COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2016-116

Petitioner:	**BNA Homes**
Rezoning Petition No.:	**2016-116**
Property:	**± 15.87 acres located at South Tryon Street between Gretna Green Drive and Land Grant Road (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 Tuesday, July 26, 2016, a representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on July 15, 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 July 26 at 7:00 PM,** at Embassy Suites by Hilton, 1917 Ayrsley Town Boulevard, Charlotte, NC 28273.

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 was Mark Blythe. Also in attendance was Phillip Hobbs the architect for the Site and Keith MacVean with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Mr. Keith MacVean welcomed the attendees to the community meeting. Mr. MacVean provided some background information on the rezoning process and timeline. Mark Blythe provided an overview of his planned townhome community and explained how the new plans differ from the previous rezoning in 2006. BNA homes is committed to bringing affordable high-quality townhomes to Steele Creek while maintaining a positive relationship with the area residents.

Mr. MacVean reviewed the previous rezoning, to MX-1, and explained how the new rezoning will be to MX-2. Previous plans called for 85 single family detached homes. The new plans will include 127 single family townhomes with additional green space and increased buffers between the surrounding neighborhoods.

II. Summary of Questions/Comments and Responses:

An attendee asked how many more house would be built as opposed to the previous plan. Original plan allowed 85 small lot single-family homes. The proposed calls for 127 townhomes for sale. However, the proposed site plan has more open space areas. There was concern about having one less access point into the development and an increased number of homes. Mr. MacVean spoke about the traffic findings and the anticipated decrease in traffic from what was previously proposed. The site will generate six (6) less trips in the AM peak and eighteen (18) less trips in the PM peak than the current zoning. Attendees expressed concern about parking available to each townhome and if there would be on-street parking. Mr. Blythe ensured that the HOA for the community will not allow parking along the proposed private streets except in designated spaces. There were questions about access into the development as well as increased traffic to the surrounding neighborhoods. Mr. Blythe explained that a new traffic signal will be added at the proposed entrance to the Site across from Beam Road. The intersection will become a four-way signalized intersection. Attendees asked about construction traffic and access points to the construction site. Mr. Blythe intends to have designated construction entrances in order to minimize disruption to area residents. Construction traffic would be directed to use S. Tryon for access to the site. There were questions about the preservation of the landmark sign and existing home on the Site. Keith MacVean explained that the home was in disrepair and would likely be torn down. Mr. Blythe expressed his plans to have the sign preserved and it would remain on site. Attendees asked about water run-off and if there would be stagnant water. Mr. Hobbs described how the retention pond would be used and drained in order to comply with regulations. One attendee asked about wildlife displacement and the change in view from Land Grant Road. Both Mr. Hobbs and Mr. Blythe explained that there would be a tree buffer and green space areas along the northern property line that would tie into a future greenway. A buffer with a fence will also be provided along by southern property line. To this, an attendee asked about the type of fencing that would be used. Mr. Blythe let them know that it would be an opaque fence, per regulation, made of vinyl.

Attendees were thanked for their time and interest and invited to follow-up with either Mark Blythe, Phillip Hobbs or Keith MacVean if they had additional questions; the meeting was then adjourned.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

Additional visitor parking was added to the site plan as a result of the community meeting.

BNA Homes

cc: Mayor and Members of Charlotte City Council
Tammie Keplinger, Charlotte Mecklenburg Planning Department
Solomon Fortune, Charlotte Mecklenburg Planning Department
Mark Blythe, BNA Homes
Phillip Hobbs, Benesch
Jeff Brown, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	mailaddr2	city	state	zipcode
2016-116	16724113	2015-3 IH2 BORROWER LP			C/O INVITATION HOMES	901 MAIN ST STE 4700		DALLAS	TX	75202
2016-116	16724216	2015B PROPERTY OWNER LLC				3300 FERNBROOK LN N STE 210		PLYMOUTH	MN	55447
2016-116	16724105	ALFARO	JOSE JOEL			1320 GRETNA GREEN LN		CHARLOTTE	NC	28217
2016-116	16724123	ALONSO	NAN ROSA	RICARDO	ALONSO	6930 CULLODEN MORE CT		CHARLOTTE	NC	28217
2016-116	16724437	ALVAREZ	EDY	DEVORA	TAPIA	7102 GREENOOK CT		CHARLOTTE	NC	28217
2016-116	16722331	AMADOR	RODRIGO	REINA	AMADOR	1217 LAND GRANT RD		CHARLOTTE	NC	28217
2016-116	20101528	AMIAH	VICTORIA			4310 LAUREL HILL LN		CHARLOTTE	NC	28217
2016-116	20101212	ANDERSON	LEA O			6919 MISTY PINE LN UNIT 1B8		CHARLOTTE	NC	28217
2016-116	20101242	ARDREY	CAROLYN			2306 OAKHILL VILLAGE LN		CHARLOTTE	NC	28217
2016-116	20101238	ARDREY	GREGORY	MASAII L	ARDREY	2318 OAK HILL VILLAGE LN #2B		CHARLOTTE	NC	28217
2016-116	20101504	ARMSTRONG	JOHN B			2229 OAK HILL VILLAGE LN		CHARLOTTE	NC	28217
2016-116	20101205	ARSENAULT	MONA C			6943 MISTY PINE LN		CHARLOTTE	NC	28217
2016-116	20101508	ATENCIO	JOSE A			8235 TRIADD CT		CHARLOTTE	NC	28210
2016-116	16724137	AU	CAN TRIEU			6935 CULLODEN MORE CT		CHARLOTTE	NC	28217
2016-116	20101711	AUDU	GAMBO ISHAYA			2347 MADALINE MEADOWS DR		CHARLOTTE	NC	28217
2016-116	20101810	AYINALA	SAIRAM			7226 SOUTH CREEK RD		CHARLOTTE	NC	28277
2016-116	16722333	BALLAUER	DAVID	SUZANNE	KNUDSEN	1227 LAND GRANT RD		CHARLOTTE	NC	28217
2016-116	16724208	BANK OF AMERICA N A				2306 W MEADOWVIEW RD		GREENSBORO	NC	27407
2016-116	20132265	BARHITE	JEFFREY LYNN		MARY STEWART	7106 SPRING CREEK LN		CHARLOTTE	NC	28273
2016-116	20101517	BEHELER	JASON B	CATHERINE DAME AHN	BEHELER	7014 ELM HILL CT		CHARLOTTE	NC	28273
2016-116	16724125	BELAY	JOSEPH M			6922 CULLODEN MORE CT		CHARLOTTE	NC	28217
2016-116	20101548	BELIZAIRE	CARMELLE A			7025 ELM HILL CT		CHARLOTTE	NC	28217
2016-116	20132271	BELTRAN-CRISANTO	DONATO	CLAUDIA PATRICIA	GARCIA	2406 YORKDALE DR		CHARLOTTE	NC	28273
2016-116	16724204	BENITEZ-PENA	JAIME			1311 GRETNA GREEN DR		CHARLOTTE	NC	28217
2016-116	20101510	BENNETT	CAMERON JAMES			7015 WALNUT RIDGE CT		CHARLOTTE	NC	28217
2016-116	20101214	BENTON	KINA T			6942 MISTY PINE LN		CHARLOTTE	NC	28217
2016-116	16722330	BERMUDEZ	PEDRO A			1211 LAND GRANT RD		CHARLOTTE	NC	28217
2016-116	20101809	BLACK	ALI L	DIANA	MASSIPE	2312 MADELINE MEADOW DR		CHARLOTTE	NC	28217
2016-116	20101748	BLACKMAN	JEANA E			2420 OAK HIL VILLAGE LANE		CHARLOTTE	NC	28217
2016-116	20101245	BNA-ADARE LLC				535 PLAINFIELD RD SUITE B		WILLOWBROOK	IL	60527
2016-116	16724126	BOLER	KEVIN D			6918 CULLODEN MORE CT		CHARLOTTE	NC	28217
2016-116	16724441	BONILLA	HECTOR EMIL	REBECA CASTELLANOS	JIMENEZ	1316 YORKDALE DR		CHARLOTTE	NC	28217
2016-116	20101240	BONNER	SHANTEE			2312 OAKHILL VILLAGE LN		CHARLOTTE	NC	28217
2016-116	20101520	BONSU	MARK	DIANA	BONSU	7026 ELM HILL CT		CHARLOTTE	NC	28217
2016-116	20101515	BOONE	SHERENA	SHENNA	BOONE	7006 ELM HILL CT UNIT 3C1		CHARLOTTE	NC	28217
2016-116	20101821	BOWENS	REBA ROBERTA RIVERS			2422 MADELINE MEADOW DR		CHARLOTTE	NC	28217
2016-116	20132274	BOYD	JERRY L	MARILYN P	BOYD	2306 YORKDALE DR		CHARLOTTE	NC	28273
2016-116	20101737	BRANDT	TYLER JACOB			4417 KATHLEEN CT		CHARLOTTE	NC	28217
2016-116	20132269	BRODTRICK	ELIZABETH C			7119 SPRING CREEK LN		CHARLOTTE	NC	28273
2016-116	20101215	BROOKMAN	MICHELLE			6601 TUSKON DR		CHARLOTTE	NC	28270
2016-116	20101521	BUCKLEY	HERBERT EDWARD			7030 ELM HILL CT		CHARLOTTE	NC	28217
2016-116	20101816	BULLIE	JAY CHRISTOPHER			2340 MADELINE MEADOW DR		CHARLOTTE	NC	28217
2016-116	20101542	BURNS	RACHAEL			7016 WALNUT RIDGE CT		CHARLOTTE	NC	28217
2016-116	20101702	BUSINESS INTELLIGENCE CONSULTING LLC				17822 PAWLEYS PLANTATION LN		CHARLOTTE	NC	28278
2016-116	16724210	CANALES	LEONIDAS MOTINO			1211 GRETNA GREEN DR		CHARLOTTE	NC	28217
2016-116	16722338	CANNING	SIDNEY C	DEBRA J	CANNING	1315 LAND GRANT RD		CHARLOTTE	NC	28217
2016-116	20101107	CARRINGTON PLACE APARTMENTS	PROPERTY OWNER LLC		C/O JRK INVESTMENTS INC	11766 WILSHIRE BLVD 15TH FL		LOS ANGELES	CA	90025
2016-116	16724109	CARROLL	DARREN	ALJANAL	CARROLL	1232 GRETNA GREEN LN		CHARLOTTE	NC	28217
2016-116	20132264	CASACELI	STEPHEN J	NICOLE C	CASACELI	12226 RED RUST LN		CHARLOTTE	NC	28277
2016-116	16724214	CASTELLANOS	YOLANDA SANCHEZ			1131 GRETNA GREEN LN		CHARLOTTE	NC	28217
2016-116	16724143	CASTREJON	YULIANA GOMEZ	RAUL EDUARDO LOPEZ	ROJAS	1124 GRETNA GREEN LN		CHARLOTTE	NC	28217
2016-116	20101204	CESCON	GARY	BONNIE	CESCON	6951 MISTY PINE LN		CHARLOTTE	NC	28217
2016-116	16724116	CHAPMAN	RANESHA L			520 BEACON KNOLL LN		FORT MILL	SC	29708
2016-116	20101820	CHASE HOME FINANCE, LLC				3415 VISION DR		COLUMBUS	OH	43219
2016-116	20101753	CIULIS	MICHAEL B			4335 LAUREL HILL LN #3E-1		CHARLOTTE	NC	28217
2016-116	16722341	CLARK	DUSTIN	JULIE M	CLARK	1333 LAND GRANT RD		CHARLOTTE	NC	28217
2016-116	20101221	COELLO	ALBERTO	MONICA	COELLO	6914 MISTY PINE LN		CHARLOTTE	NC	28217
2016-116	20101220	CONNORS	KELLY			6918 MISTY PINE LN		CHARLOTTE	NC	28217

2016-116	14324108	COURTNEY OAKS APARTMENTS LLC				6340 SOUTH 3000 EAST SUITE 500	SALT LAKE CITY	UT	84121
2016-116	16724439	CRAIG	ANGELIA Y		WILLIAM N SR	1306 YORKDALE DR	CHARLOTTE	NC	28217
2016-116	20132268	CUNNINGHAM	ROBERT	PATRICIA	CUNNINGHAM	7111 SPRING CREEK LN	CHARLOTTE	NC	28273
2016-116	20101527	CURTIS	CATHERINE B			4306 LAUREL HILL LN	CHARLOTTE	NC	28217
2016-116	16724209	DANG	CUOC	TRANG T	PHAM	1219 GRETNA GREEN LN	CHARLOTTE	NC	28217
2016-116	16724145	DANG	CUONG	VAN	NGUYEN	1112 GRETNA GREEN DR	CHARLOTTE	NC	28217
2016-116	16722207	DANG	PHAT TAN	NGOC BICH	THI	6612 ROCKAWAY CT	CHARLOTTE	NC	28217
2016-116	20101525	DAVIS	DANA LYNN			7028 WALNUT RIDGE CT	CHARLOTTE	NC	28217
2016-116	20101241	DAVIS	LISA M			2308-2B2 OAK HILL VILLAGE LN	CHARLOTTE	NC	28277
2016-116	16722339	DELANO	DEBRA S			1321 LAND GRANT RD	CHARLOTTE	NC	28217
2016-116	16724140	DELIC	HAJRUDIN	MERSIJA	DELIC	7017 CULLODEN MORE CT	CHARLOTTE	NC	28217
2016-116	20101505	DELIC	SEMSUDIN			2233 OAK HILL VILLAGE LN	CHARLOTTE	NC	28217
2016-116	20101717	DELLAVECCHIA	TARA A			2375 MADELINE MEADOW DR	CHARLOTTE	NC	28217
2016-116	16724107	DEUTSCHE BANK NATIONAL TRUST COMPANY				450 AMERICAN ST	SIMI VALLEY	CA	93065
2016-116	20101516	DIGGS	MURRELL JR			7010 ELM HILL CT	CHARLOTTE	NC	28217
2016-116	20101237	DIMARIA	MAE			2320 OAK HILL VILLAGE LN	CHARLOTTE	NC	28217
2016-116	16722332	DIXON	PATRICE P			1221 LAND GRANT RD	CHARLOTTE	NC	28217
2016-116	20101732	DORMAN	MICHAEL F			2417 MADELINE MEADOW DR Unit 4	CHARLOTTE	NC	28217
2016-116	20101502	DOUTHWAITE	JENA M			2223 OAK HILL VILLAGE LN	CHARLOTTE	NC	28217
2016-116	20101209	DOVE	SHATORRA M			6929 MISTY PINE LN	CHARLOTTE	NC	28217
2016-116	16724104	DUNCAN	CALVIN L			1326 GRETNA GREEN LN	CHARLOTTE	NC	28217
2016-116	20132262	EDWARDS	CARRIE			7124 SPRING CREEK LN	CHARLOTTE	NC	28273
2016-116	20101709	EGAN	RICHARD	STEPHANIE LYNNE	EGAN	6210 GAYWIND DR	CHARLOTTE	NC	28226
2016-116	20101534	EHLEN PROPERTIES L P				2920 WINNEBAGO RD	SARTELL	MN	56377
2016-116	16724112	ELLIOTT	RONALD J	JULIA L	ELLIOTT	1214 GRETNA GREEN LN	CHARLOTTE	NC	28217
2016-116	20101740	ENDS	JANICE SUESZ			4406 KATHLEEN CT UNIT 1	CHARLOTTE	NC	28217
2016-116	20101822	ENRIGHT	KATHERINE LOUISE			2426 MADELINE MEADOW DRIVE	CHARLOTTE	NC	28217
2016-116	20101544	ETHRIDGE	DAVID CARLTON JR			7009 ELM HILL CT	CHARLOTTE	NC	28217
2016-116	16724203	EUSEDA	EXAU R			1317 GRETNA GREEN LN	CHARLOTTE	NC	28217
2016-116	20101522	EVANS	JERMAINE L			7034 ELM HILL CT	CHARLOTTE	NC	28217
2016-116	20101526	EWEKA	SHELLY-ANN N.			10193 E EXPLOSITION AVE	DENVER	CO	80247
2016-116	20101201	EWING	NANNETTE NICOLE			2226 OAK HILL VILLAGE LN	CHARLOTTE	NC	28217
2016-116	20101549	FAHEY JR	THOMAS J			7029 ELM HILL CT	CHARLOTTE	NC	28217
2016-116	20101733	FAIRBROTHER	JONATHAN			2421 MADELINE MEADOW DR	CHARLOTTE	NC	28217
2016-116	20101545	FARHAT	ESSA S			12079 WYNNFIELD LAKES CIR	JACKSONVILLE	FL	32246
2016-116	20132266	FEDAI	HALIL		HILDA LETICIA	7100 SPRING CREEK LN	CHARLOTTE	NC	28273
2016-116	20132101	FLORES	ANA L. PORTILLO			2301 YORKDALE DR	CHARLOTTE	NC	28273
2016-116	16724128	FUSSELL	R DALE	RHONDA R	FUSSELL	447 S SHARON AMITY RD STE 140	CHARLOTTE	NC	28211
2016-116	20101216	GAINES	LAMAR D SR			6936 MISTY PINE LN	CHARLOTTE	NC	28217
2016-116	20101814	GALLICO	DAVID			2332 MADELINE MEADOW DRIVE	CHARLOTTE	NC	28217
2016-116	16724201	GARCIA	JAVIER	KENIA	RIVAS	1331 GRETNA GREEN LN	CHARLOTTE	NC	28217
2016-116	16724124	GARCIA	MELBY			6926 CULLODEN MORE CT	CHARLOTTE	NC	28217
2016-116	16724436	GIBSON	JONATHAN RICHARD	CYNTHIA G	GIBSON	7100 GREENOOK CT	CHARLOTTE	NC	28217
2016-116	20101206	GOODMAN	CHARLES R			6941 MISTY PINE LN	CHARLOTTE	NC	28217
2016-116	16724141	GOSSELIN	DANIEL C	KAY H	GOSSELIN	1136 GRETNA GREEN LN	CHARLOTTE	NC	28217
2016-116	20101811	GRAHAM	AMBER C			2320 MADELINE MEADOW DR	CHARLOTTE	NC	28217
2016-116	20101818	GRANVILLE	MILLETTE			2410 MADELINE MEADOW DR Unit 6	CHARLOTTE	NC	28217
2016-116	20101509	GREENVALLEYS LLC				1201 BERRY RIDGE RD	CHARLOTTE	NC	28270
2016-116	20101754	GRIPPO	THOMAS	CANDICE	CASTOR	90 GRANBURG CIRCLE	SAN ANTONIO	TX	78218
2016-116	20101729	GROGAN	DAVID M			2580 FLINTSHIRE LN	GASTONIA	NC	28056
2016-116	16724114	GROSZ	ALBERT REINHOLD	MARY G	GROSZ	8700 PLAZA PARK DR	CHARLOTTE	NC	28215
2016-116	16722215	GUEVERA	ESTER REINA			1214 LAND GRANT RD	CHARLOTTE	NC	28217
2016-116	20101533	GUYER	JOSEPH E II			4311 LAUREL HILL LN #7	CHARLOTTE	NC	28217
2016-116	20132270	HAIRSTON	ROBERT C	LORETTA F	HAIRSTON	2412 YORKDALE DR	CHARLOTTE	NC	28273
2016-116	16724212	HALL	JAMES E	YVETTE	HALL	1201 GRETNA GREEN LN	CHARLOTTE	NC	28217
2016-116	20101501	HALSTON	MICHAEL J	PAMELA	HALSTON	2221 OAK HILL VILLAGE LN	CHARLOTTE	NC	28217
2016-116	20101817	HARDEE	KIMBERLY A			2406 MADELINE MEADOW DR	CHARLOTTE	NC	28217
2016-116	20101532	HARGETT	TAMI			4315 LAUREL HILL LN	CHARLOTTE	NC	28217
2016-116	20101503	HARKEY	JAMES			2227 OAK HILL VILLAGE LN #1C3	CHARLOTTE	NC	28217

2016-116	20132102	HARRIS	ANNIE L		SON JOHN HARRIS III	2307 YORKDALE DR	CHARLOTTE	NC	28273
2016-116	20101716	HARRIS	MELANIE N			2371 MADELINE MEADOW DR	CHARLOTTE	NC	28217
2016-116	16722203	HENRY	JAMES C	BERNICE F	HENRY	1326 LAND GRANT RD	CHARLOTTE	NC	28217
2016-116	16724108	HERNANDEZ	PEDRO ROBERTO	MARITZA JANNETTE	HERNANDEZ	1302 GRETNA GREEN DRIVE	CHARLOTTE	NC	28217
2016-116	20101222	HOFFMAN	BARBARA L			6912 MISTY PINE LN	CHARLOTTE	NC	28217
2016-116	20132263	HOLLAND ARTHUR P	& JOY T BRINSON			7120 SPRING CREEK LN	CHARLOTTE	NC	28273
2016-116	16724136	HOMMES	WILLEM P	NANCY J	HOMMES	16410 WOOLWINE RD	CHARLOTTE	NC	28278
2016-116	16724202	HOOD	GEORGE D JR			PO BOX 411461	CHARLOTTE	NC	28241
2016-116	20101219	HOUSTON	NAOMI N			6920 MISTY PINE LN	CHARLOTTE	NC	28217
2016-116	16724207	HUGHES	ANGELA	CAROL	RABON	1231 GRETNA GREEN LN	CHARLOTTE	NC	28217
2016-116	14324107	HUNTER RUTH E				1927 QUEENS RD	CHARLOTTE	NC	28207
2016-116	20101731	HYDECK	CHRIS J	KELLY A	HYDECK	2413 MADELINE MEADOW DR	CHARLOTTE	NC	28217
2016-116	16724426	JACOBS	JUSTIN			7104 LANARK CT	CHARLOTTE	NC	28217
2016-116	20101239	JARVIS	RANDALL W			2314 OAK HILL VILLAGE LN	CHARLOTTE	NC	28217
2016-116	20101538	JEFFERS	DAVID	YASMINE	JEFFERS	2221 ROSLYN AVE	CHARLOTTE	NC	28208
2016-116	16724132	JELLUM	PAUL M	MIGUEL A	BERJARANO	6905 CULLODEN MORE CT	CHARLOTTE	NC	28217
2016-116	16724146	JENKINS	DAVID D	ELIZABETH	JENKINS	1106 GRETNA GREEN DR	CHARLOTTE	NC	28217
2016-116	20101523	JENKINS	JOHN			7020 WALNUT RIDGE CT	CHARLOTTE	NC	28217
2016-116	16722342	JENKINS	WILLIAM M		BARBARA A & BRENDA JENKINS	1337 LAND GRANT RD	CHARLOTTE	NC	28217
2016-116	20101529	KAKANI	PRUDHVI			4314 LAUREL HILL LN UNIT 4114	CHARLOTTE	NC	28217
2016-116	16724139	KANE	BRUCE ANDREW			7007 CULLODEN MORE CT	CHARLOTTE	NC	28217
2016-116	20101755	KB PACE PROPERTIES LLC				723 PARKSIDE TERRACE LN	CHARLOTTE	NC	28202
2016-116	20101743	KINUSA PROPERTIES LLC				1525 REFLECTION POINTE BLVD	BELMONT	NC	28012
2016-116	16724213	KIRBY	LARRY BERNARD			1137 GRETNA GREEN LN	CHARLOTTE	NC	28217
2016-116	20101512	KISERT	PAYTON JAY			7023 WALNUT RIDGE CT	CHARLOTTE	NC	28217
2016-116	20101813	KROGSENG	WILLIAM P			2328 MADELINE MEADOW DR	CHARLOTTE	NC	28217
2016-116	20101704	KUHLOR	ESTELLE			2317 MADELINE MEADOW DR	CHARLOTTE	NC	28217
2016-116	16724111	LABELLE	RICHARD			1220 GRETNA GREEN LN	CHARLOTTE	NC	28217
2016-116	16724206	LABELLE	RICHARD			1301 GRETNA GREEN LN	CHARLOTTE	NC	28217
2016-116	16724133	LABELLE	RICHARD V	ELLEN M	LABELLE	6911 CULLODEN MORE CT	CHARLOTTE	NC	28217
2016-116	16722214	LAMOSO-NIEVES	ABNER E	JUSLEIDY	MOREIRA	1220 LAND GRANT RD	CHARLOTTE	NC	28217
2016-116	20101738	LANG	QIN			4413 KATHLEEN CT Unit 3	CHARLOTTE	NC	28217
2016-116	16722213	LE	GIANG NGOC		QUYEN THI LUONG	1226 LAND GRANT RD	CHARLOTTE	NC	28217
2016-116	20101211	LE	NGA HUYNH THI			11034 FOUNTAINGROVE DR	CHARLOTTE	NC	28262
2016-116	20101207	LEIDEL	ERICH R			6935 MISTY PINE LN	CHARLOTTE	NC	28217
2016-116	20101719	LENDERMAN	JEROD K			2383 MADELINE MEADOW DR	CHARLOTTE	NC	28217
2016-116	20101536	LEWIS	LORIN GRANT	KRISTEN MICHELE	LEWIS	4330 LAUREL HILL LN	CHARLOTTE	NC	28217
2016-116	20101730	LINDLEY	MARK T	DELORES THRESE	PACCIONE	2409 MADELINE MEADOW DR Unit 2	CHARLOTTE	NC	28217
2016-116	20101203	LINTZ	JEFFREY A			11867 SW 59TH CT	COOPER CITY	FL	33330
2016-116	16724440	LITAKER	MARK D			1312 YORKDALE DR	CHARLOTTE	NC	28217
2016-116	16724147	LONG	ERNEST L	ELIZABETH ANN	MCILWAIN	1100 GRETNA GREEN LN	CHARLOTTE	NC	28217
2016-116	16722329	LOUGHRAN	ROGER DERRICK			1207 LAND GRANT RD	CHARLOTTE	NC	28217
2016-116	16724127	LUNARDI	RALPH J	YVONNE M	LABELLE	6912 CULLODEN MORE CT	CHARLOTTE	NC	28217
2016-116	20101745	LYNCH-BARROW	CHRISTOPHER			2525 MADELINE MEADOW DR	CHARLOTTE	NC	28217
2016-116	20101223	MADONIA	BRIAN J		DEANA J BALDWIN	3640 GROVEMONT COVE	CUMMING	GA	30041
2016-116	20101718	MAIER	ULRIKE			2379 MADELINE MEADOWS DR	CHARLOTTE	NC	28217
2016-116	20101210	MARENGO	JOHN T JR	JACQUELINA I	GUTIERREZ	6927 MISTY PINE LN	CHARLOTTE	NC	28217
2016-116	20101746	MARKOGIANNAKIS	ALEX	DESPINA M	MARKOGIANNAKIS	2521 MADELINE MEADOW DR	CHARLOTTE	NC	28217
2016-116	20101218	MARTIN	KARMEN			6930 MISTY PINE LN	CHARLOTTE	NC	28217
2016-116	20101540	MAULION	ANTHONY JOSEPH L	BERNADETTE J CRUZ	MAULION	7008 WLANUT RIDGE CT	CHARLOTTE	NC	28217
2016-116	20101707	MAURITZ	JENNIFER			2331 MADELINE MEADOW DRIVE	CHARLOTTE	NC	28217
2016-116	16724101	MCCONDICHIE PROPERTES 2 LP				PO BOX 548	NEWNAN	GA	30264
2016-116	16724102	MCCONDICHIE PROPERTES 2 LP				PO BOX 548	NEWNAN	GA	30264
2016-116	16724199	MCCONDICHIE PROPERTES 2 LP				PO BOX 548	NEWNAN	GA	30264
2016-116	20101541	MCDONALD	CECILIA			7012 WALNUT RIDGE CT UNIT# 2D	CHARLOTTE	NC	28217
2016-116	16723106	MECKLENBURG COUNTY	PARKS & REC COMMISSION			600 E 4TH ST FL 11	CHARLOTTE	NC	28202
2016-116	16724215	MOBLEY	SARENA ANITA			810 ARCHDALE DR	CHARLOTTE	NC	28217
2016-116	16724435	MOORE	JEROME	REGINA J	MOORE	7101 GREENOOK CT	CHARLOTTE	NC	28217
2016-116	20101750	MOORE	VAUGHAN			2412 OAK HILL VILLAGE DR	CHARLOTTE	NC	28217

2016-116	20101539	MORALES	RICHARDO	OLGA	MORALES	7004 WALNUT RIDGE DR	CHARLOTTE	NC	28217
2016-116	20101701	MOROSCO HARPER	SANDRA V			1396 WHITMAN DR NW	CONCORD	NC	28027
2016-116	20101808	MORROW	ERIN M			2308 MADELINE MEADOW DR	CHARLOTTE	NC	28217
2016-116	16724205	MOSHE	RACHAEL			1307 GRETNA GREEN DR	CHARLOTTE	NC	28217
2016-116	20101703	MUKAMWIZA	MARIE JOSEE			2313 MADELINE MEADOW DR	CHARLOTTE	NC	28217
2016-116	20101547	MULAGHA	SAYIWE N			7021 ELM HILL CT	CHARLOTTE	NC	28217
2016-116	16724138	MUNSON	MARK S	VIVIAN V	MUNSON	2744 NORMANDY RD	CHARLOTTE	NC	28209
2016-116	20101714	NELSON	BARBARA J			2359 MADELINE MEADOW DR	CHARLOTTE	NC	28217
2016-116	20101518	NELSON	LATANDRA S			7018 ELM HILL CT	CHARLOTTE	NC	28217
2016-116	20101519	NEYLAND	KEVIN PATRICK JR			7022 ELM HILL CT UNIT 5	CHARLOTTE	NC	28217
2016-116	20101715	NGO	MY			2367 MADELINE MEADOW DR	CHARLOTTE	NC	28217
2016-116	16724103	NGUYEN	CUONG V	NGOC-LAN T	NGUYEN	GRETNA GREEN	CHARLOTTE	NC	28217
2016-116	16724217	NGUYEN	HUAN	LUU T	NGUYEN	1109 GRETNA GREEN LN	CHARLOTTE	NC	28217
2016-116	16722202	NGUYEN	KIEU		HOI THI DANG	1332 LAND GRANT RD	CHARLOTTE	NC	28217
2016-116	16724442	NGUYEN	MATTHEW			1320 YORKDALE DR	CHARLOTTE	NC	28217
2016-116	16724115	NGUYEN	NHON VAN	QUYEN K	LE	7026 CULLODEN MORE CT	CHARLOTTE	NC	28217
2016-116	16722204	NGUYEN	PHUONG THI			1320 LAND GRANT RD	CHARLOTTE	NC	28214
2016-116	20101744	NICHOLS	CHRISTINA			2529 MADELINE MEADOW DR	CHARLOTTE	NC	28217
2016-116	20101823	NICOSIA	MICHELLE M			205 WOODRIDGE PARKWAY	CANTON	GA	30115
2016-116	20101208	NORMAN	MARGARET SPINNER			6933 MISTY PINE LN	CHARLOTTE	NC	28217
2016-116	20101735	NYONATOR	ELI K			4425 KATHLEEN CT	CHARLOTTE	NC	28217
2016-116	20101514	O`DELL	TIFFANY H			7031 WALNUT RIDGE CT	CHARLOTTE	NC	28217
2016-116	20101720	OLZINSKI	CHRISTOPHER M			8726 CAHILL LN	CHARLOTTE	NC	28277
2016-116	20132103	ORTEZ	LOIDA E			2313 YORKDALE DR	CHARLOTTE	NC	28273
2016-116	20101202	PATIL	ALOK	HANISH	GARG	OAK HILL VILLAGE	CHARLOTTE	NC	28217
2016-116	20101815	PATKUS	JACKSON LEE			2336 MADELINE MEADOW DR	CHARLOTTE	NC	28217
2016-116	16724117	PERRY	CAROL R			7016 CULLODEN MORE CT	CHARLOTTE	NC	28217
2016-116	20101756	PITTMAN	BREEON J			4323 LAUREL HILL LN	CHARLOTTE	NC	28217
2016-116	16724425	POST	TAMMY L	S RENEE	GALBRAITH	7102 LANARK CT	CHARLOTTE	NC	28217
2016-116	16722340	POTTSDAMER	VINITA D			1327 LAND GRANT RD	CHARLOTTE	NC	28217
2016-116	20101537	RAMIREZ	FELIPE A			4326 LAUREL HILL LN	CHARLOTTE	NC	28217
2016-116	20101546	RAMIREZ	LUIS			7017 ELM HILL CT	CHARLOTTE	NC	28217
2016-116	16724135	RICE	HAROLD EDWARD		MARSHA MOORE	6923 CULLODEN MORE CT	CHARLOTTE	NC	28217
2016-116	20101734	RICHARDS	EDDIE GENE III			2425 MADELINE MEADOW DR Unit 6	CHARLOTTE	NC	28217
2016-116	20101531	ROBBINS	BARBARA W			4319 LAUREL HILL LN #3E5	CHARLOTTE	NC	28217
2016-116	20101747	ROBERTS	TAMARA LYN			2424 OAK HILL VILLAGE LANE	CHARLOTTE	NC	28217
2016-116	16722212	ROBINSON	COLON			1232 LAND GRANT RD	CHARLOTTE	NC	28217
2016-116	16722328	RODRIGUEZ	MICHELLE			1201 LAND GRANT RD	CHARLOTTE	NC	28217
2016-116	20101535	ROGERS	JUDITH D			4334 LAUREL HILL LN	CHARLOTTE	NC	28217
2016-116	20132273	ROJAS	ALFREDO A	ESPERANZA	ROJAS	2316 YORKDALE DR	CHARLOTTE	NC	28226
2016-116	16724443	ROSEBORO	ANTONIO MARKEES	JENNIFER	ROSEBORO	1336 YORKDALE DR	CHARLOTTE	NC	28217
2016-116	20101751	ROSS	LIZETTE			2408 OAK HILL VILLAGE DR	CHARLOTTE	NC	28217
2016-116	16722336	RUSSELL	RICHARD A	BARBARA J	RUSSELL	9101 VALLEY BROOK CT	MARVIN	NC	28173
2016-116	20101736	SALZMAN	LEON	JESSICA	SALZMAN	4421 KATHLEEN CT # 5	CHARLOTTE	NC	28217
2016-116	20101506	SAMBROWSKI	THERESA			2235 OAK HILL VILLAGE LN	CHARLOTTE	NC	28217
2016-116	20132272	SAUNDERS	SONYA D			2400 YORKDALE DR	CHARLOTTE	NC	28273
2016-116	16724110	SCHMITT	JAMES JEFFREY	CANDACE CARTER	SCHMITT	10009 SAW MILL RD	CHARLOTTE	NC	28278
2016-116	20101513	SCHULTZ	RANDY			7027 WALNUT RIDGE CT #2C7	CHARLOTTE	NC	28217
2016-116	16722335	SCOTT	JEROME	FLORENCE	SCOTT	1239 LAND GRANT RD	CHARLOTTE	NC	28217
2016-116	20101741	SEKINGER	CHARLES J	NANCY A	SEKINGER	2541 NADELINE MEADOW DR	CHARLOTTE	NC	28217
2016-116	20101812	SMITH	TARSHA			2324 MADELINE MEADOW DR	CHARLOTTE	NC	28217
2016-116	20101224	SMITHERMAN	SHEILA E			6906 MISTY PINE LN	CHARLOTTE	NC	28217
2016-116	16724370	SPENCER	NANCY D			1315 YORKDALE DR	CHARLOTTE	NC	28273
2016-116	16724148	STEWART	DONALD	MARTHA	STEWART	1030 GRETNA GREEN LN	CHARLOTTE	NC	28217
2016-116	16722337	STOKES	EVERETTE M	KATAYA M	STOKES	1307 LAND GRANT RD	CHARLOTTE	NC	28217
2016-116	16722206	STRONG	DENNIS J			1304 LAND GRANT RD	CHARLOTTE	NC	28217
2016-116	20101524	STROUD	TONYA L			7024 WALNUT RIDGE CT	CHARLOTTE	NC	28217
2016-116	16722205	SUAREZ	CARLOS R	VALENTINA X	RIVERA	1314 LAND GRANT RD	CHARLOTTE	NC	28217
2016-116	16724122	TELLUS	FERNANDO			6936 CULLODEN MORE CT	CHARLOTTE	NC	28217

2016-116	20101530	TERRELL	CHRISTOPHER T	TOMMY	TERRELL	4318 LAUREL HILL LN		CHARLOTTE	NC	28217
2016-116	16711107	TERRYS KENNELS INC				6225 CASHION RD		HUNTERSVILLE	NC	28078
2016-116	16724134	THOMAS	JAMES E	BRENDA H	THOMAS	6917 CULLODEN MORE CT		CHARLOTTE	NC	28217
2016-116	20101550	THOMPSON	LARESA F			7033 ELM HILL		CHARLOTTE	NC	28217
2016-116	16724211	TO	HUNG NGOC			1207 GRETNA GREEN LN		CHARLOTTE	NC	28217
2016-116	20132275	TODD	JOHN T		PAULETTE H TODD (H/W)	2300 YORKDALE DR		CHARLOTTE	NC	28273
2016-116	20101739	TOWNS	GAIL			4409-2 KATHLEEN CT		CHARLOTTE	NC	28217
2016-116	20101752	TOWNSEND	CHRISTOPHER L			2404 OAK HILL VILLAGE LN		CHARLOTTE	NC	28217
2016-116	20101705	TRIGALET	BRIAN S			511 CAMERON WALK CT APT 101		CHARLOTTE	NC	28217
2016-116	20101543	UGWUEGBU	CHIMAEZE D			10 PERIMETER SUMMIT BLVD	UNIT 1301	ATLANTA	GA	30319
2016-116	16724106	VAN	NGUYEN TRANG			23 TUCUMAN ST		PUNTA GORDA	FL	33983
2016-116	20101819	VINSON	MATTHEW R			2414 MADELINE MEADOW DR UNIT 5		CHARLOTTE	NC	28217
2016-116	16722216	WAGONER	BRANDON			1208 LAND GRANT RD		CHARLOTTE	NC	28217
2016-116	20101710	WALKER	CHRISTOPHER A	LAKENDRA N	BRAGGS	2343 MADELINE MEADOW DR		CHARLOTTE	NC	28217
2016-116	20132267	WALKER	RONALD S	SANFRA R	WALKER	7107 SPRING CREEK LN		CHARLOTTE	NC	28273
2016-116	16724142	WALLACE	DON			1130 GRETNA GREEN DR		CHARLOTTE	NC	28217
2016-116	20101507	WALLS	GLORIA J	JAMES D JR	WALLS	7003 WALNUT RIDGE CT 2CI		CHARLOTTE	NC	28273
2016-116	16722334	WEATHERS	MELVIN L	SELITA C	WEATHERS	1233 LAND GRANT RD		CHARLOTTE	NC	28217
2016-116	16722201	WEGERT	SAMUEL E			PO BOX 28		AMHERST	VA	24521
2016-116	20101742	WHITE	CHENAE L			2537 MADELINE MEADOW DR #1		CHARLOTTE	NC	28217
2016-116	20101807	WILKERSON	WILLIAM B			2304 MADELINE MEADOW DR		CHARLOTTE	NC	28217
2016-116	20101511	WILLIAMS	GREGORY R	MARTHA D	WILLIAMS	7019 WALNUT RIDGE CT		CHARLOTTE	NC	28273
2016-116	20101213	WILLIAMSON	CHERYL			6944 MISTY PINE LN		CHARLOTTE	NC	28217
2016-116	20101749	WU	XIAOHONG	CHANGMING	CHEN	206 DUNCRAIG DR		LYNCHBURG	VA	24502
2016-116	20101713	WU	XUN LEON			1900 PRAIRIE CITY RD, FM6-260		FOLSOM	CA	95630
2016-116	16724424	YOUNG	WILBERT LEON		DELORES MCCRORY	7100 LANARK CT		CHARLOTTE	NC	28217
2016-116	20101708	ZENG	QI			129-07 BROUGHTON WY		AUSTIN	TX	78727
2016-116	20101217	ZENG	XIAO	JING	DONG	4391 CABOT DR		RICHMOND	BC	V7C 4J5
2016-116	16724144	ZETINA	MARIO	MARIA M JIMENEZ DE	ZETINA	1118 GRETNA GREEN DR		CHARLOTTE	NC	28217
2016-116		MOORE & VAN ALLEN, PLLC				100 N. TRYON STREET, SUITE 4700		CHARLOTTE	NC	28202
2016-116		BNA HOMES ATTN: MARK BLYTHE				10648 BUNCLODY DRIVE		CHARLOTTE	NC	28213

Pet._No.	FirstName	LastName	OrgLabel	MailAddres	MailCity	Mail!	MailZip
2016-116	Elizabeth	Stroud	McDowell Meadows HOA	8116 South Tryon Street, Unit B3 Box 114	Charlotte	NC	282734301
2016-116	Lois	Nwosu	Spring Field Comm. Assoc.	517 Echodale Drive	Charlotte	NC	28217
2016-116	Randell	Cheyne	McDowell Farms NA	1207 McDowell Farms Drive	Charlotte	NC	28217
2016-116	Faith	Triggs	Steele Creek	Post Office Box 33094	Charlotte	NC	28233

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION # 2016-116 – BNA Homes

Subject:	Rezoning Petition No. 2016-116
Petitioner/Developer:	BNA Homes
Current Land Use:	Residential/Vacant
Existing Zoning:	MX-1
Rezoning Requested:	MX-2
Date and Time of Meeting:	**Tuesday, July 26, 2016 at 7:00 p.m.**
Location of Meeting:	Embassy Suites 1917 Ayrsley Town Blvd Charlotte, NC 28273
Date of Notice:	July 15, 2016

We are assisting BNA Homes (the "Petitioner") on a Rezoning Petition recently filed to allow the development of the site with a 127 townhomes for sale (the "Site") located on S Tryon Street between Gretna Green Drive and Land Grant Road. 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 ±15.87 acre Site from MX-1 to MX-2. The proposed site plan associated with the Rezoning Petition proposes to develop the Site with 127 townhomes for sale. The primary access to the Site will be from S. Tryon Street via a new public and private street. The proposed public street will line up with Beam Road and will be the fourth leg of the intersection of Beam Road and S. Tryon Street. The Site will also have a public street connection to Culloden More Court.

The Site was previously rezoned in 2006 to allow the Site to be developed with 85 small lot single-family dwelling units.

The proposed Site plan associated with this rezoning petition proposes a 37.5 foot buffer with a six (6) foot solid fence along the southern property boundary adjacent to the McDowell Meadows neighborhood. The proposed town homes will be two story units with one-car garages, and with front porches. Along the northern property boundary adjacent to the McDowell Farms neighborhood the site plan proposes a 50 foot buffer.

The proposed town home community will have a pool, open space areas, and tree save areas.

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, July 26, at 7:00 p.m. at Embassy Suites – 1917 Ayrsley Town Boulevard, Charlotte, North Carolina 28273.** 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
Mark Blythe, BNA Homes
Jeff Brown, Moore & Van Allen, PLLC
Bridget Dixon, Moore & Van Allen, PLLC
Keith MacVean, Moore & Van Allen, PLLC

Site Location

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BNA Homes
Rezoning Petition 2016-116
Community Meeting – July 26, 2016 @ 7:00p

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
1	Brenda Glover	7434 Flodden Field Ct	704529-4451	gloverbrenda@hotmail.com
2	Bernice Henry	1326 Land Grant RD	704-527-1063	
3	Dan Gosselin	1136 Gretna Green Dr	704 575 0247	Kgoose@bellsouth.Net.
4	Yvonne LaBelle	6912 Culloden More Ct	508 423 2420	ylabelle25@gmail.com
5	Richard LaBelle	6911 Culloden more ct	774 240 7404	
6	Ralph Lunardi	6912 Culloden Mor ct	508 48 2420	Ralphsaturn@yahoo.com
7	Tena Simmons	1221 Land Grant Rd	704-522 7028	
8	Kay Gosselin	1136 Gretna Green Dr.	704575.0247	Kgoose@bellsouth.net
9	Randell Cheyne	1207 McDowell Farms Dr.	704-528-6670	
10	JC Henry	3116 Rhett Ct	704-222-8174	
11	Kataya Stokes	1307 Land Grat Rd.	704-618-6577	~~Kataya.stokes@cms.k12.ne~~
12	Everett Stokes	"	704-301-3113	Kataya1913@yahoo.com
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BNA Homes
Rezoning Petition 2016-116
Community Meeting – July 26, 2016 @ 7:00p

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
29	Elizabeth Stroud	1011 Yorkdale		liz.stroud@yorkdale Dr.
30	Larry Kirby	1137 Gretna Green Dr.		SpecialK1967@Bellsouth.net
31	Justin Smith	331 Lamar Ave		justinsmith1984@gmail
32	Patrice Dixon	1221 Land Grant Rd	704522 2028	
33	Tammy L Post	7102 Lanark Ct.	704-502-8167	
34	Renee Galbreith	7102 Lanark Ct	704 806 7646	
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BNA Homes
Rezoning Petition 2016-116
Community Meeting – July 26, 2016 @ 7:00p

	NAME	ADDRESS	TELEPHONE	EMAIL ADDRESS
43	Joey Carter	6414 Mountain Rock CH NC 28217	704-724-7679	aainsure99@gmail.com
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