

OFFICIAL COMMUNITY MEETING REPORT
Petitioner: SunCap Property Group, LLC
Rezoning Petition No. 2022-037

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

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

A representative of the Petitioner mailed written notice of the date, time and virtual format for the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on July 27, 2022. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Tuesday, August 9th at 5:30 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner’s team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner’s team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation. No hard copies of the presentation were requested in advance of the meeting.

MEETING PARTICIPATION:

The Virtual Community Meeting had seventy-eight (78) total attendees at the start of the meeting, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by David Lee, Fred Bolt, and Chandler Turner, as well as by Petitioner’s agents Nate Doolittle with LandDesign, Stephen Overcash and Brian Simpson with ODA Architecture, and Collin Brown and Brittany Lins with Alexander Ricks PLLC.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner’s team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials and street views of the approximately 1.64-acre site located at the northeast intersection of East Boulevard and Scott Avenue, east of Kenilworth Avenue. He recognized that this is a prominent Dilworth intersection and expects for robust discussions to continue with the community throughout the rezoning process. He noted that an updated version of the rezoning request will include two additional parcels to the north so a second community meeting will be held in the future to officially incorporate those parcels into the rezoning request.

Mr. Brown explained that there are often many competing considerations that a developer must take into account, including transportation requirements, environmental constraints, council priorities, and community feedback. He stated that this property is currently zoned to a mix of the B-1, NS, and O-2 zoning districts. The recently-adopted 2040 Policy Map recommends the Neighborhood Center placetype for a mixture of pedestrian-friendly uses. Mr. Brown stated that the Petitioner’s team believes the proposed uses are generally consistent with the policy recommendation.

The Petitioner is proposing a rezoning to the MUDD-O (mixed use – optional) zoning district with a site-specific rezoning plan for up to 20,000 square feet of office uses, 300 multi-family residential units, and 15,000 square feet of ground-floor retail, restaurant, and personal service uses. The Petitioner hopes to

include Starbucks in the redevelopment project as the corner ground-floor retail tenant. Originally the Petitioner was requesting an accessory drive-through for the Starbucks but will be removing the drive-through request based on feedback from Planning Staff and preliminary community discussions. The rezoning plan shows the proposed access points on East Boulevard and Scott Avenue and existing alley through the site. The request is for a maximum height of ninety-two (92) feet. For reference, the recent rezoning at the southwest of the East Boulevard and Scott Avenue intersection was approved for a maximum building height of eighty-five (85) feet. The existing alleyway connecting to the adjacent Twin Oaks Shopping Center (which contains the restaurant Fern) would be maintained and improved to twenty-two feet wide to create a better and safer condition for access. The alleyway serves to break up the massing of the two proposed building along Scott Avenue. The building would contain a structured parking deck that is wrapped with ground-floor retail along East Boulevard and residential units along Scott Avenue. Access from East Boulevard into the site would be restricted to right-in/right-out movement only. Tree save areas are shown on the parcel adjacent to Fountain View and along the northern portion of the site, closest to existing single-family residential homes, to serve as a transition and buffer to the neighborhood.

The Petitioner's architecture team introduced several example elevations from both the East Boulevard and Scott Avenue frontages as well as an emphasis on the pedestrian ground floor. Mr. Stephen Overcash described the architectural style as a contemporary building with traditional elements and ground floor commercial area design like "Dilworth's front porch." The majority of the proposed residential units would also have usable porches that are designed to be at least eight (8) feet deep to function as a true extension of living space for use and entertaining. Several other elements were incorporated into the design to blend with the character of Dilworth, including a large amount of brick façade and white building materials that relate to the historic building materials of surrounding residences, window proportions, heavy brick columns, and simple calming architecture. He explained that a lot of focus is going into the pedestrian experience with corner benches and planters to serve as a gathering area and flickering gas lanterns to give a more historic feel to the new-construction building.

Mr. Brown concluded the presentation by explaining the rezoning timeline which will include a second community meeting in the coming months and could result in a public hearing in October and decision in November, at the earliest, but more time may be needed to continue coordinating with the neighborhood. Mr. Brown stated that the Petitioner's team has been working for several months with the Dilworth Community Association (DCA) who can serve as a resource to neighbors. The virtual meeting was then opened for discussion via the "chat box" function and "raise hand" function on Zoom:

Several neighbors expressed concern over the proposed building height and context within the Dilworth neighborhood. Requests were also made to include height transitions along Fountain View and Scott Avenue to make it more contextually appropriate with existing adjacent single-family homes. The Petitioner's team stated that they would limit the number of stories along East Boulevard to a maximum of five (5) stories of residential uses and the 92' height request was due to the building design with subterranean parking before the site's grading is finalized. The retail is proposed to have higher than average floor-to-floor dimensions to create a significant pedestrian experience and elevated retail quality and the residential units are proposed to have eleven (11) feet floor-to-ceiling for a high-quality design, thus adding to the building height request as compared to a more standard nine-foot ceiling height for residential units. The majority of the height would be concentrated at the corner of East Boulevard and Scott Avenue with the roofline remaining level even though the grade increases approximately fourteen (14) feet along Scott Avenue (thus making the building appear shorter from the Scott Avenue side)

Neighbors also expressed concern over the added traffic, especially along existing and adjacent alleyways. Residents of the adjacent condo building stated that they did not want an increase of cut-through traffic

from this development. The Petitioner's team confirmed that they would install traffic measures such as a concrete barrier to restrict the Scott Avenue access to right-in/right-out only and prohibit cross movement onto the adjacent alley on the opposite side of Scott Avenue. For neighbors on Fountain View, they will be able to use the improved alley through the rezoning site to access Scott Avenue without having to go out to the more heavily traveled intersection with East Boulevard.

In response to an attendee's request for adequate bike parking and usable bike racks, the Petitioner's team stated that they would be providing both long-term and short-term bike facilities.

A neighbor asked about the proposed amount of parking. In response, the Petitioner's team stated that there would be reserved parking for the retail uses and then a minimum of one parking space per bedroom for the residential units, which exceeds the Zoning Ordinance standards for residential parking, so they view the project as adequately self-parked so as to not have parking spill over into the adjacent streets. In response to follow-up questions, the Petitioner's team stated that they currently do not intend to charge a fee for parking in the deck and there would be a gate or controlled access for reserved resident parking above the retail parking.

In response to an attendee's question regarding construction timeline, the Petitioner's team stated that the project would likely take approximately two (2) years to build, so if the rezoning is approved in early 2023, they would expect construction to be completed in 2025. In response to construction access concerns, the Petitioner's team stated that they have not completed sequencing or staging studies yet but are working with contractors to limit the amount of time for road closures as they recognize the importance of the intersection.

A neighbor requested to see an elevation of the rear of the building. The Petitioner's team responded that they would have that image prepared for the follow-up community meeting.

Some attendees commented that they believed the proposed architecture was too modern or reminded them of South End. Others stated that they liked the proposed architecture. An attendee commented that architecture similar to Tranquil Court on Selwyn Avenue would be an appropriate traditional appearance.

In response to a concern regarding an increase to impervious area, the Petitioner's team stated that the site is already mostly impervious with a surface parking lot and building rooftops that were built on the site prior to the current stormwater ordinance controls so the proposed project would have updated stormwater controls that should be better than the current condition. In addition, the Petitioner's team would be adding tree save areas and supplemental plantings in several areas on the site.

Some neighbors commented that they would like to see some affordable housing units offered as part of the development while others stated that they did not want affordable units to be incorporated.

The property owner of the adjacent Twin Oaks Shopping Center commented that she appreciated the proposed improvements to the existing alley and would like a consideration of a traffic signal at the Fountain View intersection.

In response to questions about the sidewalk and pedestrian experience along East Boulevard, the Petitioner's team stated that the current proposal is for a minimum eight (8) foot wide sidewalk but with the potential of additional hardscape for a total sixteen (16) foot amenity zone with hardscaped materials and trees in grates. The Petitioner's team is studying the addition of a bike lane along the site's East Boulevard frontage.

An attendee commented that they agree the drive-through request should be removed. The Petitioner's team confirmed that no drive-through would be permitted on the site in the next iteration of the rezoning plan.

Per a neighbor's request for trash to be handled internally, the Petitioner's team confirmed that the plan was for trash and recycling to be stored internal to the building.

An attendee asked about the types of trees proposed for the streetscape and tree save areas. The Petitioner's team stated that for the streetscape along East Boulevard the trees would be spaced out approximately 40 feet with large maturing trees. Small maturing trees would be planted 30 feet apart along the Scott Avenue frontage due to the existing overhead powerlines. For the tree save areas, the Petitioner would preserve all existing trees deemed healthy by a third party and city arborist and then would supplement with new trees at a rate of 36 trees per acre. The redevelopment would likely have more trees once fully built out than the existing condition.

In response to a request for electric vehicle charging stalls, the Petitioner's team stated that they do install EV charging stations in all of their projects.

Per an attendee's request to describe the parking deck circulation, the Petitioner's team explained that the parking deck would be hidden behind the retail along the East Boulevard frontage and then ramps down to additional levels of parking at subterranean levels and below the alleyway.

The Petitioner responded in the affirmative to a question of whether the residential units would be able to convert to condominium units if market conditions change to make ownership preferred over rental units.

An attendee asked if the proposed porches/balconies for residential units would also be offered along the back side and Fountain View side of the building in addition to the Scott Avenue and East Boulevard frontages. The Petitioner's team confirmed that balconies are being proposed for all four sides of the building.

In response to a question regarding availability for rooftop green space or solar panels, the Petitioner's team stated that would likely be difficult for this project but that they would look into it.

In response to a request to bury the existing powerlines along the Scott Avenue frontage, the Petitioner's team stated that they would be willing to do so but Duke Power will not allow it for a development of this size on just a portion of the block.

The meeting concluded at approximately 7:30 p.m. with a confirmation that a second meeting would be held with the community.

Respectfully submitted this 15th day of August 2022.

cc: Holly Cramer, Charlotte-Mecklenburg Planning Department

Exhibit A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE

2022-037	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-037		Rosalyn	Allison-Jacobs	634 Waco St		Charlotte	NC	28204
2022-037	<Null>	Linda	Vanderbosch	600 E Worthington Ave		Charlotte	NC	28203
2022-037	Amherst Place Homeowners Association	June	Watts-Mistri	1730 Amherst Pl		Charlotte	NC	28204
2022-037	Charlotte Regional Realtor Association	Joe	Padilla	1201 Greenwood Cliff		Charlotte	NC	28204
2022-037	Cherry Neighborhood Association	Kathryn	Hubicki	325 Baldwin Ave		Charlotte	NC	28204
2022-037	Cherry Neighborhood Association	Kristen Joyce	Moyer	1922 Luther St		Charlotte	NC	28204
2022-037	Cherry Neighborhood Association	Myron	Patton	1623 Luther St		Charlotte	NC	28204
2022-037	Cherry Neighborhood Association	Stephanie	Wick	1712 Amherst Pl		Charlotte	NC	28204
2022-037	Cherry Neighborhood Joint Leadership Team	Sylvia	Bittle- Patton	1623 Luther Street		Charlotte	NC	28204
2022-037	DCA Land Use	Ellen	Citarella	322 E. Kingston Ave		Charlotte	NC	28203
2022-037	Dilworth	Christine	Williamson	705 McDonald Ave		Charlotte	NC	28203
2022-037	Dilworth Community Association	Franklin	Keathley	523 E. Kingston Ave		Charlotte	NC	28203
2022-037	Dilworth Community Association	Valerie	Preston	413 E. Worthington Ave		Charlotte	NC	28203
2022-037	Dilworth Community Development Association	Cynthia L	Schwartz	409 Rensselaer Av		Charlotte	NC	28203
2022-037	Dilworth Community Development Association	John	Fryday	1119 Belgrave Pl		Charlotte	NC	28203
2022-037	Dilworth Community Development Association	John	Gresham	717 E Kingston Av		Charlotte	NC	28203
2022-037	Dilworth Community Development Association	Mathew	Demetriades	1320 Fillmore Avenue #422		Charlotte	NC	28203
2022-037	Dilworth Community Development Association	Scott	Paviol	1920 Park Road		Charlotte	NC	28203
2022-037	Dilworth Community Development Association	Sis	Atlass Kaplan	1320 Fillmore Av	318	Charlotte	NC	28203
2022-037	Dilworth Community Organization	Valerie	Preston	413 E. Worthington Ave		Charlotte	NC	28203
2022-037	Dilworth Crescent Row	Maggie	Commins	1148 Dilworth Crescent Row		Charlotte	North Carolina	28203
2022-037	EZPTAX LLC	Stromme	Granville	1133 SALEM DR		CHARLOTTE	NC	28209
2022-037	Freedom Park	Brittany	Lins	1125 Princeton Avenue		Charlotte	NC	28209
2022-037	Freedom Park	Laurel	Grauer	1135 Salem Drive	G	Charlotte	NC	28209
2022-037	Freedom Park Neighborhood Association	Julie	Wall- Burris	2904 Somerset Dr		Charlotte	NC	28209
2022-037	Freedom Park Neighborhood Association	Lesley	Faulkner	1254 Salem Drive		Charlotte	NC	28209
2022-037	Freedom Park Neighborhood Association	Victor	Ahdieh	2724 Dilworth Heights Ln		Charlotte	NC	28209
2022-037	Friends & Residents Of Historic Cherry	Karen	Jensen	311 Baldwin Av		Charlotte	NC	28204
2022-037	Future Forward Group Home LLC	Robin	Gregory	400 E STONEWALL ST UNIT		Charlotte	North Carolina	28202
2022-037	Grove at Cherry Home Owners Association	Richard	Wechsler	727 Morgan Park Dr		Charlotte	NC	28204
2022-037	Heart Math Tutoring	Holly	Rodden	805 Lexington Ave		Charlotte	NC	28203
2022-037	Myers Park Manor	Kris	Taylor	430 Queens Road	#521	Charlotte	NC	28207
2022-037	Neighborhoods of Cherry	Aletha	Green Burgess	1423 Main St		Charlotte	NC	28204
2022-037	Neighborhoods of Cherry	Matthew	Hassey	609 WACO ST		charlotte	Nc	28204
2022-037	Olmsted Park Homes HOA	Nina	Lipton	415 Meacham St		Charlotte	NC	28203
2022-037	Queens Station HOA	Rex	Jones	308 Queens Road #22		Charlotte	NC	28204
2022-037	Queens West Homeowners Association	Warren	Linde	2000 Nolen Park Lane		Charlotte	NC	28209
2022-037	Sedgefield	Janelle	Travis	635 Poindexter Drive		Charlotte	NC	28209
2022-037	Sedgefield And Freedom Park	Terry	Thirion	2808 Park Road		Charlotte	NC	28209
2022-037	Sharon Woods	Sean	Smith	318 Queens Rd		Charlotte	NC	28204
2022-037	The Cherry Community Organization (CCO)	Barbara	Rainey	610 Baldwin Avenue		Charlotte	NC	28204
2022-037	Wayfinders (formerly Bruce Irons Camp Fund)	Mollie	James	725 Providence Road	Suite 212	Charlotte	NC	28207

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2022-037	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-037	12312117	DUDKA	RICH			1320 FILLMORE AVE UNIT 100		CHARLOTTE	NC	28203
2022-037	12312118	LARSEN	THOMAS JAMES JR			3121 SELWYN AVE		CHARLOTTE	NC	28209
2022-037	12312119	TROTTA	SARAH L			1320 FILLMORE AVE UNIT 102		CHARLOTTE	NC	28203
2022-037	12312120	BICKLE	SAMUEL R			1320 FILLMORE AVE UNIT 103		CHARLOTTE	NC	28203
2022-037	12312121	ORCHARD ROAD HOLDINGS LLC				401 EASTOVER RD		CHARLOTTE	NC	28207
2022-037	12312122	BRYAN	AMY L			315 RIDGEWOOD AVE		CHARLOTTE	NC	28209
2022-037	12312123	CERRATO	WILLIAM	CLAIRE	CERRATO	13 VALLEY RD		NATICK	MD	01760
2022-037	12312124	LAU	ALBERT			1320 FILLMORE AVE UNIT 110		CHARLOTTE	NC	28203
2022-037	12312125	ATLANTIC CORP				806 N 23RD ST		WILMINGTON	NC	28405
2022-037	12312126	EVANS	JOY M			18402 PENINSULA CLUB LN		CORNELIUS	NC	28031
2022-037	12312127	BAYER	ALEXANDRA			1320 FILLMORE AVE UNIT 113		CHARLOTTE	NC	28203
2022-037	12312128	WILLIAMS	MARK R	ELIZABETH ANN	WICKER	1320 FILLMORE AVE UNIT 114		CHARLOTTE	NC	28203
2022-037	12312129	TROTTA	DANIEL C	PHYLLIS A	TROTTA	1478 VALHALLA DR		DENVER	NC	28037
2022-037	12312130	NOONKESTER	MATTHEW DONNELL	JENNIFER ROSE	NOONKESTER	728 WILD BERRY CT		WAXHAW	NC	28173
2022-037	12312131	HO	KAY	TRUST	KAY HO	139 NORTH RD		SAUNDERSTOWN	RI	02874
2022-037	12312132	AMIRI	KAYLA R			5548 ROCK CANYON RD		THE COLONY	TX	75056
2022-037	12312133	MADDOX	BRIAN	KELLE	SHARPE	1320 FILLMORE AVE UNIT 119		CHARLOTTE	NC	28203
2022-037	12312134	BABCOCK	GORDON	KATHLEEN RICHARDS	BABCOCK	846 MILL RIVER RD		SAINT ALBANS	VT	05478
2022-037	12312135	CLARK	ROBIN E			2283 MATTHEWS ST NE		ATLANTA	GA	30319
2022-037	12312136	SUAREZ	ELENA			1320 FILLMORE AV UNIT 124		CHARLOTTE	NC	28203
2022-037	12312137	FREDRICK	LAURA	GEORGE	FREDRICK	1320 FILLMORE AVE UNIT 126		CHARLOTTE	NC	28203
2022-037	12312138	LOK	ELAINE CHI LING			105 BELLA ROSE DR		CHAPEL HILL	NC	27517
2022-037	12312139	SAWYER	KENNETH W	JACQUELINE	SAWYER	1320 FILLMORE AVE UNIT 128		CHARLOTTE	NC	28203
2022-037	12312140	BOBROW	SHELDON			1320 FILLMORE AVE UNIT 129		CHARLOTTE	NC	28203
2022-037	12312141	ROBINSON	SEAN M	EDWARD S	KOVALCHIK	1320 FILLMORE AVE UNIT 132		CHARLOTTE	NC	28203
2022-037	12312142	BLINCOE	MATTHEW	BRENDA	BLINCOE	7810 SPRING FARM CT		PROSPECT	KY	40059
2022-037	12312143	ROBINSON	SEAN M.			1320 FILLMORE AV Unit 132		CHARLOTTE	NC	28203
2022-037	12312144	KIRTON II	ALBERT T	LISA	KIRTON	1320 FILLMORE AVE UNIT 133		CHARLOTTE	NC	28203
2022-037	12312145	MYERS	BRIGETTE M			1320 FILLMORE AVE APT134		CHARLOTTE	NC	28203
2022-037	12312146	DOMICO	REXANNE A	ROB	DOMICO	1320 FILLMORE AVE UNIT 135		CHARLOTTE	NC	28203
2022-037	12312147	LIPSON	DEBRA ANN			1320 FILLMORE AVE 136		CHARLOTTE	NC	28203
2022-037	12312148	CLARK	JOHN CASEY JR	EMILY MACGEORGE	CLARK	1320 FILLMORE AVE UNIT 137		CHARLOTTE	NC	28203
2022-037	12312149	TISHKINA	IRYANA I			1320 FILLMORE AVE UNIT 139		CHARLOTTE	NC	28203
2022-037	12312150	LATIMER	IRFAN K	ROBERT COMER III	LATIMER	1320 FILLMORE AVE UNIT 141		CHARLOTTE	NC	28203
2022-037	12312151	PETTY	GRANT MATTHEW			1320 FILLMORE AVE		CHARLOTTE	NC	28203
2022-037	12312152	READY	JACLYN	JOSEPH F	READY SR	1320 FILLMORE AVE UNIT 143		CHARLOTTE	NC	28203
2022-037	12312153	KASHYAP	ANGELA			1320 FILLMORE AVE UNIT 144		CHARLOTTE	NC	28203
2022-037	12312154	CARD	LISA			1320 FILLMORE AVE UNIT 145		CHARLOTTE	NC	28203
2022-037	12312155	FITZGERALD	PATRICK WILLIAM			1320 FILLMORE AVE UNIT 300		CHARLOTTE	NC	28203
2022-037	12312156	SHORT	DANIEL EDWARD	JO ANNA FELICITA	RAMIREZ-SHORT	1320 FILLMORE AV UNIT 301		CHARLOTTE	NC	28203
2022-037	12312157	PICKUP	QUENTIN L	CINDY M	PICKUP	13934 KINGS CARRIAGE LN		CHARLOTTE	NC	28278
2022-037	12312158	MEAHER	MARGARET L			1320 FILLMORE AVE UNIT 303		CHARLOTTE	NC	28202
2022-037	12312159	DAVIS	KRISTIN			1320 FILLMORE AVE UNIT 305		CHARLOTTE	NC	28203
2022-037	12312160	WILLIAMS	MARK R	E. ANN	WICKER	1320 FILLMORE AVE UNIT 307		CHARLOTTE	NC	28202
2022-037	12312161	LEVINE	GREGORY CHARLES			212 GARDEN ST		GREAT NECK	NY	11021
2022-037	12312162	DURHAM	JOHN P	DEBORAH S	BUNN-DURHAM	1320 FILLMORE AV UNIT 309		CHARLOTTE	NC	28203
2022-037	12312163	TOLER	JAMES E			1320 FILLMORE AV UNIT 310		CHARLOTTE	NC	28203
2022-037	12312164	WILLIAMS	ROBERT WAYNE	CARLA KAY	WILLIAMS	6901 OLD MILLS RD		FUQUAY VARINA	NC	28203
2022-037	12312165	LAWRIMORE	EARL W	ELIAZBETH	LAWRIMORE	1320 FILLMORE AVE UNIT 312		CHARLOTTE	NC	28203
2022-037	12312166	CATALFUMO	ALICIA			1320 FILLMORE AVE UNIT 313		CHARLOTTE	NC	28203
2022-037	12312167	BURKE	SEAN THOMAS			1320 FILLMORE AVE UNIT 314		CHARLOTTE	NC	28203
2022-037	12312168	MORRIS	BRIAN W			1320 FILLMORE AVE UNIT 316		CHARLOTTE	NC	28203
2022-037	12312169	SCHLERNITZAUER	BRUCE P.	LESLIE K.	SCHLERNITZAUER	1320 FILLMORE AVE UNIT 318		CHARLOTTE	NC	28203
2022-037	12312170	MELNICK	STEPHANIE D			1320 FILLMORE AVE UNIT 319		CHARLOTTE	NC	28203
2022-037	12312171	CLEMENTS	JOSEPH EDWIN			518 WELLBOURNE CT		CONCORD	NC	28027
2022-037	12312172	LOPEZ	PEDRO ALFONSO	ELENA MARIA	LOPEZ	1320 FILLMORE AV UNIT 321		CHARLOTTE	NC	28203
2022-037	12312173	TAILOR	SONA			1320 FILLMORE AVE UNIT 322		CHARLOTTE	NC	28203
2022-037	12312174	ZARREHPARVAR	BAYLEY S			1320 FILLMORE AVE UNIT 323		CHARLOTTE	NC	28203
2022-037	12312175	ALMOND	RONALD V	KATHERINE H	ALMOND	1320 FILLMORE AV UNIT 325		CHARLOTTE	NC	28202
2022-037	12312176	RODRIGUEZ	TRINERE PATRICE			1320 FILLMORE AVE UNIT 326		CHARLOTTE	NC	28203
2022-037	12312177	HO	WENG ON			1320 FILLMORE AV UNIT 327		CHARLOTTE	NC	28202
2022-037	12312178	MERTAN	TUGCE LARA			4621 BENRIDGE LN		CHARLOTTE	NC	28226
2022-037	12312179	MICHAEL	CHRISTINA	ERIC	MICHAEL	28752 HEDGEROW		MISSION VIEJO	CA	92692
2022-037	12312205	ZFLP LLC				1800 CAMDEN RD STE 107-116		CHARLOTTE	NC	28203
2022-037	12312207	ZALECKI FAMILY LIMITED	PARTNERSHIP			1800 CAMDEN ROAD SUITE 107	STE 107-116	CHARLOTTE	NC	28203
2022-037	12312208	1620 SCOTT AVE TCG LLC				1620 SCOTT AVE		CHARLOTTE	NC	28203
2022-037	12312211	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				PO BOX 36022		CHARLOTTE	NC	28236
2022-037	12312219	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				PO BOX 32861		CHARLOTTE	NC	28232
2022-037	12312220	DUNHAM	RICHARD A			1315 EAST BV		CHARLOTTE	NC	28203
2022-037	12312221	RIVERA	CONFESORA VILLANUEVA	LIZA	BARROSO	1315 EAST BV UNIT 202		CHARLOTTE	NC	28203
2022-037	12312222	SCOTT	STEVEN C	KARI L	SCOTT	3618 EDGEWATER DR		GARY	SD	57237
2022-037	12312223	HALI	MARK JEROME	ALICIA M	PRICE	165 ISLEWORTH WAY		FAYETTEVILLE	GA	30215
2022-037	12312224	HIBMA	PIERCE	MONIQUE	HIBMA	1315 EAST BLVD UNIT 214		CHARLOTTE	NC	28203

2022-037	12312225	WILLIAMS	MORGAN			PO BOX 12051	CHARLOTTE	NC	28220
2022-037	12312226	MOWERY	TAYLOR			1315 EAST BOULEVARD UNIT 221	CHARLOTTE	NC	28203
2022-037	12312227	AYUSO	SULLIVAN ARMANDO			1315 EAST BV UNIT 222	CHARLOTTE	NC	28211
2022-037	12312228	SCHLAGENHAUF	ELKE ANN			1315 EAST BLVD UNIT 223	CHARLOTTE	NC	28203
2022-037	12312229	REEVES	ROBERT JOHN			1315 EAST BV UNIT 224	CHARLOTTE	NC	28203
2022-037	12312230	VALENCIA	VICTOR	BRENDA	VALENCIA	PO BOX 232	WASHINGTON	IN	47501
2022-037	12312231	YACABUCCI	VIVIAN CLAIRE	NICHOLAS CHARLES	YACABUCCI	2101 FOREST LAGOON PLACE	WILMINGTON	NC	28405
2022-037	12312232	KAUSSARI	AMIR ALI			1151 HERITAGE PATH LN	WINSTON SALEM	NC	28209
2022-037	12312233	SMITH	EDWARD LYON			1315 EAST BLVD UNIT 228	CHARLOTTE	NC	28203
2022-037	12312234	COKER	LAURA A			1315 EAST BLVD UNIT 229	CHARLOTTE	NC	28203
2022-037	12312235	SORENSEN	MATTHEW ERIC			1315 EAST BLVD STE 230	CHARLOTTE	NC	28203
2022-037	12312236	STEELE	MARK M			1315 EAST BLVD UNIT 301	CHARLOTTE	NC	28203
2022-037	12312237	WATTS	JAMES W			1315 EAST BV UNIT 302	CHARLOTTE	NC	28203
2022-037	12312238	WALL	JESSICA L			1315 EAST BOULEVARD UNIT 303	CHARLOTTE	NC	28203
2022-037	12312239	HOLDEN	BONNIE DENISE			1315 EAST BLVD UNIT #304	CHARLOTTE	NC	28203
2022-037	12312240	O'DONNELL	ERIN HIGGINS	STEPHEN B	O'DONNELL	2421 RIVER TREE CIR	SANFORD	FL	32771
2022-037	12312241	PATEL	SHEFALL			1315 EAST BVLD #306	CHARLOTTE	NC	28203
2022-037	12312242	COOK	THOMAS			1315 EAST BLVD UNIT 307	CHARLOTTE	NC	28203
2022-037	12312243	DCI PROPERTIES LLC				375 SKY LINE DR	SEDONA	AZ	86336
2022-037	12312244	OLIVE	LAURENCE L	ALLISON	OLIVE	2135 BROOKWOOD RD	CHARLOTTE	NC	28211
2022-037	12312245	KISER	DARRELLYN			1315 EAST BV UNIT 310	CHARLOTTE	NC	28203
2022-037	12312246	FLO	MYRON LEMAR III	ANITA BARBARA	FLO	1115 HANSLER LN	WAXHAW	NC	28173
2022-037	12312247	NEVILLE	KAREN A BILINSKI			1315 EAST BOULEVARD UNIT 312	CHARLOTTE	NC	28203
2022-037	12312248	ROONEY	KELLY A			1315 EAST BLVD UNIT 313	CHARLOTTE	NC	28203
2022-037	12312249	FARAH	FARAMARZ	NEKOO	DAHI	2445 SELWYN AV UNIT 402	CHARLOTTE	NC	28209
2022-037	12312250	LOWE	ALYSON			1315 E BLVD UNIT 315	CHARLOTTE	NC	28203
2022-037	12312251	BAILEY	JASON ROBERT			1315 EAST BLVD UNIT 316	CHARLOTTE	NC	28203
2022-037	12312252	SMITH	MEREDITH R	ERIK JOHN	SMITH	1315 EAST BV UNIT 317	CHARLOTTE	NC	28203
2022-037	12312253	CRANE	KENTON WADE			1315 EAST BLVD 318	CHARLOTTE	NC	28203
2022-037	12312254	RODRIGUEZ	DANE	KYRA	EVERSMANN	13887 DAVENPORT AV	SAN DIEGO	CA	92129
2022-037	12312255	NAGY	MIHALY			150 BROADWAY AVE	TRYON	NC	28782
2022-037	12312256	MAIYA	MANURU SUJAYEENDRA			528 LEES COURT ST	CHARLOTTE	NC	28211
2022-037	12312257	HUSTED	TOSKA			1604 PRINCETON AVE	CHARLOTTE	NC	28209
2022-037	12312258	CHANDO	MICHAEL WETTE			1315 EAST BV UNIT 323	CHARLOTTE	NC	28203
2022-037	12312259	PEDERSEN	JENNIFER SEDLAK			1141 LILAC RD	CHARLOTTE	NC	28209
2022-037	12312260	BILAS	VICTORIA	WENDY	BILAS	1315 EAST BLVD 325	CHARLOTTE	NC	28203
2022-037	12312261	BLALOCK	PHILIP RYAN	ELLEN	BLALOCK	1315 EAST BLVD UNIT 326	CHARLOTTE	NC	28203
2022-037	12312262	EDWARDS	EMMA GRACE			1315 EAST BLVD UNIT 327	CHARLOTTE	NC	28203
2022-037	12312263	LACLAIR	JENNIFER A	JOSEPH W	PIERI	3211 WILLOW OAK RD	CHARLOTTE	NC	28209
2022-037	12312264	MANN	ROBERT N JR			1315 EAST BV UNIT 329	CHARLOTTE	NC	28203
2022-037	12312265	STEPHENS	MARK G	BARBARA S	STEPHENS	1315 EAST BLVD UNIT 330	CHARLOTTE	NC	28203
2022-037	12312266	PEACE	ANDREW S	SABRINA	PEACE	1315 EAST BLVD UNIT 331	CHARLOTTE	NC	28203
2022-037	12312267	CRAWFORD	ASHLEY C			1315 EAST BOULEVARD UNIT 332	CHARLOTTE	NC	28203
2022-037	12312268	CUMMINGS	DANIEL E			1315 EAST BLVD UNIT 333	CHARLOTTE	NC	28203
2022-037	12312269	RIVERA	CONFESORA VILLANUEVA	LIZA	BARROSO	1315 EAST BOULEVARD UNIT 334	CHARLOTTE	NC	28203
2022-037	12312270	GAFFNEY	MICHAEL			1315 EAST BOULEVARD UNIT 335	CHARLOTTE	NC	28203
2022-037	12312271	VINCENT B PARTNERS INC				1315 EAST BLVD	CHARLOTTE	NC	28203
2022-037	12312272	BURR	ISHBEL LYLE			1315 EAST BLVD UNIT 337	CHARLOTTE	NC	28203
2022-037	12312273	TINKEY DIL WORTH LLC				2917 CAMDEN PARK PL	CHARLOTTE	NC	28210
2022-037	12312274	DUFT	JORDAN ELIZABETH			1315 EAST BV UNIT 402	CHARLOTTE	NC	28203
2022-037	12312275	PARKER	MICHAEL			1315 EAST BLVD UNIT 403	CHARLOTTE	NC	28203
2022-037	12312276	FLEHAN	RONNY	CYNTHIA A	FLEHAN	5408 GUILDBROOK RD	CHARLOTTE	NC	28226
2022-037	12312277	LANDRETH	KELLY JO			1315 EAST BV UNIT 405	CHARLOTTE	NC	28203
2022-037	12312278	FURA	KEVIN	RACHEL	FURA	1315 EAST BLVD UNIT 406	CHARLOTTE	NC	28203
2022-037	12312279	MERTAN	TUGCE LARA			1315 EAST BV, UNIT 407	CHARLOTTE	NC	28203
2022-037	12312280	ROBERTS	DOUGLAS			1315 EAST BLVD UNIT 408	CHARLOTTE	NC	28203
2022-037	12312281	CHEN	PETER K	CHUAN	CHEN	7919 GREENVIEW TERRACE CT	CHARLOTTE	NC	28277
2022-037	12312282	ISLAM	RAKIBUL			1315 EAST BV UNIT 410	CHARLOTTE	NC	28203
2022-037	12312283	EDENS	KAYLA MARIE			1315 E BLVD UNIT 411	CHARLOTTE	NC	28203
2022-037	12312284	FA CONSULTING AND INVESTMENTS SRLS LLC				1100 S TRYON ST STE 200	CHARLOTTE	NC	28203
2022-037	12312285	HOCKMAN	PAUL	CLAIRE LOUISE	HOCKMAN	1509 CHURCHILL DOWNS DR	WAXHAW	NC	28173
2022-037	12312286	MCGUIRE	EDWARD K	ELLEN	MCGUIRE	1315 EAST BOULEVARD UNIT 414	CHARLOTTE	NC	28203
2022-037	12312287	LEWIS	ISABELLE			1315 EAST BVLD UNIT 415	CHARLOTTE	NC	28203
2022-037	12312288	WILLIAMS	SAMUEL ANDREW			1315 EAST BLVD UNIT 416	CHARLOTTE	NC	28203
2022-037	12312289	GLADDEN	SUSAN M			1315 EAST BV UNIT 417	CHARLOTTE	NC	28203
2022-037	12312290	HYDEN	JAMES ANTHONY			4124 SWANNIE COBLE RD	SNOW CAMP	NC	27349
2022-037	12312291	PATNODE	ANDRE DONALD			1315 EAST BLVD UNIT 419	CHARLOTTE	NC	28203
2022-037	12312292	HAYES	CAITLIN N			1315 EAST BLVD UNIT420	CHARLOTTE	NC	28203
2022-037	12312293	FLO	MYRON III	ANITA B H	FLO	1115 HANSLER LN	WAXHAW	NC	28173
2022-037	12312294	BRANCAZIO	SOPHIA			1315 EAST BLVD UNIT 422	CHARLOTTE	NC	28203
2022-037	12312295	1315 EAST BOULEVARD LLC				2915 OGLETOWN RD STE 3645	NEWARK	DE	19713
2022-037	12312801	FARAH	FARAMARZ	NEKOO	DAHI	1721 STERLING RD	CHARLOTTE	NC	28209
2022-037	12312802	ANDRUSISIN	JULIE			1320 FILLMORE AVE STE 401	CHARLOTTE	NC	28203
2022-037	12312803	CARANDANG	EMMANUEL A			1320 FILLMORE AVE UNIT 402	CHARLOTTE	NC	28203
2022-037	12312804	ARENDET	STEPHEN JR	DANIELLE LAUREN	ARENDET	1320 FILLMORE AVE	CHARLOTTE	NC	28203

2022-037	12312805	PARK	YUNG	SUN	GANDARA	1511 LEAZER CT	CHARLOTTE	NC	28277
2022-037	12312806	HOWELL	SHERRY E			1320 FILLMORE AVE UNIT 407	CHARLOTTE	NC	28203
2022-037	12312807	HARDISON	CAROL L			1320 FILLMORE AV UNIT 408	CHARLOTTE	NC	28203
2022-037	12312808	RAGNO	MICHELE			1320 FILLMORE AVUNIT 409	CHARLOTTE	NC	28203
2022-037	12312809	KIM	TOMMY L	JUNIPER	KIM	13014 BRICKINGHAM LN	HUNTERSVILLE	NC	28078
2022-037	12312810	BORGNIS	LUKE			1320 FILLMORE AV STE 411	CHARLOTTE	NC	28203
2022-037	12312811	NICHOLS	ELIZABETH WRIGHT			1320 FILLMORE AVE UNIT 412	CHARLOTTE	NC	28203
2022-037	12312812	HARRIL	JONATHAN A			1320 FILLMORE AVE,UNIT 413	CHARLOTTE	NC	28203
2022-037	12312813	CRAWFORD	THOMAS CARTER	REBECCA MAY	TROYER	1320 FILLMORE AVE STE 414	CHARLOTTE	NC	28203
2022-037	12312814	KREICAS	KATHY	LEONARD	KREICAS	1320 FILLMORE AV UNIT 416	CHARLOTTE	NC	28203
2022-037	12312815	STONE	JEFFREY ALLEN	ANTHONY TODD	LINEBERGER	1320 FILLMORE AVE UNIT 418	CHARLOTTE	NC	28203
2022-037	12312816	KAO	ANGELA M			1320 FILLMORE AVE UNIT 419	CHARLOTTE	NC	28203
2022-037	12312817	MULERO-SOSA	DEBORAH	SAUL A SOSA	CRUZ	1320 FILLMORE AVE UNIT 420	CHARLOTTE	NC	28203
2022-037	12312818	LINER	MARCUS DAVID			1320 FILLMORE AV UNIT 421	CHARLOTTE	NC	28203
2022-037	12312819	NORRIS	NIKKI SHEA			1320 FILLMORE AVE UNIT 422	CHARLOTTE	NC	28203
2022-037	12312820	GORDY	LILLIAN			1320 FILLMORE AVE UNIT 423	CHARLOTTE	NC	28203
2022-037	12312821	GLORIA N RESTREPO R/T	TRUST	GLORIA N	RESTREPO	1320 FILLMORE AVE UNIT 425	CHARLOTTE	NC	28203
2022-037	12312822	SINTON	JONATHAN G	CAROLEE KEANE	SINTON	1320 FILLMORE AVE	CHARLOTTE	NC	28203
2022-037	12312823	HAMBY	VICTORIA KATHARINE			1320 FILLMORE AVE UNIT 428	CHARLOTTE	NC	28203
2022-037	12312824	BROWN	JENNA			1320 FILLMORE AVE UNIT 429	CHARLOTTE	NC	28203
2022-037	12312825	MINNECH	ELIZABETH	SI	KAHN	1320 FILLMORE AV UNIT 500	CHARLOTTE	NC	28203
2022-037	12312826	BOOZER	JEFFERSON RONALD	SANDRA M	BOOZER	1320 FILLMORE AVE UNIT 501	CHARLOTTE	NC	28203
2022-037	12312827	TALLEY	DOUGLAS R	GLENDIA M	TALLEY	P O BOX 644	BLOWING ROCK	NC	28605
2022-037	12312828	CAESAR	GEORGE	CHRISTINE	CAESAR	1320 FILLMORE AV UNIT 504	CHARLOTTE	NC	28202
2022-037	12312829	LINK	JAMES F	TRUST	JAMES F LINK REVOCABLE	1320 FILLMORE AVE UNIT 505	CHARLOTTE	NC	28203
2022-037	12312830	SWARINGEN	ROBERT W	KIMBERLY A	WARDEN	1320 FILLMORE AVE UNIT 506	CHARLOTTE	NC	28203
2022-037	12312831	SORKIN	LAWRENCE R	BRENDA TWEED	SORKIN	1320 FILLMORE AVE 508	CHARLOTTE	NC	28203
2022-037	12312832	WATERS	ABBY CHARLES			1320 FILLMORE AV UNIT 510	CHARLOTTE	NC	28203
2022-037	12312833	WHITE	MARY JEAN			1320 FILLMORE AVE UNIT 511	CHARLOTTE	NC	28203
2022-037	12312834	MORROW	ALAN E	LYNDA P	MORROW	1320 FILLMORE AVE UNIT 512	CHARLOTTE	NC	28203
2022-037	12312835	MONTGOMERY	SAMANTHA ANNE			1320 FILLMORE AVE UNIT 513	CHARLOTTE	NC	28203
2022-037	12312836	CONSOLIDATED REALTY COMPANY INC				2820 SELWYN AVE STE 130 BOX 825	CHARLOTTE	NC	28209
2022-037	12312837	CROWLEY	JOHN P			1320 FILLMORE AVE UNIT 516	CHARLOTTE	NC	28202
2022-037	12312901	EIFLER	PATRICIA			1315 EAST BLVD UNIT 424	CHARLOTTE	NC	28203
2022-037	12312902	QURESHI	RAHEEL	NOSHEEN	QURESHI	10311 LEGOLAS LN	CHARLOTTE	NC	28269
2022-037	12312903	GOODMAN	AMBRI MONIQUE			1315 EAST BLVD UNIT 426	CHARLOTTE	NC	28203
2022-037	12312904	MCDONNELL	KEAGAN JOSEPH	SARAH GRACE	SALATINO	1315 EAST BLVD UNIT 427	CHARLOTTE	NC	28203
2022-037	12312905	RAMKHELAWAN	ALYSSA R			1315 EAST BLVD UNIT 428	CHARLOTTE	NC	28203
2022-037	12312906	MARKLEY	DEAS L			1315 EAST BV UNIT 429	CHARLOTTE	NC	28203
2022-037	12312907	LIN	KAI CHUN			3007 SLANEY CT	FORT MILL	SC	29715
2022-037	12312908	LINDSAY	THOMAS A			1315 EAST BV UNIT 431	CHARLOTTE	NC	28203
2022-037	12312909	SURLES	KENNETH CRAIG	JESSICA HUDSON	SURLES	1315 EAST BLVD UNIT 432	CHARLOTTE	NC	28203
2022-037	12312910	GRIFFIN	LARRY III			1315 EAST BV	CHARLOTTE	NC	28203
2022-037	12312911	RUHLAND MEANS LLC				9053 SPANISH WELLS CT	FORT MILL	SC	29708
2022-037	12312912	YEREMENKO	SERGEY ALEKANDROVICH	OLGA YEYGENYEVNA	CHRISTENSEN	6419 CREOLA RD	CHARLOTTE	NC	28226
2022-037	12312913	QURESHI	RAHEEL	NOSHEEN	QURESHI	10311 LEGOLAS LN	CHARLOTTE	NC	28269
2022-037	12312914	MENDONCA	RENAN CORNELIO			1315 EAST BLVD UNIT 437	CHARLOTTE	NC	28203
2022-037	12312915	APPLEBY	ADRIA			1830 DAVIS RD	DAVIDSON	NC	28036
2022-037	12312916	SANDOWAL	CHARLIE			1315 EAST BLVD	CHARLOTTE	NC	28203
2022-037	12312917	MOFRAD	NATASHA A			1315 EAST BLVD UNIT 503	CHARLOTTE	NC	28203
2022-037	12312918	CRONIN	STEPHEN			1315 EAST BV UNIT 504	CHARLOTTE	NC	28203
2022-037	12312919	PIRAINO	ISRAELA			1315 EAST BLVD UNIT 505	CHARLOTTE	NC	28203
2022-037	12312920	FRIEDMANN	KELLIE			1315 EAST BLVD UNIT 506	CHARLOTTE	NC	28203
2022-037	12312921	HUPE	DONALD JOHN	LYNN	HUPE	209 SHADY BROOK TRAIL	HENDERSOINVILLE	NC	28739
2022-037	12312922	SHEARER	ADRIAN C			1315 EAST BLVD APT 508	CHARLOTTE	NC	28203
2022-037	12312923	MURPHY & JOSIE LLC				8132 STILLWATER DR	DENVER	NC	28037
2022-037	12312924	SIMMS	CHARLES	LUCINDA ELKO	SIMMS	1315 EAST BOULEVARD UNIT 510	CHARLOTTE	NC	28203
2022-037	12312925	JEFFAY	ELLIS C			1315 EAST BLVD UNIT 511	CHARLOTTE	NC	28203
2022-037	12312926	GRIFFITH	JAMES E	CHARLA M	GRIFFITH	PO BOX 3211	BRANDON	FL	33509
2022-037	12312927	FLO	MYRON LEMAR III	ANITA BARBARA HOFFMAN	FLO	1115 HANSLER LN	WAXHAW	NC	28173
2022-037	12312928	STAWICK	BARBARA G	TRUST	THE BARBARA G STAWICK	6150 W SURREY	BLOOMFIELD	MI	48301
2022-037	12312929	HILL	JILLIAN NICOLE			1315 EAST BOULEVARD STE 515	CHARLOTTE	NC	28203
2022-037	12312930	ARMSTRONG	ROBERT F			1315 EAST BLVD UNIT 516	CHARLOTTE	NC	28203
2022-037	12312931	KING	JOSEPH MITCHELL			1315 EAST BLVD UNIT 517	CHARLOTTE	NC	28203
2022-037	12312932	GRASSO	GIULIA			1315 EAST BLVD UNIT 518	CHARLOTTE	NC	28203
2022-037	12312933	DONG	HA UYEN			1315 EAST BLVD STE 519	CHARLOTTE	NC	28203
2022-037	12312934	BERNHARDT	ALLEN LEWIS			1315 EAST BOULEVARD UNIT 520	CHARLOTTE	NC	28203
2022-037	12312935	AMICK	ROBERT DON			104 CONNECTICUT DR	GREENVILLE	SC	29615
2022-037	12312936	HATTON	TYLER WILSON REID			1315 EAST BLVD UNIT 522	CHARLOTTE	NC	28203
2022-037	12312937	CHARLOTTE FURNISHED RENTALS INC				934 GRACIE WY	CHARLOTTE	NC	28204
2022-037	12312938	CFR-I INC				PO BOX 12051	CHARLOTTE	NC	28220
2022-037	12312939	GIBSON	ANDREW SCOTT			1315 EAST BV	CHARLOTTE	NC	28203
2022-037	12312940	HOOKER	CRAIG S			8153 CLEMS BRANCH RD	INDIAN LAND	SC	29707
2022-037	12312941	MCMANAMY	KEVIN HOLLAND			1315 EAST BLVD UNIT 527	CHARLOTTE	NC	28203
2022-037	12312942	THORNE	STEPHANIE	RYAN	THORNE	1315 E BLVD UNIT 528	CHARLOTTE	NC	28203

2022-037	12312943	KEARNEY	BRENDAN			1315 EAST BLVD UNIT 529	CHARLOTTE	NC	28203
2022-037	12312944	GAY	DANIEL CONNOR	MELANIE LYDIA	MEIER	1315 EAST BLVD UNIT 530	CHARLOTTE	NC	28203
2022-037	12312945	MOOSE	CHRISTOPHER ROBERT			1315 EAST BLVD	CHARLOTTE	NC	28203
2022-037	12312946	PHAROAH HOLDINGS LLC				1036 SEMINOLE DR	MARVIN	NC	28173
2022-037	12312947	AGNEW	CHRISTOPHER D			558 W CORNELIA AVE STE 1009	CHICAGO	IL	60657
2022-037	12312948	JAHANBANI	JOHN			6351 WYNDHAM HILL DR	CHARLOTTE	NC	28269
2022-037	12312949	VOLPE	AMY A			1315 EAST BLVD UNIT 535	CHARLOTTE	NC	28203
2022-037	12312950	KUMMER	DAN			1315 EAST BV UNIT 536	CHARLOTTE	NC	28203
2022-037	12312951	STOWE	NATHAN	ERIN	STOWE	1315 EAST BLVD UNIT 537	CHARLOTTE	NC	28203
2022-037	12312952	MALAH	MOHANNED S			1315 EAST BV UNIT 610	CHARLOTTE	NC	28203
2022-037	12312953	THEAN	PATRICK	PEI-YEE	CHENG	1315 EAST BV UNIT 611	CHARLOTTE	NC	28203
2022-037	12312954	DUFNER	JOHN D	JESSICA E	DUFNER	1315 EAST BLVD UNIT 612	CHARLOTTE	NC	28203
2022-037	12312955	DURFEE	ELIZA	PHILIP	WELSH	1315 EAST BLVD UNIT 613	CHARLOTTE	NC	28203
2022-037	12312956	GROGAN	MAXWELL			1315 EAST BV, UNIT 614	CHARLOTTE	NC	28204
2022-037	12312957	KLASEN	GARY	MARY ANNE	KLASEN	1315 EAST BLVD UNIT 616	CHARLOTTE	NC	28203
2022-037	12312958	MBAI DJOL KABRA	ROLEL	KABRA	MBAI DJOL	1315 EAST BV UNIT 617	CHARLOTTE	NC	28203
2022-037	12312959	GANTT DEVELOPMENT GROUP LLC				7105 FAIRWAY VISTA DR	CHARLOTTE	NC	28226
2022-037	12312960	REA	RYAN			3358 WILLOW OAK DR	CHARLOTTE	NC	28209
2022-037	12312961	SESLER	RICHARD	BETSEY M	SESLER	1315 EAST BV UNIT 620	CHARLOTTE	NC	28203
2022-037	12312962	BREWER	TIM	DEVYLN	BREWER	3909 SHADOW VISTA CT	CHARLOTTE	NC	28227
2022-037	12312963	BELLAMY	MARK BRYAN II			1315 EAST BOULEVARD UNIT 710	CHARLOTTE	NC	28203
2022-037	12312964	BULFIN	ANNA HUBBARD	DAVID JAMES	BULFIN	1315 EAST BLVD UNIT 711	CHARLOTTE	NC	28203
2022-037	12312965	DAVIES	WYATT J			1315 EAST BLVD UNIT 712	CHARLOTTE	NC	28203
2022-037	12312966	TENG FAMILY	TRUST	TZU-GUU	TENG	3605 SARA DR	TORRANCE	CA	90503
2022-037	12312967	LEE	HARRIMAN CHUH-HIN			1315 EAST BV	CHARLOTTE	NC	28203
2022-037	12312968	DROLET	JAMES B			1315 EAST BLVD UNIT 716	CHARLOTTE	NC	28203
2022-037	12312969	SANDBERG	LAUREN T			1315 EAST BLVD UNIT 717	CHARLOTTE	NC	28203
2022-037	12312970	MCLAURIN	CATHERINE BARBOUR	FRANCIS MICHAEL	MCLAURIN	1315 EAST BLVD UNIT 718	CHARLOTTE	NC	28203
2022-037	12312971	MASKAS	HILARY			1315 EAST BLVD UNIT 719	CHARLOTTE	NC	28203
2022-037	12312972	KINSLEY	PATRICK J	EMMA LEE	PARRY	1315 EAST BLVD UNIT 720	CHARLOTTE	NC	28203
2022-037	12312973	STANLEY	TERESA M			1315 EAST BLVD UNIT 721	CHARLOTTE	NC	28203
2022-037	12312974	INGRAM	PETER GRAHAM	GERALDINE DAWN	INGRAM	16216 LONG TALON WY	CHARLOTTE	NC	28278
2022-037	12312975	BATES	PAUL J	NATALIYA	SIGNYEVEVA	1315 EAST BLVD UNIT 810	CHARLOTTE	NC	28203
2022-037	12312976	EQUITY TRUST COMPANY				2124 GREENBROOK PARKWAY	MATTHEWS	NC	28104
2022-037	12312977	JEAN-BAPTISTE	NANCY			1315 EAST BLVD UNIT 812	CHARLOTTE	NC	28203
2022-037	12312978	CALVO	MARIA MARCELA VEGA			1315 EAST BLVD UNIT 813	CHARLOTTE	NC	28203
2022-037	12312979	HASKIN	LAURA J			1125 CROWELL DAIRY RD	INDIAN TRAIL	NC	28079
2022-037	12312980	GEORGE HADDAD AND SAMIRA HADDAD RESTATED AND AMENDED FAMILY	TRUST			1315 EAST BV UNIT 816	CHARLOTTE	NC	28203
2022-037	12312981	REAVIS	MICHAEL GRANT	KAREN AREY	REAVIS	1315 EAST BLVD	CHARLOTTE	NC	28203
2022-037	12312982	GALLAGHER	GERALD A	JOYCE J	GALLAGHER	1315 EAST BLVD UNIT 818	CHARLOTTE	NC	28203
2022-037	12312983	PENG	LINSHU			1315 EAST BLVD UNIT 819	CHARLOTTE	NC	28203
2022-037	12312984	PARNELL	ALAN	DELYNN	PARNELL	1007 KAISER WY	FT MILL	SC	29715
2022-037	12312985	BERNER	MEREDITH HANDLEY			1315 EAST BLVD UNIT 821	CHARLOTTE	NC	28203
2022-037	12312986	DAVIS	BRIAN XAVIER			1315 EAST BLVD UNIT 822	CHARLOTTE	NC	28203
2022-037	12312987	AC 1315 EAST OWNER LLC				128 SOUTH TRYON ST STE 2100	CHARLOTTE	NC	28202
2022-037	12312988	COLSON INVESTMENTS LTD				181 CARICA RD	NAPLES	FL	34108
2022-037	15101507	DILWORTH GARDENS LLC		VERMILLION	C/O MERRIFIELD PATRICK	521 E. MOREHEAD ST STE 400	CHARLOTTE	NC	28202
2022-037	15101510	DILWORTH GARDENS LLC		VERMILLION	C/O MERRIFIELD PATRICK	2400 SOUTH BOULEVARD, SUITE 300	CHARLOTTE	NC	28203
2022-037	15101602	1900 SCOTT AVE TIC 1 LLC			1900 SCOTT AVENUE TIC 2 LLC	2701 COLTSGATE RD SUITE 300	CHARLOTTE	NC	28211
2022-037	15101603	1324 EAST BLVD LLC				605 LEXINGTON AVE STE 100	CHARLOTTE	NC	28203
2022-037	15101604	1324 EAST BLVD LLC				605 LEXINGTON AVE STE 100	CHARLOTTE	NC	28203
2022-037	15101605	1324 EAST BLVD LLC				605 LEXINGTON AVE STE 100	CHARLOTTE	NC	28203
2022-037	15101607	GIBSON	E REECE			4512 RIVER RD	STANFIELD	NC	28163
2022-037	15102516	LKS PROPERTIES INC				819 BROMLEY RD	CHARLOTTE	NC	28207
2022-037	15102517	HONEY PROPERTIES INC				6701 FAIRVIEW RD STE C	CHARLOTTE	NC	28210
2022-037	15102518	COLLIAS FAMILY LIMITED LIABILITY COMPANY				6601 SHARON HILLS RD	CHARLOTTE	NC	28210
2022-037	15102519	CUTTER	BRYANT W	NANCY L	CUTTER	123 BREVARD CT	CHARLOTTE	NC	28202
2022-037	15302406	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				PO BOX 36022	CHARLOTTE	NC	28236
2022-037	15302407	ALLEN	WILLIAM MARK	TERRY	TAYLOR-ALLEN	1631 FOUNTAIN VIEW ST	CHARLOTTE	NC	28203
2022-037	15302408	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				PO BOX 32861	CHARLOTTE	NC	28232
2022-037	15302409	SHEPARD	CAROLYN M	RANDOLPH T	BARHRE	1701 FOUNTAIN VIEW	CHARLOTTE	NC	28203
2022-037	15302410	CHOWDHURY	PAYEL	RAMAN	GROVER	1705 FOUNTAIN VIEW ST	CHARLOTTE	NC	28203
2022-037	15302411	THOMPSON	NONA DAYBERRY			1709 FOUNTAIN VIEW	CHARLOTTE	NC	28203
2022-037	15302412	TURNER	JOSEPH R	ELIZABETH S	TURNER	1713 FOUNTAIN VIEW ST	CHARLOTTE	NC	28203
2022-037	15302413	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				ATTN REAL ESTATE SERVICE	CHARLOTTE	NC	28232
2022-037	15302414	COLLIAS FAMILY LLC				6601 SHARON HILLS RD	CHARLOTTE	NC	28210
2022-037	15302415	1501 EAST BOULEVARD PARTNERS LLC				8315 BEVERLY BLVD STE 100	LOS ANGELES	CA	90048
2022-037	15302417	SAT/DT LLC				600 JEFFERSON DR	CHARLOTTE	NC	28270
2022-037	15302422	C H S CORPORATION				250 NORTH TRADE ST BOX 3	MATTHEWS	NC	28105
2022-037	15302423	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				PO BOX 36022	CHARLOTTE	NC	28236
2022-037	15302424	PENNINK	MAARTEN J			1712 GARDEN TER	CHARLOTTE	NC	28203
2022-037	15302425	DRE1 LLC				101 N TRYON ST STE 1900	CHARLOTTE	NC	28246
2022-037	15302426	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				PO BOX 32861	CHARLOTTE	NC	28232
2022-037	15302503	CADIEU	JOSEPH HENRY JR			1605 SCOTT AVE	CHARLOTTE	NC	28203
2022-037	15302504	DESCHENES	JOHN J III	MARY C	DESCHENES	1609 SCOTT AVE	CHARLOTTE	NC	28203

2022-037	15302505	WHITEHEAD	MICHAEL T	ELIZABETH M	WHITEHEAD	5901 SARDIS RD.		CHARLOTTE	NC	28270
2022-037	15302506	EVP PROPERTIES LLC				3237 COLONY RD		CHARLOTTE	NC	28211
2022-037	15302507	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				PO BOX 36022		CHARLOTTE	NC	28236
2022-037	15302508	ROBICSEK	SUSANNE			1701 SCOTT AVE		CHARLOTTE	NC	28203
2022-037	15302509	ROBICSEK	SUSANNE M			1701 SCOTT AVENUE		CHARLOTTE	NC	28203
2022-037	15302510	SHG EAST BOULEVARD LLC				4244 GOODYEAR DR		WINSTON SALEM	NC	27104
2022-037	15302512	SHG EAST BOULEVARD LLC				4244 GOODYEAR DR		WINSTON SALEM	NC	27104
2022-037	15302513	SHG EAST BOULEVARD LLC				4244 GOODYEAR DR		WINSTON SALEM	NC	27104
2022-037	15302514	SHG EAST BOULEVARD LLC				4244 GOODYEAR DR		WINSTON SALEM	NC	27104
2022-037	15302516	COLLIAS DEV CO			C/O VANTAGE REALTY LLC	4244 GOODYEAR DR		WINSTON SALEM	NC	27104
2022-037	15302519	SHG EAST BOULEVARD LLC				10612-D PROVIDENCE RD UNIT 564		CHARLOTTE	NC	28277
2022-037	15302520	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				4244 GOODYEAR DR		WINSTON SALEM	NC	27104
2022-037	15302521	KELLY	JOHN FRANKLIN	EFFIE P	KELLY	PO BOX 32861		CHARLOTTE	NC	28232
2022-037	15302522	WATKINS	GREGG A		CYNTHIA A GORMAN	1708 FOUNTAIN VIEW		CHARLOTTE	NC	28203
2022-037	15302523	CONNOLLY	KENDRA C	JOHN MATTHEW II	CONNOLLY	1704 FOUNTAIN VIEW ST		CHARLOTTE	NC	28203
2022-037	15302524	EDWARDS	MICHAEL JOHN	DEBORAH L	EDWARDS	1700 FOUNTAIN VIEW		CHARLOTTE	NC	28203
2022-037	15302525	GUELLA	CHRISTOPHER A	ALANNA M	GUELLA	1626 FOUNTAIN VIEW		CHARLOTTE	NC	28203
2022-037	15302526	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				1622 FOUNTAIN VIEW ST		CHARLOTTE	NC	28203
2022-037	15302527	CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY				C/O REAL ESTATE SERVICES	PO BOX 32861	CHARLOTTE	NC	28232
						P O BOX 32861	ATTN: LEGAL DEPARTMENT	CHARLOTTE	NC	28232

Exhibit B

July 27, 2022

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Tuesday, August 9th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: SunCap Property Group, LLC
Petition No.: 2022-037

Dear Charlotte Neighbor:

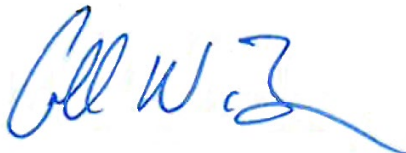
Our firm represents SunCap Property Group, LLC (the “Petitioner”) in its proposal to rezone approximately 1.64-acres located at the northeast intersection of East Boulevard and Scott Avenue, east of Kenilworth Avenue. The Petitioner is requesting a rezoning from the B-1, NS, and O-2 zoning districts to the MUDD-O zoning district to accommodate its mixed-use redevelopment plans. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this site plan amendment proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Tuesday, August 9th at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Lisa@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location (“East/Scott”) in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact Lisa@alexanderricks.com or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,


















































































Collin W. Brown







































Exhibit C

Participants (78)


Find a participant

 Brittany Lins (Host, me)   	 Gregg Watkins  
 Collin Brown   	 jan albright  
 Andrew Siwulec  	 Janet Hall  
 Barbara Hopewell  	 Janet Pfeiffer  
 BETSY TURNER  	 Jason Bernd  
 Betty Thomas 	 Jay Chambers  
 Carol H  	 Jeff Gray  
 Chandler Turner  	 Jennifer Rea  
 Charles Furr  	 Jerry Lee  
 Chris Shepler  	 John Gresham  
 Chris Skibinski  	 John Kelly  
 Christie Flowers  	 John R  
 Christina Cantrell  	 Julie Wall-Burris  




KD	Kep Disney		CZ	Cindy Zakary	
LJ	Lane Jacobs			David Lee	
LD	Lenore Deutsch		DW	David Walters	
LB	Lindsay Boyce		DE	Deborah Edwards	
LB	Lindsey Banks		EB	Ed Baesel	
	Liz Lewis		FK	Franklin Keathley	
	Lou Lesesne		FB	Fred Bolt	
LM	Lynn Morrow		GB	Gary Billington	
MS	Marilyn Shore		GK	Gary Klasen	
	Mark Allen		GC	Geoffrey Curme	
MF	Marshall Fitzgerald		GO	Geoffrey Owen	
MA	Mary Anne Klasen		GC	George Caesar	
MV	Melissa Vu			Gina Collias	

- | | | |
|--|---------------------|---|
|  ML | Mike Laraway |   |
|  | Missy Owen |   |
|  NJ | Nancy Jean-Baptiste |   |
|  NW | Natalie Walker |   |
|  ND | Nate Doolittle |   |
|  OA | ODA Architecture |   |
|  OB | Owen Bugge |   |
|  PF | Patrick FitzGerald |   |
|  PG | Phil Gerlach |  |
|  RT | RANDY TURNER |   |
|  RP | Rick Pfeiffer |   |
|  RA | Robert Armstrong |   |
|  RS | Robert Swaringen |   |

RH Robinson Hogue  

RB Ron Boozer  



RS Ron Steen  

 Scott Azaroff  

SG Shannon Gathman  

SK sis Kaplan  

SM Stephanie Melnick  

SM Steve Menaker  


  

Exhibit D

REZONING #2022-037

@ EAST & SCOTT

SUNCAP PROPERTY GROUP, LLC

Official Community Meeting

August 9, 2022



Alexander
Ricks
PLLC

MEETING AGENDA

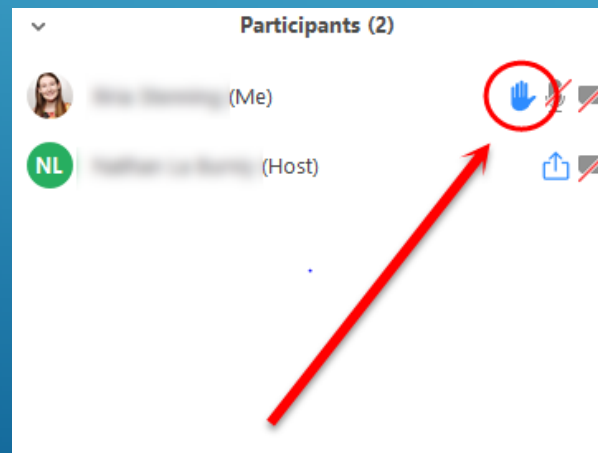
- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Current Zoning**
 - **Land Use Plan Recommendation**
 - **Proposed Rezoning Plan**
 - **Example Renderings**
 - **Potential Rezoning Timeline**
 - **Questions/Discussion**
- 

AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



TEAM INTRODUCTIONS



Property Owners: SHG East Boulevard, LLC

Petitioner: SunCap Property Group, LLC
David Lee, Fred Bolt, & Chandler Turner



Collin Brown &
Brittany Lins

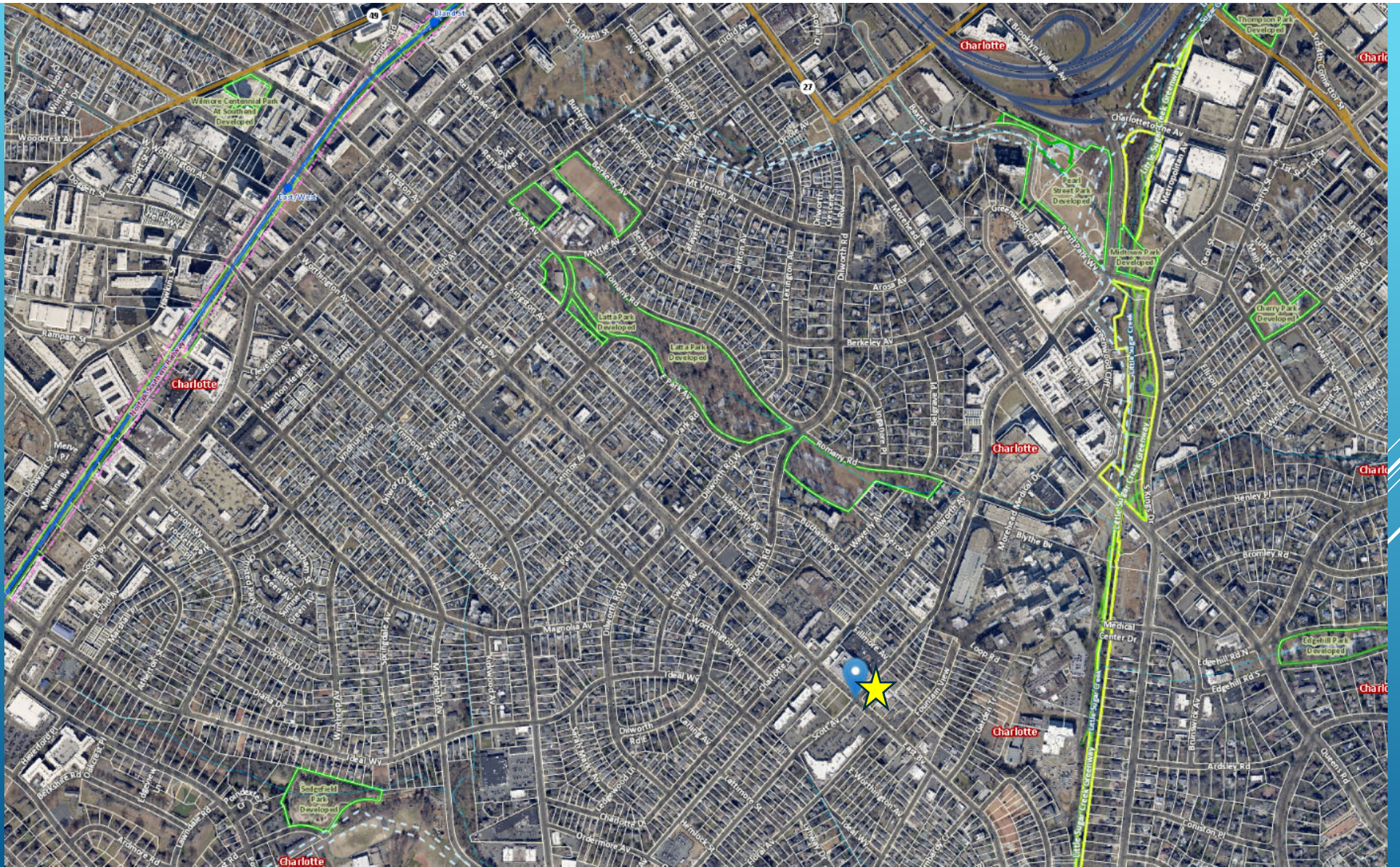


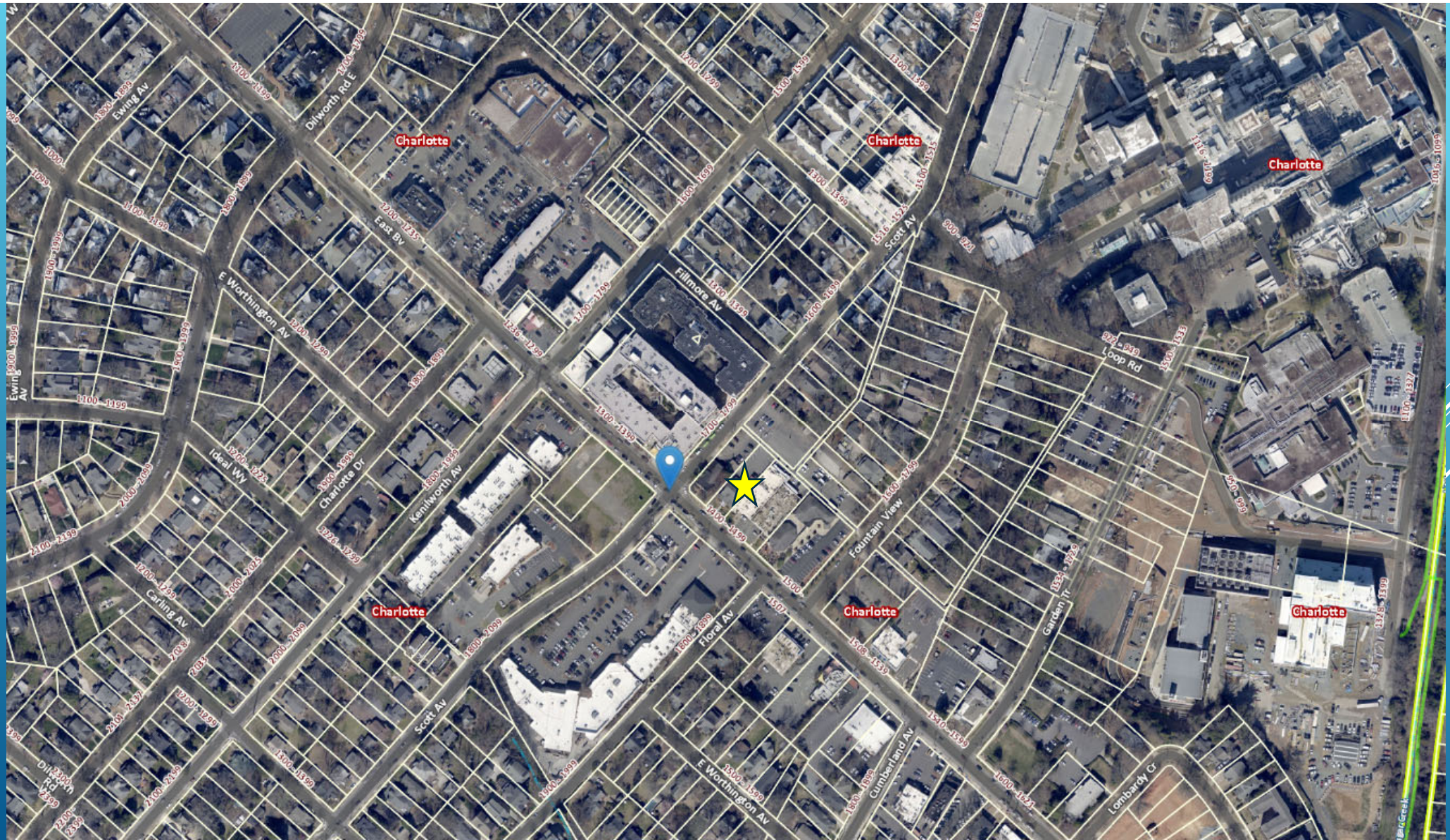
Nate Doolittle &
Lori Milam

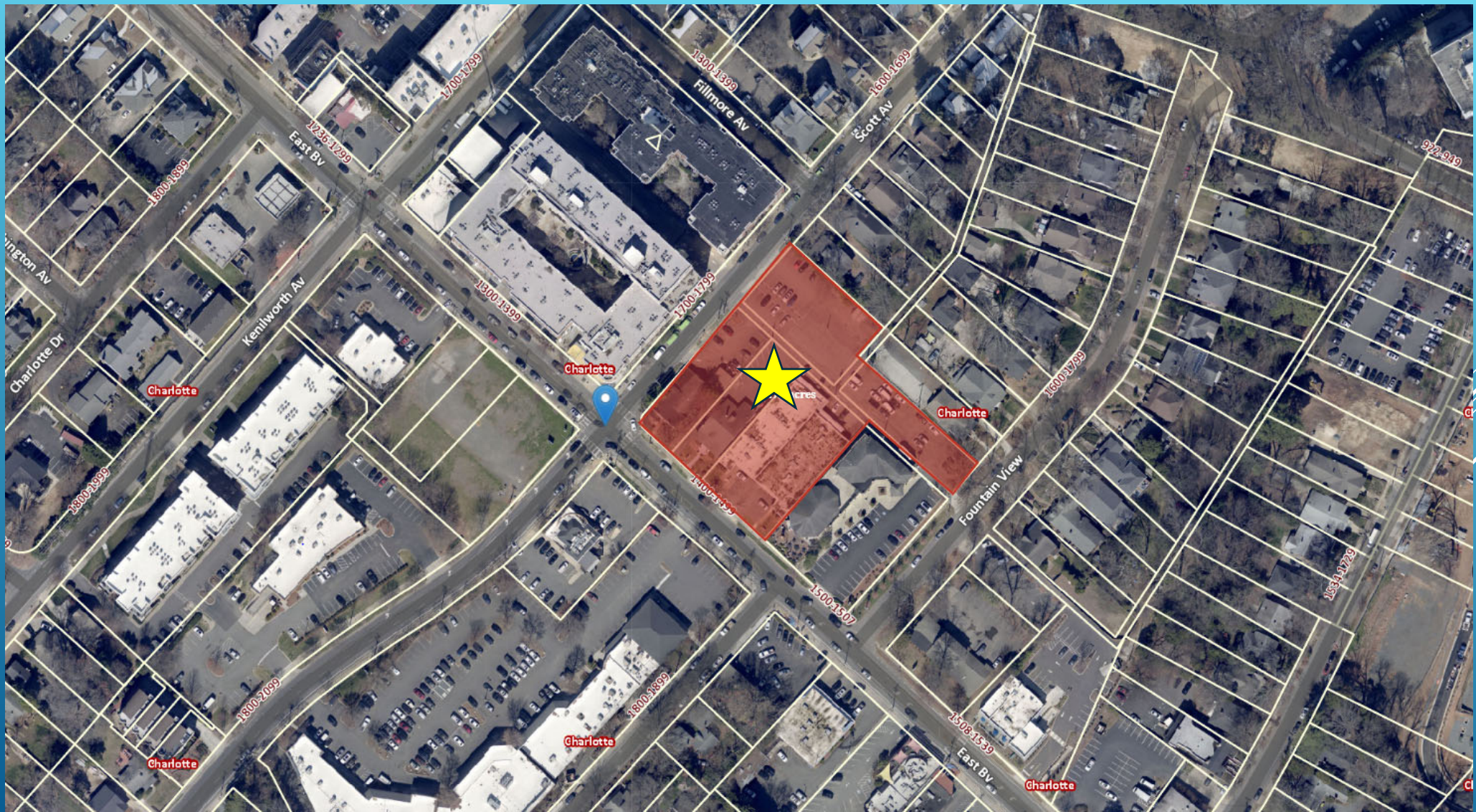


PROPERTY LOCATION

The background is a solid blue gradient. A light blue horizontal bar is centered, containing the text 'PROPERTY LOCATION'. On the right side, there are several white diagonal lines of varying lengths and thicknesses, creating a dynamic, modern feel.



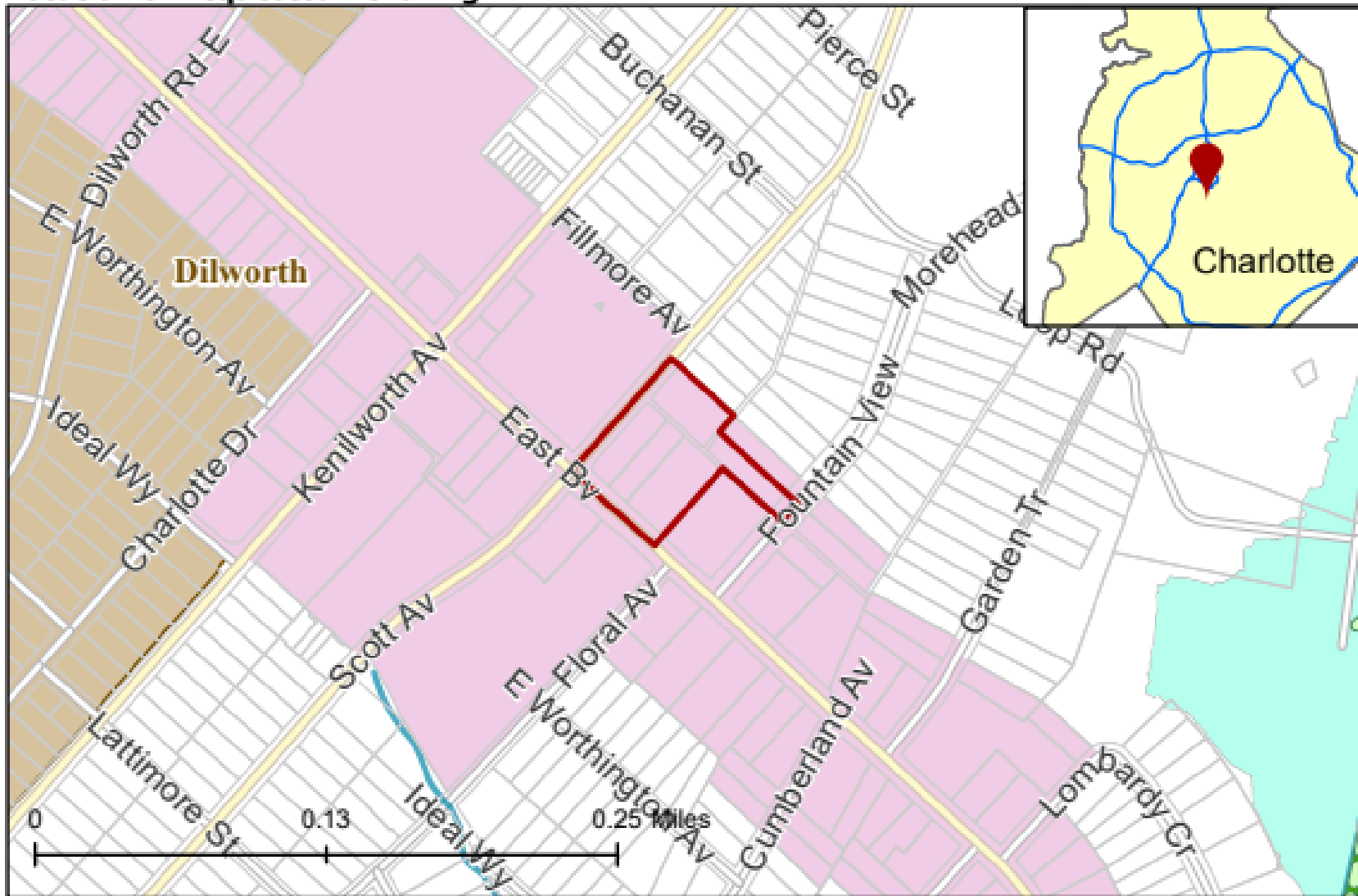






Google

Approximately 1.64 acres
Location of Requested Rezoning



- 2022-037
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain
- East Blvd Pedscape Plan
- Historic Districts
- City Council District
- 1-Larken Egleston

DEVELOPMENT CONSIDERATIONS

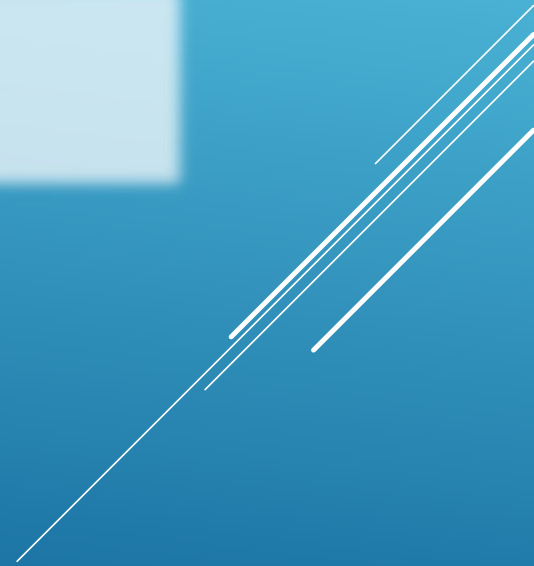


DEVELOPMENT CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted Area Plans
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities



REZONING PROCESS, GENERALLY





Conventional vs. Conditional Rezoning

How to identify Conditional Rezoning:

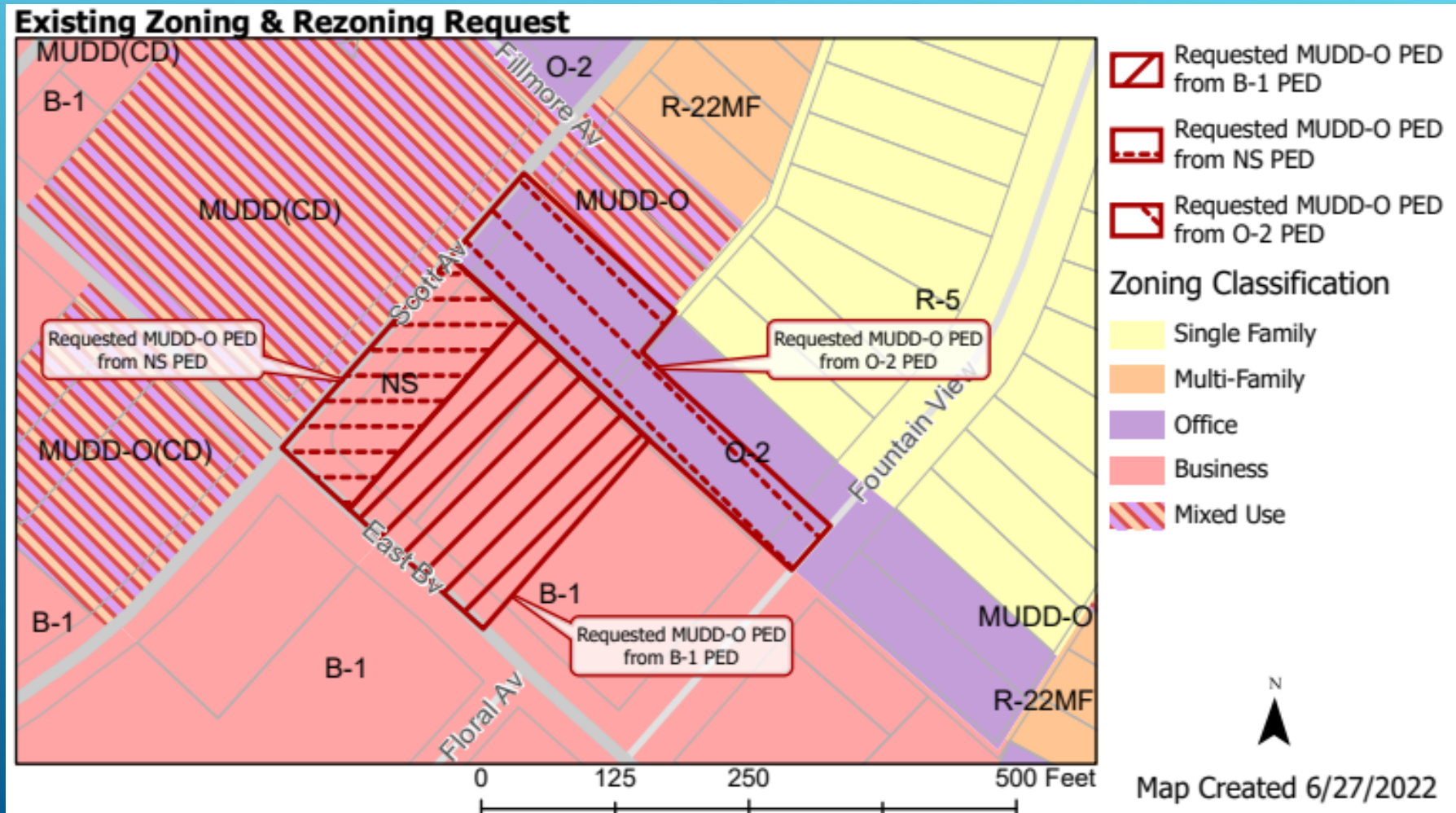
Conventional	Conditional
O-1	O-1(CD)*
TOD- UC	TOD- EX
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.

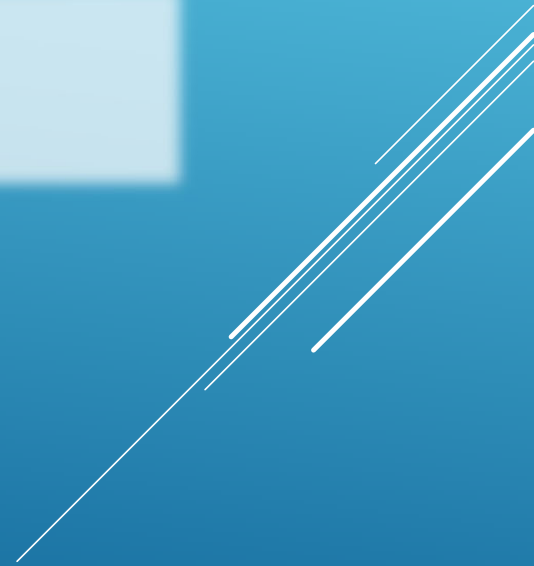
** Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.

EXISTING ZONING

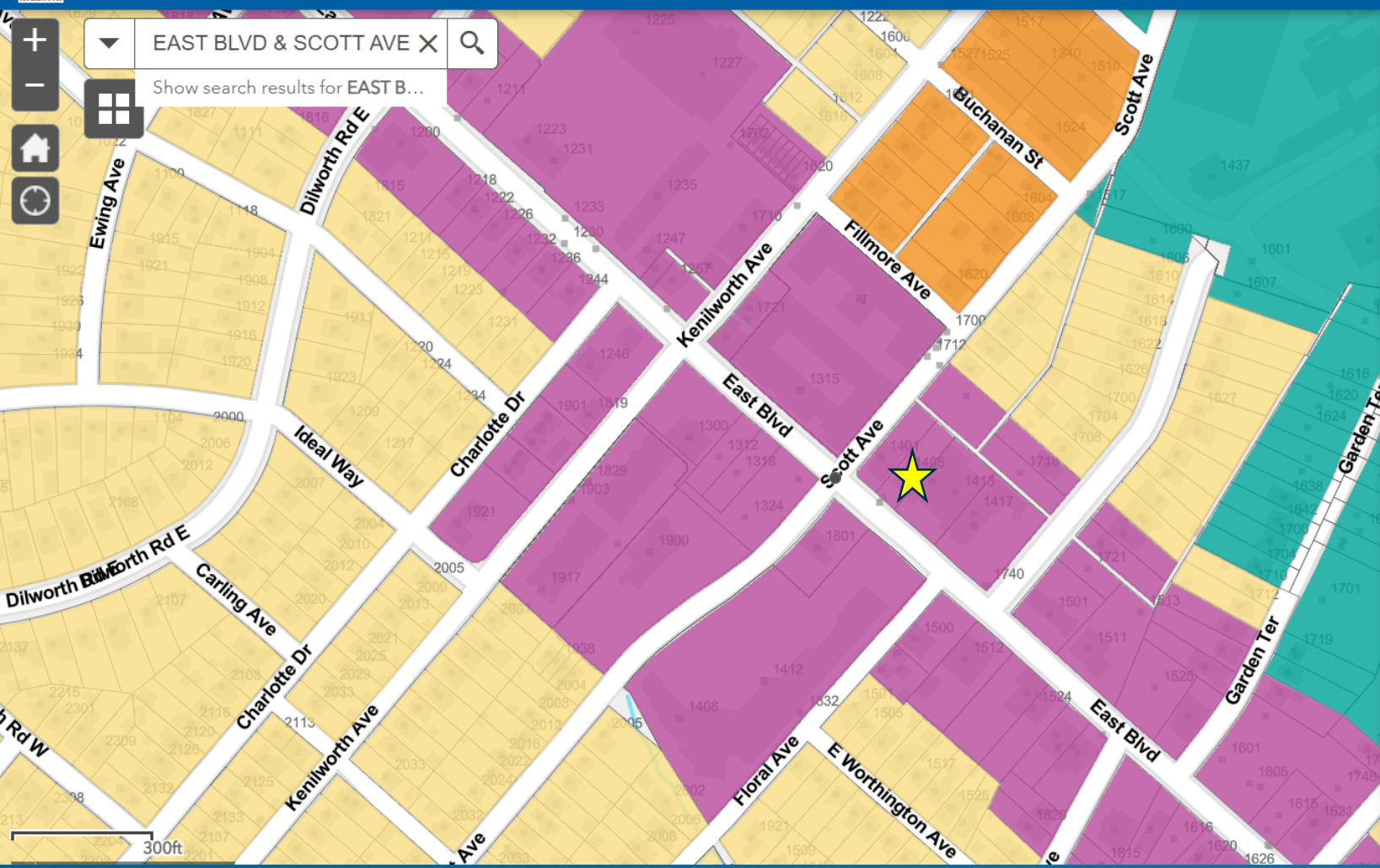
CURRENT ZONING: O-2, NS, AND B-1; PED OVERLAY



LAND USE PLAN RECOMMENDATION



Charlotte Future 2040 Policy Map



Legend

Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center

NC Neighborhood Center Zoning District

The NC Neighborhood Center Zoning District is intended to support a **pedestrian-friendly, mixed-use neighborhood environment**, allowing access to daily shopping needs and services within walking distance of nearby residential neighborhoods. The NC Zoning District provides for a mix of residential, commercial, and service uses, closely integrated within the surrounding residential neighborhood fabric to support the concept of a complete neighborhood. Both vertical and horizontal mixed-use development is encouraged.



REZONING PROPOSAL

REZONING REQUEST MUDD-O

SITE DEVELOPMENT DATA:

ACREAGE: ± 1.64 ACRES

TAX PARCELS: 153-025-12; 153-025-13;
153-025-14; 153-025-10; 153-025-19

EXISTING ZONING: NS, O-2, B-1

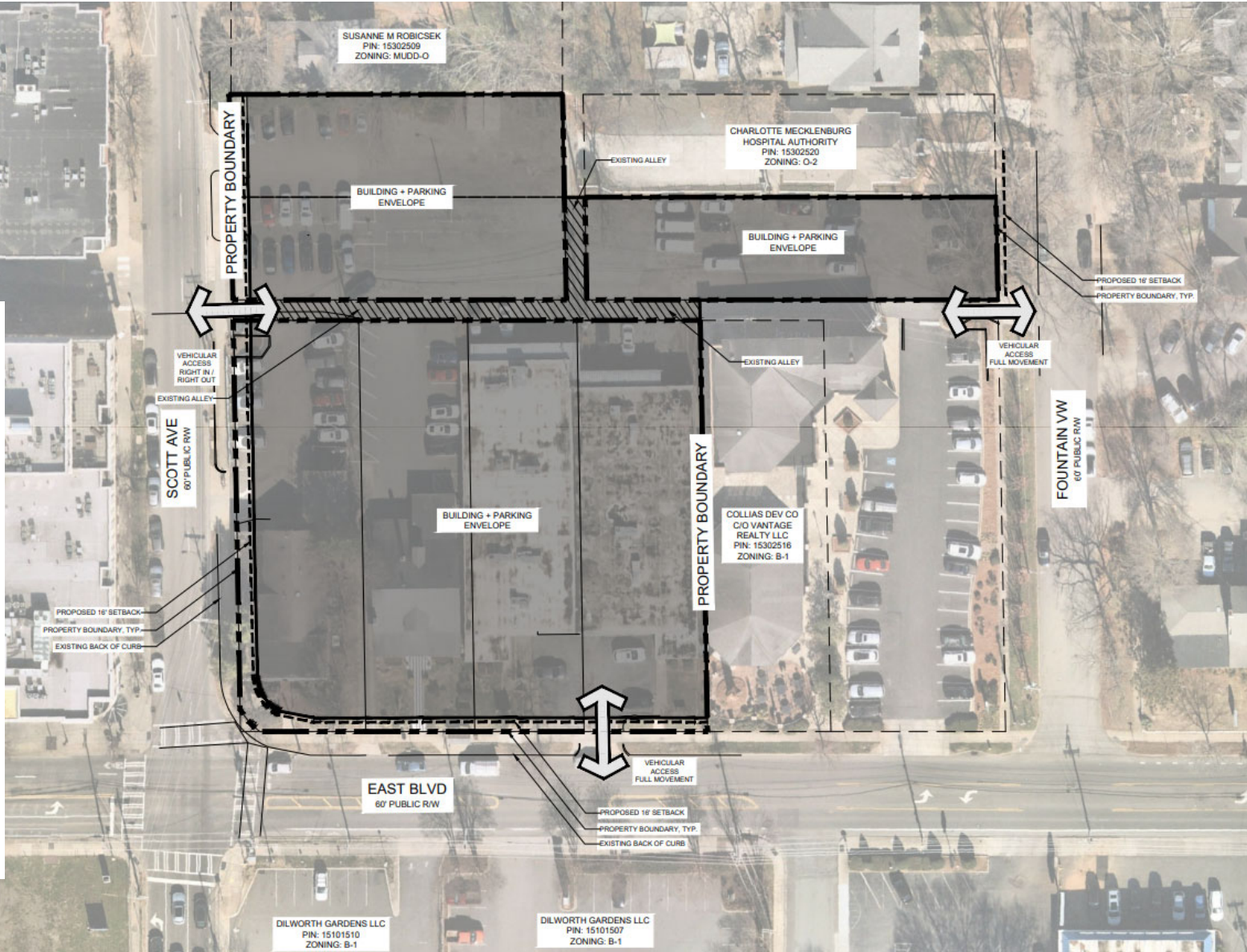
PROPOSED ZONING: MUDD-O

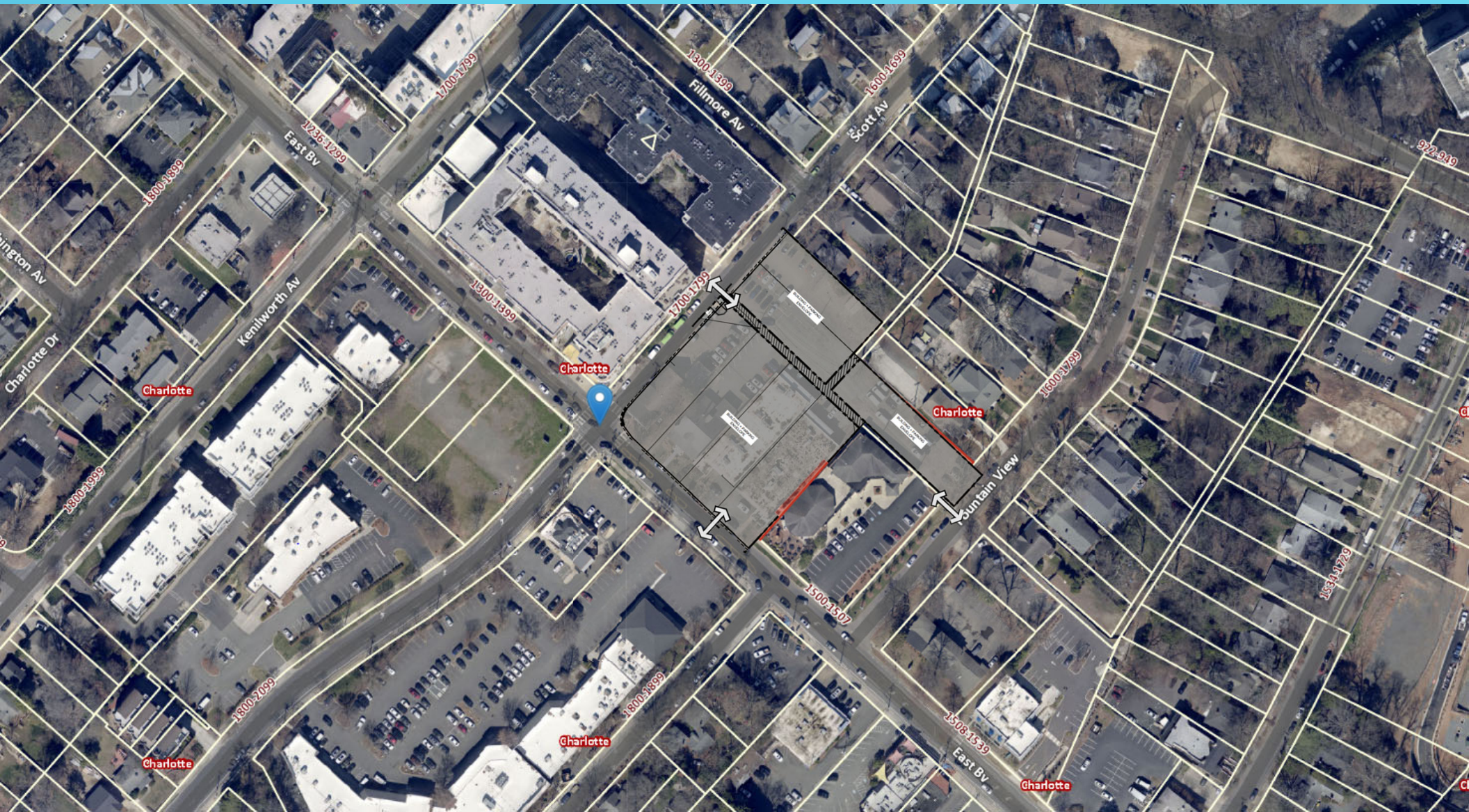
EXISTING USES: COMMERCIAL RETAIL
& OFFICE

PROPOSED DEVELOPMENT:
20,000 SF OFFICE
300 MULTI-FAMILY UNITS
15,000 SF RETAIL, EDEE, OR
PERSONAL SERVICE USES

MAXIMUM BUILDING HEIGHT: 92'

PARKING: BY ORDINANCE





CONCEPTUAL EXAMPLES





1401 EAST BOULEVARD
CHARLOTTE, NORTH CAROLINA

08 AUGUST 2022

EXTERIOR RENDERING

oda.us.com | ODA ARCHITECTURE





1401 EAST BOULEVARD
CHARLOTTE, NORTH CAROLINA

08 AUGUST 2022

EXTERIOR RENDERING

oda.us.com | ODA ARCHITECTURE





1401 EAST BOULEVARD
CHARLOTTE, NORTH CAROLINA

08 AUGUST 2022

EXTERIOR RENDERING

oda.us.com | ODA ARCHITECTURE





1401 EAST BOULEVARD
CHARLOTTE, NORTH CAROLINA

08 AUGUST 2022

EXTERIOR RENDERING

oda.us.com | ODA ARCHITECTURE





1401 EAST BOULEVARD
CHARLOTTE, NORTH CAROLINA

08 AUGUST 2022

EXTERIOR RENDERING

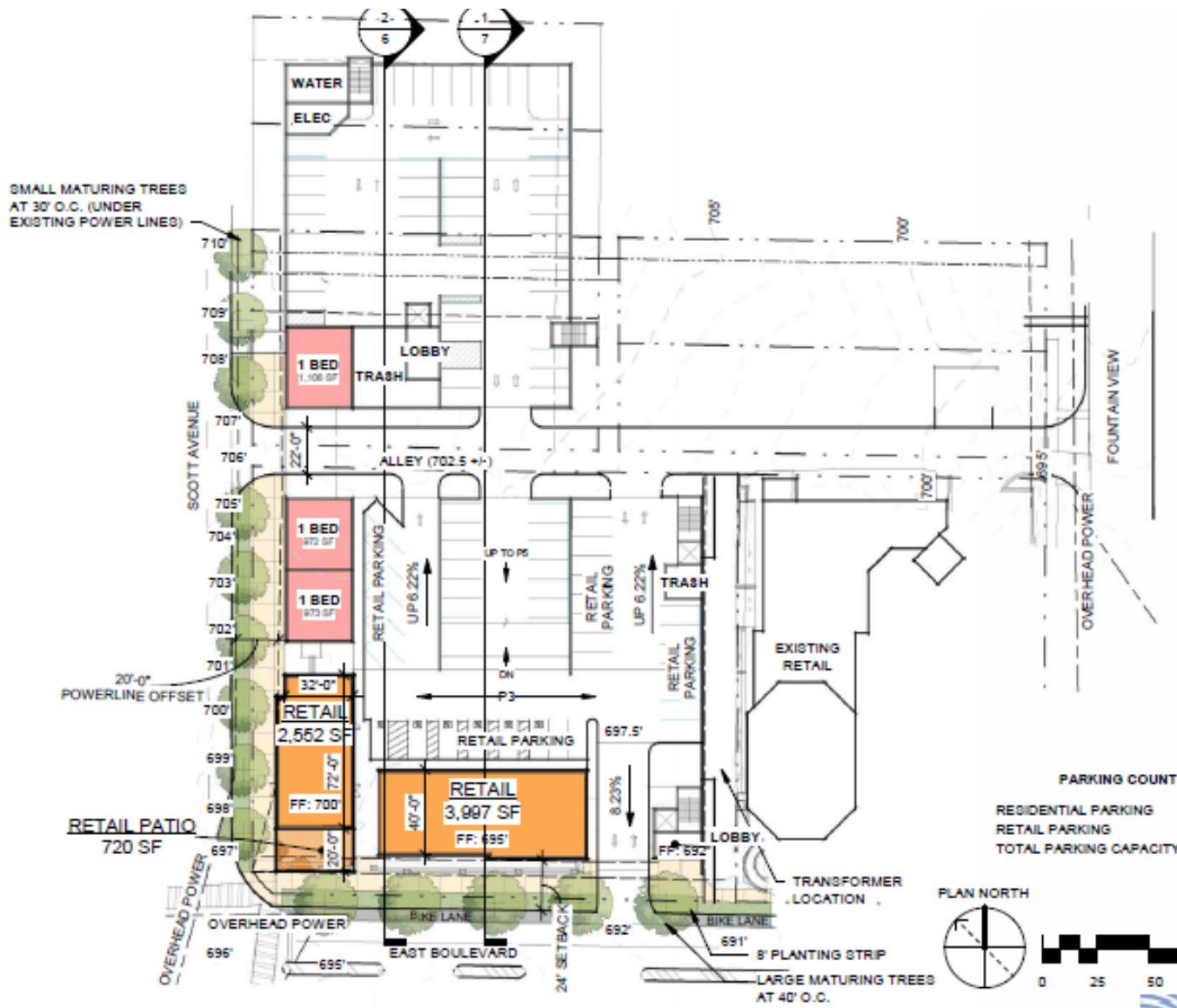
oda.us.com | ODA ARCHITECTURE





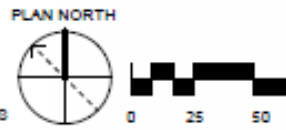
ST BOULEVARD
 NORTH CAROLINA

TYPICAL FLOOR



PARKING COUNT

RESIDENTIAL PARKING	
RETAIL PARKING	
TOTAL PARKING CAPACITY	



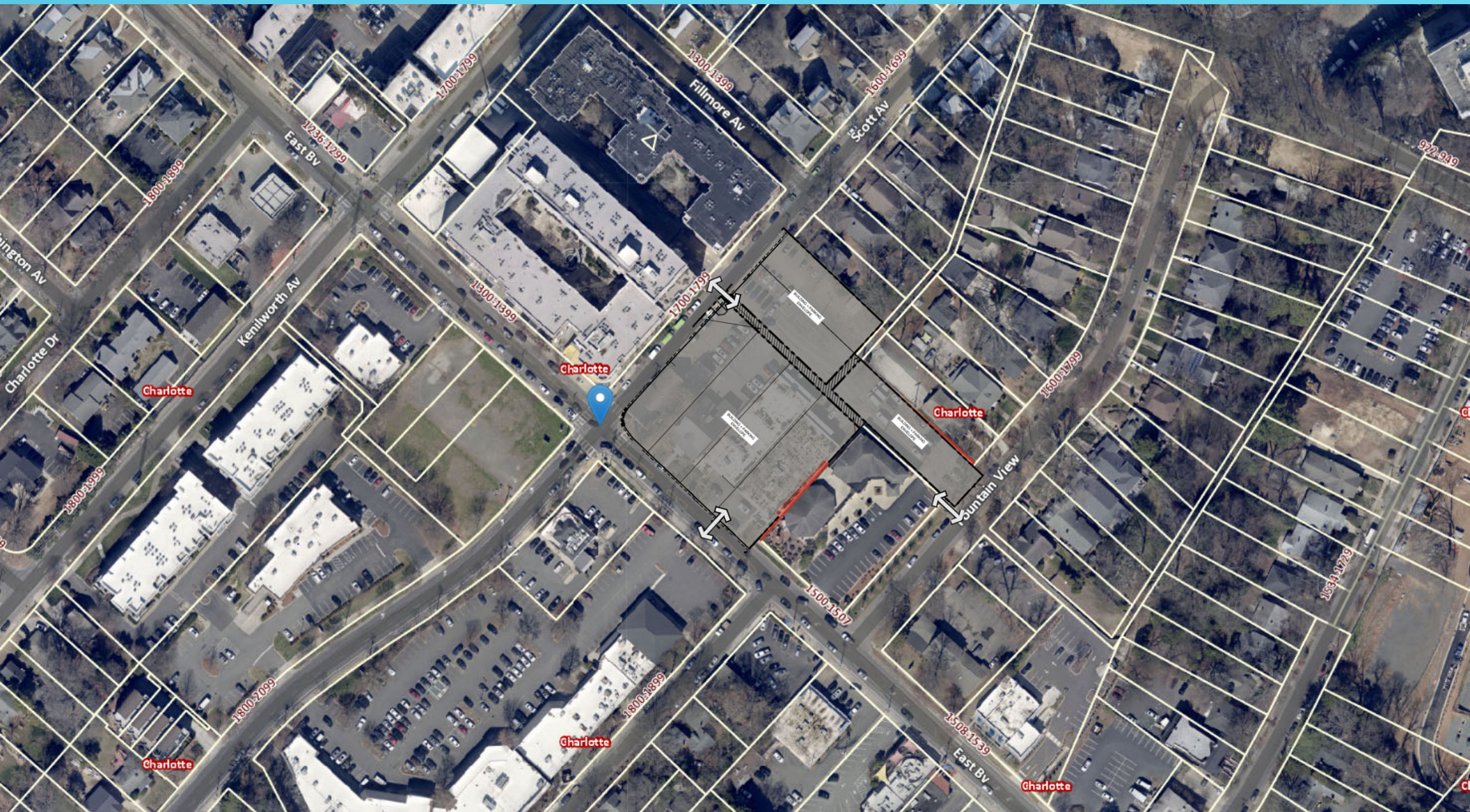
ST BOULEVARD

FIRST FLOOR

REZONING TIMELINE

- Initial DCA Outreach: Feb 15th
- DCA Board Follow-up: March 1st
- DCA Board Update: May 16th
- DCA Board Update: June 7th
- Rezoning Application Processed: June 27th
- DCA Board Update: July 14th
- DCA Board Update: August 8th
- Official Community Meeting: August 9th
- Revised Site Plan Submitted: August 15th
- Earliest Possible Public Hearing: October 17th
- Zoning Committee Meeting: November 1st
- Earliest Possible Decision: November 21st

QUESTIONS?



THANK YOU!

