

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2017-027

Petitioner: Charlotte-Mecklenburg Housing Partnership, Inc.
Rezoning Petition No.: 2017-027
Property: ± 3.804 acres located at the intersection of Double Oaks Road & Newland Avenue and the intersection of Newland Avenue and Statesville Avenue in Charlotte, NC. 28206 (the "Site").

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

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

The required Community Meeting was held on Thursday, January 5th at 6:00pm, 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 12/23/2016. 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 January 5, 2017 at 6:00 PM**, at Beatties Ford Regional Library - 2412 Beatties Ford Road, Charlotte, NC 28216.

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 Julie Porter and Kim Graham with Charlotte-Mecklenburg Housing Partnership and Frank Quattrocchi with Shook Kelley. 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.

The Petitioner's agent, Keith MacVean with Moore & Van Allen, PLLC welcomed the attendees and introduced the Petitioner's team. These included representatives from the Charlotte-Mecklenburg Housing Partnership and Shook Kelley. Keith MacVean indicated that the Petitioner proposed to rezone three Development Areas of approximately ±3.804 acres site located at the intersection of Double Oaks Road & Newland Avenue and the intersection of Newland Avenue and Statesville Avenue in Charlotte, NC. 28206. The Petition is to allow the Development Area 1 parcel to be developed with residential dwelling units consisting of single-family detached or attached homes and to allow Development Areas 2 & 3 to be developed as Neighborhood Service retail of up to a maximum of 20,000 gross square feet. The existing zoning is UR-2 (CD) and R-22MF and the proposed zoning will be UR-2 (CD) & NS.

Mr. MacVean explained the rezoning process in general, specific dates for the review and anticipated approval at City Council and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners within the existing Brightwalk and neighboring communities.

The meeting was jointly conducted by Keith MacVean, Julie Porter and Frank Quattrocchi via presentation of the site plan and proposed commitments made by the Petitioner.

The meeting visuals consisted of five presentation boards depicting the following: The 2017-027 Rezoning Site Plan, 2017-027 Technical Notes, The Existing Site Plan Street Pattern with proposed Rezoning Overlay, Overall Aerial View of the Brightwalk Community in relation to the proposed Rezoning Parcels and an image board depicting the proposed residential plan layout for Development Area 1 along with visual images of Mattie's Diner, proposed to be relocated as an anchor restaurant tenant as part of the proposed retail component within Development Area 2.

Frank Quattrocchi presented the Rezoning Site Plan and proposed future street alignments and improvements along with the proposed layout of the potential building area footprints, on-site parking and maneuvering areas, Development Area site access, and anticipated streetscape and pedestrian improvements. The presentation team noted that the aesthetics of the proposed development would continue the character of the previously constructed residential construction and the quality of design currently established within the Brightwalk Community, as planned and developed by The Housing Partnership and Standard Pacific (the current home-builder).

Julie Porter, President of The Housing Partnership, reviewed a proposed list of potential neighborhood service retail uses that The Partnership would target for the Retail Village of a maximum of 20,000 gross retail space along with a list of commercial uses that The Partnership would deem ineligible. Frank Quattrocchi noted that the proposed 20,000 gross square feet was equivalent to 1/3 to 1/2 the size of a typical Harris Teeter grocery store and that the square footage was to be divided among three buildings with approximately 10,000 gross square feet each distributed to each of Development Areas 2 & 3. Additional emphasis and discussion was centered on the potential relocation of the existing Mattie's restaurant from the NC Music Factory area, currently 'mothballed', due to site development, with the intent to give Mattie's a new home of similar size at Brightwalk. It was noted that Mattie's would be part of the first phase of construction in order to assist in getting his business back up and running as the focal point and destination for the proposed Brightwalk retail village.

General topics of interest or concern centered around existing and proposed transportation and pedestrian issues; existing shortfalls of the surrounding on-street parking, concern for defined pedestrian access and connections, defined retail parking, proposed vehicular connections and how the proposed development might exacerbate these issues or help remedy some of the perceived problems. Location of the proposed single family and retail developments areas and details of the proposed Newland/Norris and Statesville Avenue roadway realignments were broad topics of interest to the group as related to access, schedule and specifics in terms of the adjacent existing single-family and future development areas within Brightwalk north of the Rezoning Area to Atando Ave.

II. Summary of Questions/Comments and Responses:

Detailed minutes of the conversation about the rezoning are provided below including questions, responses and potential additional commitments made by the petitioner:

Q: If Tranquil Oaks Place is required to be connected to Newland Ave. per CDOT, can speed bumps be added along Tranquil Oaks Place?

A: Mr. MacVean noted that historically, residents could petition CDOT to add speed bumps but due to policy changes this may no longer be the case and the Petitioner and Site Planner could look at alternate 'traffic calming' measures.

Q: Could the proposed plan account for shared bike lanes as part of the street improvements?

A. Mr. MacVean and the Petitioner noted that the current and proposed width of Tranquil Oaks Place allowed for on-street parking but the overall width does not include additional space for dedicated bike lane(s). The group did discuss options for painted 'share the road' bike icons within the drive lane areas, similar to smaller streets in Dilworth and at Camden Road in Southend as a traffic calming measure and alternate solution for sharing the roadway.

Q: Can any of the existing trees at the site or along the existing Double Oaks/Newland Road intersection be saved as part of the development.

A: Mr. MacVean noted that the current Rezoning Plan does not include tree save areas but Petitioner and Architect noted they would review the proposed plan and existing tree locations and felt there was some flexibility in the site design to assess if some of the existing trees could be saved at least as part of the proposed Community Green space. The Architect noted that the Rezoning Plans were typically 'generic' in nature to assure final design flexibility and that all required street and internal landscape would follow the City of Charlotte guidelines. Additional information and graphics can be added to the plan to more clearly depict the anticipated tree locations and green space during the next plan review.

Q: Would there be an opportunity for shared parking for the residents with the proposed retail parking?

A: The Petitioner noted that due to the nature of the proposed restaurant and neighborhood services retail that it would most probably be a 'hard sell' to have the retailers agree to share parking, especially if residential vehicles were left on site during the normal business hours. The Architect noted that the proposed parking for the planned retail was over five per thousand; one parking space for each one thousand square feet of gross retail area, which is industry standard for retailers. The proposed retail parking should be adequate for the uses and it is anticipated that normal retail parking should not spill over to the residential streets, thusly exacerbating an already perceived problem. The Petitioner also noted that CDOT has plans to start installation of signage at Brightwalk to control resident parking to one side of the streets only. This will assist in traffic flow and access by necessary emergency vehicles. It was discussed that the proposed extension of Tranquil Oaks Place could also have parking on one side of the street only that could be used by residents.

Q: Several Questions related to the known and anticipated addition of a grocer within the Brightwalk neighborhood and participants requested an update on potential location, schedule and operator.

A. Julie Porter, representing the Petitioner, noted the following in response: At the current time no specific operator has stepped forward to be part of the future plan. Many attempts have been made

on the part of The Housing Partnership to entice a grocery operator to the future rezoning area north of the specific 2017-027 Rezoning site, but due to operator's site selection process, there are no current targets. The Petitioner noted that they understand the neighborhood's need and want for a grocer but market conditions are what ultimately determine the location as part of the grocer's business model. Ms. Porter noted that this current rezoning had nothing to do with the future grocer site, potentially to be located between Newland Ave. and Samuel Street along Statesville Ave. Ms. Porter also noted that they would hold a community meeting sometime in mid-February of 2017 to discuss 'grass roots' potential and options for a neighborhood grocery with the intent of assessing the needs and options with input from the neighborhood. Participants noted and agreed that luring a potential grocer would need a grass roots effort on the part of the residents to let their respective grocers know there is interest and support. The Housing Partnership noted that they would advise the Brightwalk neighborhood and surrounding associations of the February meeting time and location once it is set and welcome all input.

Q: A general discussion of anticipated retail uses and anticipated schedule for Mattie's was requested by participants.

A: The Petitioner, Agent and Architect noted that the hopeful approval of the 2017-027 Rezoning would occur in March at the City Council Meeting and that with an aggressive site development and construction schedule it was anticipated that Mattie's and the first phase of construction on Development Area 2 could be complete by end of 2017 with the intent to have Mattie's open for business in late 2017. The Petitioner noted that Mattie's had historically been a 24-HR facility and there was no negative response or comment from the meeting participants as it was discussed that many of the late night patrons at Mattie's were CMPD and Charlotte Fire, agreed to be a good 'presence' in the Brightwalk neighborhood. It was noted that planning and construction for Development Areas 1 & 2 could be approved and in place prior to any of the future required roadway improvements for the extension of Tranquil Oaks Place or the realignment of Newland and Statesville Avenues. Only construction of Development Area 3 would initiate requirement for the onset of the roadway improvements. It was noted that Development Area 2 would be most likely in two phases to allow for construction of Mattie's and then a second retail building and that these phases would include the Double Oaks Rd. & Newland Rd. pedestrian and landscape strip improvements as well as the Development Area 2 retail parking within the Duke Power easement and development of the Village Community Green space. Also discussed was the potential to work with Duke Energy for creation of a pedestrian or future greenway connection via the easement area from Statesville Ave. to Double Oaks Rd. and Double Oaks Park. The Architect noted that every effort would be made to create and maintain pedestrian connections to, from and within the 2017-027 Rezoning Petition area to the existing Brightwalk neighborhood street and park systems.

Additional services and uses for the retail were discussed including a healthcare or urgent care provider and facility. Members of the North Area Community Coalition participated in the meeting and were currently in discussions with Urgent Care and Primary Care providers and will share information and contacts with the Petitioner for potential coordination.

Q: Participants requested update on additional Housing Partnership projects or properties in process along Statesville Ave.?

A. Julie Porter gave an update on the various parcels and phases of anticipated demolition, cleanup and construction on currently owned parcels from Woodward Rd. at the south end of Brightwalk to the northerly end point at Atando Ave. that included the following: The Atando Apartments are

under construction at Atando & Samuel Streets, future planning, strategy and process is planned for the larger commercial rezoning between Newland Road and Samuel St. with anticipated community input, the old J.D.'s Lounge at the corner of Norris and Statesville Ave. has been demolished, plans for demolition and clean-up of the former commercial property near Kohler Ave. is planned within the next few months, the next phase of town homes is starting between Kohler and Woodward Avenues and the County Pool at the Woodward/Statesville Ave. intersection is under way. In addition, Heist Brewing will be locating a tasting room and bottling facility along Woodward Ave, adjacent to the new county pool. Anticipated plans were also discussed revolving around the Rite Aid site between Woodward and Graham Streets and based on common understanding the development is to be mixed-use with an approximately long-term 10-year build out.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

In general, participants were excited and enthusiastic about the 2017-027 Rezoning's positive potential for the Brightwalk community and understood and anticipated the need for neighborhood service targeted retail. Based on questions and responses by the meeting participants there was no negative take away or reservations about the proposed plans. It was agreed that a future signalized intersection at the Statesville Ave. / Norris intersection would be a positive addition to the community. Direction from the participants was to make the plan as pedestrian.

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Julie Porter, Charlotte-Mecklenburg Housing Partnership
Kim Graham, Charlotte-Mecklenburg Housing Partnership
Frank Quattrocchi, Shook Kelley
Jeff Brown, Moore & Van Allen, PLLC
Bridget Grant, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Housing Partnership Rezoning Petition 2017-027
 Community Meeting -January 5, 2017 @ 6:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1	Melissa Gaston	1833 Stroud Park Ct Charlotte NC 28206	(704) 870-5017	melave3@yphoo.com
2	Darryl R. Gaston	1833 Stroud Park Ct	704 299-7352	dreginald1961@aol.com
3	NAFNE FOM			
4	Shawna Carter	338 Moss Lane	666-408-0208	SNCRAL@netmaile.com
5	Adrienne Martinez	3918 Willow Green Pl	626-824-3365	adrienne_martinez@yphoo.com
6	Rachel Wright	2723 Tranquil Oak Place	404)861-6082	Rachelwright1104@gmail.com
7	Shari Weismann Michael Overmback	4016 Willow Green Place	(716)430-9197	MOvermback@gmail.com
8	Evan + Kyla Erwin	3330 Bonding Birch Place	817-218-7435	EErwin84@gmail.com
9	Stuart Takton	1337 Samuel St New Life Fellowship Center	(704)577-0282 (704)377-4004	shelialakin@aol.com
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Housing Partnership Rezoning Petition 2017-027
Community Meeting –January 5, 2017 @ 6:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
16	Sam Cecil	2323 Woodward Ave	304-815-3139	SMC 2188@gmail.com
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Housing Partnership Rezoning Petition 2017-027
 Community Meeting -January 5, 2017 @ 6:00p

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
46	BETH PICKERING	3246 Moss Lane ^{CEI} 28206	(980) 949-6912	pickeringbeth@aol.com
47	RASHAD DAVIS	1246 RISING OAK DR	404/542-3642	rashaddavis@gmail.com
48	KINSON DEMANGLER	3918 Willow Green Pl	336-455-4512	demango@uncg.edu
49	PHILIPP GRABHER	2642 DOUBLE OAKS RD	980-239 6012	philipp.grabher@gmail.com
50	Aaron Sanders	1414 Davis St.	(980) 208-0670	sorkdata55@gmail.com
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**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2017-027 – Charlotte Mecklenburg Housing Partnership**

Subject: Rezoning Petition No. 2017-027
Petitioner/Developer: Charlotte Mecklenburg Housing Partnership
Current Land Use: Vacant/residential
Existing Zoning: UR-2(CD) and R-22MF
Rezoning Requested: NS and UR-2(CD)

Date and Time of Meeting: **Thursday, January 5th at 6:00 p.m.**

Location of Meeting: Beatties Ford Regional Library
2412 Beatties Ford Road
Charlotte, NC 28216

Date of Notice: 12/23/16

We are assisting Charlotte Mecklenburg Housing Partnership (the “Petitioner”) on a Rezoning Petition recently filed to allow the development of a portion of the Site with village retail uses, and six (6) additional residential units located at the intersection of re-aligned Newland Avenue and Double Oaks Road (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 ±3.804 acre Site from UR-2(CD) and R-22MF to NS and UR-2(CD).

The portion of the Site located at the intersection of Samuel Street and Double Oaks Road is proposed to be zoned UR-2(CD) to allow the development of six (6) residential dwelling units. The portion of the Site located between Double Oaks Road and Statesville Avenue is proposed to be rezoned to NS to allow the development of small village retail uses. As part of the development of the small village retail uses Tranquil Oaks Place will be extended to re-aligned Newland Avenue.

The village retail portion of the Site will be developed with buildings oriented toward re-aligned Newland Avenue and Double Oaks Road. A small village green will be located at the intersection of Newland Avenue and the extension of Tranquil Oaks Place.

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, January 5th, at 6:00 p.m. at Beatties Ford Regional Library, 2412 Beatties Ford Road, Charlotte, NC 28216.** 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 Commission

John Butler, Charlotte Mecklenburg Housing Partnership
Frank Quattrochi, Shook Kelly
Jeff Brown, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location



Pet_No	taxpid	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2017-027	07511302	DOUBLE OAKS DEVELOPMENT LLC				4601 CHARLOTTE PARK DR	SUITE 350	CHARLOTTE	NC	28217
2017-027	07511306	DOUBLE OAKS DEVELOPMENT LLC				4601 CHARLOTTE PARK DR	STE 350	CHARLOTTE	NC	28217
2017-027	07511308	DOUBLE OAKS DEVELOPMENT LLC				4601 CHARLOTTE PARK DR		CHARLOTTE	NC	28217
2017-027	07511501	GRABHER	PHILIPP			2642 DOUBLE OAKS RD		CHARLOTTE	NC	28206
2017-027	07511502	ESSINK	ADAM R			2638 DOUBLE OAKS RD		CHARLOTTE	NC	28206
2017-027	07511503	BALANI	NISHA S			2634 DOUBLE OAKS RD		CHARLOTTE	NC	28206
2017-027	07511504	ROBERTSON	JARRED			2630 DOUBLE OAKS RD		CHARLOTTE	NC	28206
2017-027	07511505	SHAMBLIN	EMILEE A			2703 TRANQUIL OAK PL		CHARLOTTE	NC	28206
2017-027	07511506	NOE	JARED GOODWIN			2707 TRANQUIL OAK PL		CHARLOTTE	NC	28206
2017-027	07511507	BUTCHER	SHERRI			2711 TRANQUIL OAK PL		CHARLOTTE	NC	28206
2017-027	07511508	URBAN	CARMEL ANN P	STEPHEN MICHAEL	URBAN	2715 TRANQUIL OAK PL		CHARLOTTE	NC	28206
2017-027	07511509	WRIGHT	RACHEL			2723 TRANQUIL OAK PL		CHARLOTTE	NC	28206
2017-027	07511510	DIXON	REGINALD J	KELSEY	ESPINOZA	2727 TRANQUIL OAK PLACE		CHARLOTTE	NC	28206
2017-027	07511511	GAVVA	NARENDER R			2731 TRANQUIL OAK PL		CHARLOTTE	NC	28206
2017-027	07511512	CORRIHER	JAMES			2618 DOUBLE OAKS RD		CHARLOTTE	NC	28206
2017-027	07511513	STEWART	TANIS M			2614 DOUBLE OAKS RD		CHARLOTTE	NC	28206
2017-027	07511525	TSUNG	SHENG S	JUDITH REBEKAH	TSUNG	3160 MOSS LN		CHARLOTTE	NC	28206
2017-027	07511526	GREER V	FRANK UPTON			3156 MOSS LN		CHARLOTTE	NC	28206
2017-027	07511527	WADE	WARIS	ERICA	WADE	3152 MOSS LN		CHARLOTTE	NC	28206
2017-027	07511528	MARTIN	BRANDON	KAITLYN FAITH	SCHARBACH	3148 MOSS LN		CHARLOTTE	NC	28206
2017-027	07511529	MORRISON	GARLAND MOORE			3142 MOSS LN		CHARLOTTE	NC	28206
2017-027	07511530	CARTER	SHAWNTEL			3138 MOSS LANE		CHARLOTTE	NC	28206
2017-027	07511531	HENNEMANN	TARA SUZANN			3134 MOSS LN		CHARLOTTE	NC	28206
2017-027	07511532	ALI	FERZAAN ASIF	ERIN	ALI	3130 MOSS LN		CHARLOTTE	NC	28206
2017-027	07511534	STATION	THOMAS MARSHALL	EMMA CASEY	DECHANT	1628 PAT GARRETT ST		CHARLOTTE	NC	28206
2017-027	07511535	STRUGALA	JESSICA			1624 PAT GARRETT ST		CHARLOTTE	NC	28206
2017-027	07511536	BOADU	FREDERICK KOFI			1620 PAT GARRETT ST		CHARLOTTE	NC	28206
2017-027	07511537	DUPONT	CARL			1616 PAT GARRETT ST		CHARLOTTE	NC	28206
2017-027	07511538	NEISLER	DEBRA			1614 PAT GARRETT ST		CHARLOTTE	NC	28206
2017-027	07511539	PANG	HUIWEN			1612 PAT GARRETT ST		CHARLOTTE	NC	28206
2017-027	07511540	VAAS	KATELYN			1608 PAT GARRETT ST		CHARLOTTE	NC	28206
2017-027	07511541	MCKAY	RYAN T			1606 PAT GARRETT ST		CHARLOTTE	NC	28206
2017-027	07511542	FORTUNE	PATRICIA			1604 PAT GARRETT ST		CHARLOTTE	NC	28206
2017-027	07511543	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511544	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511545	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511546	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511547	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511548	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511549	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511550	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511551	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511552	PICKERING	BETH			3246 MOSS LANE		CHARLOTTE	NC	28206
2017-027	07511553	HURLEY	ANNE			3242 MOSS LANE		CHARLOTTE	NC	28206
2017-027	07511554	BAKER	BRITTANY ERYN			3238 MOSS LANE		CHARLOTTE	NC	28206
2017-027	07511555	BOUKEDES	CHRISTOPHER S	BRIAN	HEFFRON	3234 MOSS LANE		CHARLOTTE	NC	28206
2017-027	07511556	COCHRAN	JESSICA LEIGH			3230 MOSS LN		CHARLOTTE	NC	28206
2017-027	07511557	CAMPBELL	JAMES			3226 MOSS LN		CHARLOTTE	NC	28206
2017-027	07511558	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511559	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511560	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511561	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511562	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511571	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511572	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511573	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226

2017-027	07511574	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511575	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511576	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511577	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511578	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511579	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511580	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511581	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511582	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511583	STANDARD PACIFIC OF THE CAROLINAS LLC				6701 CARMEL RD STE 425		CHARLOTTE	NC	28226
2017-027	07511584	DOUBLE OAKS DEVELOPMENT LLC				4601 CHARLOTTE PARK DR	SUITE 350	CHARLOTTE	NC	28217
2017-027	07511585	DOUBLE OAKS DEVELOPMENT LLC				4601 CHARLOTTE PARK DR	SUITE 350	CHARLOTTE	NC	28217
2017-027	07512201	NEW LIFE FELLOWSHIP CENTER	INC			1337 SAMUEL ST		CHARLOTTE	NC	28206
2017-027	07512301	DOUBLE OAKS DEVELOPMENT LLC				4601 CHARLOTTE PARK DR	SUITE 350	CHARLOTTE	NC	28217
2017-027	07512302	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2017-027	07512303	NEW LIFE FELLOWSHIP CENTER OF	CHARLOTTE INC			6407 IDLEWILD RD STE 3101		CHARLOTTE	NC	28212
2017-027	07512304	DOUBLE OAKS DEVELOPMENT LLC				4601 CHARLOTTE PARK DR	SUITE 350	CHARLOTTE	NC	28217
2017-027	07512305	DOUBLE OAKS DEVELOPMENT LLC				4601 CHARLOTTE PARK DR	SUITE 350	CHARLOTTE	NC	28217
2017-027	07707722	MOORE	AARON			713 ARTWIN DR		CHARLOTTE	NC	28213
2017-027	07707901	CHARLOTTE-MECKLENBURG HOUSING PARTNERSHIP INC				4601 CHARLOTTE PARK DR STE 350		CHARLOTTE	NC	28217
2017-027	07707902	DOUBLE OAKS DEVELOPMENT LLC				4601 CHARLOTTE PARK DR	SUITE 350	CHARLOTTE	NC	28217
2017-027	07905804	ST LUKE BAPTIST CHURCH	(TRUSTEES)			1600 NORRIS AVE		CHARLOTTE	NC	28206
2017-027	07905805	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2017-027	07905807	MCCOMBS	WILLIE J	MILDRED K	MCCOMBS	9415 GUERNSEY LN		CHARLOTTE	NC	28213
2017-027	07905808	NEW CALVARY PENTACOSTAL	HOLINESS CHURCH			1930 PARSON ST		CHARLOTTE	NC	28205
2017-027	07905809	HARRIS	RONALD L	GAYNELLE H	GRIER	10444 FOXDALE CT		CHARLOTTE	NC	28277
2017-027	07905810	HUNT INVESTMENT GROUP LLC				244 WINTER FLAKE DR		STATESVILLE	NC	28677
2017-027	07905813	FALL CREEK LLC				PO BOX 32471		CHARLOTTE	NC	28232
2017-027	07905814	FAULKNER	BETTY CROCKETT			1806 MCALLISTER DR		CHARLOTTE	NC	28216
2017-027	07905815	PARKS	TOY LEE			2619 MONTREAT ST		CHARLOTTE	NC	28206
2017-027	07905816	OGBENNA	EDITH			1818 KENNESAW DR		CHARLOTTE	NC	28216
2017-027		KEITH MACVEAN AND JEFF BROWN			MOORE & VAN ALLEN, PLLC	100 N. TRYON ST	SUITE 4700	CHARLOTTE	NC	28202
2017-027		CHARLOTTE-MECKLENBURG HOUSING PARTNERSHIP INC				4601 CHARLOTTE PARK DR	STE 350	CHARLOTTE	NC	28217

Pet_No	FirstName	LastName	OrgLabel	MailAddress	MailCity	MailState	MailZip
2017-027	Aaron	Sanders	Oaklawn Park Comm. Improve. Assoc.	1414 Orvis Street	Charlotte	NC	28216
2017-027	Adrienne	Martinez	Brightwalk	3918 Willow Green Place	Charlotte	NC	28206
2017-027	Anna	Hood	Oaklawn Comm. Improvement Assoc.	1327 Orvis Street	Charlotte	NC	28216
2017-027	Bernetta	Powell	North West End Bus. Assoc.	2206 Beatties Ford Road	Charlotte	NC	28216
2017-027	Bobbie	Toatley	Edison Street Block Assoc.	2404 Edison Street	Charlotte	NC	28206
2017-027	Christopher	Dennis	Lockwood NA	445 Keswick Avenue	Charlotte	NC	28206
2017-027	Darryl	Gaston	Druid Hills	2313 Edison Street	Charlotte	NC	28206
2017-027	Diane	Wingard	Edison Street Block Assoc.	2120 Edison Street	Charlotte	NC	28206
2017-027	Doretha	Huey	Glorious Church of God, Inc.	3304 Statesville Avenue	Charlotte	NC	28206
2017-027	Jerry	Black	Taylor-LaSalle Crime Watch Comm.	1626 Taylor Avenue	Charlotte	NC	28216
2017-027	Lucille	Smith	Greenville Urban Comm.	1217 Fontana Avenue	Charlotte	NC	28206
2017-027	Mable	Latimer	Orvis Street Org.	1431 Orvis Street	Charlotte	NC	28216
2017-027	Melissa	Gaston	The Park at Oaklawn HOA	1833 Stroud Park Court	Charlotte	NC	28206
2017-027	Michelle	Sutton	Lincoln Heights NA	2008 St Mark Street	Charlotte	NC	28216
2017-027	Natalie	Beard	McCrorey Heights Comm. Assoc.	1615 Washington Avenue	Charlotte	NC	28216
2017-027	Rosalyn	Davis	Graham Heights NA	2210 Bancroft Street	Charlotte	NC	28206
2017-027	Tammie	Gaston	Druid Hills	825 McArthur Avenue	Charlotte	NC	28206
2017-027	Thelma	Byers-Bailey	Lincoln Heights NA	1816 Beatties Ford Road	Charlotte	NC	28216
2017-027	Thomas	Sadler	Greenville HOA & Resident Assoc.	1211 Spring Street	Charlotte	NC	28206
2017-027	William	Hughes	Oaklawn Park Comm. Improve. Assoc.	1513 Russell Avenue	Charlotte	NC	28216
2017-027	William	Worsley	Oaklawn Park Comm. Improve. Assoc.	1713 Miles Court	Charlotte	NC	28216
2017-027	Zeke	Burns		1500 N Graham Street	Charlotte	NC	28206