

COMMUNITY MEETING REPORT

Petitioner: NVR, Inc.
Rezoning Petition No. 2021-256

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

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

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on July 14, 2022. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, July 26, 2022 at 6:30 PM. The Community Meeting was held at Newell Presbyterian Church located at 1500 Rocky River Road West in Charlotte.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Scott Munday and John Eskridge of the Petitioner, Kathryn McPherson of Bohler Engineering, Andrew Hill of CESO, Inc. and John Carmichael of Robinson Bradshaw & Hinson, P.A. Andrew Eagle, the traffic engineer for this project, became ill the day before the meeting and was not be able to attend the meeting.

SUMMARY OF ISSUES DISCUSSED:

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

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Petition No. 2021-256. John Carmichael asked all of the attendees to sign the Sign-in Sheet and to clearly write their names and email addresses on the Sign-in Sheet so that they can receive future emails regarding this rezoning request. John Carmichael stated that the Petitioner will hold at least one more Community Meeting regarding this rezoning request and the Petitioner is happy to meet with smaller groups as well. .

John Carmichael provided the current schedule of events relating to this rezoning request. Under this schedule, the earliest that the Public Hearing could occur is Monday, September 19, 2022 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee.

The earliest that the Zoning Committee Work Session could be held is Tuesday, October 4, 2022 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Although the Zoning Committee Work Session is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at this meeting.

The Zoning Committee will make a recommendation to City Council as to whether or not this Rezoning Petition should be approved or denied.

Under this schedule, the earliest date that City Council could render a decision on this rezoning request is Monday, October 17, 2022 at 5:00 P.M. at the Charlotte-Mecklenburg Government Center.

John Carmichael stated that notwithstanding that schedule, the Public Hearing will definitely be pushed back to October 17, 2022 or November 21, 2022 so as to provide time for the Petitioner to have additional meetings with area residents.

John Carmichael then showed a map and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 151 acres and is located on the north side of Old Concord Road between Orr Road and Grier Road and between Rockland Drive and Heathway Drive.

John Carmichael shared a zoning map that depicts the zoning of the site and adjacent and nearby parcels of land. John Carmichael stated that the site is zoned R-3, a single family zoning district that allows up to 3 dwelling units per acre, R-4, a single family zoning district that allows up to 4 dwelling units per acre and R-6 (CD), a single family zoning district that allows up to 6 dwelling units per acre. Adjacent parcels are zoned I-1, I-2, R-MH and R-3.

John Carmichael stated that the Petitioner is requesting that the site be rezoned to the MX-2 zoning district to accommodate the development of a residential community on the site that would contain up to 399 single family detached dwelling units and up to 284 single family attached (townhome) dwelling units. The maximum overall density would be 4.5 dwelling units per acre. John Carmichael stated that this is a conditional rezoning request so if this rezoning request were to be approved, the development and use of the site would have to comply with the approved rezoning plan.

John Carmichael shared a slide that depicts the site on the Charlotte Future 2040 Policy Map. The 2040 Policy Map places the majority of the site in the Neighborhood 1 place type and a portion of the site in the Neighborhood 2 place type. John Carmichael stated that single family detached homes are the primary use in the Neighborhood 1 place type and he described the characteristics of this place type. John Carmichael stated that the primary uses in the Neighborhood 2 place type are multi-family and single family attached residential, and he described the characteristic of the Neighborhood 2 place type.

John Carmichael then provided an overview of the site plan. The northern portion of the site would be devoted to a maximum of 390 single family detached homes on lots with a minimum width of 41 feet. There would not be a vehicular connection between the southern portion and the northern portion of the site. The only connectivity between the southern portion and the northern portion of the site would be pedestrian and bike connectivity.

John Carmichael stated that the northern portion of the site would be accessed from Heathway Drive, Wilson Street and Rockland Drive. There would not be a vehicular connection from the site to Donna Drive. He stated that 8 foot wide planting strips and 6 foot wide sidewalks would be located along both sides of the interior public streets. The developer would convey an approximately 6 acre portion of the site located north of Donna Drive to Mecklenburg County for a future neighborhood park. John Carmichael stated that 2 acres of this 6 acre park would be an active park and 4 acres would be a passive park. The County would provide the improvements to the 2 acre active park. John Carmichael pointed out the streams on the site, the proposed greenway

trails, the storm water ponds, the potential amenity areas as well as the tree save and open space areas.

John Carmichael stated that Old Concord Road and Fairhaven Drive would be used to access the southern portion of the site. He stated that a maximum of 284 single family attached (townhome) dwelling units and 9 single family detached homes on lots having a minimum width of 100 feet would be located on the southern portion of the site. John Carmichael pointed out the 9 single family detached homes that would be located on the west side of Fairhaven Drive and the single family attached (townhome) dwelling units. John Carmichael asked Andrew Hill to provide additional information about the site plan.

Andrew Hill reviewed potential amenity areas and he pointed out and highlighted the common green space areas throughout the site. Andrew Hill stated that there is a Duke Power Easement that goes through the southern portion of the site. He shared slides of potential design elements for this proposed community, such as monument signs, trails, walkways, seating areas and landscaping.

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

- In response to a question regarding the development of the site, John Carmichael stated that this site plan could not be developed unless City Council approves the rezoning request. City Council has not approved this rezoning request or this site plan. The attendee stated that the site has already been cleared. John Carmichael stated he is not aware of that happening. Another attendee stated that there is a site located near this site that is currently being cleared. Scott Munday stated that they have a long way to go before they could start construction activities on this site. Scott Munday stated that the clearing referred to by the attendee has to be a different site.
- In response to question, Scott Munday stated that a permit is required to clear land if the land is larger than one acre.
- An attendee asked John Carmichael to point out Rocky River Road on the site plan. John Carmichael stated that Rocky River Road is not shown on the site plan. John Carmichael stated that Rocky River Road is located to the northeast of this site. The attendee asked if this site is the Clark property and John Carmichael stated that it is not.
- In response to a question about infrastructure, John Carmichael stated that CDOT is currently reviewing the traffic study and that he is not aware of any improvements that will be required to be installed on Rockland Drive by CDOT, but the Petitioner is happy to discuss traffic concerns and potential traffic calming on Rockland Drive. In terms of sewer, this project could only move forward if there is sufficient sewer capacity for the proposed development. John Carmichael stated that the Petitioner is still early in the process and that sewer needs would be addressed later in the development process. John Carmichael stated that he is unsure at this time regarding school capacity.
- An attendee commented that the Petitioner needs to be sure about school capacity. John Carmichael stated that the schools are provided by the County. The attendee stated that the Petitioner needs to talk to the County. John Carmichael stated that they are happy to have a conversation with the County.
- An attendee commented that the new community looks beautiful. She stated, however, that she only hears "I will try" and that does not mean it is going to happen. The attendee shared

several comments about the proposed development. I do not see many green areas and I see a lot of houses that we cannot handle. I do not see many trees. You are going to destroy 150-200 year old trees, wildlife and the environment. We are experiencing over 100 degree temperatures because Charlotte is being developed and trees are being cut down. Nobody thinks about it. I know you come here with a lot of plans. I see a good neighborhood, but I don't see that it is going to be that way. You pointed out green areas and bushes, but what about our eco-system? I care about the future for my kids. The people who would develop these houses, "do you care about the environment?" John Carmichael stated that there would be 20 acres of tree save and he understood that might not satisfy the attendee. The attendee stated that is not enough. Several attendees stated that is nothing. An attendee pointed at the screen and stated that she does not see the tree save area. John Carmichael stated he understood. The attendee stated, "no you do not sir."

- An attendee commented on the Newell School that opened five years ago. He stated that the first year it opened it had outplacement classrooms (trailers). The attendee commented that he voted at the school today and he counted 11 trailers on the site that are brand new. He stated that he was looking forward to a proposal given by the City Council and asked if any City representatives are in attendance at this meeting. John Carmichael stated that he is not aware of any City representatives attending this meeting. The attendee commented that the City's 50/50 tree canopy plan has been abandoned. The attendee shared statistics on Charlotte tree save/loss and he commented about urban heat islands created by the loss of trees. John Carmichael thanked the attendee for his comments.

- An attendee commented that the community looks beautiful, but he is concerned about adding more traffic to an existing problem. He stated that they have been waiting for a traffic light to be installed at the 7-Eleven to help ease traffic especially from 8 AM to 9 AM. The attendee also commented on the amenities being offered to the residents of this proposed development, but he would like to see what the developer is doing for the existing residents in the area. John Eskridge stated that he wished the traffic consultant could be here tonight.

- An attendee commented that she wished our City Council Member could be here tonight, but you scheduled the meeting on Election Day. John Carmichael stated that he scheduled the meeting, but he did not realize it was Election Day when the meeting was scheduled, and that he has discussed this matter with Council Member Johnson. The attendee commented that you gave us less than 10 days' notice of this meeting. John Carmichael stated that he gave more than that, but the requirement is only a 10 day notice. John Carmichael apologized for scheduling the meeting on Election Day and he stated that additional meetings will be scheduled. John Eskridge agreed that there will be additional meetings with the community.

- John Eskridge stated that several road improvements have been planned to alleviate some of the existing traffic concerns. Proposals and traffic counts have been submitted to NCDOT and CDOT. An attendee asked if those plans could be shared. John Eskridge stated that they would provide those plans and the traffic consultant would review those plans at future meetings. He stated that the hope would be that the developer could provide road improvements to benefit the community and alleviate some of the congestion concerns.

- In response to a question, John Carmichael stated that the discussion to move the park and green space has not occurred. He also stated that there would be greenway trails and sidewalks throughout the community that would connect to the park site.

- An attendee commented that the proposed plan is very dense and would allow for too many houses and people in one area and that this is not necessary. John Eskridge stated that we

appreciate your comments and the purpose of this meeting is to hear from the community. The attendee stated that a little less greed on the part of the developer would be nice.

- An attendee asked the Petitioner's team if they lived here. He stated that he lives here and that the Petitioner wants to destroy everything. John Carmichael stated that the purpose of this meeting is to obtain feedback from the community and he asked everyone to be civil. John Carmichael stated that nothing is happening with this project at this time, and this is only the first meeting to share the plan. He stated that he understands that there are strong feelings about the proposed development.

- In response to a question from an attendee who owns land next to the site, John Eskridge stated that the homes would be market rate homes. The prices of the townhomes are projected to be in the low \$300s and the prices of the single family homes are projected to be in the high \$300s to low \$400s. The townhomes are planned to have one car garages and the single family homes would have two car garages. The square footage of the townhomes would be approximately 1,500 square feet with three bedrooms and two and one-half bathrooms. The single family homes would range in size from 1,200 square feet to 3,000 square feet. The exact products for this proposed community have not been determined at this early stage of the process.

- In response to a question from an attendee, John Carmichael stated that the Petitioner has not done a detailed study, but an estimate from the site planner is that 205 single family homes could be built on the northern portion of the site and 367 single family homes could be built on the southern portion of the site under the current zoning of the site. To provide more accurate numbers, a detailed study would have to be performed. The attendee commented that you are trying to put 700 homes in the same area.

- In response to a question from an attendee regarding wildlife on the site, John Eskridge stated that there is not an established plan on what to do specifically with wildlife on the site if the site is developed. There is a plan to save trees on the site and to plant additional trees and shrubs on the site.

- In response to a question, John Eskridge stated that he did not know how this development would affect the Charlotte Fire Department ISO rating for this area and that he would have to follow up. John Eskridge stated that conversations have been at a high level and the preliminary civil engineering plans begin post rezoning. The attendee commented that insurance requirements might need to increase and that would cause a rise in taxes. John Eskridge stated that he would have to research this issue. John Carmichael stated that is a good question and in 20 years he has never been asked that question.

- In response to a question, John Carmichael stated that there would not be any new City Council Members added to City Council as a result of this development. In response to another question, John Carmichael stated that the developer would build all of the internal streets and infrastructure and then turn the public streets and public infrastructure over to the City to maintain. John Carmichael stated that he did not know how this would impact taxes. John Eskridge stated that the new homeowners would be paying taxes as well since the property would be incorporated into the City of Charlotte.

- In response to a question from an attendee who lives on Donna Drive, John Eskridge stated that this development would not connect to Donna Drive. The attendee commented that she is grateful for that decision. The attendee asked John Eskridge to point out the entrances to the community on the site plan and John Eskridge did so. Another attendee commented that a

connection to Donna Drive was shown on the original site plan filed with the City, and John Eskridge stated that has changed.

- An attendee commented on the new developments being added to the area on Rockland Drive and Rocky River Road and stated that these development will increase traffic in the area. John Eskridge stated that NCDOT and CDOT are responsible for deciding on the traffic patterns and they do take into account traffic counts, new developments and future developments. The attendee asked if he could provide recommendations and who could he reach out to. John Carmichael stated the attendee could contact him.
- An attendee commented that there is extreme difficulty getting on Old Concord Road with accidents just waiting to happen every day. She stated that she cannot even vividly imagine how 600 homes would impact Old Concord Road. John Eskridge stated that traffic concerns will be addressed through a traffic study.
- An attendee commented that the roads do not meet the MX-2 rezoning so how could this project be considered. John Eskridge stated that if the rezoning is approved, the Petitioner would be required to meet the ordinances in order for the final plan to be approved. The attendee stated that the site plan showing Donna Drive is still on the website. John Eskridge stated that a connection to Donna Drive is no longer part of the plan. John Carmichael stated that the Petitioner will file a revised plan without that connection.
- An attendee commented that when they moved into this area in 1989 her husband wanted a place he could walk outside in his underwear, to enjoy nature, where their kids could play freely and enjoy life. She stated that many homes are built and then the priced is lowered to sell them. There is not a need for so many houses. John Eskridge stated that the reason they are here is because there is a huge housing need across the City. John Eskridge stated that Ryan Homes does not build spec homes and will not start building a house until a home is sold. John Eskridge stated that Ryan Homes is one of the few builders that does that across the US. Another attendee asked if that would be the case for the townhomes. John Eskridge stated that Ryan Homes typically sells three townhomes in a building before starting the construction of the entire building.
- In response to question, John Eskridge stated that the community would be accessed by Rockland Drive, Wilson Street and Heathway Drive to the north and Old Concord Road and Fairhaven Drive to the south.
- In response to a question, John Eskridge stated that there is some buffer on the northern portion of the site. The attendee commented that the lot sizes are squished together like sardines. In response to a question regarding the lot sizes on the perimeter, John Eskridge stated that he does not have a good answer but this is a typical lot size for market demand. He stated that a larger lot size along the perimeter is something that they would consider.
- An attendee commented that the main entrance to the community would be Rockland Drive and not Heathway Drive as planned. He stated that a better entrance would be needed at Rockland Drive.
- In response to a question, John Eskridge stated that the Petitioner intends on building for sale homes for the single family and townhomes on the site. John Eskridge stated that he is not aware of a Ryan Homes townhome community that was sold to a company to rent all of the units and he would follow up.

- In response to a question, John Eskridge stated that an HOA would be created with covenants and restrictions that could determine the number of rental units permitted in the community.
- In response to a question, John Carmichael stated that the presentation would be emailed to those who completed the sign-in sheet with legible email addresses.
- In response to a question, John Carmichael stated that CDOT asked for a 12 foot wide multi-use path on the unopened right of way to provide a pedestrian connection from the northern portion of the site to Neal Road. Ms. Moser and other area residents do not support that 12 foot wide multi-use path and have requested on numerous occasions that this multi-use path be eliminated. John Carmichael stated that they would ask CDOT to eliminate that request or requirement.
- An attendee commented that a traffic light for Old Concord Road and Rocky River Road is planned, but has not been funded yet.
- In response to a question, John Eskridge stated that large master planned communities built by Ryan Homes in the Charlotte area include Barnes Village located off of Nations Ford Road in Charlotte and The Mills at Rocky River in Concord.
- An attendee commented that she does not see what is so great with the site plan and why people would want to live there. In response to a question, John Eskridge stated that the site plan is a starting point and this meeting is a huge part of where we go from here. The attendee stated that we do not like where you started from and this is not a good starting point. In response to a question, John Eskridge stated that he has heard the concerns of the attendees, which include traffic, schools, how the development would impact Rockland Drive, a larger buffer between existing homes and this site, lower density and more open space.
- In response to a question relating to well water, John Eskridge stated that the Petitioner would be utilizing public water and not ground water for the homes in the community. John Carmichael stated that the storm water from the site would be treated. John Eskridge also stated that the storm water would be treated and released in appropriate areas as dictated by the City.
- In response to a question, John Eskridge stated that the home prices in the low to mid 300s are today's pricing. An attendee commented that the prices of these homes is significantly less than the values of the surrounding homes and the sizes of the lots in this proposed community are smaller than the lots surrounding and near this site. An attendee stated that the new community would change the dynamics of the existing neighborhood. In response to a question, John Eskridge stated that data is pulled from the Charlotte market to determine the cost and pricing of the project. An attendee commented that there are many different types of neighborhoods throughout Charlotte and this community looks like it belongs somewhere else. John Eskridge stated that the Petitioner tries to dial into the market and a home that was built today instead of 50 years ago would have a higher value. An attendee commented to John Eskridge that he must have never been to Dilworth. John Eskridge stated that he understands and many of those homes have been renovated to be worth over a million dollars.
- In response to a question about tree save versus open space, Kathryn McPherson stated that a grading plan is not available yet so the exact placement of open space and tree save areas has not been determined. She stated that the tree save is 20 acres or 15 percent on the northern parcel. Kathryn McPherson stated that you are required to preserve a certain amount of trees and create or provide a certain amount of open space.

- An attendee commented that all of the attendees need to go home and redirect their comments to the City Council Members and the Mayor. He stated that in his experience after attending many housing/infrastructure development meetings that the end product of every single development will be more dense and vastly different than what was shown at the original meeting. He stated that the Petitioners are nice folks and just doing their job, but in the end you can only affect this if you email your City Council Members.
- Kathryn McPherson stated that the single family portion of the site has 15 percent tree save or 20 acres. Open space is required to be 10 percent of the site.
- In response to a question, John Eskridge stated that the rezoning would need to be approved in order for the proposed plan to be built. John Eskridge also stated that it would be possible to still develop a project under a revised plan if the rezoning is not approved.
- In response to a question, John Eskridge stated that the greenway project is funded and ready to go. John Eskridge stated that the park site would be conveyed to the County and it would tie into the greenway.
- In response to a question, John Eskridge stated that the Petitioner would need to do more research on the schools and this project's impact on the schools and follow up.
- In response to a question, John Eskridge stated that the community would be developed in phases and not by individual lots sold.
- In response to a question, John Eskridge stated that a swimming pool would be built in the community.
- An attendee commented that the next steps for the neighbors would be to contact City Council. She asked if a small group wants to get together and plan out next steps. Another attendee stated that Council Member Johnson will attend the next meeting.
- In response to a question, Kathryn McPherson stated that male and female trees could be requested to be planted for pollination purposes.
- In response to a question, John Eskridge stated that a consultant has been hired to complete a wetlands and endangered species report and that he would share it with the attendees. He also stated that he would research green building standards. John Eskridge stated that the community would not be a mixed-use development.
- In response to a question, John Eskridge stated that he spoke with Council Member Johnson regarding affordable housing and what the needs are. There are no plans for affordable housing at this time.
- In response to a question, John Eskridge stated that the proposed single family lots are 41 feet wide and up to 125 feet deep with homes ranging from 1,500 to 3,000 square feet. We will likely break that out to different lots sizes to reduce density. 1/5 of an acre is the average lot size. The proposed townhomes would be roughly 1,500 square feet in size on 20 foot wide lots.
- In response to a question, John Eskridge stated that the HOA fees would be roughly \$50.00 to \$100.00 a month.
- An attendee commented that she agrees with the other attendees that the community does not match the surrounding homes due to the starter home sizes and pricing. The attendee commented that the Petitioner was just offering general information and not much transparency.

The attendee added that the product being delivered is a lower end product that would make this a more transient neighborhood.

- In response to a question regarding Duke Energy, John Eskridge stated that he could not speak to the Duke Energy power grid, but the power lines for the new development would be underground. He also stated that he would need to research how the proposed site would impact the current power grid and follow up.
- An attendee commented that there is no way the roads could handle the cars from the existing and future neighborhoods and is interested to see the plans from the traffic engineer. The attendee also commented that the HOA should not allow loud mufflers. John Eskridge stated that he is not sure that the HOA could do anything about the mufflers.
- In response to a question, John Eskridge stated that the Petitioner would look into the promised stoplight at the convenience store. The attendee stated that it is dangerous to turn on Old Concord Road and she has been waiting 13 years for the stoplight. Another attendee stated that the light was approved but not funded. John Eskridge stated that they would follow up.
- In response to a question, John Eskridge stated that they would not encroach on anyone's property and would look into adding additional buffer.
- An attendee asked what they could do to see that the rezoning is not approved. John Carmichael stated that the attendees can show up to the public hearing and voice their opposition and speak with City Council and the Planning Staff.
- In response to a question, John Eskridge stated that they would follow up on the use of Farmfield Lane off of Old Concord Road with the traffic engineer.
- In response to a question, John Eskridge stated that the 9 homes would be front facing on Fairhaven Drive, sidewalks would be included and the homes would be accessed by Fairhaven Drive.

John Carmichael stated that the presentation will be emailed to those who signed the sign-in sheet and he would also provide information regarding the next meeting via email.

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

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

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 24th day of October, 2022

NVR, Inc., Petitioner

cc: Ms. Claire Lyte-Graham, Charlotte Planning, Design & Development Department (via e-mail)

EXHIBIT A-1

2021-256	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDF CITY	STATE	ZIPCODE
2021-256	04903201A		CHARLOTTE HILLS MOBILE HOME PARK			300 E MAPLE RD STE 200	BIRMINGHAM	MI	48009
2021-256	04903201B		CHARLOTTE HILLS MOBILE HOME PARK			300 E MAPLE RD STE 200	BIRMINGHAM	MI	48009
2021-256	04903202		6101 ORR ROAD LLC			221 DALTON AVE	CHARLOTTE	NC	28206
2021-256	04903204	NELSON	LARRY			8022 REGENT PARK LN	CHARLOTTE	NC	28210
2021-256	04903205		WBJM LLC			6161 MCDANIEL LN	CHARLOTTE	NC	28213
2021-256	04903208	BLANKENSHIP JR	MALCOLM B	FRANCES ANN	BLANKENSHIP	2250 GODBY RD	WOODLEAF	NC	27054
2021-256	04904105		CHARLOTTE HILLS MOBILE HOME PARK			300 E MAPLE RD STE 200	BIRMINGHAM	MI	48009
2021-256	04905201	CHRISTIAN	JACK R	JOHN A	CHRISTIAN II	7811 OLD CONCORD RD	CHARLOTTE	NC	28213
2021-256	04905204	COWIE	JAMES D			312 NEAL DR	CHARLOTTE	NC	28213
2021-256	04905205	BRASWELL	WAYNE CHARLES			308 NEAL DR	CHARLOTTE	NC	28213
2021-256	04905213		AMERICAN IRA LLC FBO BRIAN WALL ROTH IRA			5132 MELBOURNE RD	RALEIGH	NC	27606
2021-256	04905214		AMERICAN IRA LLC FBO BRIAN WALL ROTH IRA			5132 MELBOURNE RD	RALEIGH	NC	27606
2021-256	04905215	WALL	BRIAN			5132 MELBOURNE RD	RALEIGH	NC	27606
2021-256	04905216	BURNO	LILIANA CLAVIJO	JUAN MIGUEL DIAZ	VARGAS	323 HEATHWAY DR	CHARLOTTE	NC	28213
2021-256	04905218	KANASHIRO	EDGAR	GUDRUNA M	DIAZ	320 NEAL DR	CHARLOTTE	NC	28213
2021-256	04905219	OLMEDO-LOPEZ	MARIO	ANGELICA TORRES	GONZALEZ	316 NEAL DR	CHARLOTTE	NC	28213
2021-256	04905220	WASHINGTON	JOSEPH I	CHERYL	WASHINGTON	314 NEAL DR	CHARLOTTE	NC	28213
2021-256	04906101	BLANKENSHIP JR	MALCOLM B	FRANCES ANN	BLANKENSHIP	2250 GODBEY RD	WOODLEAF	NC	27054
2021-256	04906201	FOGLE	DAVID LEWIS	WANDA JEAN	FOGLE	6148 FAIRHAVEN DR	CHARLOTTE	NC	28213
2021-256	04906202	GODWIN II	KENNETH WILLIAM			6136 FAIRHAVEN DR	CHARLOTTE	NC	28213
2021-256	04906203	LEONARD	ROBERT I			6116 FAIRHAVEN DR	CHARLOTTE	NC	28213
2021-256	04906204	LEONARD	ROBERT I			6116 FAIRHAVEN DR	CHARLOTTE	NC	28213
2021-256	04906205	LEONARD	ROBERT I			6116 FAIRHAVEN DR	CHARLOTTE	NC	28213
2021-256	04906206	CHRISTENBURY	THOMAS	MARGARET ANN MARTIN	CHRISTENBURY	6100 FAIRHAVEN DR	CHARLOTTE	NC	28213
2021-256	04906207	HARGETT	BOBBY BRITT	LORAIN F	HARGETT	6044 FAIRHAVEN DR	CHARLOTTE	NC	28213
2021-256	04906208	PI	THAWN			6036 FAIRHAVEN DR	CHARLOTTE	NC	6036
2021-256	04906209		IGLESIA NUEVA JERUSALEN CIUDAD DE DIOS			6028 FAIRHAVEN DR	CHARLOTTE	NC	28213
2021-256	04906212	DIOS	IGLESIA NUEVA JERUSALEN CIUDAD DE			6028 FAIRHAVEN DR	CHARLOTTE	NC	28213
2021-256	04906213	DIOS	IGLESIA NUEVA JERUSALEN CIUDAD DE			6028 FAIRHAVEN DR	CHARLOTTE	NC	28213
2021-256	04906215	KIM	EUGENE S	SONYA K	KIM	476 WALNUT RD	CONCORD	NC	28027
2021-256	04906217	MANNING	JEREMY			6009 KING GEORGE DR	CHARLOTTE	NC	28213
2021-256	04906219	BROOKS	ANITA			6035 KING GEORGE DR	CHARLOTTE	NC	28213
2021-256	04906222	MILLER	ANNA SUE G			6101 KING GEORGE DR	CHARLOTTE	NC	28213
2021-256	04906223	YOUNG	MICAH J			6109 KING GEORGE DR	CHARLOTTE	NC	28213
2021-256	04906225	ALVARADO	ANTONIO MALDONADO			6125 KING GEORGE DR	CHARLOTTE	NC	28262
2021-256	04906226	PHILLIPS	TED JAMES	SUSAN R	FURR	6133 KING GEORGE DR	CHARLOTTE	NC	28213
2021-256	04906227	RATCLIFFE JR	HORACE A	TRACY W	RATCLIFFE	6141 KING GEORGE DR	CHARLOTTE	NC	28213
2021-256	04906228	SALAZAR	RUBEN	JULIA	SALAZAR	6157 KING GEORGE DR	CHARLOTTE	NC	28269
2021-256	04906229	ERVIN	MARK WESLEY			6201 KING GEORGE DR	CHARLOTTE	NC	28213
2021-256	04906230		SFR XII CHARLOTTE OWNER 1 LP			4645 HAWTHORNE LN NW	WASHINGTON	DC	20016
2021-256	04906231	DUNN	XAVIER			6217 KING GEORGE DR	CHARLOTTE	NC	28213
2021-256	04906232	GODWIN	CLAUDIA DENISE			6233 KING GEORGE DR	CHARLOTTE	NC	28213
2021-256	04906233	NOTTINGHAM	LINWOOD W	SUSAN N	NOTTINGHAM	6239 KING GEORGE DR	CHARLOTTE	NC	28213
2021-256	04906234	GARCIA	MANUEL D			6149 KING GEORGE DR	CHARLOTTE	NC	28213
2021-256	04906235	LRENZANA	MELVIN O			2840 JACKSON AVE APT 8H	LONG ISLAND CITY	NY	11101
2021-256	04906236	CORDOVA	ELAINE			6121 KING GEORGE DR	CHARLOTTE	NC	28213
2021-256	04907101	BLANKENSHIP JR	MALCOLM B	FRANCES ANN	BLANKENSHIP	2250 GODBEY RD	WOODLEAF	NC	27054
2021-256	04907102		KINGSWOOD NC LLC	ATTN: SUSAN GAYNER		4600 COX ROAD SUITE 400	GLEN ALLEN	VA	23060
2021-256	04909101	KAKAVITSAS	AGNE	GREGORY	KAKAVITSAS	5214 FURMAN PLACE	CHARLOTTE	NC	28210
2021-256	04909102	MCLEOD	JERRY W	JULIA S	MCLEOD	6216 KING GEORGE DR	CHARLOTTE	NC	28208
2021-256	04909108	HODGE JR	GEORGE ROBERT	ELSIE P	HODGE	6225 DONNA DR	CHARLOTTE	NC	28213
2021-256	04909109	ROSARIO	WILMARI SANTANA	DANIEL BERTO	BARTSCH	6233 DONNA DR	CHARLOTTE	NC	28213
2021-256	04909110	ROSS	CURTIS L	OLGA W	ROSS	6241 DONNA DR	CHARLOTTE	NC	28213

2021-256	04909111	CANALES	EFRAIN REYES	ROSA ALVAREZ	BENITEZ	6243 DONNA DR	CHARLOTTE	NC	28213
2021-256	04909112	MCLEOD	JERRY W	JULIA S	MCLEOD	6216 KING GEORGE DR	CHARLOTTE	NC	28213
2021-256	04909113	FRANKLIN	THOMAS O	MARY L	FRANKLIN	6234 KING GEORGE DR	CHARLOTTE	NC	28213
2021-256	04909201	RICHARDSON	DANIEL TAYLOR			6244 DONNA DR	CHARLOTTE	NC	28213
2021-256	04909202	RYDER	JOHN J			6242 DONNA DR	CHARLOTTE	NC	28213
2021-256	04909203		MADISON JRH PROPERTIES LLC			3009 GRIFFITH ST	CHARLOTTE	NC	28203
2021-256	04909204	SANTOS	PEDRO UMANZOR	KUANA REYES	UMANZOR	6234 DONNA DR	CHARLOTTE	NC	28213
2021-256	04909238	MACHIELS	JAMES R			6257 BRANCH HILL CR	CHARLOTTE	NC	28213
2021-256	04909250		MECKLENBURG COUNTY	C/O REAL ESTATE /FINANCE DEPT		600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202
2021-256	04910203	THOMPSON	WANDA R			1601 BONNIE LN	CHARLOTTE	NC	28213
2021-256	04910204		EK REAL ESTATE FUND I LLC			215 PARK AVE S	NEW YORK	NY	10011
2021-256	04910207		SMITH HOUSE PROPERTIES LLC			1226 79TH STREET SOUTH	ST PETERSBURG	FL	33707
2021-256	04910209	TREJO	JESUS RAMIREZ	ROSA	CABASCANGO	715 FLOWE DR	CHARLOTTE	NC	28213
2021-256	04910210	RAMOS	JOSE SANTOS	ROSA	BONILLA	6322 CHARCON CT	CHARLOTTE	NC	28213
2021-256	04910211	WILKINS	JOYCE	VINCENT L	HICKS	6324 CHARCON CT	CHARLOTTE	NC	28213
2021-256	04910212	PHUNG	LIEN HUU	HANG	PHAM	6321 CHARCON CT	CHARLOTTE	NC	28213
2021-256	04910213	CORN	LAUREN W	TYLER K	CORN	6317 CHARCON CT	CHARLOTTE	NC	28213
2021-256	04910214	ALVEY	KORRY MICHAEL			816 OWEN BLVD	CHARLOTTE	NC	28213
2021-256	04910215	GRIFFIN	JOHNNY N			716 NEAL DR	CHARLOTTE	NC	28213
2021-256	04910216	BURCH	WILLIAM H			700 NEAL DR	CHARLOTTE	NC	28213
2021-256	04910217	DELUCA	JOHN P			634 NEAL DR	CHARLOTTE	NC	28213
2021-256	04910218	WATTS	MORRIS V			630 NEAL DR	CHARLOTTE	NC	28213
2021-256	04910219	GEORGE	LUDMILA			3612 BARHAM BLVD NO. W 201	LOS ANGELES	CA	90068
2021-256	04910220	LEMOINE	ANDREA			608 NEAL RD	CHARLOTTE	NC	28213
2021-256	04910221	STEWART	JOHN CHRISTOPHER F/T	PAULETTE ANN F/T	STEWART	600 NEAL DR	CHARLOTTE	NC	28213
2021-256	04910222	SUDDRETH	ALBERT FRANK			726 NEAL DR	CHARLOTTE	NC	28213
2021-256	04910223	DIETZ	MARK C	MARIA A	ROMERO	6316 CHARON CT	CHARLOTTE	NC	28213
2021-256	04910224	EICHHOLTZ II	WILLIAM H	BARBARA LYNN	EICHHOLTZ	626 NEAL DR	CHARLOTTE	NC	28213
2021-256	04910302	AYERS	ERIC			607 NEAL DR	CHARLOTTE	NC	28213
2021-256	04910303	ARNETT	BENITA B			615 NEAL DR	CHARLOTTE	NC	28213
2021-256	04910304	SUDDRETH	A FRANK			726 NEAL DR	CHARLOTTE	NC	28213
2021-256	04910309		MJAY PROPERTIES LLC			PO BOX 36513	CHARLOTTE	NC	28236
2021-256	04910311	SHEARER	CHRISTINA J			635 NEAL DR	CHARLOTTE	NC	28213
2021-256	04910604	MOSER	DEBORAH A			PO BOX 36513	CHARLOTTE	NC	28236
2021-256	04910613	MOSER	DEBORAH ANN			PO BOX 36513	CHARLOTTE	NC	28236
2021-256	04910701	MOSER	DEBORAH A			PO BOX 36513	CHARLOTTE	NC	28236
2021-256	04910702	MOSER	DEBORAH A			PO BOX 36513	CHARLOTTE	NC	28236
2021-256	04910703	MOSER	DEBORAH ANN			PO BOX 36513	CHARLOTTE	NC	28236
2021-256	04910704	MOSER	DEBORAH A			PO BOX 36513	CHARLOTTE	NC	28236
2021-256	04910705	MOSER	DEBORAH ANN			PO BOX 36513	CHARLOTTE	NC	28236
2021-256	04910706	MOSER	DEBORAH ANN			PO BOX 36513	CHARLOTTE	NC	28236
2021-256	04910707	MOSER	DEBORAH ANN			PO BOX 36513	CHARLOTTE	NC	28236
2021-256	04912357	RIZZO	JOSEPH MICHAEL	RONI WILLIAMS	RIZZO	719 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912358	ASA	NICHOLAS SHAWN			723 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912359	MAGNOTTA	MICHAEL JOHN ANTHONY	KATHERINE A	MAGNOTTA	727 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912360	UNAEGBU	GLORIA			731 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912361	LISENBEE	JODIE N			735 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912362	ALSTON	SHARON L GREEN	WILLIE F	ALSTON JR	801 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912363	SHARPE	ROSILYN M			805 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912364		FIFTHSECOND LLC			7709 TREY FORD LN	CHARLOTTE	NC	28270
2021-256	04912365	EVANS	DWAYNE	AMANDA L	EVANS	815 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912366	WOOD JR	FARRIS L	YVETTE S	WOOD	819 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912367	RAMIREZ	LILIA	JUAN R	RAMIREZ	823 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912368	GEORGE	DUSTIN L	JONATHAN D	FLEMINGS	827 FOXBOROUGH RD	CHARLOTTE	NC	28213

2021-256	04912401	PRITCHARD	JOHN ALEXANDER PATTON	CAITLIN	THARPE	903 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912402	KUNG	KUO HSIUNG		CHIA MEEI TAO	467 GREENWOOD DR	WILMINGTON	DE	19808
2021-256	04912403	MONROE	LARRY G	MARY S	MONROE	917 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912404	NEE	LAUREL ANN			923 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912405	LANGLEY	WILLIAM B	DANA SMITH		929 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912406	MULLENS	KEVIN C	DANIELLE ASHLEIGH	MULLENS	933 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912407	PRESSWOOD	HUGH A	KATHY L	PRESSWOOD	937 FOXBOROUGH RD	CHARLOTTE	NC	28213
2021-256	04912499	BROWN	JEFFREY L			2813 ALISH TL	MOUNT PLEASANT	NC	28124
2021-256	04913101	BLANKENSHIP JR	MALCOLM B	FRANCES ANN	BLANKENSHIP	2250 GODBEY RD	WOODLEAF	NC	27054
2021-256	04916202	MURPHY	JEFFREY L	HEATHER D	FREEMAN	7022 ROCKLAND DR	CHARLOTTE	NC	28213
2021-256	04916203	MURPHY	JEFFREY L	HEATHER D	FREEMAN	7022 ROCKLAND DR	CHARLOTTE	NC	28213
2021-256	04916204	BICKLEY	BARRY L	EVELYN A B	BICKLEY	832 AUTUMNWOOD LN	CHARLOTTE	NC	28213
2021-256	04916205	GOUDY	JOHN D	VICTORIA A	GOUDY	840 AUTUMNWOOD LN	CHARLOTTE	NC	28213
2021-256	04916206	CHRISTENBURY	CYNTHIA GAIL HATLEY			906 AUTUMNWOOD LN	CHARLOTTE	NC	28213
2021-256	04916207	KEITH-LE	JULIE ANN	NGOC MINH	LE	914 AUTUMNWOOD LN	CHARLOTTE	NC	28213
2021-256	04916208	PINKERTON	CHARLES S	JUDY D	MCGUIRE	504 GOLFVIEW CT	LENOIR	NC	28645
2021-256	04916209		CPI/AMHERST SFR PROGRAM OWNER LLC			5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746
2021-256	04916210	THAO	TOU FUE	GRACE	THAO	936 AUTUMNWOOD LN	CHARLOTTE	NC	28213
2021-256	04916218	THOMPSON	SHIRLEY G	LEROI W THOMPSON (W/H)		7032 ROCKLAND DR	CHARLOTTE	NC	28213
2021-256	04916219	MURPHY	JEFFERY L	HEATHER D	MURPHY	7022 ROCKLAND DR	CHARLOTTE	NC	28213
2021-256	04916220	SMITH	DAVID A	KAY A	SMITH	7016 ROCKLAND DR	CHARLOTTE	NC	28213
2021-256	04917103	BOSTIAN	PHILLIP L	ABBY M	BOSTIAN	6301 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917104	UZOH	OGAGA	TRANASHEA J	UZOH	6311 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917105	SORTO	JOSE L			6321 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917106	MAZYCK JR	HERMAN	BELINDA L	MAZYCK	6329 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917108	SWAIM	THOMAS IAN			6223 DOUGHTERY DR	CHARLOTTE	NC	28213
2021-256	04917110	POE	ROUFEAC L			6209 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917111	THOMPSON	WARDIE L	MARILYN G	THOMPSON	6203 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917112	FRAZIER	STANLEY RAY	JEANETTE	FRAZIER	6200 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917113	MORRISON	LARRY D	ERNESTINE	MORRISON	6204 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917114	KILMER	RYAN P	SARAH L	KILMER	6210 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917115	BREWER	WALTER J	DORIS A	BREWER	6220 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917116	PATEL	LAXMINANDAN C	HANSA L	PATEL	6300 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917117	THROWER	LELAND S	SAHRON L	THROWER	6308 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917118	EDWARDS	ANDREW W			6316 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917119	WALKER	LANTIA M			2430 SUMMERS GLEN DR NW	CONCORD	NC	28027
2021-256	04917154	MILLER	STEPHANIE			7045 ROCKLAND DR	CHARLOTTE	NC	28213
2021-256	04917156	VALENTIN-CAJIGAS	SAMUEL	HIGINIA RAMOS	SOSA	7019 ROCKLAND DR	CHARLOTTE	NC	28213
2021-256	04917157	SPEIDEL	WILLIAM JOSEPH	JENNIFER LEA	ROACH	7011 ROCKLAND DR	CHARLOTTE	NC	28213
2021-256	04917158	ALLIOT	MATTHEW	SILKE	ALLIOT	6215 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04917159	GOMEZ	MAX A	DIONI M	GOMEZ	6337 DOUGHERTY DR	CHARLOTTE	NC	28213
2021-256	04939107		COUCHELL/TSAHAKIS PROPERTIES LLC	C/O PETER J COUCHELL		3362 SMITH FARM RD	MATTHEWS	NC	28105
2021-256	04939108		COUCHELL/TSAHAKIS PROPERTIES LLC	C/O PETER J COUCHELL		3363 SMITH FARM RD	MATTHEWS	NC	28105
2021-256	04939109		COUCHELL/TSAHAKIS PROPERTIES LLC	C/O PETER J COUCHELL		3362 SMITH FARM RD	MATTHEWS	NC	28105
2021-256	04939110	WESTLUND	GARY	MAUREEN	WESTLUND	1148 LEWIS FARM RD	KINGS MOUNTAIN	NC	28086
2021-256	04939112		COUCHELL/TSAHAKIS PROPERTIES LLC	C/O PETER J COUCHELL		3362 SMITH FARM RD	MATTHEWS	NC	28105
2021-256	09706201		ROMER1800 LLC	C/O RON HUNTE		2544 HOWERTON CT	CHARLOTTE	NC	28270
2021-256	09706206		WBJM LLC			6161 MCDANIEL LN	CHARLOTTE	NC	28213
2021-256	09706207		WBJM LLC			6161 MCDANIEL LN	CHARLOTTE	NC	28213
2021-256	09706208		WBJM LLC			6161 MCDANIEL LN	CHARLOTTE	NC	28213
2021-256	09706219	GRIFFIN	RICHARD E	PHYLLIS M	GRIFFIN	5811 FOXCREST DR	CHARLOTTE	NC	28227
2021-256	09706220		6531 ORR ROAD LLC			2525 N PENNSYLVANIA ST	INDIANAPOLIS	IN	46205
2021-256	09706221		6531 ORR ROAD LLC			2525 N PENNSYLVANIA ST	INDIANAPOLIS	IN	46205
2021-256	09706225	MULLIS	RAYMOND B			6637 ORR ROAD	CHARLOTTE	NC	28216

2021-256 09706226 MULLIS
2021-256 09706227
2021-256 09706228

RAYMOND BENNETT
CLEMENTI AT PARK ROAD LLC
CLEMENTI AT PARK ROAD LLC

6637 ORR RD
PO BOX 471904
PO BOX 471904

CHARLOTTE	NC	28216
CHARLOTTE	NC	28247
CHARLOTTE	NC	28247

2021-256	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-256	Autumnwood Community Association	Cynthia	King	1131 Autumnwood Lane		Charlotte	NC	28213
2021-256	Autumnwood Community Association	John	Neilson	1016 Autumnwood Lane		Charlotte	NC	28213
2021-256	Autumnwood Community Association	Joyce	Upchurch	6501 Stonehill Ct		Charlotte	NC	28213
2021-256	Autumnwood Community Association	William H.	Jett	7041 Summer Pl		Charlotte	NC	28213
2021-256	Autumnwood Neighborhood Association	Brenda	Ratliff	6509 Dougherty Dr		Charlotte	NC	28213
2021-256	Back Creek Farms HOA	Andrea	Hankins	2104 Gelbray Court		Charlotte	NC	28213
2021-256	Bridlewood Community Association	Janie	Sumpter	6329 Bridlewood Ln		Charlotte	NC	28215
2021-256	Bridlewood Community Association	Ola C.	Mitchell	227 Vickery Dr		Charlotte	NC	28215
2021-256	Chastain Homeowners Association	Laura	Griggs	526 Owen Boulevard		Charlotte	NC	28213
2021-256	Crab Orchard Homeowners Association	John	Watson	8214 Misty Eve Lane		Charlotte	NC	28213
2021-256	Crab Orchard Neighborhood Association	Challise	Cantleberry	736 Brooke Nicole Place		Charlotte	NC	28213
2021-256	Eastbrook Woods Community Association	Maurice	Redmond	4000 East W.T. Harris Blvd		Charlotte	NC	28215
2021-256	Edwin Towers	Eddie	Young	6008 Quiet Cove Ct		Charlotte	NC	28215
2021-256	Forest Glen Neighborhood	Katherine	Olson	7515 Batavia Ln		Charlotte	NC	28213
2021-256	Garden Renaissance In The South (GRITS)	Don	Boekelheide	7117 Leaves Lane		Charlotte	NC	28213
2021-256	Green Forest Neighborhood Association	Veronica	Thompson	6925 Woodfield Dr		Charlotte	NC	28215
2021-256	Green Meadows Community Association	Kay	Blake	311 Briarwood Dr		Charlotte	NC	28215
2021-256	Grenelefe Village Homeowners Association	Ursula	Smith	7800 Knollwood Cr		Charlotte	NC	28213
2021-256	Hampshire Hills Neighborhood Association	Beatrice	Spaulding	6725 Caudell Place		Charlotte	NC	28215
2021-256	Hidden Valley Community Association	Jeff	Hopkins	229 Austin Dr		Charlotte	NC	28213
2021-256	Hidden Valley Community Development Corporation	Odell	Witherspoon	6601 Heatherbrooke Ave		Charlotte	NC	28213
2021-256	Hidden Valley Community Homeowners Association	Saundra	Jackson	6409 Hidden Forest Dr		Charlotte	NC	28213
2021-256	Hidden Valley Political Action Committee	Samuel	Love	6417 Heatherbrooke Ave		Charlotte	NC	28213
2021-256	Hidden Valley Zoining Committee	Priscilla	Duncan	6423 Heatherbrooke Ave		Charlotte	NC	28213
2021-256	Homewood Acres Community Association	Myron	Brown	4829 Banfshire Rd		Charlotte	NC	28215
2021-256	Huntingtowne Farms Neighborhood Association	Ashlynn	Kelker	6342 Elgywood Ln		Charlotte	NC	28213
2021-256	Meadowbrook Neighborhood Watch Association	Najeedah	Stover	6208 Donna Dr		Charlotte	NC	28213
2021-256	NC State Senate #40 Candidate	John	Aneralla	7714 Pickering Dr		Charlotte	NC	28213
2021-256	Neighbors Bordering Celanese	Demetra	Dunlop	1806 Rocky River Rd		Charlotte	NC	28213
2021-256	Newell/ Rocky River Road	Tamara	Glover	8616 Knollwood Circle		Charlotte	NC	28213
2021-256	Old Concord Subdivision	Trisha	Garcia	1318 Farmfield Lane		Charlotte	NC	28213
2021-256	Olde Concord Neighborhood	Maxine	Hedgepeth	7400 Hounslow Ln		Charlotte	NC	28213
2021-256	Orchard Trace Condominiums	Mollie	Masten	325 Orchard Trace Lane		Charlotte	NC	28213
2021-256	Orchard Trace Condominiums	Regina	Flores	325 Orchard Trace Lane		Charlotte	NC	28213
2021-256	Plaza Midwood Neighborhood Association	Leslie	Shinn	5906 Old Coach Rd		Charlotte	NC	28215
2021-256	Plaza/Eastway Partners/North East Community Organization	Maxine	Eaves	5906 Old Coach Rd		Charlotte	NC	28215
2021-256	Rocky River Village	Michelle	Pighet	518 Elsberry Lane		Charlotte	NC	28214
2021-256	Thomasboro Neighborhood Association	Bill	Jones	7117 Leaves Lane		Charlotte	NC	28213
2021-256	Thomasboro Neighborhood Association	Vanessa	Johnson	7117 Leaves Lane		Charlotte	NC	28213

EXHIBIT A-2

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting - **Rezoning Petition No. 2021-256** filed by NVR, Inc. to request the rezoning of an approximately 152.03 acre site located on the north side of Old Concord Road between Orr Road and Grier Road and between Rockland Drive and Heathway Drive

Date and Time of Meeting: Tuesday, July 26, 2022 at 6:30 p.m.

Place of Meeting: Newell Presbyterian Church
1500 Rocky River Road West
Charlotte, NC 28213

We are assisting NVR, Inc. (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 152.03 acre site located on the north side of Old Concord Road between Orr Road and Grier Road and between Rockland Drive and Heathway Drive from the R-3, R-4 and R-6 (CD) zoning districts to the MX-2 zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site that could contain up to 399 single family detached dwelling units and up to 284 single family attached dwelling units.

The Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, July 26, 2022 at 6:30 p.m. at Newell Presbyterian Church located at 1500 Rocky River Road West in Charlotte. Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Renee Johnson, Charlotte City Council District 4 (via email)
Ms. Claire Lyte-Graham, Charlotte Planning, Design & Development Department (via email)

Date Mailed: July 14, 2022

EXHIBIT B

Community Meeting Sign-In Sheet

Petitioner: NVR, Inc.

Rezoning Petition No. 2021-256

Tuesday, July 26, 2022 at 6:30 P.M.

Newell Presbyterian Church
1500 Rocky River Road West
Charlotte, NC 28213

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Peg Pyles	Meadowbrook Forest 6124 DONNA Dr. 28213	704-596-4773	N/A
2.	Joanne Finley	520 Blue Rock DR	704-408-7135	billjofin@aol.com
3.	Bill Finley	520 Blue Rock Dr	704-622-3781	"
4.	Brandy Haynes	6518 Creekstone Pl	404-905-9905	
5.	Michael Haynes	6518 Creekstone Pl	704-780-7701	
6.	Wayne C. Hesterburg	6100 FAIRVIEW DR	704-679-9755	- - -
7.	Sue Miller	6101 King George Dr	704-596-2618	
8.	Greg Litaker	525 Owen Blvd	980-230-4419	

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
9.	Cathy Bolen	500 Blue Rock Dr	704-564-1181	cpbolen@carolina.rr.com
10.	John Ryder	6242 Donna Dr	704-293-8358	jr Ryder84@aol.net
11.	Steve Hargett	1101 Spring Fall Ct	704-763-2364	shargett2@gmail.com
12.	Jerrad Pennington	6416 Dougherty Drive	704-438-2077	JBP913@yahoo.com
13.	John McIlvain	640 Owen Blvd	704 576 4430	John McIlvain @-1Cloud.com
14.	Edwin + Yvette Smith	7735 Pickering Dr.	204921-2734	smithhenry@bellsouth.net
15.	Wayne + Rose Lator	6145 Branch Hill Circle	704-980-8719	latorn@bellsouth.net.
16.	ROBERTA DALY	7551 Newell Vices Ln	704-596-8329	
17.	Happiness Nwanne	1054 Owen Blvd	704-696-6245	hapiengoo@gmail.com
18.	Kassandra R.	1016 Foxborough	704 299 3186	
19.	Sandra R.	1016 Foxborough	704-890-1384	rossandra002@gmail.com
20.	Joyce + Washinska	314 Neal Dr	704-786-5112	
21.	Ann + Kay Suddeth	726 Neal Dr.	704-598-6173	cuntkaysudd@yahoo.com

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Community Meeting Sign-In Sheet

Petitioner: NVR, Inc.

Rezoning Petition No. 2021-256

Tuesday, July 26, 2022 at 6:30 P.M.

Newell Presbyterian Church
1500 Rocky River Road West
Charlotte, NC 28213

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
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2.	Henry Lemoine	608 NEAL Dr. 28213	704-906-4623	
3.	Christine Litafer	525 Owen Blvd.	800-230-2321	litakerchris@gmail.com
4.	Jessica Cochran	1109 Winterwind Dr	704-648-2247	jcochr35@uncc.edu
5.	Dustin Culler		336-944-6699	
6.	SAM SHUMSTEIN	7016 FORB CT	704 597-0402	
7.	LINDA SHUMSTEIN	"	"	
8.	Vivian Liebman	1201 Gould Crest	704-756-7987	

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	Queen Anderson	1200 Guildcrest Ln	704-618-4010	qfander@bellsouth.net
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10.	LARRY & MARY MONROE	917 FOXBOROUGH RD	704-301-0191	larry253@yahoo.com
11.	Jenn Amacker	939 Owen Dr	574-298-2912	jennamacker@yahoo.com
12.	Cynthia + Darryl King	1131 Autumnwood Ln	704-599-3505	dimplesking55@yahoo.com
13.	Mike Hay	6409 Branchville Cir	704 345 5604	N/A
14.	Rick Zuber	7746 Pickering Dr	704 598 7010	—
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17.	Blanche Hubbard	909 Autumnwood Ln.	704) 596-6610	
18.	Nezze Barringer	1005 Woodsman Ct	704-222-2256	<
19.	Famela Nelson	7124 Leaves Ln	704/578-2128	fambill578@gmail.com
20.				
21.				

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
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26.	Clinton Gaddy	1041 Owen Blvd. CLT NC. 28213	704 605-4560	Clintongaddy@gmail.com
27.	Lisa Moore	1232 Rocky Rv Rd W	336-403-6336	brownboothor@gmail.com
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29.	Wardie Hopps	6203 Dougherty St	704 699 4100	Wardie Hopps
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33.	Ursula Smith	7800 Knollwood Cr CLT NC 28213	919-602-2941	
34.	Eric & Jasm Currie	1405 Yerton Ct 28213	914-467-8458	

*

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
35.	David & Marie Coleman	5029 Ardenwood Drive Charlotte NC 28215	617 721 5828	dccolemanii@msn.com
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52.				
53.				
54.				
55.				
56.				
57.				
58.				
59.				
60.				

Community Meeting Sign-In Sheet

Petitioner: NVR, Inc.

Rezoning Petition No. 2021-256

Tuesday, July 26, 2022 at 6:30 P.M.

Newell Presbyterian Church
1500 Rocky River Road West
Charlotte, NC 28213

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Lesley Courtney	7229 Rockland Dr	803-577-0337	courtneyfam@yahoo.com
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4.	Debra Mills	1034 Owen Blvd	980-237-8939	millsdeb75@gmail.com
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8.	Chad Dyer	939 Owen Blvd.	574-339-4846	no1w030@gmail.com

Rio Kay Kolseth | @gmail

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16.	OWEN & HARRIET FURUSETH	444 Blue Rock	704-572-1021	hpforuseth@gmail.com
17.	Erinny Carcano Hans Kirlin	7101 Leaves Ln	704.860-6171	Kirlinh@gmail.com
18.	Levi Tubb	6305 Branch Hill Cir.	520-255-0483	jtubb190@gmail.com
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21.	BEN & ALICE ANDREWS	829 AUTUMNWOOD LN	704 351-0760	BENFISHN@AOL.COM

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33.	STAN & BRENDA WILLIAMS	7713 BATAVIA LN CHAR 28213		swmedic672@gmail.com
34.	Barry Bickley	832 Autumnwood Ln Charl 28213		BBickley@PM.ME

Please sign the Attendance Record

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* MARIL Dietz	6316 CHARCONCT 28213	TEIDKRAM@gmail.com
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x Denisha Sanders	6501 Dougherty Drive	Sciennisha@gmail.com
x John & Mary Griffin	714 Neal Dr 28213	dr.mjgriffin@gmail.com
x DON VBIT	8631 Knollwood Cir 28213	
x Sheryl Kowalczyk	7933 Knollwood Circle 28213	
x Eric Reeves	6549 Dougherty Dr	reeveserick@yahoo.com
x Yvonne Mock	300 Gray Dr.	YShelton@carolina.rr.com
x Jack Mock, Jr	300 Gray Drive	jwmj60@gmail.com
x Keyana Cartwright	1408 Yerton Ct.	
x Derrell Pate	1408 Yerton Ct.	dlpate2525@gmail.com
x DOUG BROOME	923 FOXBOROUGH RD	doug2usc@gmail.com / 803-269-9587
x Bill & BETTY JETT	7041 SUMMER PL.	704.598-8178 wjett@TechwareUSA.com
x Erika Reeves	6549 Dougherty Dr	704 705 9363

Joyce Melton 1027 Owen Blvd

meltonjoyce88@gmail.com

Please sign the Attendance Record

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x KIKI ALONSO	1008 FOXBOROUGH RD	K.ALONSO 40 @ I CLOUD.COM
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*x Randy Morrow	514 Blue Rock dr	randgel_98@yahoo.com
x JENNIFER ROACH	7011 Rockland Dr. 28213	jroach@carolina.rr.com
x		

EXHIBIT C

Rezoning Petition No. 2021-256

NVR, Inc., Petitioner

Community Meeting

July 26, 2022

ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

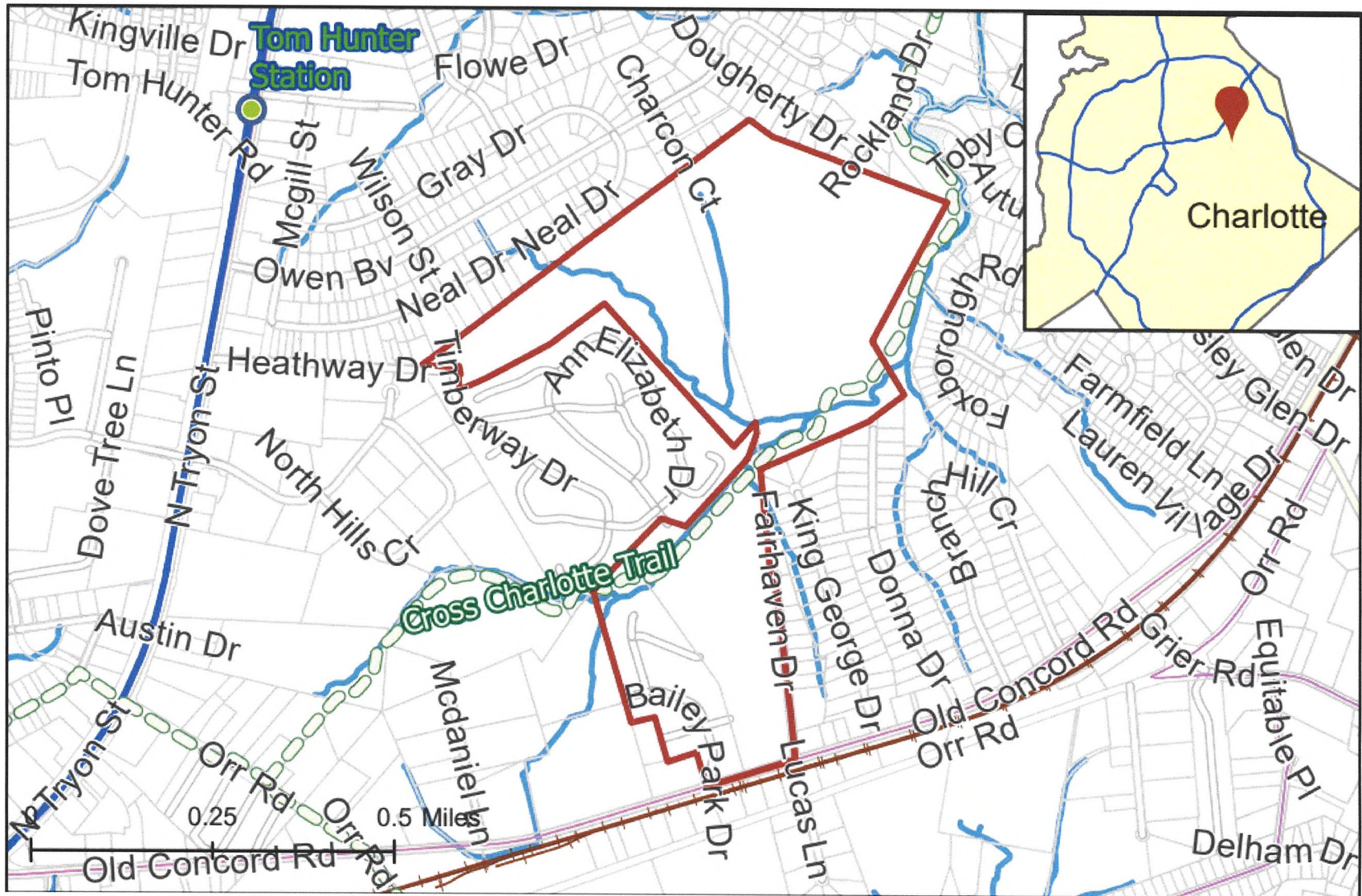
Team

- Scott Munday, NVR, Inc.
- John Eskridge, NVR, Inc.
- Kathryn McPherson, Bohler Engineering
- Andrew Hill, CESO, Inc.
- John Carmichael, Robinson, Bradshaw & Hinson

Potential Rezoning Schedule

- Public Hearing: Monday, September 19, 2022 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, October 4, 2022 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, October 17, 2022 at 5:00 PM at the Charlotte-Mecklenburg Government Center

Site – 150.775 Acres



Site



Current Zoning of the Site and Surrounding Parcels





Rezoning Request

Requesting that the site be rezoned from the R-3, R-4 and R-6 (CD) zoning districts to the MX-2 zoning district to accommodate the development of a residential community on the site that would contain up to 399 single family detached dwelling units and up to 284 single family attached (townhome) dwelling units

Maximum overall density would be 4.5 dwelling units per acre



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

PLACE TYPES: NEIGHBORHOOD 1

Goal: Provide places for neighborhoods with a variety of housing types, where single-family housing is still the predominant use.

Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city's residents live, primarily in single-family or small multi-family homes or ADUs.

LAND USE

- Single-family detached homes on lots are the primary use in this Place Type. Accessory Dwelling Units are frequently found on the same lots as individual single-family detached homes.
- Duplexes, triplexes, quadraplexes, and civic uses, such as parks, religious institutions, and neighborhood scaled schools, may also be found in this Place Type. Smaller lot single-family detached developments, small townhome buildings, and small multi-family buildings, as well as civic uses, are also found on some 4+ lane arterials. These building types provide a transition between higher volume streets and the interior of neighborhoods.
- The greatest density of housing in this Place Type is located within a ½ mile walk of a Neighborhood Center, Community Activity Center, or Regional Activity Center and is located on an arterial, with a high frequency bus or streetcar route. In some cases, small neighborhood commercial buildings are found in older neighborhoods.

CHARACTER

- Characterized by low-rise residential buildings, uniformly set back from the street, and generally consistent lot sizes. Front lawns, landscaped yards, and tree-lined sidewalks are found between residences and the street, and individual back yards are commonly found for each main residential building.
- Many of the individual neighborhoods in this Place Type have unifying characteristics, such as setbacks and building heights, that have been maintained over time. Others have seen changes in these and other characteristics.



Mostly Residential Land Uses

MOBILITY

- A very well-connected local street network provides safe and direct access throughout the neighborhood and to and through the neighborhoods and adjacent Place Types. This street network helps disperse vehicular traffic and allows residents to walk or bike to transit and nearby destinations.
- Arterial streets also support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit or nearby destinations.
- Direct access to buildings, parks, and other facilities is usually from Local streets, with more limited access opportunities along arterials. Alleys are also used to provide access to residences located on narrower lots.

BUILDING FORM

- The typical building in a Neighborhood 1 place is a single-family residential building up to 3 or 4 stories. Townhome style buildings, typically have 4-6 units. The size of civic and institutional buildings varies based on context and accessibility.



OPEN SPACE

- Private yards and improved common areas are typical open spaces in this Place Type. Public open spaces such as small parks and greenways, and natural open spaces such as tree preservation areas, are also an important feature and should be included in neighborhoods.

HIGHLIGHTS

- Ⓐ Comfortable sidewalks with planting strips and shade trees
- Ⓑ Alleys in select locations to access garages and Accessory Dwelling Units (ADUs)
- Ⓒ Multiple housing types in proximity to each other
- Ⓓ ADUs typically accessed off alleys
- Ⓔ Transition to Adjacent Place Types

PLACE TYPES: NEIGHBORHOOD 2

Goal: Provide a range of moderate to higher intensity housing types, including apartment and condominium buildings, to meet the needs of a diverse population.

Neighborhood 2 places are higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.

LAND USE

- The primary uses in this Place Type are multi-family and single-family attached residential, including some buildings with ground floor, non-residential uses.
- Lower intensity housing types are also found in Neighborhood 2, especially as part of a large development with a mix of housing types. Neighborhood 2 places also include civic uses such as schools, neighborhood parks, and religious institutions.

CHARACTER

- This Place Type is characterized by low- to mid-rise multi-family residential buildings, in a walkable environment. Neighborhood 2 places include larger scale residential buildings than are found in Neighborhood 1 and residential developments typically include shared community amenities, such as open spaces or recreational facilities, and common parking areas.

MOBILITY

- Because Neighborhood 2 places typically serve as a transition between lower-density development and higher-intensity commercial or mixed-use centers, they have a very well-connected and dense street network with short blocks. This provides multiple route options to better accommodate walking, cycling, and transit use.
- Both Local and Arterial streets are designed to support and encourage walking, cycling, and transit use to reach transit or nearby destinations.



Mostly Residential Land Uses With
Neighborhood-Serving Commercial

BUILDING FORM

- The typical building is a single-family attached or multi-family building and is usually not more than five stories. Civic and institutional buildings vary in size based on their context and accessibility.
- Buildings are designed with active ground floor uses, either residential or in some instances, economically viable commercial, to support a vibrant pedestrian environment. Buildings with ground floor commercial have tall ground floors and a high degree of transparency using clear glass windows and doors.

OPEN SPACE

- This Place Type includes privately owned, common open space that serves individual residential developments. This open space takes a range of forms, from playgrounds and recreation spaces, to plazas, courtyards, and rooftop decks. Public open spaces such as small parks and greenways, and natural open spaces such as tree preservation areas, are also an important feature and should be included in neighborhoods.



HIGHLIGHTS

- Ⓐ Infill development forming a consistent street edge
- Ⓑ Trail-oriented development
- Ⓒ Shared public open spaces
- Ⓓ Neighborhood trail connections
- Ⓔ Comfortable sidewalks with planting strips and shade trees
- Ⓕ Mix of different housing types (including townhomes, condos, and medium-density residential development)
- Ⓖ Transition to Adjacent Place Types



Site Plan

LEGEND

- SINGLE FAMILY LOTS
- TOWNHOMES LOTS
- COMMON OPEN SPACE
- PROPOSED WATER QUALITY POND
- EXISTING STREAM
- PROPOSED GREENWAY TRAIL
- EXISTING TREES
- POTENTIAL AMENITY LOCATION



NOT TO SCALE
07-26-2022



These drawings are conceptual in nature and may change at any time without notice. All dimensions and quantities are approximate and subject to change without notice. All engineering requirements and budget based on pricing for the final plan.



OVERALL MASTER PLAN

BLANKENSHIP
CHARLOTTE, NC



CESO

These renderings are conceptual in nature and their content, including but not limited to, lot sizes, setbacks, and other site details, are subject to change without notice. All dimensions are approximate and subject to change. All dimensions are approximate and subject to change. All dimensions are approximate and subject to change.

NOT TO SCALE
07-26-2022

SINGLE FAMILY MASTER PLAN

BLANKENSHIP
CHARLOTTE, NC





- LEGEND**
- SINGLE FAMILY LOTS
 - TOWNHOMES LOTS
 - COMMON OPEN SPACE
 - PROPOSED WATER QUALITY POND
 - EXISTING STREAM
 - PROPOSED GREENWAY TRAIL
 - EXISTING TREES

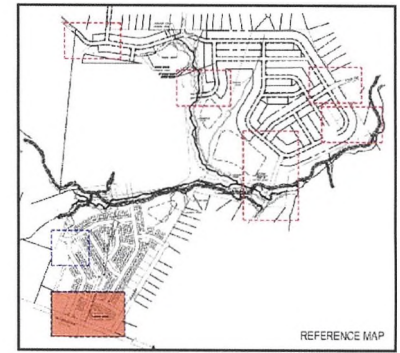


These drawings are conceptual in nature and may change at any time without notice. In order to meet all regulatory codes, final site engineering requirements and budget based on pricing for the final plan.



NOT TO SCALE
07-26-2022
TOWNHOME MASTER PLAN

BLANKENSHIP
CHARLOTTE, NC



6' TALL POWDER COATED ALUMINUM CABINET WITH BLACK LETTERS
WOODEN FENCE WITH STONE COLUMNS

7' TALL STONE COLUMN WITH BRUSHED ALUMINUM INSET

NOT TO SCALE
06-27-2022



These renderings are conceptual in nature and may change at any time without notice in order to meet architectural goals. Final site engineering, site services and budget topics are per contract for final site.



TOWNHOME ENTRY AND MODEL PARK

BLANKENSHIP
CHARLOTTE, NC

PROPOSED BUFFER SCREENING MIX WITH EVERGREEN AND DECIDUOUS TREES

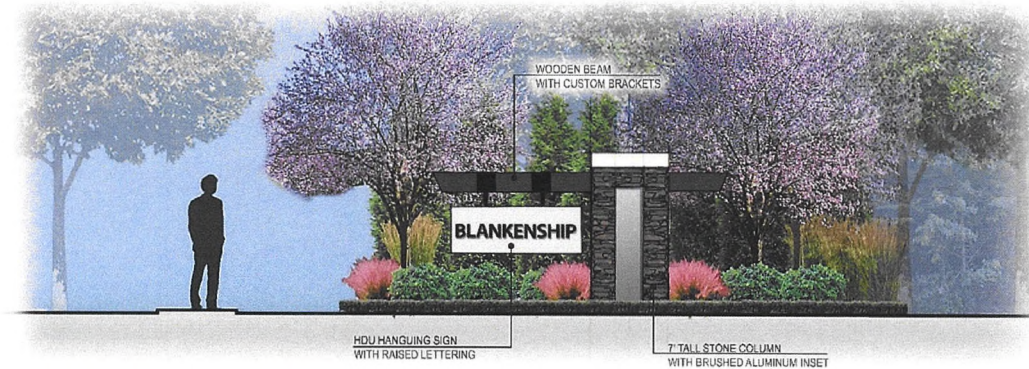
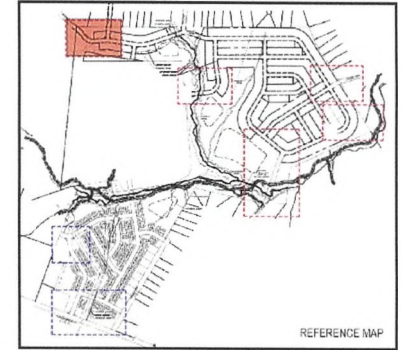
DECORATIVE STONE COLUMN AND SPLIT RAIL FENCE

PROPOSED COMMUNITY MARKER COLUMN WITH PLANTING. THIS WILL BE POSITIONED AT ALL ENTRIES WITHOUT SIGNAGE MONUMENT

MANICURED LAWN

EXISTING TREES TO REMAIN

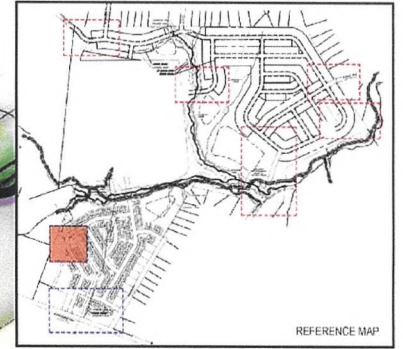
HANGING SIGN MONUMENT COLUMN AND ASSOCIATED PLANTING



These drawings are conceptual in nature and may change at owner's discretion in order to meet jurisdictional codes, local site engineering requirements and budget based on price to the final bid.



NOT TO SCALE
06-27-2022
SINGLE FAMILY ENTRY CONCEPT
BLANKENSHIP
CHARLOTTE, NC



PERIMETER PATHWAY
TO FRAME ACTIVE SPACE

NATURAL LANDFORMS
SUCH AS BERMS

EVERGREEN TREE SCREENING
TO PROVIDE SEPARATION BETWEEN
PARK AND TOWNHOMES

PROPOSED
TOWNHOME BLDG.

PROPOSED
TOWNHOME BLDG.

PROPOSED SIDEWALKS TO FRAME OPEN SPACE
WITH BENCH SEATING

POTENTIAL ACTIVE PLAY STRUCTURE

PROPOSED SOFT SURFACE PATH
ALONG DUKE EASEMENT AS PERMITTED

NATURAL HILLSIDE PLAY SLIDE

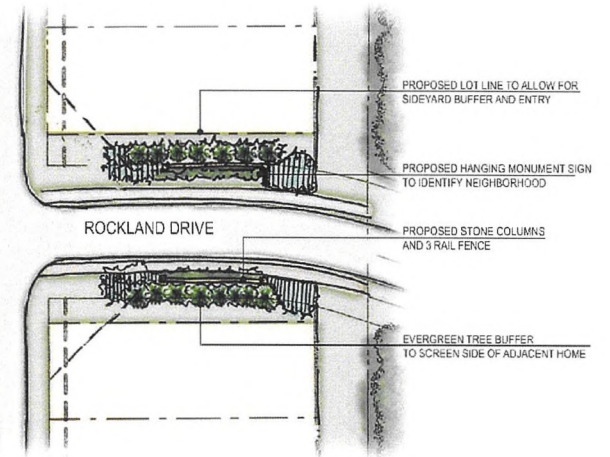
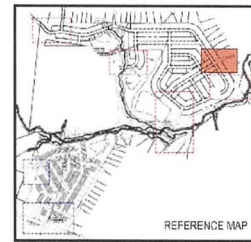
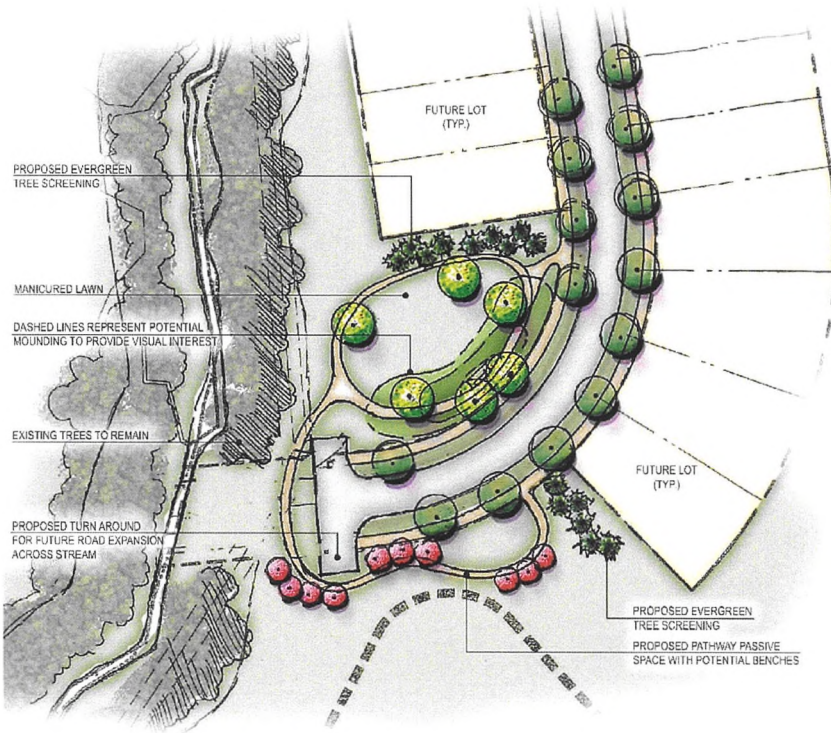
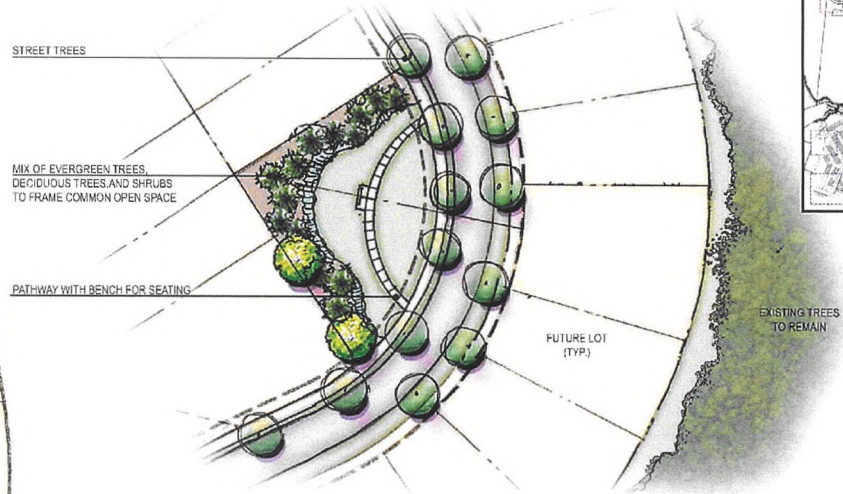
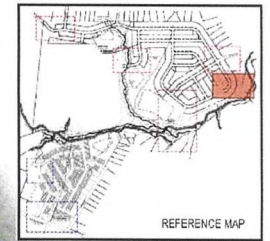


These renderings are conceptual in nature and may change at Ryan's discretion in order to meet additional costs, final site engineering requirements and budget based on pricing for the final plan.



NOT TO SCALE
06-27-2022
TOWNHOME POCKET PARKS

BLANKENSHIP
CHARLOTTE, NC



These drawings are conceptual in nature and may change as more information is obtained in order to meet jurisdictional codes, meet site engineering requirements, and budget based on pricing for the final site.



SINGLE FAMILY ENTRY AND POCKET PARKS

BLANKENSHIP
CHARLOTTE, NC

NOT TO SCALE
06-27-2022