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910346	GRAHAM	JANE BURCH			8332 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910347	LEE	JAMES W	SANDRA J	LEE	2200 VIA LUNA		WINTER PARK	FL	32789
2018-094	22910348	CHRISTOPHER	RAYMOND	IRENE	CHRISTOPHER	8354 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910349	CARTER	JEAN			8255 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910350	NELL	DAVID BRYAN	SHARON KRAMER	NELL	8252 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910351	KENNEDY	ARTHUR L	BARBARA J	KENNEDY	8320 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910352	BEAL	CHERYL L			8324 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910354	HOBBS	WILLIAM D	LISA A	HOBBS	8101 PEMSWOOD ST		CHARLOTTE	NC	28277
2018-094	22910355	WHEELER	ROY M			8264 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910356	ANDERSON	BETTY S			8274 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910357	WEBB	CATHY BENNETT	TRUST	CATHY BENNETT WEBB REVOCABLE	8278 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910358	BLOTT	JEANNE MARIE (TRUST)			8238 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910359	SCHLAFF	GEROME M	MARY SHARON	SCHLAFF	8234 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910360	FONG	LAURA	JERRY	FONG	8242 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910361	PENCE	MARILYN M	RICHARD E	PENCE	10925 OLD ARBOREY KELL DR UNIT 205		CHARLOTTE	NC	28277
2018-094	22910362	TARANITO	JEAN L			8218 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910363	GOODWIN	MICHAEL G	CAROLYN L	GOODWIN	8214 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910364	HUGGINS	PAMELA L			8224 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910365	CUSTRINI	LOUIS A	MARYLOU T	CUSTRINI	8228 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910366	MULLIGAN TRUSTEE OF	SEAN	THE MARGARET	ANN MULLIGAN IRREVOCABLE TRUST	8122 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910367	BREWER	JOAN KAY			8118 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910368	DOMINGUEZ	RAMIRO	GUIJOMAR	DOMINGUEZ	8204 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910369	WILDE	ROBERT W	MUIRELL R	WILDE	8208 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910370	HINTZE	ROBERT R	CAROL A	HINTZE	8125 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910371	MAY	HARVEY CRAIG	MARTHA	MAY	8139 WINDSOR RIDGE DR		CHARLOTTE	NC	40223
2018-094	22910372	WINTON	SANDRA			8133 WINDSOR RIDGE DR #35A		CHARLOTTE	NC	28277
2018-094	22910373	BEHAR	ALBERT	LIBBY	BEHAR	8137 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910374	WILLIT	RICHARD V	JOAN R	WILLIT	8135 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910375	BERGH	CAROLYN G R/LT			8319 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910376	HARDING III	WILLIAM T	BETTY W	HARDING	8329 WINDSOR RIDGE DR UNIT C		CHARLOTTE	NC	28277
2018-094	22910377	PACK	KENNETH D			2002 STONEHILL LN		MATTHEWS	NC	28104
2018-094	22910378	BINGHAM	LAINI L			8157 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910379	ABBOTT	RODERICK C JR	MARTHA SUE	ABBOTT	8153 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910380	SILVERBERG	DONALD P			8161 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910381	SOUSARRHOLM	IRMA	NICHOLAS	DI'FATTE	8165 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910382	CORNWELL	KRISTIN MARIA	TRUST	KRISTIN M CORNWELL FAMILY	8173 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910383	LOVER	JODIE A			8177 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910384	MOEN	DONALD B	WANDA S	MOEN	8309 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910385	BARR	DANIELLE D			4000 HIGH RIDGE RD		CHARLOTTE	NC	28270
2018-094	22910386	BROWN	CAROL A	BENNY E	BROWN	8105 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910387	CARIS	JOHN C	JOHN RANDOLPH	CARIS	8109 WINDSOR RIDGE DR UNIT B		CHARLOTTE	NC	28277
2018-094	22910388	NOE	DIANE S			8147 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910389	FORGETTE	MARTHA			8143 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910401	SCHULER	FRANCES			11946 LUDWELL BRANCH CT		CHARLOTTE	NC	28277
2018-094	22910402	MALLORY	RONALD E			11940 LUDWELL BRANCH CT		CHARLOTTE	NC	28277
2018-094	22910403	FOX	LINDA M			11950 LUDWELL BRANCH CT		CHARLOTTE	NC	28277
2018-094	22910404	THE SAM AND CAROL MCKINSTRY/RT		SAM WESCOAT	MCKINSTRY	11936 LUDWELL BRANCH CT		CHARLOTTE	NC	28277
2018-094	22910405	SMITH	KENNETH PAUL	PATRICIA ANN	SMITH	11920 LUDWELL BRANCH CT		CHARLOTTE	NC	28277
2018-094	22910406	LIPPINCOTT	MARK			11916 LUDWELL BRANCH CT		CHARLOTTE	NC	28277
2018-094	22910407	ANDERSON	SUSAN F			11924 LUDWELL BRANCH CT		CHARLOTTE	NC	28277
2018-094	22910408	EGERTON	LAURENCE CHARLES			11928 LUDWELL BRANCH CR		CHARLOTTE	NC	28277
2018-094	22910409	WIGGER	CHARLES J	JOYCE I	WIGGER	8681 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910410	FERRY	REBECCA M	MICHAEL K JR	FERRY	8685 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910411	FALDIUS	JOSEF	GERTRUDE	FALDIUS	11906 LUDWELL BRANCH CT		CHARLOTTE	NC	28277
2018-094	22910412	MARTINDALE	ALLEN R	LUCY G	MARTINDALE	11910 LUDWELL BRANCH CT		CHARLOTTE	NC	28277
2018-094	22910417	TALLEY	CHARLES EDWARD			8643 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910418	MYERS	RONALD EEE			8647 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910419	PARKER	MARITHA SUE	DOROTHY C	MYERS	11929 LUDWELL BRANCH CT		CHARLOTTE	NC	28277
2018-094	22910420	KRAMER	ROBERT G	HELEN B	KRAMER	11925 LUDWELL BRANCH CT		CHARLOTTE	NC	28277
2018-094	22910421	LANZISERA	CECILIA S			11960 LUDWELL BRANCH CT		CHARLOTTE	NC	28277
2018-094	22910422	ANDERSON	THOMAS W			11956 LUDWELL BRANCH CT		CHARLOTTE	NC	28277
2018-094	22910423	BURROWS	TERESITA C			11961 LUDWELL BRANCH COURT #C		CHARLOTTE	NC	28277
2018-094	22910424	BAER	CHARLES			11955 LUDWELL BRANCH CT		CHARLOTTE	NC	28277
2018-094	22910425	GORRY	KATHLEEN C			11939 LUDWELL BRANCH CT UNIT A		CHARLOTTE	NC	28277
2018-094	22910426	BYRUM	MARY LINDA ANDREY	H FRANK JR	BYRUM	11943 LUDWELL BRANCH CT UNIT B		CHARLOTTE	NC	28277
2018-094	22910427	COHAN	PATRICIA F			8633 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910428	TOON	FREDERICK W	PATRICIA E	TOON	8639 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910429	REMOC LLC				PO BOX 12187		ZEPHYR COVE	NV	89448
2018-094	22910430	MOTISE	PAUL			8621 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910431	KALE	STEPHEN C	SONDRA	KALE	8543 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910432	PATTERSON	CHARLES B	GENEVIEVE S	PATTERSON	8539 WINDSOR RIDGE DR		CHARLOTTE	NC	28277
2018-094	22910433	LEONE</								

2018-094	22910438	SHAFRANEK	CAROL R			8523 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910439	THE SMITH LIVING	TRUST	WILLIAM F	SMITH JR	8479 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910440	FERGUSON	KARRIE J			8475 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910441	WRIGHT	DIANE			8529 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910442	CABUGWASON	EXUPFRANCIO T	LUCILA N	CABUGWASON	8531 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910443	LEVY	DIANNE			8467 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910444	DIFATTE	NICHOLAS	IRMA A	SODERHOLM	8463 WINDSOR RIDGE DR RD	CHARLOTTE	NC	28277
2018-094	22910445	SIELAFF	DALE	JUDITH	SIELAFF	8453 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910446	LEIGHTON	PATRICIA ANN (REVOC/TRUST)			8457 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910447	ACREE	BARBARA			8425 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910448	MAY	WAYNE L	DOROTHY I	MAY	8429 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910449	ALAIMO	ALFONSO P		LOUISE M ALAIMO (H/W)	8437 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910450	SIMPSON	ERICA G			8411 WINDSOR RIDGE DR UNIT B BLDG 17	CHARLOTTE	NC	28277
2018-094	22910451	THE MARGARET CHANDLER RICE	LIVING TRUST	MARGARET C	RICE	1751 BALLARD LN	FORT MILL	SC	29715
2018-094	22910452	HETZEL	MARILYN A			8445 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910453	PALACIO	LUZ MARIANA MEJIA			8411 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910454	CROWLEY	PATRICIA LYNN			8419 WINDSOR RIDGE DR UNIT B	CHARLOTTE	NC	28277
2018-094	22910455	WALKER	RICHARD G	CAROL P	WALKER	8405 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910456	FRANEK	KENNETH J	JUDY M	FRANEK	8406 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910457	GIGLIO	GERTRUDE BARCELONA			8655 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910458	KOSS	MICHAEL			8659 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910459	WALLACE	MARY L	NANNETTE WALLACE	GORMAN	8665 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910460	LAPOMARDA	JOHN ANTHONY	ROSEMARIE VICTORIA CURCIO	LAPOMARDA	4607 CURRAGHMORE DR	CHARLOTTE	NC	28210
2018-094	22910504	ECKLES	MIKE J			8137 MILLWRIGHT LN	CHARLOTTE	NC	28277
2018-094	22910505	MUTCHINS	ERIC S			8141 MILLWRIGHT LN	CHARLOTTE	NC	28277
2018-094	22910506	DYE	JAMES	JEANETTE	DYE	12037 DELMARSH DR	CHARLOTTE	NC	28277
2018-094	22910507	LAYENI	OMOLARA			8149 MILLWRIGHT LN	CHARLOTTE	NC	28277
2018-094	22910508	GODIN	YULIA	GODIN		619 ASHGROVE LN	CHARLOTTE	NC	28270
2018-094	22910509	HAN	LIJUAN	XINLIAN	DENG	407 1/2 ORCHARD FARMS	SIMPSONVILLE	SC	29681
2018-094	22910510	SHORT	ROSANNE CRAIG			8161 MILLWRIGHT LN UNIT 10	CHARLOTTE	NC	28277
2018-094	22910511	WILCOX	AMBER L			8165 MILLWRIGHT LN	CHARLOTTE	NC	28277
2018-094	22910512	SONNENBERG	SCOTT D			8169 MILLWRIGHT LN	CHARLOTTE	NC	28277
2018-094	22910513	DANKOWITZ	JULIA M			8173 MILLWRIGHT LN	CHARLOTTE	NC	28277
2018-094	22910514	RAJASEKARAN	LAVANYA	RAJASEKARAN	KANNIYAPPAN	42864 RIDGEWAY DR	BROADLANDS	VA	20148
2018-094	22910524	PATEL	DONNA E	MARSHA LORRAINE	BURNS	8381 MILLWRIGHT LN	CHARLOTTE	NC	28277
2018-094	22910525	VOELKELIC	IVAN	MIRO	BOUR	8712 BELL SOROK LN	HUNTERSVILLE	NC	28078
2018-094	22910526	DYE	ANKE S	RACHEL W	VOELKERS	11750 FIDDLERS ROOF LN	CHARLOTTE	NC	28277
2018-094	22910527	HEART HEALTH LLC	ELI THOMAS	ISSAC N	STALZER	11756 FIDDLERS ROOF LN	CHARLOTTE	NC	28277
2018-094	22910528	DUNLAP	JACKIE G			11752 FIDDLERS ROOF LN	CHARLOTTE	NC	28277
2018-094	22910529	TURNER	JEFFREY C			11748 FIDDLERS ROOF LN	CHARLOTTE	NC	28277
2018-094	22910530	WOODING	NICOLE	BRIAN	WOODING	11742 FIDDLERS ROOF LN	CHARLOTTE	NC	28277
2018-094	22910531	HOLT	ALEXIS NICHOLE	DANIEL RAY	ROBINSON	11738 FIDDLERS ROOF LN	CHARLOTTE	NC	28277
2018-094	22910532	DIAZ	EMMA MARIA VICTORIA	DANIEL ALBERTO RODRIGUEZ	GONZALEZ	11734 FIDDLERS ROOF LN	CHARLOTTE	NC	28277
2018-094	22910533	TIPPENS	ANDRE L			11730 FIDDLERS ROOF LN	CHARLOTTE	NC	28277
2018-094	22910534	BUITER	DEBRA			11726 FIDDLERS RD	CHARLOTTE	NC	28277
2018-094	22910535	ALAEI	ESFANDIAR M	EVA	CRUZ	11720 FIDDLERS ROOF LN	CHARLOTTE	NC	28277
2018-094	22910536	COLES	WILLIAM R, SR	MELUNDA	COLES	1045 GATEWAY LN	NASHVILLE	TN	37220
2018-094	22910537	DOMINGUEZ	RAFAEL A	ANGELA BIBIANA	DAZ	11733 FIDDLERS ROOF LN	CHARLOTTE	NC	28277
2018-094	22910538	EVERS	BARBARA MARIE			11737 FIDDLERS ROOF LN	CHARLOTTE	NC	28277
2018-094	22910539	HARMS	JOSHUA			11745 FIDDLERS ROOF LN	CHARLOTTE	NC	28277
2018-094	22910540	CDNAWAY	JOHN R			11749 FIDDLERS ROOF LN	CHARLOTTE	NC	28277
2018-094	22910541	PATEL	NANDINI DINESH	ANJANA DINESH	PATEL	11753 FIDDLERS ROOF LN	CHARLOTTE	NC	28277
2018-094	22910542	LIJANG	SHAIKHOU			11757 FIDDLERS ROOF LN	CHARLOTTE	NC	28277
2018-094	22910543	JACKSON	JULIANN N	TROY ALAN	JACKSON	1004 HEARSH LN SW	CONCORD	NC	28026
2018-094	22910544	HOUFF	MARK	JENNIFER Z HOUFF	JENNIFER Z HOUFF	11952 CHELTON RIDGE LN	CHARLOTTE	NC	28277
2018-094	22910545	SMITH	MAXX GENE	SARAH	BOUCHABCHOUH	11948 CHELTON RIDGE LN	CHARLOTTE	NC	28277
2018-094	22910546	XU	JING			527 GULANG LANE RD UNIT 108	SHANGHAI	PR	200331
2018-094	22910547	TARWATER	ALLISON R			11940 CHELTON RIDGE LN	CHARLOTTE	NC	28277
2018-094	22910548	PATEL	JAYMIN	HETAL	PATEL	8705 ARMSTRONG PARK DR	CHARLOTTE	NC	28277
2018-094	22910549	LOGSDON	PATTY K			11932 CHELTON RIDGE LN	CHARLOTTE	NC	28277
2018-094	22910550	SOUSI	FIKRI M			11924 CHELTON RIDGE LN	CHARLOTTE	NC	28277
2018-094	22910551	YEM	JOHNATHAN	YANTING	ZHENG	11920 CHELTON RIDGE LN	CHARLOTTE	NC	28277
2018-094	22910552	LEVY	ELIZABETH			1913 SPARTY JONES DR	WAXHAW	NC	28173
2018-094	22910553	BISH HOLDINGS LLC	LELAND			11908 CHELTON RIDGE LN	CHARLOTTE	NC	28277
2018-094	22910554	PINKSTAFF	JOHN S	USBEV V KAN	SMITH	11904 CHELTON RIDGE LN	MATTHEWS	NC	28105
2018-094	22910555	KAN	JOHN S	ALLISON D	SMITH	11850 CHELTON RIDGE LN	CHARLOTTE	NC	28277
2018-094	22910556	SMITH	PATRICK N			11846 CHELTON RIDGE LN	CHARLOTTE	NC	28277
2018-094	22910557	GILBODY	YI QING			11842 CHELTON RIDGE LN	CHARLOTTE	NC	28277
2018-094	22910558	FAN	WENJIANG			11838 CHELTON RIDGE LN	CHARLOTTE	NC	28277
2018-094	22910559	THULLBERY	JAMES MICHAEL	DIETTE S	NAZARIO	11834 CHELTON RIDGE LN	CHARLOTTE	NC	28277
2018-094	22910560	PRESSLEY	NATHAN P			210 WALKERS BLUFF CT	WAXHAW	NC	28173
2018-094	22910561	CHOUHDHARY	GAUTAM	SMITA	THAKUR	11822 CHELTON RIDGE LN	CHARLOTTE	NC	28277
2018-094	22910562	MERMIGAS	NICHOLAS ANDREW			506 HAMPSHIRE RD	MATTHEWS	NC	28105
2018-094	22910563	SINGH	MANISH B	POOJA M	SINGH	11814 CHELTON RIDGE LN	CHARLOTTE	NC	28277
2018-094	22910564	RAMAKRISHNA	ARUNKUMAR	SUJATHA	ARUNKUMAR	315 WEST 9TH ST	CHARLOTTE	NC	28202
2018-094	22910565	WEST NINTH LLC				6719 FAIRVIEW RD #C	CHARLOTTE	NC	28210
2018-094	22910566	STILLWATER COMMUNITY	ASSOCIATION INC			6719 FAIRVIEW RD #C	CHARLOTTE	NC	28210
2018-094	22910567	STILLWATER COMMUNITY	ASSOCIATION INC			15 BLACK GUM DR	MONMOUTH JUNCTION	NJ	08852
2018-094	22910568	VELAGAPUDI	SURENDRA	LALITHA	VELAGAPUDI	11582 DESTIN LN	CHARLOTTE	NC	28277
2018-094	22910601	AXWORTHY	JULIAN ALAN	LINDA DIANNE	AXWORTHY	11578 DESTIN LN	CHARLOTTE	NC	28277
2018-094	22910602	WOODALL	KRISTI L			11574 DESTIN LN	CHARLOTTE	NC	28277
2018-094	22910603	KUPSH	LINDA L			17812 CAMPBELL HALL COURT	CHARLOTTE	NC	28277
2018-094	22910604	SUNKARA	SASKRANTH	MONALISA	SUNKARA	867 BONUM RD	CLOVER	SC	29710
2018-094	22910605	LEON	FREDY HERNAN	SOMRAELISABETH ESPONOZA	WELCHES	11532 DESTIN LN	CHARLOTTE	NC	28277
2018-094	22910606	TEAT	RICHARD R	SHERBY K	TEAT	6929 ROYCE ST	CHARLOTTE	NC	28277
2018-094	22910607	GREGORY	DAREL C	CYNTHIA A	GREGORY	11524 DESTIN LN	CHARLOTTE	NC	28277
2018-094	22910608	GROSSMAN	SEAN D			11520 DESTIN LN	CHARLOTTE	NC	28277
2018-094	22910609	HANSON	KAREN J			11516 DESTIN LN	CHARLOTTE	NC	28277
2018-094	22910610	RAYNOR	CHRISTOPHER CONNOR	JESSICA ELIZABETH	RAYNOR	367 LORRAINE RD	FORT MILL	SC	29708
2018-094	22910625	PALADUGU	MOHAN RAM	NEERAJA	PALADUGU	8047 BRISTLE TOE LN	CHARLOTTE	NC	28277
2018-094	22910626	SPEATH	PETER			8051 BRISTLETOE LN	CHARLOTTE	NC	28277
2018-094	22910627	DUNEGAN	CHRISTOPHER H			8055 BRISTLE TOE LN	CHARLOTTE	NC	28277
2018-094	22910628	HUANG	CHUNG HSING	WEN YING HUANG	LEE	1650 INDIGO OAK LN	SAN JOSE	CA	95121
2018-094	22910629	SURAPANENI	RAO SUBRAHMANYESWARA	SREE SUSHMA	MIKKILINENI	494 TOWNE DR	ROANOKE	VA	24018
2018-094	22910630	SPEED	GLORIA A	TRUST	WELCH LIVING	8069 BRISTLE TOE LN	CHARLOTTE	NC	28277
2018-094	22910631	ROTH	MICHELLE	KENNETH	ROTH	8073 BRISTLE TOE LN	CHARLOTTE	NC	28277
2018-094	22910632	LAM	HUE T			6719 C FAIRVIEW RD	CHARLOTTE	NC	28210
2018-094	22910633	STILLWATER COMMUNITY ASSOC INC				11547 DESTIN LN	CHARLOTTE	NC	28277
2018-094	22910655	SIMMONS	CHEYENNE JONE			11551 DESTIN LN	CHARLOTTE	NC	28277
2018-094	22910656	JONES	BERENT	EVA	JONES	11561 DESTIN LN	CHARLOTTE	NC	28277
2018-094	22910657	STANBACK	JENNIFER D			2212 RETANA DR	CHARLOTTE	NC	28210
2018-094	22910658	DEAN	CATHERINE RACHEL	GREGORY ROBERT	DEAN	11569 DESTIN LN	CHARLOTTE	NC	28277
2018-094	22910659	COSENZA	PETER J			13408 CHASEWATER DR	CHARLOTTE	NC	28277
2018-094	22910660	BRAINARD	MICHAEL R	TI	JIANG	7032 WEIRTON PL	CHARLOTTE	NC	28276
2018-094	22910661	CURRY	THOMAS J	EILEEN P	CURRY	11543 DESTIN LN	CHARLOTTE	NC	28277
2018-094	22910662	MARTINDALE	KARISSA			6719 C FAIRVIEW RD	CHARLOTTE	NC	28210
2018-094	22910663	STILLWATER COMMUNITY ASSOC INC				6719 C FAIRVIEW RD	CHARLOTTE	NC	28210
2018-094	22910664	STILLWATER COMMUNITY ASSOC INC				6719 C FAIRVIEW RD	CHARLOTTE	NC	28210
2018-094	22910665	STILLWATER COMMUNITY ASSOC INC				10225 OLD ARDREY KELL RD APT 202	CHARLOTTE	NC	28277
2018-094	22910701	BISCHOFF	ROBERT H R/T/U/A			8829 GRAND OAK DR	CHARLOTTE	NC	28277
2018-094	22910702	WISE	HUGH	FRANCES M	WISE	8847 GRAND OAK DR	CHARLOTTE	NC	28277
2018-094	22910703	WEBB	CAROL LANG			8841-D GRAND OAK DR	CHARLOTTE	NC	28277
2018-094	22910704	STUTTS	ROBERT E	PATRICIA F	STUTTS	17821 SPINNACKERS REACH DR	CONELIUS	NC	28091
2018-094	22910705	FOISYTHE	SCOTT E			8377 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910706	PHILMON	JILL	GARY ANTHONY	PHILMON	8809 GRAND OAK DR	CHARLOTTE	NC	28277
2018-094	22910707	ALEXANDER	GEOFFREY	MARGEAUX	ALEXANDER	8805 GRAND OAKS DR	CHARLOTTE	NC	28277
2018-094	22910708	HESTER	NUTLIV			8335 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910709	PARKER	JOHN L	MARLENE D	PARKER	8339 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910710	SANNA	SALVATORE	JENNE M	SANNA	8819 GRAND OAK DR	CHARLOTTE	NC	28277
2018-094	22910711	BROWN	SHIRLEY Y			8815 GRAND OAK DR	CHARLOTTE	NC	28277
2018-094	22910712	MANTIONE	PATRICIA A	CHARLES L	MANTIONE	9045 GRAND OAK DR	CHARLOTTE	NC	28277
2018-094	22910745	PARES	CARLOS A	HILDA U	PARES		CHARLOTTE	NC	28277

2018-094	22910746	PAYNE	JOHN F			9049 GRAND OAK DR	CHARLOTTE	NC	28277
2018-094	22910747	JOHN R RUECKEL AND IRENE M RUE	CKEL AS COTRUSTEE OF THE	CKEL REVOCABLE TRUST UNDE	JOHN R RUECKEL AND IRENE M RUE	9039 GRAND OAK DR	CHARLOTTE	NC	28277
2018-094	22910748	CHERRYBONE	SANDRA R			9035 GRAND OAK DR	CHARLOTTE	NC	28277
2018-094	22910749	PURTILL	ALLAN L SR	MARY L	PURTILL	9025 GRAND OAK DR	CHARLOTTE	NC	28277
2018-094	22910750	OMAN	RONALD G	EVELYN B	OMAN	9029 GRAND OAK DR	CHARLOTTE	NC	28277
2018-094	22910751	EATON	LORI B	JONATHAN	EATON	7826 STONEHAVEN DR	WAXHAW	NC	28173
2018-094	22910752	SQUIRES	DOUGLAS	KAREN	SQUIRES	9015 GRAND OAK DR	CHARLOTTE	NC	28277
2018-094	22910753	COPELAND	HELEN M			9005 GRAND OAK DR	CHARLOTTE	NC	28277
2018-094	22910754	BRIANS	CHRISTA E			9009 GRAND OAK DR #B	CHARLOTTE	NC	28277
2018-094	22910755	FEHRS	THOMAS L	MARY E	FEHRS	8945 GRAND OAK DR, UNIF C	CHARLOTTE	NC	28277
2018-094	22910756	SNOVAK	JAMES M	DONNA J	SNOVAK	8941 GRAND OAK DR	CHARLOTTE	NC	28277
2018-094	22910757	RACKLEY	R WADE			8231 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910758	ALLEY	THEODORE F			8235 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910759	REED	MARCIA J			8189 WINDSOR RIDGE DR	CHARLOTTE	NC	28277
2018-094	22910760	MILLER	DIANNE F			8185 WINDSOR RIDGE DR #D	CHARLOTTE	NC	28277

	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-094 ORGANIZATI	Bill	Harney	9026 Elrose Pl		Charlotte	NC	28277
2018-094 Ashton Grove Homeowners Association	Steve	Mathias	9039 Cambridge Green Dr.		Charlotte	NC	28277
2018-094 Balmoral Park Homeowners Association, Inc.	John	Reiter	9014 Roseton Lane		Charlotte	NC	28277
2018-094 Charlotte Village Network	George	Caudle	8817 Bryant Farms Rd		Charlotte	NC	28277
2018-094 Fairmeadows Homeowners Association	Denise	Oswald	8817 Leinster Drive		Charlotte	NC	28277
2018-094 Kingston Forest HOA Inc	Jamila	Griffey	8028 Lansford Rd		Charlotte	NC	28277
2018-094 Larkhaven Homeowners Association	Sandy	Poteat	7912 Willows Pond Ct		Charlotte	NC	28277
2018-094 Plaza Park Drive	Patricia K.	Davis	10945 Fox Mill Ln		Charlotte	NC	28277
2018-094 Providence-Old Providence	Paul H.	Trotter	8817 Bryant Farms Rd		Charlotte	NC	28277
2018-094 Providence Colony Homeowners Association	Elizabeth	Peace	8817 Bryant Farms Rd		Charlotte	NC	28277
2018-094 Providence Community Association (Lower)	Bob	Gambon	8142 Sealey Ct		Charlotte	NC	28277
2018-094 Providence West Homeowners Association	Debra	Yeatts	9014 Bryant Farms Rd		Charlotte	NC	28277
2018-094 Providence West Homeowners Association	Eric	Marshall	8115 Sealey Ct		Charlotte	NC	28277
2018-094 Providence West Homeowners Association	Jeff	Zyats	8110 Lansford Rd		Charlotte	NC	28277
2018-094 Providence West Homeowners Association	June	Noe	8604 Doe Run Rd		Charlotte	NC	28277
2018-094 Radbourne Homeowners Association	David	Scibor	8501 Ducksbill Dr		Charlotte	NC	28277
2018-094 Raeburn Neighborhood & Keller Williams Realty	Chris	Matthew	7916 Noland Woods Drive		Charlotte	NC	28277
2018-094 Ravencrest Homeowners Association	Elaine	Bailes	8649 Annabel Lee Ln		Charlotte	NC	28277
2018-094 Ritch Avenue Homeowners Association	Jeff	Pease	9026 Scotch Heather Wy		Charlotte	NC	28277
2018-094 Southpark Coalition	Don	Boekelheide	11426 Olde Saint Andrews Ct		Charlotte	NC	28277
2018-094 Toby Creek Alliance	Bill	Gardner	11334 Olde Turnbury Ct.		Charlotte	NC	28277
2018-094 Village of Troon Homeowners Association	John	Armstrong	11613 Old Surry Ln		Charlotte	NC	28277
2018-094 Williamsburg At Provincetown Homeowners Association							

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2018-094** filed by Hopper Communities, Inc. to request the rezoning of an approximately 2.03 acre site located at 11831 Elm Lane in Charlotte (Tax Parcel No. 229-101-04)

Date and Time of Meeting: Tuesday, August 28, 2018 at 6:30 p.m.

Place of Meeting: South Mecklenburg Presbyterian Church
Mecklenburg Hall
8601 Bryant Farms Road
Charlotte, North Carolina 28277

We are assisting Hopper Communities, Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 2.03 acre site located at 11831 Elm Lane in Charlotte (Tax Parcel No. 229-101-04). The Petitioner is requesting that the site be rezoned from the R-12 MF (Multi-Family) (CD) zoning district to the UR-2 (CD) zoning district to accommodate the development of a residential community on the site that could contain up to 20 for sale single-family attached (townhome) dwelling units.

The Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal 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 site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, August 28, 2018 at 6:30 p.m. in Mecklenburg Hall at South Mecklenburg Presbyterian Church located at 8601 Bryant Farms Road in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or Ty Shaffer at (704) 377-8142.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Ed Driggs, Charlotte City Council District 7 (via email)
Mr. John Kinley, Charlotte-Mecklenburg Planning Department (via email)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: August 17, 2018

11081379





Community Meeting Sign-in-Sheet

Hopper Communities, Inc. -- Rezoning Petition No. 2018-094

South Mecklenburg Presbyterian Church, 8601 Bryant Farms Road, Charlotte, NC 28277

Tuesday, August 28, 2018 at 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	David Thomas			
2.	Susan Thomas			
3.	Allison Tarwater	11940 Chelton Kidge		allison.tarwater@gmail.com
4.	Chris			
5.	Sandy Fischer			gma sandy 7@bellsouth.net
6.	Helene Rivlin			harivLIN@gmail.com
7.	Deborah Kenny			deborahkenny1@gmail.com
8.	Doug Robinson	2020 Windsor Run Lane Apt DP415 Matthews NC 28105	(704) 618-2422	Drobinsonduke@gmail.com
9.	Tim Fischer	.		timothy.fischer21@gmail.com
10.	Bailey Patrick			

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
11.	JOHN CONAWAY	11749 FIDDLERS ROOF LANE	704- 889-1452	JCONAWAY@INKSTOPUSA.COM
12.	Johanna Remes	11577 Destin LN Char NC 28277	704 400-9143	JohawRem@aol.com
13.	Rob Ducey	11431 Destin LN Char NC 28277		rjducey@gmail.com
14.	Jennifer Murdock	5345 King Arthur Dr		Jwmurdock10@gmail.com
15.	Charles Breen	11955 Ludwell Branch Ct		NON
16.	Linda M. Fox	11950 Ludwell Branch Ct		Atty has my email address
17.	JOHN RUECKEL	9039 GRAND OAK DR (WINDSOR OAKS)	704-609-1492	JRRUECKELSR@gmail.com
18.	Z. SVETLIC	11764 FIDDLERS ROOF LN	704-840-0010	iron iron_svetlic@yahoo.com
19.	Gary Osadetz	11409 DESTIN LANE CHARLOTTE	704 644-9447	bmw 1990 sale@gmail.com
20.	May Walker	8665 Windsor Ridge		
21.				
22.				
23.				

Community Meeting Sign-in-Sheet

Hopper Communities, Inc. -- Rezoning Petition No. 2018-094

South Mecklenburg Presbyterian Church, 8601 Bryant Farms Road, Charlotte, NC 28277

Tuesday, August 28, 2018 at 6:30 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	John Lapomarda by Mike Lapomarda, Trustee	8669 Windsor Ridge Dr. Charlotte 28277	704-236-8698	sadiesdadclt@yahoo.com
2.	Victoria Nwasike	6912 Morgana Ct. Charlotte, NC 28277	571-228-4192	vpm001@gmail.com
3.	Chris Raynor	11516 Destin Lane Charlotte, NC 28277	704-632-7919	Connorkanc84@gmail.com
4.	Haley Whittemore	11531 Destin Ln CLT NC 28277	704 839 1440	haleywhitemore@aol.com
5.	Mike Meert	11326 Old Turnbury Ct CLT NC 28277	704 542 1624	Mike.Meert@Carolina.RR.com
6.	Phillip Stone	11322 Old Turnbury Ct Charlotte NC 28277	704 543 7319	phil54@Carolina.RR.com
7.	Andre' Burger	11422 Old Turnbury Court Charlotte NC 28277	704 553 8051	aeburger@bellsouth.net
8.	Berent Jones	11551 Destin Lane Charlotte, NC 28277	808-364-1837	Berentjones@yahoo.com
9.	EMMA DIAZ	11734 FIDDLERS FOOT W CHARLOTTE NC 28277	518-542-7520	EMVDIAZ@GMAIL.COM
10.	ROGER DELGADO	8678 WINDSOR RIDGE DR CHARLOTTE NC 28277	704 492 3009	rogerdelgado@hotmail.com

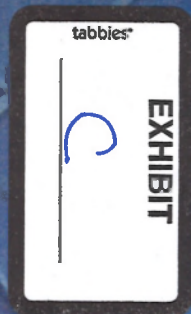
	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
	Lorraine Rojas	8640 Windsor Ridge Dr.	704-615-5250	
11.	Lucia Rojas	8618 Windsor Ridge Dr.	704-492-3069	LuciaRojas1525@gmail.com
12.	Roger Delgado	11	Roger	Delgado@hotmail.com
13.	MARSHA BURRIS	8181 Millwright Ln	(704) 516-6801	MarshaBurris@gmail.com
14.	Susan Thomas	16108 Woodlawn	704-588-9144	setncmail@gmail.com
15.	Debra Butler	11717 Fiddlers Reglar	704-408-4858	dbuttl@catscorp.com
16.	Tilaks Sood	8670 Windsor Ridge Dr.	704-366-462	
17.				
18.				
19.				
20.				
21.				
22.				
23.				

Rezoning Petition No. 2018-094

Hopper Communities, Inc., Petitioner

Community Meeting

August 28, 2018



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Rezoning Team

- Clay McCullough, Hopper Communities, Inc.
- Trey McDaniel, Hopper Communities, Inc.
- Matt Langston, Landworks Design Group, PA
- John Carmichael, Robinson, Bradshaw & Hinson

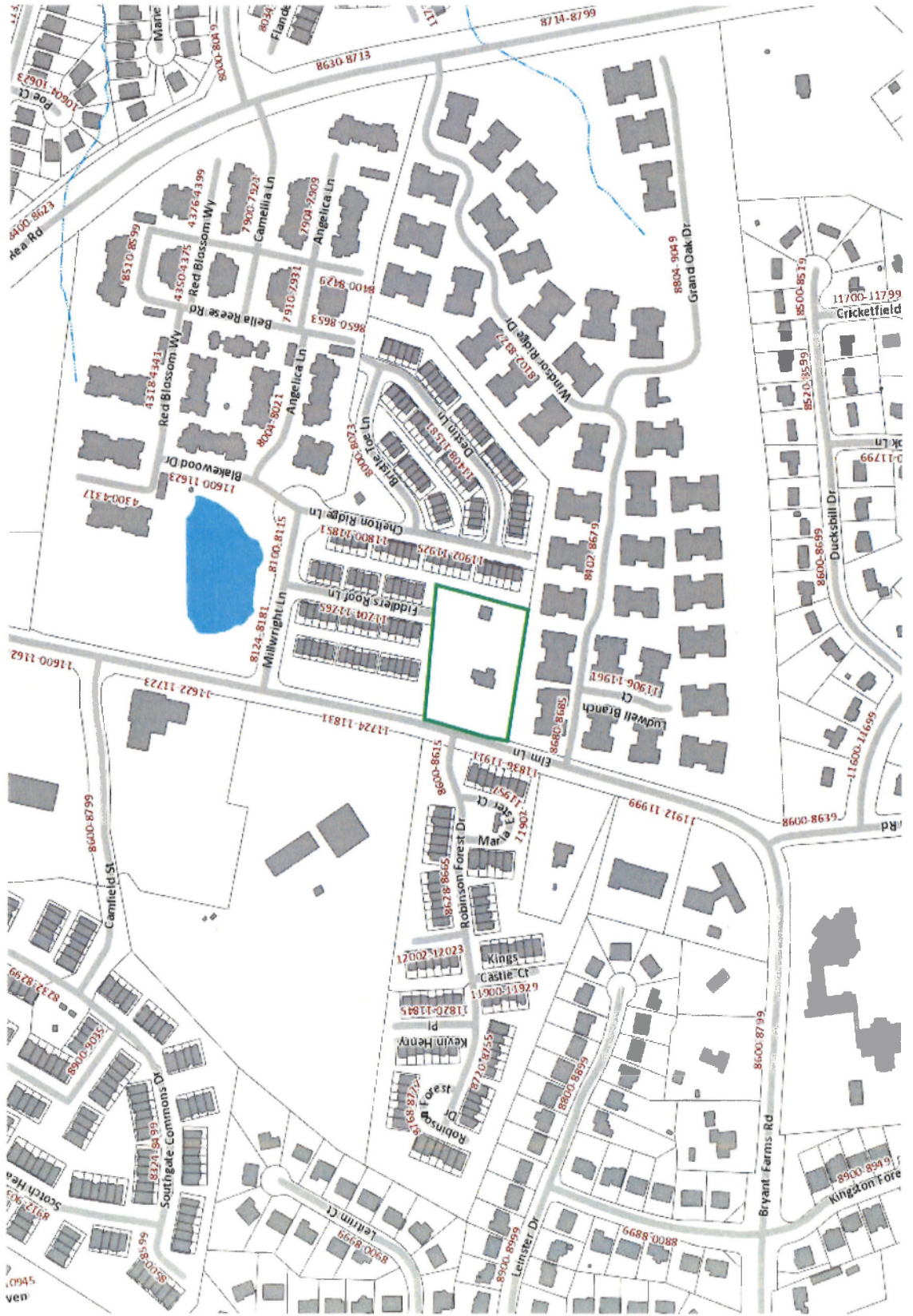
Agenda

- A. Introduction of Rezoning Team Members
- B. Rezoning Schedule
- C. Site/Existing Zoning of the Site
- D. Zoning of Adjacent and Nearby Parcels of Land
- E. Rezoning Request
- F. Review of the Site Plan
- G. Land Use Plan Recommendation for the Site
- H. Questions

Rezoning Schedule

- Public Hearing: Monday, October 15, 2018 at 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- Zoning Committee: Tuesday, October 30, 2018 at 5:30 PM
at the Charlotte-Mecklenburg
Government Center
- City Council Decision: Monday, November 19, 2018 at 5:30
PM at the Charlotte-Mecklenburg
Government Center

Site – Approximately 2 Acres



Site – Approximately 2 Acres

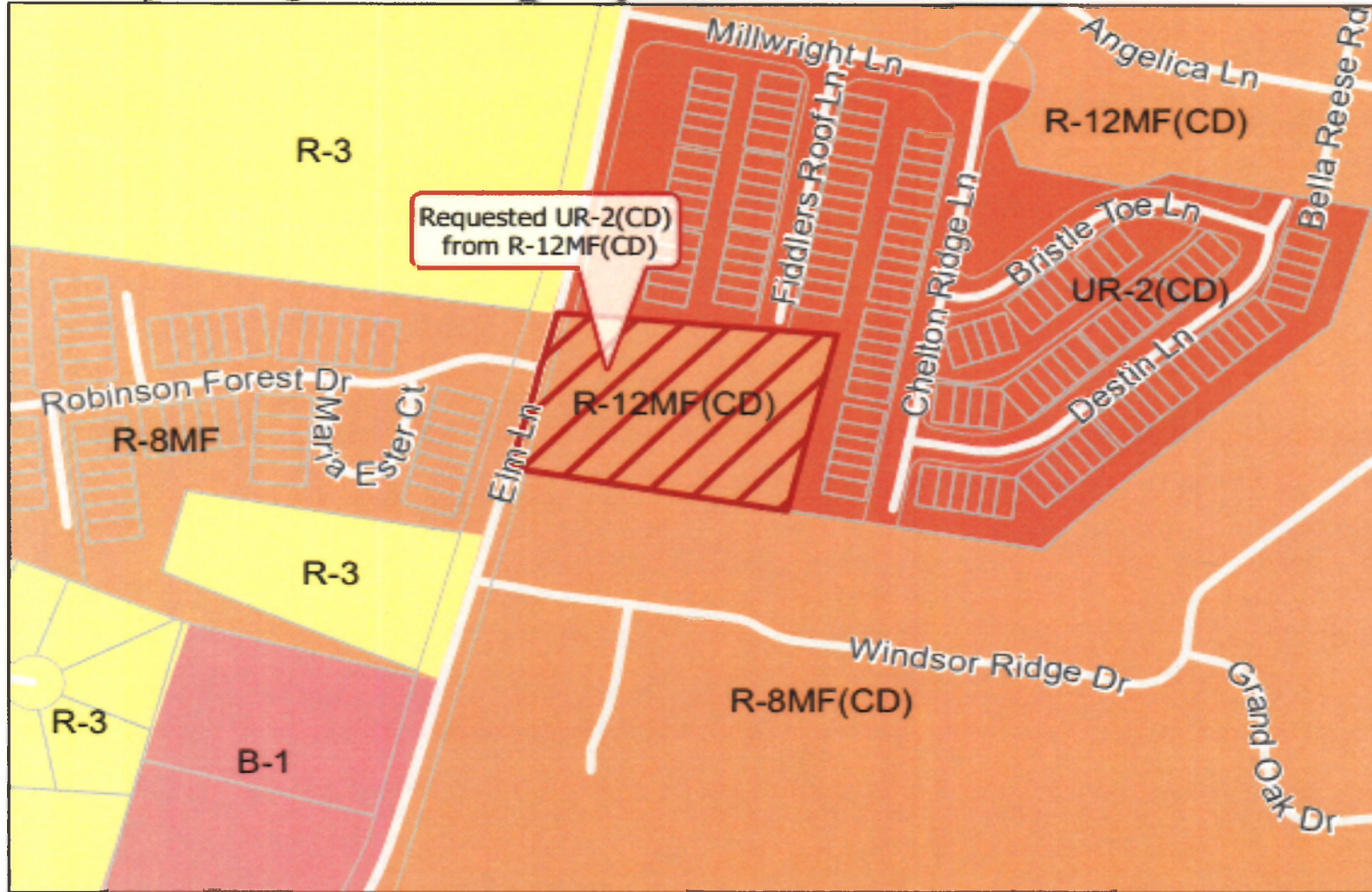


Site – Approximately 2 Acres

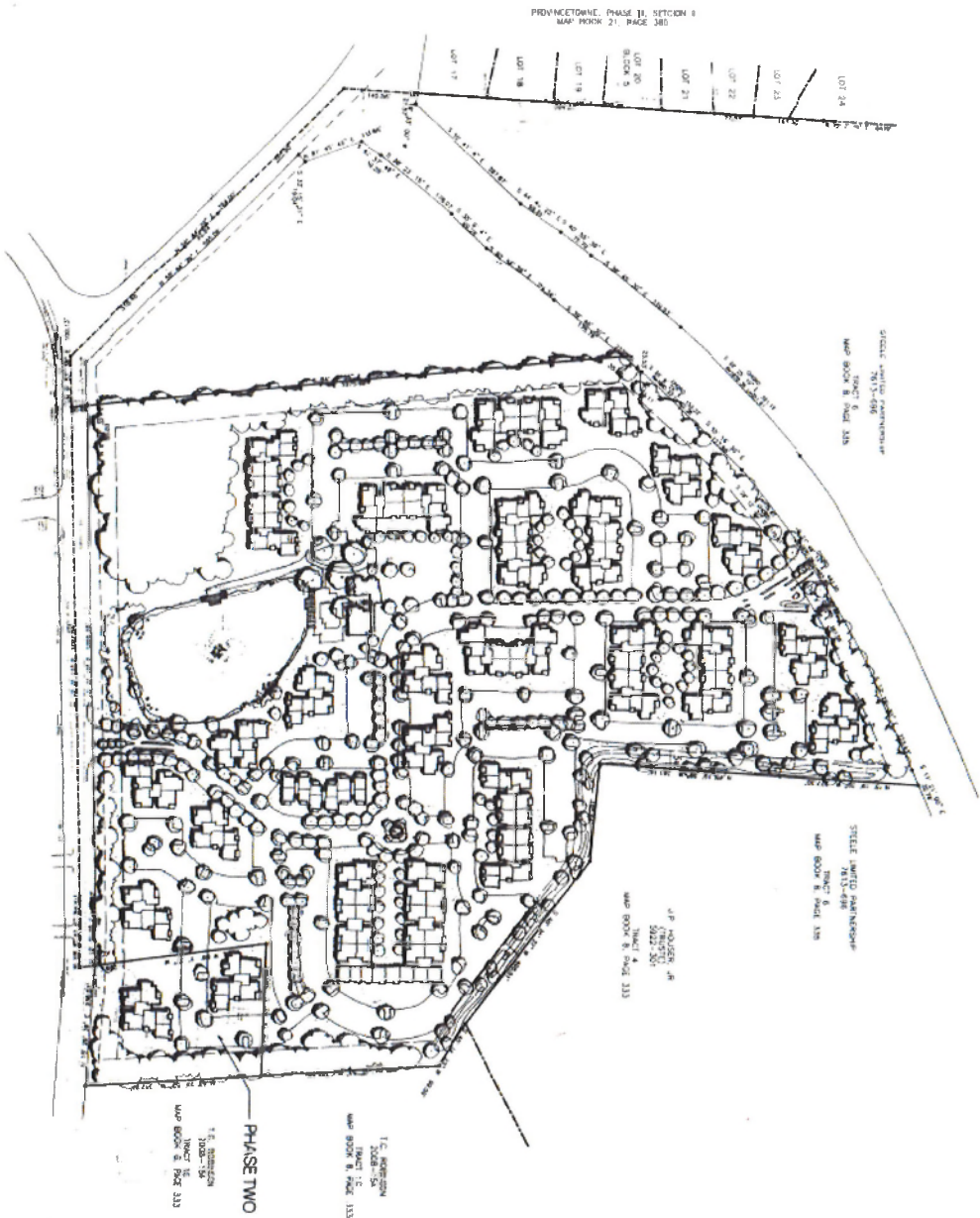


Existing Zoning -- Site

Existing Zoning & Rezoning Request



Currently Approved Rezoning Plan for the Site



SUMMIT STILLWATER

REZONING PETITION
A MULTIFAMILY COMMUNITY
BY:
SUMMIT PROPERTIES
32 S. TRYON STREET, CHARLOTTE, NC 28203
704 384-9982

DESIGN
RESOURCE
GROUP, PA

1000 W. WILLOW CREEK
SUITE 100
CHARLOTTE, NC 28203
PHONE: (704) 384-2000
FAX: (704) 384-2003
WWW.DRGROUP.COM

SUBMITTANT
SITE
PLAN

Scale: 1" = 100'

Date: 18 AUGUST 2007

Drawn by: [Signature]





STEELE LIMITED PARTNERSHIP
7613-696
TRACT 6
MAP BOOK B, PAGE 335

STEELE LIMITED PARTNERSHIP
7613-696
TRACT 6
MAP BOOK B, PAGE 335

J.P. HOUSER, JR
(TRUSTE)
5922-301
TRACT 4
MAP BOOK B, PAGE 333

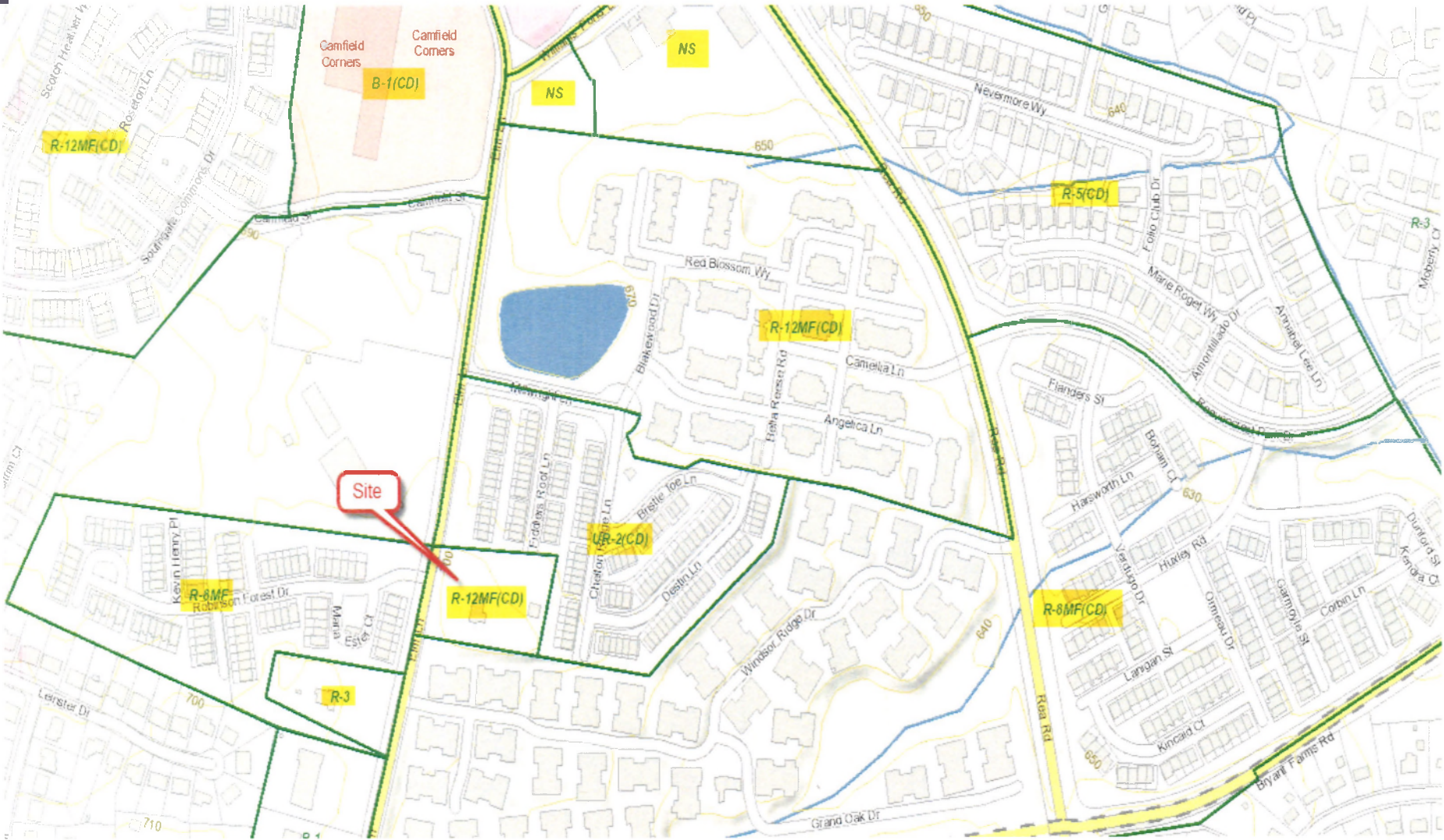
T.C. ROBINSON
2008-124
TRACT 1C
MAP BOOK B, PAGE 333

PHASE TWO

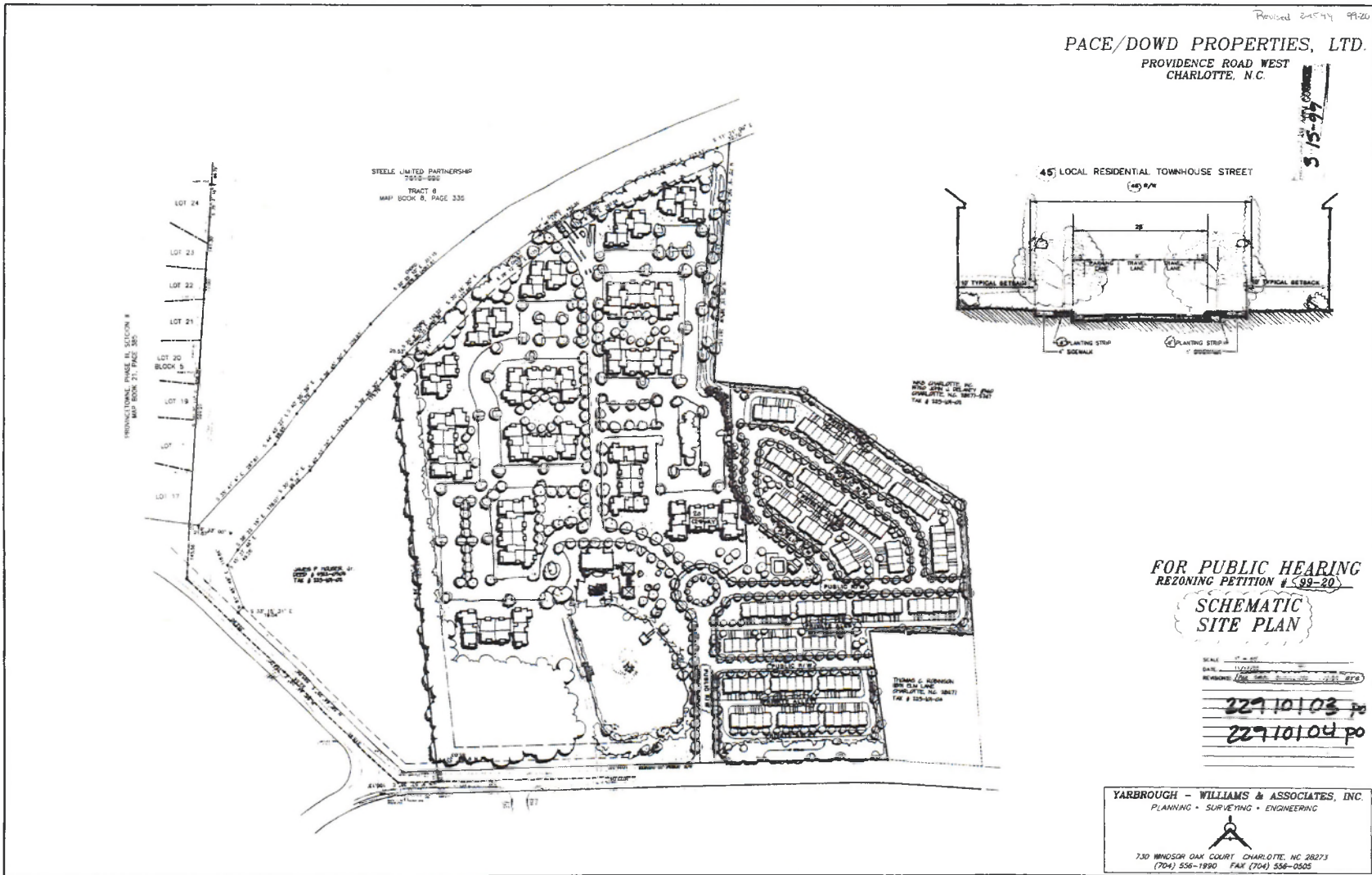
T.C. ROBINSON
2008-124
TRACT 1C
MAP BOOK B, PAGE 333

LOT 24
LOT 23
LOT 22
LOT 21
LOT 20
BLOCK 5
LOT 19
LOT 18
LOT 17

Zoning of Adjacent and Nearby Parcels



Approved UR-2 (CD) Rezoning Plan for Parcel Located Immediately to the North of the Site

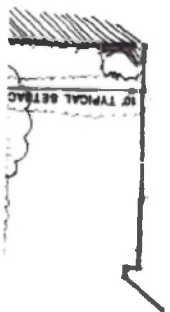


THOMAS & ROBINSON
DEVELOPERS, INC. 1987.11
TRK # 127-14-04

PUBLIC TRAIL

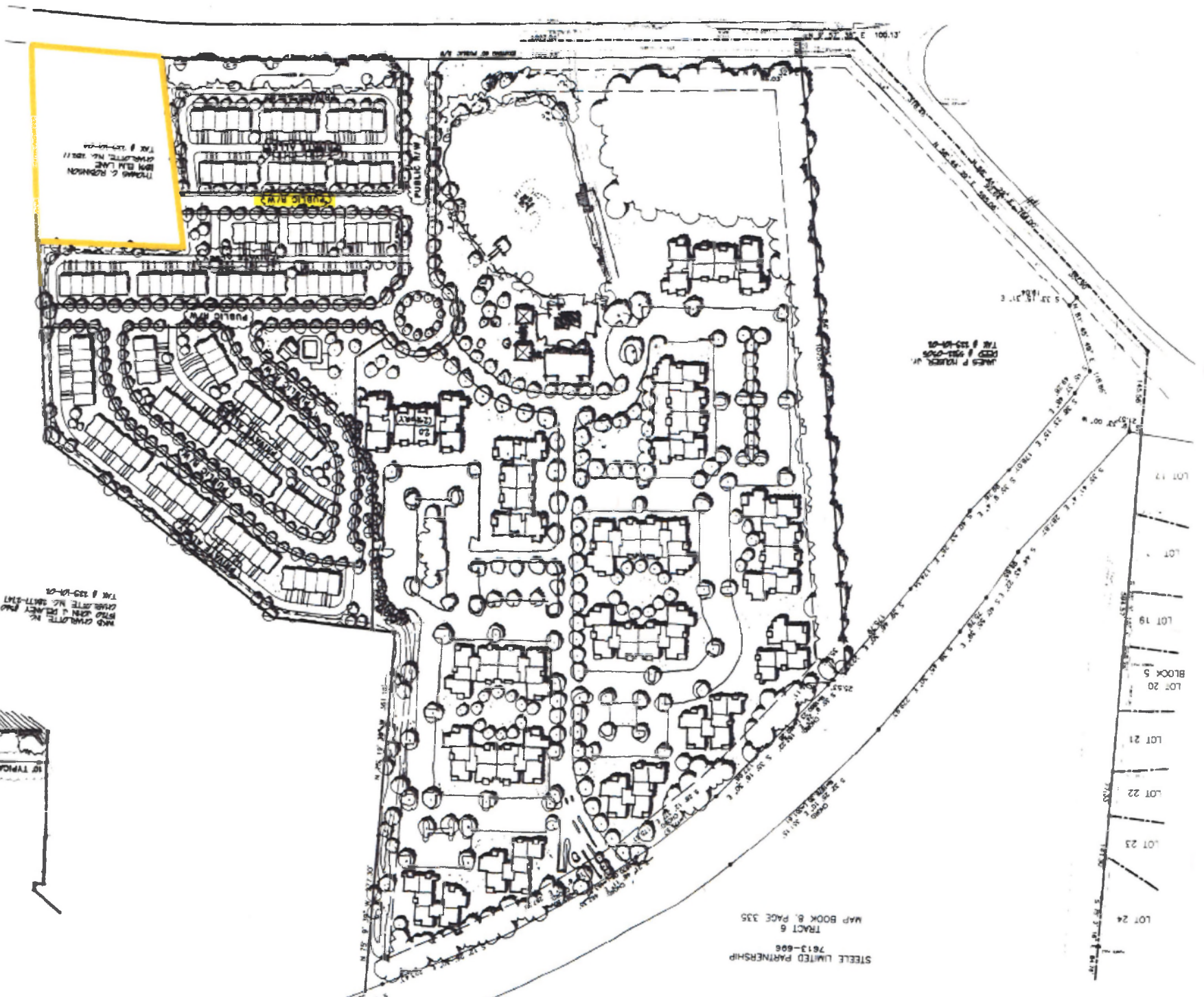
JAMES F. HANCOCK, JR.
TRK # 122-14-03

MRS. GARDINER, INC.
BRIDGEMAN & KENNEDY P&O
CHASLOTTE, NC 28277-5141
TRK # 125-14-02



STEELE UNITED PARTNERSHIP
7613-606
TRACT 6
MAP BOOK 8, PAGE 335

- LOT 24
- LOT 23
- LOT 22
- LOT 21
- LOT 20
- BLOCK 5
- LOT 19
- LOT 18
- LOT 17





Rezoning Request

- Requesting the rezoning of the site from the R-12 MF (Multi-Family) (CD) zoning district to the UR-2 (CD) zoning district to accommodate the development of up to 20 for sale single family attached homes (townhomes) on site.



PERMITS COMPLIANCE DATA:

- 1. All proposed work shall be in accordance with the applicable codes and ordinances of the City of Charlotte.
- 2. All proposed work shall be in accordance with the applicable codes and ordinances of the State of North Carolina.
- 3. All proposed work shall be in accordance with the applicable codes and ordinances of the County of Mecklenburg.
- 4. All proposed work shall be in accordance with the applicable codes and ordinances of the City of Charlotte.
- 5. All proposed work shall be in accordance with the applicable codes and ordinances of the State of North Carolina.
- 6. All proposed work shall be in accordance with the applicable codes and ordinances of the County of Mecklenburg.
- 7. All proposed work shall be in accordance with the applicable codes and ordinances of the City of Charlotte.
- 8. All proposed work shall be in accordance with the applicable codes and ordinances of the State of North Carolina.
- 9. All proposed work shall be in accordance with the applicable codes and ordinances of the County of Mecklenburg.
- 10. All proposed work shall be in accordance with the applicable codes and ordinances of the City of Charlotte.

This plan is a preliminary design. NOT Intended for Construction.



RZ-2

SHEET 1 OF 2

11831 ELM LANE SITE
 JBH DEVELOPMENT, LLC
 CHARLOTTE, NC

Landworks Design Group, PA
 CREATING SPACES TO LIVE, WORK AND PLAY
 7671 Little Avenue, Suite 111
 Charlotte, NC 28226
 Tel: 704-841-1604
 Fax: 704-841-1604

REZONING SITE PLAN
 RESIDING PERMIT
 12/15/2020

PROJECT INFORMATION:

Project Manager: MJD
 Designer: KM
 Checker: LH
 Date: 07/10/20
 Project Number: 1861
 Sheet Number:



14' SETBACK FROM BOC

POSSIBLE TREE SAVE

10' REAR YARD
PRIVATE ALLEY

LOCAL RESIDENTIAL NARROW
(PUBLIC, PROPOSED 44' RW)

PRIVATE ALLEY

PROPOSED ON STREET PARKING

LOCAL RESIDENTIAL MEDIUM
(PUBLIC STREET)

PRIVATE O.S. (TYP.)

8' PLANTING STRIP
6' SIDEWALK

POSSIBLE TREE SAVE

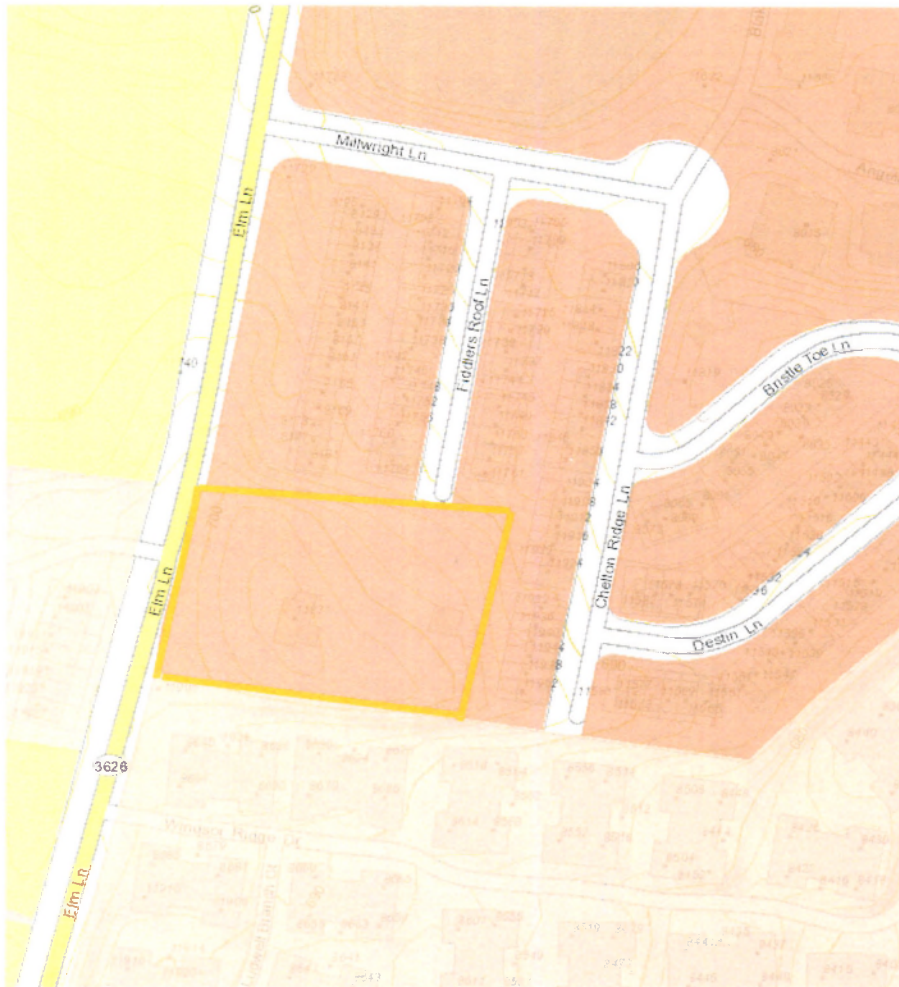
5-7' DRIVE APRON (TYP.)

PRIVATE ALLEY
(22' B-B TYP.)
10' REAR YARD

R' SIDEYARD

ANTICIPATED RW DEDICATION
(FROM CL)

Land Use Plan



Proposed Land Use: South District Plan

Planning District	South
Plan Name	South District Plan
Plan Adoption Date	11/30/1993
Adoption Type	Rezoning
Proposed Landuse Code	MF12
Proposed Landuse Description	Multi-Family <= 12 DUA
Residential Density	12
Zoning Designation	R-12(MF)(CD)
Rezoning Date	2/16/1998
Zoning Petition	1998-008
Generalized Landuse	Multi-Family
created_user	
created_date	
last_edited_user	95082
last_edited_date	9/12/2017 8:28:10 PM

[StreetView](#) | [BirdsEye](#)



Questions and Comments