

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2019-144**

**Petitioner:** York Acquisitions, LLC  
**Rezoning Petition No.:** 2019-144  
**Property:** ± 22.69 acres located at the intersection of Heritage Lakes Drive and Northbend 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 Tuesday, December 10, 2019, 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 11/26/2019. 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 Tuesday, December 10, 2019 at 6:30 PM, at Hilton Charlotte University Place – Lakeshore Ballroom, 8629 JM Keynes Drive, Charlotte, NC 28262.

### **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 David Helfrich and Stefan Gassner with Aspen Heights/York Acquisitions, LLC and Eddie Moore with McAdams. Also in attendance were Keith MacVean and Dujuana Keys 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. Mr. MacVean introduced the development team and reviewed the conditional rezoning process and current schedule.

David Helfrich with Aspen Heights gave a brief overview of the company. Aspen Heights has over 40 communities across the U.S. currently, including Aspen Heights Charlotte. They are the long term owners of their properties serving as both the builders and the managers.

The proposed residential community will be a combination of cottage and garden-style apartments with controlled access, an on-site curtesy officer, and a full time staff. Potential residents will have to qualify through background and credit checks.

This property will qualify for the Niner Choice program, Gold Standard.

The meeting was then opened for questions.

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

Attendees inquired about the lighting along US 29 Service Road and if there were plans to add street lights. At this time, there are no additional lights proposed, outside of the property.

Attendees expressed concerns with traffic and the extension of Northbend Drive to Sir Anthony. It was explained that the extension of Northbend Drive is a city subdivision requirement. Five (5) intersections were studied as part of the Traffic Impact Analysis for this site. The recommended improvements from the traffic study will be incorporated into the conditional plan. The Petitioner is waiting for comments from CDOT but does not anticipate any additional requirements. This development will provide shuttle service from the complex to the University to help mitigate traffic concerns.

Attendees inquired about the location of the garden style apartment buildings in relation to the existing single family homes. The garden style buildings will be adjacent to the service road as well as near the back of the site to the north.

One attendee asked if a monument sign could be provided at the entrance of the Julius Neighborhood. The Petitioner will work with the neighbors to fund the installation of a sign at the entrance.

Attendees inquired about sewer capacity and the possibility to extend down Sir Anthony. Eddie Moore explained that the site currently has sewer and water capacity. The Petitioner will continue to work with the neighbors to provide contact information for CMUD to see if an extension is possible.

One attendee inquired about the lighting along the Service Road to Sir Anthony Dr. The Petitioner modified the plan to add a note agreeing to provide pedestrian scale lighting along US 29 Service Road.

Residents asked if it would be possible to bring internet connectivity to the neighboring community. This development will have high speed internet service. During the design process and discussions with internet service vendors that would service the project, the Petitioner will work with the Sir Anthony residents to explore internet options.

Keith MacVean thanked everyone for their attendance and the meeting was adjourned.

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

The Petitioner modified the plan to add a note agreeing to provide pedestrian scale lighting along US 29 Service Road.

cc: Renee Perkins Johnson, Charlotte City Council District 4 Representative  
David Pettine, Charlotte Mecklenburg Planning Department  
Dan Koebel, Aspen Heights/York Acquisitions, LLC

Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

2019-144	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-144	02903101	HERITAGE POINTE NC PARTNERS LLC		ATTN BRAD BROWN	C/O CORTLAND PARTNERS LLC	3520 PIEDMONT RD NE STE 410		ATLANTA	GA	30305
2019-144	02903112	EVANS	KEVIN	ANN	EVANS	1150 LIBERTY RD		GOLD HILL	NC	28071
2019-144	02903113	ELAM	CAREY J MCCONNELL	CURTIS TIMOTHY	ELAM	9910 MALLARD GLEN DR		CHARLOTTE	NC	28262
2019-144	02903122	ML NORTH CAROLINA APARTMENTS	LP			PO BOX 87407		CHICAGO	IL	60680
2019-144	02903123	HERITAGE POINTE NC PARTNERS LLC		ATTN BRAD BROWN	C/O CORTLAND PARTNERS LLC	3520 PIEDMONT RD NE STE 410		ATLANTA	GA	30305
2019-144	02903124	BUENO	SYBIL DEL			PO BOX 970		PINEHURST	NC	28370
2019-144	02903125	ML NORTH CAROLINA APARTMENTS	LP			PO BOX 87407		CHICAGO	IL	60680
2019-144	02903126	GILLESPIE	SARAH ROSE			1627 SIR ANTHONY DR		CHARLOTTE	NC	28213
2019-144	02903127	CALDWELL	ALTON R			1701 SIR ANTHONY DR		CHARLOTTE	NC	28213
2019-144	02903128	BRADY	DEBORAH ANN			1725 SIR ANTHONY DR		CHARLOTTE	NC	28262
2019-144	02903129	ALEXANDER	JERRY L			1808 SIR ANTHONY DR		CHARLOTTE	NC	28262
2019-144	02903142	SUBRAMANIAN	RAMANATHAN	DEVI	RAJENDRAN	10610 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903143	RANGA	SATYA T	RAJYALAXMI	VADDI	11131 SANDSTONE RD		CHARLOTTE	NC	28277
2019-144	02903144	JAMES	PARKER N			10614 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903145	HOLLAND	JOHN K	ABBY F	HOLLAND	10616 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903146	DH GRIFFIN INFRASTRUCTURE LLC				4716 HILLTOP RD		GREENSBORO	NC	27407
2019-144	02903147	BAULL	KELLY D			10620 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903148	HASS ONE LLC				2272 BARROWCLIFFE DR NW		CONCORD	NC	28027
2019-144	02903149	VENUGOPALAN	KRISSHNAN			10624 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903150	TULASI	KAMESWAR R			10626 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903151	THE ALLAN WIEDEL LIVING	TRUST			10628 HILL POINT		CHARLOTTE	NC	28262
2019-144	02903152	MACK	JOSEPH E			10630 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903153	NEUMANN	ANIKO	TRUST	JUST DUCKY	2775 SUNSET BLVD		NAPLES	FL	34112
2019-144	02903154	HEDRICK	BRYAN E.			10636 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903155	LIVINGSTON	KIMBERLY N			10638 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903156	PEPE	RICHARD	CAROLYN	PEPE	2043 SOLWAY LN		CHARLOTTE	NC	28269
2019-144	02903157	CAMBA	CECILIA	GILBERT P	CAMBA	9571 NUMENORE DR		CHARLOTTE	NC	28269
2019-144	02903158	THE SLATTERY FAMILY	TRUST			10644 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903159	MYERS	PHILLIP J	CAROLEIGH C	MYERS	8182 GRAY LEIGH CT		OAK RIDGE	NC	27310
2019-144	02903160	JACKSON	DEBRA			10648 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903161	BELL	JACK B			10650 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903162	JARVIS	STACEY R			10652 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903163	VAYYALA	RAJESH			10654 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903164	STEWART	KERRIE			10656 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903165	FORD	JUSTIN F			10658 HILLPOINT COURT		CHARLOTTE	NC	28262
2019-144	02903166	GONG	ZHAOYA			10662 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903167	LEVIN	LINDA			53 BILTMORE DR		BRANFORD	SC	29909
2019-144	02903168	JONES	RENATE MARIA			3905 CARDINAL BLUFF LN		INDIAN TRAIL	NC	28079
2019-144	02903169	POWELL	ROBBIE A			10668 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903170	LEDER	BENJAMIN			10670 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903171	WANG	GAO YUN			3225 PINERIDGE LN		GASTONIA	NC	28056
2019-144	02903172	HASS ONE LLC				2272 BARROWCLIFFE DR NW		CONCORD	NC	28027
2019-144	02903173	APT PROPERTIES LLC				3910 PROVIDENCE RD APT J		CHARLOTTE	NC	28211
2019-144	02903174	CLARK	MELANIE L			10678 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903175	MADDIGATLA	GAUTAM	MICHELLE LYNN	MADDIGATLA	1314 SHOREWINDS TRAIL		SAINT CHARLES	MO	63303
2019-144	02903176	BULLOCK	WILLIS A			10682 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903177	JONES	ROSALYN J			10684 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903178	CHESTER	LARRY	LEANNA	CHESTER	6231 SAVANNAH GRACE LN		HUNTERSVILLE	NC	28078
2019-144	02903179	SARIC	JOHN L	MARY G	SPINNER	10722 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903180	GAYLE	GREGORY JAY	LAURA	GAYLE	241 BENJAMIN BLVD		BEAR	DE	19701
2019-144	02903181	MULLER	FREDERICK VICTOR	JEAN	MULLER	10726 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903182	KLIMASEWISKI	BRYAN PETER			10728 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903183	VISSAMRAJU	VIJAY			112 SKYROS LOOP		CARY	NC	27519
2019-144	02903184	RASHIDI	ALI	SHARON G	RASHIDI	1432 OBRIAN DR		NEWTON	NC	28658
2019-144	02903185	BAKER	BECKY JEAN			10734 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903186	CONSAUL	RICHARD	BARBARA	CONSAUL	10736 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903187	ETZEL	JOCHEN	MARGIT RUTH	ETZEL	10421 SUNDANCE CT		CHARLOTTE	NC	28277
2019-144	02903188	GEOPAP LLC				704 OAKLAND HILLS CT		HIGH POINT	NC	27265
2019-144	02903189	MCGUIRE	KEAIRRA D			10742 HILL POINT CT		CHARLOTTE	NC	28262
2019-144	02903191	CALDWELL	ALTON R			1701 SIR ANTHONY DR		CHARLOTTE	NC	28213
2019-144	02903202	SAMAL	SUSHANTA K	SAROJINI	SAMAL	10611 HILL POINT CT		CHARLOTTE	NC	28262

2019-144	02903203	CHANDRAN	SALAIVEDHAN	IDAYABANU MEIVAZHI	SALAI	626 TEE RIDGE CT	FORT MILL	SC	29715
2019-144	02903204	CHANDLER	CHRISTINE T			10615 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903205	RFA PROPERTIES LLC				3541 KYLEMORE CT	CHARLOTTE	NC	28210
2019-144	02903206	THOMAS	LINDSAY A			181 VINEYARD DR	MOORESVILLE	NC	28117
2019-144	02903207	PARAS GROUP LLC				9777 BRANDYBUCK DR	CHARLOTTE	NC	28269
2019-144	02903208	SCOTT	JOHN SHELTON			10623 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903209	HASS ONE LLC				2272 BARROWCLIFFE DR NW	CONCORD	NC	28027
2019-144	02903210	HASSONE LLC				2272 BARROWCLIFFE DR	CONCORD	NC	28027
2019-144	02903211	LI	GUOJUN	AICHUN	XING	10629 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903212	JENSEN	DOMINGA JESUS	LAWRENCE MICHAEL	JENSEN	10631 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903213	LEWIS	NANCY M			10635 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903214	GODARD	ANTONIO L			10637 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903215	CAMERON	CHARLIE RALPH			10639 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903216	BARBEE	ANNA M			10641 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903217	MOGANTI	VENKATA RAM KUMAR			1977 SMOKY QUARTZ RD	DAVIDSON	NC	28036
2019-144	02903218	BIGGERS	CHARLES C	LINDA F	BIGGERS	6761 MANATEE DR	CONCORD	NC	28025
2019-144	02903219	ROBINSON	RUFUS E			10647 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903220	WHITELEIGH PROPERTIES LLC				1113 HANOVER DR NW	CONCORD	NC	28027
2019-144	02903221	NUKALA	VENKATA RAMANA	SOWJANYA	NUKALA	10651 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903222	TRUMPER	FRANK JOHN DAVID	PAULS JEANNE	TRUMPER	4117 WOODFOX DR	CHARLOTTE	NC	28277
2019-144	02903223	MUTYALA	NARESH B	NARASAMMA V	MUTYALA	10655 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903224	HAMID	ATIA			10657 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903225	JONES	STEVEN J			4025 E DUBLIN ST	GILBERT	AZ	85295
2019-144	02903226	KIMBALL	ALEXANDER JOSEPH JR			10633 HILL POINT COURT	CHARLOTTE	NC	28262
2019-144	02903227	MUPPALA	VENKATA	VISALI	MUPPALA	549 FAIR OAKS DR	FORT MILL	SC	29708
2019-144	02903228	NWANGWU	IFEANYI			10667 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903229	HASS ONE LLC				2272 BARROWCLIFFE DR NW	CONCORD	NC	28027
2019-144	02903230	HASS ONE LLC				2272 BARROWCLIFFE DR NW	CONCORD	NC	28027
2019-144	02903231	FLEMING	PILI L			10673 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903232	RUMSWINKEL	CHRISTIAN			1938 WINDHAM PLACE	CHARLOTTE	NC	28205
2019-144	02903233	WASHINGTON	MARVIN A			10677 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903234	BURKART	KAREN A			10679 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903235	NWANKWO	OBIORAH C	SAMANTHA M	CHIMENGE	10681 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903236	JOHNSON	VAN			PO BOX 620337	CHARLOTTE	NC	28262
2019-144	02903237	NARAYAN	SHYAM			10609 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903238	HAYS	B'LYNDA N			10510 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903239	ABERCROMBIE	SHARON K			2609 BLOOMTOWN RD	EAST BEND	NC	27018
2019-144	02903240	GLENNON	KEVIN G	PATRICIA D	GLENNON	1127 SEA BOURNE WAY	SUNSET BEACH	NC	28468
2019-144	02903241	ARJA	VIJAY K	LAKSHMI DEVI	ARJA	76 HAMILTON HEDGE PLACE	CARY	NC	27519
2019-144	02903242	MALLAMPATI	BALA KOTESWARA RAO	ARUNA	RATAKUNDLA	10518 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903243	UNCC RENTAL PROPERTIES LLC				4873 ANNELESE DR	HARRISBURG	NC	28075
2019-144	02903244	WASIELAK	SANDRA H	HEATHER C	HOGAN	10522 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903245	JRD PROPERTIES OF BERUDA RUN LLC				789 FOUNTAIN BROOK LN	LEWISVILLE	NC	27023
2019-144	02903246	KIRKMAN	JOSEPH R			10526 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903247	SMITH	DEANNA J			10528 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903248	DIGNAN	MICHAEL J			10530 HILL POINT CT	CHARLOTTE	NC	28262
2019-144	02903249	BURNS	WENDY GABEL			304 WOODMONT RD	JAMESTOWN	NC	27282
2019-144	02903250	LITTLE	ALEVETA FAYE			9930 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903251	CAPERS	ANA			9932 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903252	MILLER	DEBORAH MINTZ			9934 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903253	KARR	MAXWELL			9936 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903254	NALLA	AHALYA DEVI			2003 MAPLE VIEW LN	INDIAN TRAIL	NC	28079
2019-144	02903255	SRIVASTAVA JAIN INVESTMENTS LLC				1725 CANDLEWOOD RIDGE LN	MATTHEWS	NC	28105
2019-144	02903256	HASS ONE LLC				2272 BARROWCLIFFE DR NW	CONCORD	NC	28027
2019-144	02903257	DRAKESTONE PROPERTIES LLC				7158 DRAKESTONE RD	KANNAPOLIS	NC	28081
2019-144	02903258	SWAYNE	LAWRENCE S., II			3708 ASHFORD LEIGH CT	CHARLOTTE	NC	28269
2019-144	02903259	AMA ONE LLC				2272 BARROWCLIFFE DR NW	CONCORD	NC	28027
2019-144	02903260	ZHENG	MINRUI			9950 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903261	BRIGHTMAN	ALEXIS K			9952 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903262	MUELLE-JENSEN	CHRISTEL A	CATHERINE B	MUELLE	1012 THORNDALE RD	INDIAN TRAIL	NC	28079
2019-144	02903263	MUELLE	CATHERINE B			1012 THORNDALE RD	INDIAN TRAIL	NC	28079
2019-144	02903264	SRIVASTAVA JAIN INVESTMENTS LLC				1725 CANDLEWOOD RIDGE LN	MATTHEWS	NC	28105

2019-144	02903265	HOWIE	TONYA G	GARFIELD	KING	9962 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903266	CULLER	SA`MORA D			9964 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903267	ZELEDON	MARYAM R			9966 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903268	ABBURI	LAVANYA			608 CHASE PRAIRIE LN	WAXHAW	NC	28173
2019-144	02903269	CHISHOLM	SHENETHA			9970 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903270	WILLIAMS	RYAN C	LYNN B	WILLIAMS	9972 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903271	AGNER	MATTHEW R			PO. BOX 562875	CHARLOTTE	NC	28262
2019-144	02903272	FOREMAN	BENJAMIN ALEXANDER II	ROSLYN	FOREMAN	9976 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903273	JOHNSON	NANCY O			9978 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903301	SARITA ENTERPRISES LLC				1020 GALVESTON CT	HAW RIVER	NC	27258
2019-144	02903302	TIDWELL	DUANE	RUTH	TIDWELL	9811 HYDE GLEN CT Unit 9811	CHARLOTTE	NC	28262
2019-144	02903303	SOSNOSKI	BEVERLY A			9813 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903304	POWELL	RACHEL			9815 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903305	EASON	PONG C			9817 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903306	WHITE	TEREESE L			9819 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903307	MANSOUR	YARAH A			9821 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903308	WAITES	JAMAL D			2033 COPPERPLATE RD	CHARLOTTE	NC	28262
2019-144	02903309	KANKANAMPATI	ANAND			9825 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903310	BROWN	MAURICE M SR	LISA E	BROWN	9827 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903311	DOBSON	CYNTHIA K			9829 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903312	BATTINENI	SEKHAR	HAREESHA	YANDAPALLI	8405 CHANNEL WY	WAXHAW	NC	28173
2019-144	02903313	ACITO	GIUSEPPE			3616 BURNAGE HALL RD	HARRISBURG	NC	28075
2019-144	02903314	WILLIS	TERESA B			9837 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903315	SOMISHETTY	SREEDHAR	SRAVANTHI	PADAKANTI	9839 HYDE GLEN CRT	CHARLOTTE	NC	28262
2019-144	02903316	JOHNSTON	GEORGE M			9841 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903317	PUNJALA	SAI ADARSH			9843 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903318	PARAS GROUP LLC				9605 BRANDYBUCK DR	CHARLOTTE	NC	28269
2019-144	02903319	KAUSHIK	SHASHANK	NAMRATA	KAUSHIK	1415 COFFEETREE DR NW	CONCORD	NC	28027
2019-144	02903320	DAVIS	WAYNE KEITH	SUN IM	DAVIS	4735 FAIRVISTA DR	CHARLOTTE	NC	28269
2019-144	02903321	NGETICH	LINDA C			9851 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903322	HOVANESIAN	KATIE E			9853 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903323	SHAN	JUNJIE	JUNQING	MA	9855 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903324	HASS ONE LLC				2272 BARROWCLIFFE DR NW	CONCORD	NC	28027
2019-144	02903325	BAKER	YOLANDA F			9861 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903326	JENKINS	DAVID CLARENCE			9863 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903327	KESLER	DOCK R	DONALD W	KESLER	1963 ABBOTT ST	CHARLOTTE	NC	28203
2019-144	02903328	KARUS HOMES LLC				7306 ADARE MEWS RD	CHARLOTTE	NC	28217
2019-144	02903329	PAGE	EDITH B			PO BOX 2232	WEST COLUMBIA	SC	29172
2019-144	02903330	NALLA	NAGABHOOSHANAM	SUNITHA	NALLA	1559 FITZGERALD ST NW	CONCORD	NC	28027
2019-144	02903331	TADIKAMALLA	PAVAN			10271 FALLING LEAF DR NW	CONCORD	NC	28027
2019-144	02903332	KELLY	WILLIE E	JOHN B	KELLY	9875 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903333	BOST	CASEY L			9877 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903334	THAMBUSAMY	JAMES WILLIAM			9879 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903335	SRIVASTAVA JAIN INVESTMENTS LLC				9881 HYDE GLEN CT2836 CANDLEWOOD RIDGE LN	CHARLOTTE	NC	28105
2019-144	02903336	SAIN	JENNIFER LAUREN	LARRY GENE	SAIN	9883 HYDE GLEN CT	CHARLOTTE	NC	28262
2019-144	02903337	SHAH	SYED USMAN	SAFIA	ROOHI	1710 CONIFER CR	CHARLOTTE	NC	28213
2019-144	02903338	BOEHLKE	MARGARET H.			11214 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903339	HUIE INVESTMENTS, LLC				2680 WALTER DR	CONCORD	NC	28027
2019-144	02903340	VADAPALLI	MANJULA			10031 FALMOUTH LN	CHARLOTTE	NC	28269
2019-144	02903341	BENNETT	MICHELE			11220 HYDE POINTE CT	Charlotte	NC	28262
2019-144	02903342	FRANCO	JASON	HANA	FRANCO	3310 CANES WAY	RALEIGH	NC	27614
2019-144	02903343	AMA ONE LLC				9605 ASHLEY GREEN DT NW	CONCORD	NC	28027
2019-144	02903344	BAYYARI	RAED O AL	KEFAYA A	BRANES LLC	11226 HYDE POINT CT	CHARLOTTE	NC	28262
2019-144	02903345	VALVERDE	DANIEL R		TAHA	11228 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903346	SMITH	ALLEYNE P			11230 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903347	SUNKARA	DEEPAK			11232 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903348	DAR	NOMAN			486 SUTRO FOREST DR NW	CONCORD	NC	28027
2019-144	02903349	WANG	XIAOHUA			10230 BERKELEY PLACE DR STE 150	CHARLOTTE	NC	28262
2019-144	02903350	COOPER	LISA M	RONALD C	COOPER	11240 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903351	PAREPALLI	SRIDHAR			2025 ARBOR VISTA DR	CHARLOTTE	NC	28262
2019-144	02903352	UNCC RENTAL PROPERTIES LLC				4873 ANNELISE DR	HARRISBURG	NC	28075
2019-144	02903353	RUST	KATRINA	CATHY	KOSATSCHENKO	318 KEENER BV	BELMONT	NC	28012

2019-144	02903354	STEELE	JON R	DEBRA A	STEELE	3427 KIMO	AN	CA	95602
2019-144	02903355	CELESTIAL REAL ESTATE LLC				9740 FAIRES FARM RD	CHARLOTTE	NC	28213
2019-144	02903356	DUDDU	VENKATA RAMANA	VYSHALI RAJ	ARYASOMAYAJULA	11252 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903357	GETANT	JERRY			11254 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903358	LINGALA	DEEPATHI	KISHORE	NARALA	1921 COPPERPLATE RD	CHARLOTTE	NC	28262
2019-144	02903359	WHITIS	REDRICK ANTOINE			12258 HYDE POINTE COURT	CHARLOTTE	NC	28262
2019-144	02903360	ROSENLIB	BRANDEN			11260 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903361	NALLAPATI	RAMAKRISNA	BHAVANDEVI	SIRIKONDA	9615 CAMDEN TOWN DR NW	CONCORD	NC	28027
2019-144	02903362	BAKER	VIRGINIA YECKLEY	BAKER TRUST	THE FAMILY TRUST OF VIRGINA YECKLEY	11266 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903363	TAYLOR	JAMES ELY	PATRICIA MARIE	KALDY	164 COTTONTAIL LN	CONCORD	NC	28026
2019-144	02903364	TAYLOR	SHANTORIA			11270 HYDE POINT CT	CHARLOTTE	NC	28262
2019-144	02903365	CHUGANI	HITESH			11272 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903366	WESTBROOK	CHRISTINE			1901 MADISON AVE #320	NEW YORK	NY	10035
2019-144	02903367	VISSAMRAJU	KRISHNA SUDHA	RUPESH	AVULA	208 DESERT TREE CT	CARY	NC	27519
2019-144	02903368	EALLA	VIDYASAGAR R.			4040 HAYSTACK WAY	ROSEVILLE	CA	95747
2019-144	02903369	SUMMERS	JASMINE S			11280 HYDE POINTE COURT	CHARLOTTE	NC	28262
2019-144	02903370	SMITH	DONNA M			PO BOX 20413	CASTRO VALLEY	CA	94546
2019-144	02903371	ALDER	MICHAEL R			11284 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903372	AYYAGARI	PHALGUN KUMAR	SUJATHA	GANTI	11286 HYDE POINTE COURT	CHARLOTTE	NC	28262
2019-144	02903401	TUWAMO	YANNICK MANGIKA			204 BOULDER CREEK RD	KATHLEEN	GA	31047
2019-144	02903402	VISSAMRAJU	VIJAY	SRIRAMACHANDRA RAO	TALLAPRAGADA	112 SKYROS LOOP	CARY	NC	27519
2019-144	02903403	NARALA	KISHORE	DEEPATHI	LINGALA	1921 COPPERPLATE RD	CHARLOTTE	NC	28262
2019-144	02903404	ETTESEN	CHRISTINA A			11217 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903405	AMERICAN ETUDE INVESTMENT				9717 AUTUMN APPLAUSE DR	CHARLOTTE	NC	28277
2019-144	02903406	KOTHUR	PALLAVI			3620 CENTRAL AVE	CHARLOTTE	NC	28205
2019-144	02903407	PICKETT	SHEENA C			11223 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903408	GOTTUMUKKALA	RAMA RAJU	RAMESH CHANDRA	VELAGA	4873 ANNELISE DR	HARRISBURG	NC	28075
2019-144	02903409	WANG	LEI	PING	ZHU	11227 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903410	SONI	NAUKA			11229 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903411	MEHTA	VIRAL	BEJAL	MEHTA	1505 WAYBRIDGE WAY	MATTHEWS	NC	28104
2019-144	02903412	MANGIARACINA	CAROLYN T	REX A	MANGIARACINA	4015 WRIGHT AVE	CHARLOTTE	NC	28211
2019-144	02903413	ALEXANDER	HOPE L			11237 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903414	REDDY	PRASHANT	GOPI SAI	AVILALA	2355 BARROWCLIFFE DR NW	CONCORD	NC	28027
2019-144	02903415	SPENCER	CASEY			11241 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903416	MEHTA	VIRAL P	BEJAL KISHORE	MEHTA	1505 WAYBRIDGE WAY	WEDDINGTON	NC	28104
2019-144	02903417	BODLA	SURESH KUMAR			11245 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903418	JACKSON	JOHN S	LIA W	JACKSON	2420 OLD CEDARWOOD DR NW	CONCORD	NC	28027
2019-144	02903419	11249 HYDE POINTE COURT LLC				5492 PARKGROVE RD	ANN ARBOR	MI	48103
2019-144	02903420	SMITH	JEREMY W			11251 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903421	ANGLIN	BETHANY J			11253 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903422	BARNES LLC				2272 BARROWCLIFFE DR NW	CONCORD	NC	28027
2019-144	02903423	DYE	PATRICK E JR			11257 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903424	CASHION	KENT H			11259 HYDE POINTE DR	CHARLOTTE	NC	28262
2019-144	02903425	TALLURI	MADHAV	SARITHA	KOLLI	10614 KRISTENS MARE DR	CHARLOTTE	NC	28277
2019-144	02903426	WANG	GAO YUN			3225 PINERIDGE LN	GASTONIA	NC	28056
2019-144	02903427	COOLEY	JO ELLEN			11267 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903428	PARKER	CHARLES	JANET	PARKER	11269 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903429	KRISHNAN	VIJAYALAKSHMI			11271 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903430	WAYNESVILLE PARTNERS LLC				10 JEAN DR	ASHEVILLE	NC	28803
2019-144	02903431	HARRIS	ALFRED S JR			11275 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903432	NALLA	AHALYA DEVI			2003 MAPLE VIEW LN	INDIAN TRAIL	NC	28079
2019-144	02903433	SHAVER	KARI ANN	ADAM	SHAVER	150 SOUTHHAVEN DR	MOORESVILLE	NC	28117
2019-144	02903434	CHODHERY	NAGASH HASAN	TAHMINA	CHODHERY	12509 HEADQUARTERS FARM RD	CHARLOTTE	NC	28262
2019-144	02903435	MARLOW	KENDALL N	ALEX J	MARLOW	11283 HYDE POINTE CT	CHARLOTTE	NC	28262
2019-144	02903436	ARANGIO	MICHAEL J JR	MARY JANE	ARANGIO	3008 DAYTON DR	WINTER HAVEN	FL	33884
2019-144	02903501	APT PROPERTIES LLC				3910 PROVIDENCE RD APT J	CHARLOTTE	NC	28211
2019-144	02903502	MOSTAFAVI	Z BAHRANI	M HOSSAIN	MOSTAFAVI	2030 HASTINGS DR	CHARLOTTE	NC	28207
2019-144	02903503	JARRETT	KENNETH M			323 WESTBEND DR	CHARLOTTE	NC	28262
2019-144	02903504	BARRETO	HELEN E			325 WESTBEND DR	CHARLOTTE	NC	28262
2019-144	02903505	LONG	JAMES RANDALL	TIFFANY N	LONG	327 WESTBEND DR	CHARLOTTE	NC	28262
2019-144	02903506	RAWLINGS	NICHOLAS O			329 WESTBEND DR	CHARLOTTE	NC	28262
2019-144	02903507	VINES	JOE L	LAURA M	VINES	331 WESTBEND DR	CHARLOTTE	NC	28262

2019-144	02903508	PARK	JOAN C			333 WESTBEND DR	CHARLOTTE	NC	28262
2019-144	02903509	MEHTA	VIRAL	BEJAL	MEHTA	1505 WAYBRIDGE WAY	MATTHEWS	NC	28104
2019-144	02903510	SHERZER	STEVEN R	STEPHEN	PLUMITALLO	6 BALMORAL CT	MIDDLE ISLAND	NY	11953
2019-144	02903511	DONATE-CORTES	VIVIANA MARIE	MARTIN J	DONATE-LOPEZ	339 WESTBEND DR	CHARLOTTE	NC	28262
2019-144	02903512	KULLA	JYOTHI	ANIL KUMAR	KULLA	7244 BAYBROOKE LN	HARRISBURG	NC	28075
2019-144	02904104	ALEXANDER	TERRY F		YVETTE ALEXANDER	1724 SIR ANTHONY DR	CHARLOTTE	NC	28262
2019-144	02904114	MCCAULEY	BARRY K	MELISSA M	MCCAULEY	1642 SIR ANTHONY DR	CHARLOTTE	NC	28262
2019-144	02904115	GILLESPIE	DERWIN A	BRIDGET H	GILLESPIE	1632 SIR ANTHONY DR	CHARLOTTE	NC	28262
2019-144	02904116	BOYD	STEVEN			1624 SIR ANTHONY DR	CHARLOTTE	NC	28262
2019-144	02904117	ALEXANDER	ISAAC G	REBECCA E	ALEXANDER	2408 ELIZABETH AVE	SHELBY	NC	28150
2019-144	02904118	CALDWELL	ALTON			3869 ROCK HILL CHURCH RD	CONCORD	NC	28027
2019-144	02904128	ALEXANDER	WILLIE BELL	BELINDA ALEXANDER	MORRISON	3301 GRAYMONT DR	CHARLOTTE	NC	28210
2019-144	02904129	ALEXANDER	ANTHONY JR	LOIS	ALEXANDER	1628 JENNINGS ST	CHARLOTTE	NC	28208
2019-144	02904137	BUENO	SYBIL DEL			PO BOX 970	PINEHURST	NC	28370
2019-144	02904143	ALEXANDER	JERRY L			1808 SIR ANTHONY DR	CHARLOTTE	NC	28262
2019-144	02904144	ALEXANDER	EULA M			1808 SIR ANTHONY DR	CHARLOTTE	NC	28262
2019-144	02904145	ALEXANDER	MAURICE WAYNE			1808 SIR ANTHONY DR	CHARLOTTE	NC	28262
2019-144	02965107	KRATT ENTERPRISES LLC				8919 PARK RD	CHARLOTTE	NC	28210
2019-144	02965109	ELAM	CAREY M			17 PINE HILL RD	FAIRVIEW	NC	28730



2019-144	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2019-144	Mallard Grove Homeowners Association	Christine	Sylvester	10339 Garrett Grigg Rd		Charlotte	NC	28262
2019-144	Maplewood	Ravi	Vallabhapuram	1147 Boxelder Ln		Charlotte	NC	28262
2019-144	Smallwood In Action	Odessa	Alexander	1701 Sir Anthony Dr		Charlotte	NC	28262
2019-144	UNC Charlotte	Richard	Laliberte	9151 Cameron Blvd.		Charlotte	NC	28223

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2019-144 – York Acquisitions, LLC**

Subject: Rezoning Petition No. 2019-144  
Petitioner/Developer: York Acquisitions, LLC  
Current Land Use: Vacant/Residential  
Existing Zoning: R-3 & R-12(CD)  
Rezoning Requested: R-12MF(CD)  
**Date and Time of Meeting:** **Tuesday, December 10, 2019 at 6:30 p.m.**  
Location of Meeting: Hilton Charlotte University Place – Lakeshore Ballroom  
8629 JM Keynes Drive  
Charlotte, NC 28262  
Date of Notice: 11/26/2019

We are assisting York Acquisitions, LLC (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of the site located at the intersection of Heritage Lakes Drive and Northbend 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 ± 22.69 acre Site from R-3 & R-12(CD) to R-12MF(CD) to allow the Site to be developed with up to 194 purpose built student housing multi-family residential dwellings units. The proposed residential dwelling units will be constructed in two story quadraplex, duplex buildings, as well as in four (4) garden style buildings. The garden style buildings will be three (3) story buildings. The proposed duplex and quadraplex buildings will be located along Northbend Drive and Heritage Lake Drive, the garden style buildings will be oriented toward the US 29 Service Road. Parking for the proposed units will be located behind the buildings.

A 50 foot rear yard will be provided where the Site abuts existing single-family homes. Within the 50 rear yard a 37.5 foot Class C Buffer with a solid six (6) fence will also be provided.

As part development of the Site Heritage Lake Drive will be extended to the north and Northbend Drive will be extended to Sir Anthony Drive. Where the Site abuts these existing streets curb and gutter and sidewalks will be added.

**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 Tuesday, December 10, 2019, at 6:30 p.m. at Hilton Charlotte University Place – Lakeshore Ballroom, 8629 JM Keynes Drive, Charlotte, NC 28262.** 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: Renee Perkins Johnson, Charlotte City Council District 4 Representative  
David Pettine, Charlotte Planning, Design and Development Department  
Dan Koebel, York Acquisitions, LLC  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC

### Site Location



York Acquisitions, LLC – Heritage Lake Rezoning Petition No. 2019-144  
 Community Meeting – December 10, 2019 @ 6:30pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
1	Thelma A. Walton	1454 Plumstead <sup>char</sup>	(704) 392-9352	
2	Terry Alexander	1724 Sir Anthony Dr	(704) 589 5021	Terry.F.Alexander @ gmail.com
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York Acquisitions, LLC – Heritage Lake Rezoning Petition No. 2019-144  
 Community Meeting – December 10, 2019 @ 6:30pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
15	A. Tony Caldwell II	1701 Sir Anthony Dr	704 651 7629	Arcaldwell110 @ yahoo.com
16	Deborah A. Brady	1725 Sir Anthony Dr.	704 408-2527	Deborah.Brady.1725@gmail
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York Acquisitions, LLC – Heritage Lake Rezoning Petition No. 2019-144  
 Community Meeting – December 10, 2019 @ 6:30pm

	<u>NAME</u> Please print legibly	<u>ADDRESS</u> Please print legibly	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u> Please print legibly
29	Bridget Gillespie	1632 Sir Anthony Dr. Charlotte, NC	704-562-4675	sad:yah.bg@gmail.com
30	Gary Alexander	1927 S 112 ANTHONY	704-659-1815	gary_alexander@yaho.com
31	Maurice Alexander	1808 Sir Anthony Dr	704-547-0211	maurice.alexander@yaho.com
32	Cheryl Parks		980-395-7011	calparks@bellsouth.net
33	Thelma Watton		704-392-9352	
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