

## OFFICIAL COMMUNITY MEETING REPORT

**Petitioner: Tribute Companies, Inc.**

Rezoning Petition No. 2022-048

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 August 17, 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 Wednesday, August 31<sup>st</sup> 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 twelve (12) attendees from the community at the start of the meeting, as listed in Exhibit C. The Petitioner was represented at the Community Meeting Mark Maynard as well as by Petitioner's agents Lauren Delbridge and Skylar Brown with LandDesign, Nick Liguori with Davenport, 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 of the approximately 182.71-acre site located along the south side of the Interstate 485 South interchange, east of John Adams Road, and north of North Tryon Street. Mr. Brown introduced Charlotte-Mecklenburg Schools (CMS) as a potential partner in the project to include a school campus within the proposed development.

Mr. Brown explained that the project is an exciting opportunity for an integrated project with a master planned site to include a school campus, park facilities, and residential community with a variety of housing options. He stated that there are often many competing considerations that a developer must take into account when planning a site for development, including transportation requirements, environmental constraints, council priorities, and community feedback. He stated that the Petitioner is already the owner of this large area of land that is ripe for redevelopment. There are several wetlands and creeks to work around on the site, with the goal of leaving sensitive areas undisturbed. The transportation considerations are being coordinated with CDOT and NCDOT with a traffic study currently pending.

The property is currently zoned R-3 (low density residential) with portions of the site included in the City of Charlotte while other portions are outside of the City limits in unincorporated Mecklenburg County,

within Charlotte's extraterritorial jurisdiction. Several properties surrounding the site have higher density zoning designations. The recently adopted 2040 Policy Map recommends the Neighborhood-1 placetype for the site but recognizes the higher density Neighborhood-2 placetype in surrounding areas.

The Petitioner is proposing a rezoning to the MX-2 zoning district to accommodate its redevelopment plans which include a school, park, and up to 1950 residential units. The proposed residential density of approximately 10 dwelling units per acre (DUA) is generally consistent with densities in surrounding areas as part of a growing Charlotte population. There is currently no subsidized housing proposed for the site but the variety of housing types being offered may allow for some of the units to be more attainable for some residents. The site-specific rezoning plan shows several high-level development areas and a road network connecting to existing street stubs where required. The Petitioner intends to provide lower density housing options around the edges of the site closest to the existing residential single-family homes and townhomes, to serve as a transition, with the higher density housing provided toward center of the site. Walking trails are proposed throughout the site.

Ms. Lauren Delbridge spoke on behalf of the civil design team to emphasize the importance of being able to master plan the site and provide a potential school and park as great benefits to the surrounding community. The site plan was intentional to provide pockets of green space areas that are linked together for a holistic development experience throughout the site.

Mr. Brown concluded the presentation by explaining the rezoning timeline which could result in a public hearing in October and decision in November, at the earliest. The virtual meeting was then opened for discussion via the "chat box" function and "raise hand" function on Zoom:

An attendee inquired about the traffic study analysis at the proposed Mallard Glen Drive access point. The attendee expressed concern over the entrance from West Mallard Creek Church Road to Mallard Glen Drive with potential for traffic congestion backup onto West Mallard Creek Church Road. In response, the Petitioner's team stated that the traffic study is analyzing these intersections and will know more in the coming months, but they believe the Petitioner may be installing a traffic signal there. A connection is required at the existing street stub whether or not a rezoning is requested. The project contains multiple access points which will also help distribute traffic throughout the area to help with congestion at certain high-traffic areas.

In response to an attendee question about construction timing and phasing, the Petitioner's team stated that they would expect the development to take at least seven (7) years, potentially much longer. The traffic study made an assumption for 2032 with phasing so that the first development would occur in the northern part of the site toward the school and then gradually expand south from there.

In response to an attendee's request for clarification on green space as indicated on the plan, the Petitioner's team stated that the areas along the streams would likely remain as an undisturbed buffer area where most trees would remain untouched. The Petitioner's team is motivated to save as many existing trees as possible where grading allows elsewhere on the site. Where trees are removed, they will be replaced above the minimum Ordinance standards and street trees will be provided along all streets.

An attendee asked about other projects associated with the Petitioner. Tribute is involved with several active Charlotte area developments including the Mallard Glen project adjacent to the proposed rezoning site, Adams Place, Heather Ridge in University City, and other apartment developments in Concord, Steele Creek and Rock Hill.

In response to a question of whether restaurants or retail stores would be provided, the Petitioner's team stated that the requested zoning district is predominantly a residential district. Commercial uses would be difficult at this site because the location is tucked away and would be unviable for most retail tenants. The current proposal includes residential uses, a school, and public park.

The meeting concluded at approximately 6:15 p.m. without any additional comments or questions from the community.

Respectfully submitted this 12<sup>th</sup> day of September 2022.

cc: Michael Russell, 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.**

2022-048	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2022-048	Arbor Hills Homeowners Association	Sarah	Ziegler	10701 Claude Freeman Dr		Charlotte	NC	28262
2022-048	Avensong Homeowners Association	Debbie	Durrell	10701 Claude Freeman Dr		Charlotte	NC	28209
2022-048	Churchill Downs	Kelly	Voler	10701 Claude Freeman Dr		Charlotte	NC	28209
2022-048	Claybrooke Neighborhood Association	Anthony	Wooding	10179 Claybrooke Dr		Charlotte	NC	28262
2022-048	Fountaingrove Homeowners Association	Patrick & Helin	Beacham	11024 Fountaingrove Dr		Charlotte	NC	28262
2022-048	Freedom West Community Action Association	Richard L.	Eppley	2026 Chipstone Rd		Charlotte	NC	28262
2022-048	Highland Trace Neighborhood	Howard	Carmichael	10701 Claude Freeman Dr		Charlotte	NC	28209
2022-048	Hyde Park	Kerrie	Stewart	10656 Hill Point Court		Charlotte	NC	28262
2022-048	Lexington	Darrin	Rankin	11610 Tavernay Parkway		Charlotte	NC	28262
2022-048	Lexington	David	Hoffman	10415 Dickson Lane		Charlotte	NC	28262
2022-048	Lexington	Timothy	Burgess	2215 Maycroft Dr		Charlotte	NC	28262
2022-048	Mallard Grove Homeowners Association	Christine	Sylvester	10339 Garrett Grigg Rd		Charlotte	NC	28262
2022-048	Mallard Lake Homeowners Association	Andre	Christie	10503 Greenhead View		Charlotte	NC	28262
2022-048	Smallwood In Action	Odessa	Alexander	1701 Sir Anthony Dr		Charlotte	NC	28262
2022-048	Tryon and Mallard Creek	Cassondra	Moses	9730 H Ashley Lake Ct		Charlotte	NC	28262
2022-048	Tryon and Mallard Creek	Clay	Sanders	9615 Ashley Lake Ct		Charlotte	NC	28262
2022-048	Tryon and Mallard Creek	Tenaeya	Barrett	10125 PINESHADOW DR	206	Charlotte	NC	28262
2022-048	University City	Cassondra	Moses	9730 H Ashley Lake Ct		Charlotte	NC	28262

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!

2022-048	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2022-048	02903101	HERITAGE POINTE NC PARTNERS LLC		ATTN BRAD BROWN		C/O CORTLAND PARTNERS LLC	3520 PIEDMONT RD NE STE 410	ATLANTA	GA	30305
2022-048	02903113	9910 MALLARD GLEN PROPERTIES LLC					332 MILLITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02903127	CALDWELL	ALTON R				1701 SIR ANTHONY DR	CHARLOTTE	NC	28213
2022-048	02903128	BRADY	DEBORAH ANN				1725 SIR ANTHONY DR	CHARLOTTE	NC	28262
2022-048	02903129	ALEXANDER	JERRY L				1808 SIR ANTHONY DR	CHARLOTTE	NC	28262
2022-048	02903142	SUBRAMANIAN	RAMANATHAN	DEVI	RAJENDRAN		10610 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903143	RANGA	SATYA T	RAJYALAXMI	VADDI		11131 SANDSTONE RD	CHARLOTTE	NC	28277
2022-048	02903144	BEINING	SAMANTHA LORELEI				10614 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903145	STOWE	JASMINE R				10616 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903146	DH GRIFFIN INFRASTRUCTURE LLC					4716 HILLTOP RD	GREENSBORO	NC	27407
2022-048	02903147	BAULL	KELLY D				10620 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903148	HASS ONE LLC					2272 BARROWCLIFFE DR NW	CONCORD	NC	28027
2022-048	02903149	VENUGOPALAN	KRISHNAN				10624 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903150	TULASI	KAMESWAR R				13011 CANTERBURY CASTLE DR	CHARLOTTE	NC	28273
2022-048	02903151	THE ALLAN WIEDEL LIVING	TRUST				10628 HILL POINT	CHARLOTTE	NC	28262
2022-048	02903152	MACK	JOSEPH E				10630 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903153	NEUMANN	ANIKO	TRUST	JUST DUCKY		2775 SUNSET BLVD	NAPLES	FL	34112
2022-048	02903154	NAIK	NILIMA	RAJESH	PENDURKAR		7955 HEATHERSTONE DR	HARRISBURG	NC	28075
2022-048	02903155	LIVINGSTON	KIMBERLY N				10638 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903156	SINGH	ANIL KUMAR				10640 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903157	CAMBIA	CECILIA	GILBERT P	CAMBA		9571 NUMENORE DR	CHARLOTTE	NC	28269
2022-048	02903158	THE SLATTERY FAMILY	TRUST				4500 GATES ST	RALEIGH	NC	27609
2022-048	02903159	MYERS	PHILLIP J	CAROLEIGH C	MYERS		8182 GRAY LEIGH CT	OAK RIDGE	NC	27310
2022-048	02903160	SOMISHETTY	SREEDHAR	SRAVANTHI	SOMISHETTY		9640 CAMBERLEY AVE NW	CONCORD	NC	28027
2022-048	02903161	BELL	JACK B				10650 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903162	IVY	MADOLYN FRANCIS	JASON ALLEN	IVY		10652 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903163	VAYYALA	RAJESH				10654 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903164	STEWART	KERRIE				10656 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903165	ARNOLD	DEMARIO Q.				6325 COVECREEK DR	CHARLOTTE	NC	28215
2022-048	02903166	GONG	ZHAOYA				10662 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903167	LEVIN	LINDA				53 BILTMORE DR	BRANFORD	SC	29909
2022-048	02903168	JONES	RENATE MARIA				3905 CARDINAL BLUFF LN	INDIAN TRAIL	NC	28079
2022-048	02903169	POWELL	ROBBIE A				10668 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903170	DUVALL	LYNDELL D	MICHAELA L	DUVALL		631 WOODSTOWN RD	FLEETWOOD	NC	28626
2022-048	02903171	WANG	GAO YUN				3225 PINERIDGE LN	GASTONIA	NC	28056
2022-048	02903172	HASS ONE LLC					2272 BARROWCLIFFE DR NW	CONCORD	NC	28027
2022-048	02903173	APT PROPERTIES LLC					3910 PROVIDENCE RD APT J	CHARLOTTE	NC	28211
2022-048	02903174	CLARK	MELANIE L				10678 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903175	GADWAL	ALEKHYA SINGH	VISHNU VARDHAN	SUREDDI		10680 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903176	JOYNER	JOSHUA COLBY				10682 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903177	JONES	ROSALYN J				10684 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903178	CHESTER	LARRY	LEANNA	CHESTER		6231 SAVANNAH GRACE LN	HUNTERSVILLE	NC	28078
2022-048	02903179	BERES	DOLORES ANN				10722 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903180	FILE	PETER LANE	ROBIN HUGHES	FILE		10724 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903181	GERACIMOS	JANE JOHNSON				10726 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903182	KLIMASEWSKI	BRYAN PETER				10728 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903183	KRISHNAMSETTY	SRINIVASA VARA PRASAD	MAMATHA	JAKKAM		9611 CAMDEN TOWN DR NW	CONCORD	NC	28027
2022-048	02903184	RASHDI	ALI	SHARON G	RASHIDI		1432 O'BRIAN DR	NEWTON	NC	28658
2022-048	02903185	SUNKARA	DEEPAK				10734 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903186	CONSUAL	RICHARD	BARBARA	CONSUAL		36 TRESTLE TRAIL	NORTH CHILI	NC	14514
2022-048	02903187	ETZEL	JOCHEN	MARGIT RUTH	ETZEL		14915 BALLANTYNE COUNTRY CLUB DR	CHARLOTTE	NC	28277
2022-048	02903188	GEOPAP LLC	KEAIRRA D				704 OAKLAND HILLS CT	HIGH POINT	NC	27265
2022-048	02903189	MCGUIRE					10742 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903193	CHARLOTTE NC HERITAGE PROPERTIES I K6 LLC					1 TOWN CENTER RD STE 300	BOCA RATON	FL	33486
2022-048	02903194	CHARLOTTE NC HERITAGE PROPERTIES I K6 LLC					1 TOWN CENTER RD STE 300	BOCA RATON	FL	33486
2022-048	02903195	UNKNOWN				UNKNOWN		UNKNOWN		
2022-048	02903202	SAMAL	SUSHANTA K	SAROJINI	SAMAL		10611 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903203	CHANDRAN	SALAIVEDHAN	IDAYABANU MEIVAZHI	SALAI		626 TEE RIDGE CT	FORT MILL	SC	29715
2022-048	02903204	CHANDLER	CHRISTINE T				10615 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903205	RFA PROPERTIES LLC					3541 KYLEMORE CT	CHARLOTTE	NC	28210
2022-048	02903206	NICOLETTI	JOSEPH PAUL	DALIA	NICOLETTI		10619 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903207	PARAS GROUP LLC					9777 BRANDYBUCK DR	CHARLOTTE	NC	28269
2022-048	02903208	SCOTT	JOHN SHELTON				10623 HILL POINT CT	CHARLOTTE	NC	28262
2022-048	02903209	HASS ONE LLC					2272 BARROWCLIFFE DR NW	CONCORD	NC	28027



2022-048	02903304	POWELL	RACHEL			9815 HYDE GLEN CT	CHARLOTTE	NC	28262
2022-048	02903305	EASON	PONG C			9817 HYDE GLEN CT	CHARLOTTE	NC	28262
2022-048	02903306	WHITE	TEREESE L			9819 HYDE GLEN CT	CHARLOTTE	NC	28262
2022-048	02903307	MANSOUR	YARAH A			9821 HYDE GLEN CT	CHARLOTTE	NC	28262
2022-048	02903308	WAITES	JAMAL D			2033 COPPERPLATE RD	CHARLOTTE	NC	28262
2022-048	02903309	KANKANAMPATI	ANAND			9825 HYDE GLEN CT	CHARLOTTE	NC	28262
2022-048	02903310	BROWN	MAURICE M SR	LISA E	BROWN	9827 HYDE GLEN CT	CHARLOTTE	NC	28262
2022-048	02903311	DOBSON	CYNTHIA K			9829 HYDE GLEN CT	CHARLOTTE	NC	28262
2022-048	02903312	MOTHUKURI	VENKATAKASI VISWESWARAEO	SOBHA	EDARA	1205 YARROW ST	MATTHEWS	NC	28104
2022-048	02903313	ACITO	GIUSEPPE			3616 BURNAGE HALL RD	HARRISBURG	NC	28075
2022-048	02903314	HOOSAIN	MUSTAQEEM AZIZ	DIANA SUNIL	BHATT	9837 HYDE GLEN CT	CHARLOTTE	NC	28262
2022-048	02903315	SOMISHETTY	SREEDHAR	SRAVANTHI	PADAKANTI	9839 HYDE GLEN CRT	CHARLOTTE	NC	28262
2022-048	02903316	JOHNSTON	GEORGE M			9841 HYDE GLEN CT	CHARLOTTE	NC	28262
2022-048	02903317	BIDAR	ARATHI	VAMSHEEDHAR	DEVARISHATI	712 COPPER TREE LN	WAXHAW	NC	28173
2022-048	02903318	PARAS GROUP LLC				9605 BRANDYBUCK DR	CHARLOTTE	NC	28269
2022-048	02903319	KAUSHIK	SHASHANK	NAMRATA	KAUSHIK	1415 COFFETREE DR NW	CONCORD	NC	28027
2022-048	02903320	PATEL	TULSI MAHESHBHAI	DHARMANSHU	PATEL	9849 HYDE GLEN CT	CHARLOTTE	NC	28262
2022-048	02903321	NETICH	LINDA C			9851 HYDE GLEN CT	CHARLOTTE	NC	28262
2022-048	02903322	HOVANESIAN	KATIE E			9853 HYDE GLEN CT	CHARLOTTE	NC	28262
2022-048	02903323	LATES	MICHAEL JOHN JR	SAMANTHA CANDACE	LATES	9855 HYDE GLEN CT	CHARLOTTE	NC	28262
2022-048	02903324	HASS ONE LLC				2272 BARROWCLIFFE DR NW	CONCORD	NC	28027
2022-048	02903325	BAKER	YOLANDA F			9861 HYDE GLEN CT	CHARLOTTE	NC	28262
2022-048	02903326	COLWELL	KEVIN			9863 HYDE GLEN CT	CHARLOTTE	NC	28262
2022-048	02903327	KESLER	DOCK R	DONALD W	KESLER	1963 ABBOTT ST	CHARLOTTE	NC	28203
2022-048	02903328	KARUS HOMES LLC				7306 ADARE MEWS RD	CHARLOTTE	NC	28217
2022-048	02903329	JACOBS	DANIEL L JR			21821 LIBBY RD	BEDFORD	OH	44146
2022-048	02903330	NALLA	NAGABHOOSHANAM	SUNITHA	NALLA	1559 FITZGERALD ST NW	CONCORD	NC	28027
2022-048	02903331	TADIKAMALLA	PAVAN			10271 FALLING LEAF DR NW	CONCORD	NC	28027
2022-048	02903332	BROOKS	MALCOLM			9875 HYDE GLEN CT	CHARLOTTE	NC	28262
2022-048	02903333	KOCAGOZ	SEZGI	DURU CEYDA	UGURLU	583 6TH BAXTER CROSSING	FORT MILL	SC	29708
2022-048	02903334	THAMBUSA MY	JAMES WILLIAM	EUGIN ANTENET BENILA JAMES	WILLIAM	9879 HYDE GLEN CT	CHARLOTTE	NC	28262
2022-048	02903335	CHANDRASEKAR	PRABHAKARAN			9881 HYDE GLEN CT	CHARLOTTE	NC	28262
2022-048	02903336	DASARI	PRAPUL KUMAR			9883 HYDE GLEN CT	CHARLOTTE	NC	28262
2022-048	02903337	SHAH	SYED USMAN	SAFIA	ROOHI	1710 CONIFER CR	CHARLOTTE	NC	28213
2022-048	02903338	BOEHLKE	MATTHEW DAVID	JULIA K	BOEHLKE	5038 GRAYSTONE ESTATES DR	BELMONT	NC	28012
2022-048	02903339	HUIE INVESTMENTS , LLC				2680 WALTER DR	CONCORD	NC	28027
2022-048	02903340	VADAPALLI	MANJULA			10031 FALMOUTH LN	CHARLOTTE	NC	28269
2022-048	02903341	BENNETT	MICHELE			11220 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903342	FRANCO	JASON	HANA	FRANCO	11222 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903343	AMA ONE LLC			BRANES LLC	9605 ASHLEY GREEN DT NW	CONCORD	NC	28027
2022-048	02903344	BAYYARI	RAED O AL	KEFAYA A	TAHA	11226 HYDE POINT CT	CHARLOTTE	NC	28262
2022-048	02903345	VALVERDE	DANIEL R			11228 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903346	SMITH	ALLEYNE P			11230 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903347	SUNKARA	DEEPAK			11232 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903348	PATEL	BHAVESH	AMISHA	PATEL	11234 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903349	WANG	XIAOHUA			10230 BERKELEY PLACE DR STE 150	CHARLOTTE	NC	28262
2022-048	02903350	BARNES	KARINA M	PATRICK A	BARNES	11240 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903351	PAREPALI	SRIDHAR			983 PARKLAND PL NW	CONCORD	NC	28027
2022-048	02903352	UNCC RENTAL PROPERTIES LLC				4873 ANNELISE DR	HARRISBURG	NC	28075
2022-048	02903353	KOLLURI	SIVAPRADEEP			11246 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903354	STEELE	JON R	DEBRA A	STEELE	3427 KIMO WAY	AUBURN	CA	95602
2022-048	02903355	CELESTIAL REAL ESTATE LLC				9740 FAIRES FARM RD	CHARLOTTE	NC	28213
2022-048	02903356	DUDDU	VENKATA RAMANA	VYSHALI RAJ	ARYASOMAYAJULA	11252 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903357	GETANT	JERRY	DOUCHE BOSQUET	GETANT	11254 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903358	LINGALA	DEEPAHTI	KISHORE	NARALA	1152 ROSECLIFF DR	WAXHAW	NC	28173
2022-048	02903359	WHITIS	REDRICK ANTOINE			12258 HYDE POINTE COURT	CHARLOTTE	NC	28262
2022-048	02903360	ROSENLEIB	BRANDEN			11260 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903361	NALLAPATI	RAMAKRISNA	BHAVANDEVI	SIRIKONDA	9615 CAMDEN TOWN DR NW	CONCORD	NC	28027
2022-048	02903362	BAKER	VIRGINIA YECKLEY	TRUST	THE FAMILY OF VIRGINIA YECKLEY BAKER	11266 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903363	TAYLOR	JAMES ELY	PATRICIA MARIE	KALDY	164 COTTONTAIL LN	CONCORD	NC	28026
2022-048	02903364	TAYLOR	SHANTORIA			11270 HYDE POINT CT	CHARLOTTE	NC	28262
2022-048	02903365	CHUGANI	HITESH			11272 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903366	WESTBROOK	CHRISTINE			1901 MADISON AVE UNIT 320	NEW YORK	NY	10035
2022-048	02903367	VISSAMRAJU	KRISHNA SUDHA	RUPESH KUMAR REDDY	AVULA	11276 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903368	ECTON	LUKE R			11278 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903369	SUMMERS	JASMINE S			11280 HYDE POINTE COURT	CHARLOTTE	NC	28262
2022-048	02903370	EDWARDS	STERLING	CATHY	EDWARDS	12006 FOX VALLEY ST	RALEIGH	NC	27614

2022-048	02903371 HUNTER	ROBERT LAWRENCE	WENDY LEE	WOODS	11284 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903372 AYYAGARI	PHALGUN KUMAR	SUJATHA	GANTI	11286 HYDE POINTE COURT	CHARLOTTE	NC	28262
2022-048	02903401 TUWAMO	YANNICK MANGIKA			204 BOULDER CREEK RD	KATHLEEN	GA	31047
2022-048	02903402 GUNDALA	JAGANNADHARAO V	BHARANI	GUNDALA	9921 NICOLE LN	CHARLOTTE	NC	28269
2022-048	02903403 NARALA	KISHORE	DEEPAHTHI	LINGALA	1152 ROSECLIFF DR	WAXHAW	NC	28173
2022-048	02903404 ETTESEN	CHRISTINA A			11217 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903405 BROWN	ALEAH DANIELLE	PHILLIP	BROWN	11219 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903406 DRP HOMES LLC				2405 MAPLE GROVE LN NW	CONCORD	NC	28027
2022-048	02903407 PICKETT	SHEENA C			11223 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903408 GOTTUMUKKALA	RAMA RAJU	RAMESH CHANDRA	VELAGA	4873 ANNELISE DR	HARRISBURG	NC	28075
2022-048	02903409 CIVITAS LLC				3020 WAXHAW MARVIN RD	WAXHAW	NC	28173
2022-048	02903410 SONI	NAUKA			11229 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903411 MEHTA	VIRAL	BEJAL	MEHTA	1505 WAYBRIDGE WAY	MATTHEWS	NC	28104
2022-048	02903412 RAVINDRAN	PARTHIBAN	SARANYA LAKSHMI	JAGADHEESAN	9189 HYDRANGEA DR	HARRISBURG	NC	28075
2022-048	02903413 ALEXANDER	HOPE L			11237 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903414 REDDY	PRASHANT	GOPI SAI	AVILALA	2355 BARROWCLIFFE DR NW	CONCORD	NC	28027
2022-048	02903415 SPENCER	CASEY			11241 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903416 MEHTA	VIRAL P	BEJAL KISHORE	MEHTA	1505 WAYBRIDGE WAY	WEDDINGTON	NC	28104
2022-048	02903417 BODLA	SURESH KUMAR			11245 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903418 JACKSON	JOHN S	LIA W	JACKSON	2420 QLD CEDARWOOD DR NW	CONCORD	NC	28027
2022-048	02903419 11249 HYDE POINTE COURT LLC				11601 CEDAR BEND DR	PINCKNEY	MI	48169
2022-048	02903420 KING	CATHY ANN			11251 HYDE POINTE CT	CHARLOTTE	NC	28202
2022-048	02903421 EBEJICO REALTY LLC				12590 NE 16TH AVE UNIT 203	MIAMI	FL	33161
2022-048	02903422 BARNES LLC			AMA ONE LLC	2272 BARROWCLIFFE DR NW	CONCORD	NC	28027
2022-048	02903423 TUCKER	EMILY			11257 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903424 CASHION	KENT H			11259 HYDE POINTE DR	CHARLOTTE	NC	28262
2022-048	02903425 TALLURI	MADHAV	SARITHA	KOLLI	10614 KRISTENS MARE DR	CHARLOTTE	NC	28277
2022-048	02903426 WANG	GAO YUN			3225 PINERIDGE LN	GASTONIA	NC	28056
2022-048	02903427 COOLEY	JO ELLEN			11267 HYDE POINT CT	CHARLOTTE	NC	28262
2022-048	02903428 PARKER	CHARLES	JANET	PARKER	11269 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903429 KRISHNAN	VIJAYALAKSHMI			11271 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903430 WAYNESVILLE PARTNERS LLC				15 NETHERMEAD DR	ASHEVILLE	NC	28803
2022-048	02903431 HARRIS	ALFRED S JR			11275 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903432 WEALTH WELLNESS WAVE LLC				2003 MAPLE VIEW LN	INDIAN TRAIL	NC	28079
2022-048	02903433 SHAVER	KARI ANN	ADAM	SHAVER	150 SOUTHHAVEN DR	MOORESVILLE	NC	28117
2022-048	02903434 CHOUDHERY	NAGASH HASAN	TAHMINA	CHOUDHERY	12509 HEADQUARTERS FARM RD	CHARLOTTE	NC	28262
2022-048	02903435 MARLOW	KENDALL N	ALEX J	MARLOW	12883 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02903436 DANO	THOMAS	THOMAS GERARD	DANO	11285 HYDE POINTE CT	CHARLOTTE	NC	28262
2022-048	02904104 ALEXANDER	TERRY F			1724 SIR ANTHONY DR	CHARLOTTE	NC	28262
2022-048	02904108 T1 MALLARD GLEN INVESTMENTS LLC			ATTN MARK MAYNARD JR	10 S CARDINAL DR	WILMINGTON	NC	28403
2022-048	02904109 CAPITAL INVESTMENTS SOLUTIONS LLC				11507 TAVERNAY PKWY	CHARLOTTE	NC	28262
2022-048	02904121 BLAIR	PEARL MC LAUGHLIN			1627 SIR ANTHONY DR	CHARLOTTE	NC	28213
2022-048	02904123 CALDWELL	ASHA	RONALD	(ET-AL)	15126 WILSHIRE MANOR DR	CHARLOTTE	NC	28278
2022-048	02904124 ALEXANDER	TREATIE IRENE		CALDWELL	2466 VALLEY OAKS CR	FLINT	MI	48532
2022-048	02904127 ALEXANDER	BARBARA D	PATRICIA A	C/O KENNETH GIBSON	1628 JENNINGS ST	CHARLOTTE	NC	28216
2022-048	02904130 ALEXANDER	GARY A	SHIRLEY W	BARNETTE	1927 SIR ANTHONY DR	CHARLOTTE	NC	28262
2022-048	02904131 ALEXANDER	GARY A		ALEXANDER	1927 SIR ANTHONY DR	CHARLOTTE	NC	28262
2022-048	02904133 ALEXANDER	GARY A			1927 SIR ANTHONY DR	CHARLOTTE	NC	28262
2022-048	02904139 ALEXANDER	BRANDON B			1937 SIR ANTHONY DR	CHARLOTTE	NC	28226
2022-048	02904140 ALEXANDER	OLIVIA			3250 VALENCIA DR	DALZELL	SC	29040
2022-048	02904141 WEBB	ROBIN A			4109 BARNETT DR	PLAIN	TX	75024
2022-048	02904142 WILSON	LARITA A			6012 SIERRA DR	CHARLOTTE	NC	28216
2022-048	02904143 ALEXANDER	JERRY L			1808 SIR ANTHONY DR	CHARLOTTE	NC	28262
2022-048	02904144 LEEPER	AUDREY LATEASE	MAURICE WAYNE	ALEXANDER	1808 SIR ANTHONY DR	CHARLOTTE	NC	28262
2022-048	02904145 ALEXANDER	MAURICE WAYNE			1808 SIR ANTHONY DR	CHARLOTTE	NC	28262
2022-048	02911101 PATTERSON	DONNIEHUE		LYNN R & MARCUS E PATTERSON	9413 PONDSIDE LN	CHARLOTTE	NC	28213
2022-048	02911102 GALLOWAY ROAD INVESTMENTS LLC			ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911103 GALLOWAY ROAD INVESTMENTS LLC			ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911104 1124 GALLOWAY LLC			ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911106 GALLOWAY ROAD INVESTMENTS LLC			ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911107 AMORIM	ALEXANDRIA AMITY	ROBERT PROCTOR	CARTER	1119 GALLOWAY RD	CHARLOTTE	NC	28262
2022-048	02911108 ADAMS PLACE PROPERTIES LLC			ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911201 ADAMS PLACE CONDOMINIUMS LLC			ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911202 ADAMS PLACE CONDOMINIUMS LLC			ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911203 ADAMS PLACE CONDOMINIUMS LLC			ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911204 ADAMS PLACE CONDOMINIUMS LLC			ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911205 ADAMS PLACE CONDOMINIUMS LLC			ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405

2022-048	02911206	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911207	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911208	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911209	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911210	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911211	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911212	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911213	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911214	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911215	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911216	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911217	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911218	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911219	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911220	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911233	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911234	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911235	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911236	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911237	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911238	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911239	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911240	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911241	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911242	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911243	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02911244	ADAMS PLACE CONDOMINIUMS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02965103	MALLARD GLEN APARTMENTS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02965105	MALLARD GLEN APARTMENTS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02965106	T1 MALLARD GLEN INVESTMENTS LLC		ATTN MARK MAYNARD JR	10 S CARDINAL DR	WILMINGTON	NC	28403
2022-048	02965107	T1 MALLARD GLEN INVESTMENTS LLC		ATTN PROPERTY TAX DEPT	332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
2022-048	02965109	ELAM	CAREY M		17 PINE HILL RD	FAIRVIEW	NC	28730
2022-048	02965220	RAMASAMY	CHANDRA VIJAYAN	MEGHALA	9817 MALLARD GLEN DR	CHARLOTTE	NC	28262
2022-048	02965221	SAMAL	SUSHANTA KUMAR	SAROJINI	2525 ARDEN GATE LN	CHARLOTTE	NC	28262
2022-048	02965222	BROWN	LEON		9825 MALLARD GLEN DR	CHARLOTTE	NC	28262
2022-048	02965223	MCCALL	PAMELA FALANA		9829 MALLARD GLEN DR	CHARLOTTE	NC	28262
2022-048	02965224	TIMBERLAKE	TONY SR	PRISCILLA L	9833 MALLARD GLEN DR	CHARLOTTE	NC	28262
2022-048	02965225	SAMAL	LISA		901 TIGER LN	CHARLOTTE	NC	28262
2022-048	02965226	CALDWELL	WHITNEY		905 TIGER LN	CHARLOTTE	NC	28262
2022-048	02965227	FRANZESE	FRANK	ROSEMARY	108 GRIMSBY PL	JACKSONVILLE	NC	28540
2022-048	02965228	UYYURU	SWATHI	ARAVIND REDDY	10381 HILLSBOROUGH ST	HUNTERSVILLE	NC	28078
2022-048	02965257	MALLARD GLEN VILLAGE	TOWNHOMES OWNERS ASSOC		1120 HELMVALE RD	MIDLAND	NC	28107
2022-048	02965258	MALLARD GLEN VILLAGE	TOWNHOMES OWNERS ASSOC		1120 HELMVALE RD	MIDLAND	NC	28107
2022-048	02965315	MI CASA GROUP LLC			PO BOX 44656	CHARLOTTE	NC	28215
2022-048	02965316	TALWAR	ABHISHEK	NARASIMHA	9332 PERSEVERANCE DR	HUNTERSVILLE	NC	28075
2022-048	02965317	KHASRU	HANN	MUHAMMED A	10313 GARRETT GRIGG RD	CHARLOTTE	NC	28262
2022-048	02965318	DEVASAGAYAM	MERCY DEBORAH ANNAM	ALLWIN RICHARD STEPHEN	10319 GARRETT GRIGG RD	CHARLOTTE	NC	28262
2022-048	02965319	SATCHELL	KURT		10323 GARRETT GRIGG RD	CHARLOTTE	NC	28262
2022-048	02965320	MUSE	NICOLE J		10327 GARRETT GRIGG RD	CHARLOTTE	NC	28262
2022-048	02965321	THUSNAVIS	ALOSIUS P	MARY N	114 PALSGROVE WAY	CHESTER SPRINGS	PA	19425
2022-048	02965322	SANDS	CAROLYN P E		10339 GARRETT GRIGG RD	CHARLOTTE	NC	28262
2022-048	02965323	ALLUMOLU	SRINIVAS	PUSPA	3910 PROVIDENCE RD APT J	CHARLOTTE	NC	28262
2022-048	02965324	NICHOLS	MOSSIE JENE		10347 GARRETT GRIGG RD	CHARLOTTE	NC	28262
2022-048	02965325	HAIRSTON	SAPHRONIA IRENE		10355 GARRETT GRIGG RD	CHARLOTTE	NC	28262
2022-048	02965326	JAVED	SANA		10359 GARRETT GRIGG RD	CHARLOTTE	NC	28262
2022-048	02965327	JOSEPH	PAUL		2015 ARBOR VISTA DRIVE	CHARLOTTE	NC	28262
2022-048	02965328	PRAY	CAROLINE		10340 GARRETT GRIGG RD	CHARLOTTE	NC	28262
2022-048	02965329	YEMESGAN	SABA		12102 LONDING GREEN DR	CHARLOTTE	NC	28277
2022-048	02965330	DUK MANAGEMENT LLC			7012 WATERSREACH LN	CHARLOTTE	NC	28277
2022-048	02965331	THALLURI	BHARGAVA	TULASI	1726 SPEARS DR NW	CONCORD	NC	28027
2022-048	02965332	VASIKARLA	RAJANIKANTH	SWETHA	10322 GARRETT GRIGG RD	CHARLOTTE	NC	28262
2022-048	02965333	SHANAGONDA	MUKESH		10318 GARRETT GRIGG RD	CHARLOTTE	NC	28262
2022-048	02965334	LRC MANAGEMENT LLC			12623 COLTART CT	CHARLOTTE	NC	28262
2022-048	02965335	MAES	MAGGIE					
2022-048	02965336	BONDI	CHRISTIANA JUDITH		10308 GARRETT GRIGG RD	CHARLOTTE	NC	28262
2022-048	02965337	EPPARD	AMANDA LEIGH		10304 GARRETT GRIGG RD	CHARLOTTE	NC	28262
2022-048	02965338	HUGGINS	FREEDOM UNIQUE		10264 GARRETT GRIGG RD	CHARLOTTE	NC	28262
					10260 GARRETT GRIGG RD	CHARLOTTE	NC	28262

2022-048	02965339 SHAKYA	ASHIS				10007 MADISON SQUARE PL UNIT 304	CHARLOTTE	NC	28216
2022-048	02965340 TIRUMALAPUDI	SIVAKUMAR	SUJANA	GANDASARAKULA		10250 GARRETT GRIGG RD	CHARLOTTE	NC	28262
2022-048	02965341 MANCHUKONDA	RANJITHA				1017 FIRETHORNE CLUB DR	WAXHAW	NC	28173
2022-048	02965342 KIRNIE	CONSTANCE CHRISTINE	SETH B	KIRNIE		10242 GARRET GRIGG RD	CHARLOTTE	NC	28262
2022-048	02965356 KOTHA	NARASIMHA RAO	ABHISHEK	TALWAR		814 TIGER LN	CHARLOTTE	NC	28262
2022-048	02965357 CAPUTO-SUPPA	MARQUERITE				920 TIGER LN	CHARLOTTE	NC	28262
2022-048	02965358 SULLIVAN	SHERRI D				916 TIGER LN	CHARLOTTE	NC	28262
2022-048	02965359 JOY	ERIC THEOPHILUS				912 TIGER LN	CHARLOTTE	NC	28262
2022-048	02965360 GOTTUMUKKALA	RAMARAJU	LEELA V	GOTTUMUKKALA		149 LIGHTHOUSE RD	MT HOLLY	NC	28120
2022-048	02965361 VEMULA	MANIKANTA PRASANTH	VENKATA SUBBARAO	YARLAGADDA		20 BEACON WAY UNIT 602	JERSEY CITY	NJ	07304
2022-048	02965362 WEST	DOUGLAS S				8850 DORCHESTER RD	NORTH CHARLESTON	SC	29420
2022-048	02965363 GOHEEN	NICOLE				864 TIGER LN	CHARLOTTE	NC	28262
2022-048	02965364 SINGH	DEEP	PUJA	THAPALIYA		860 TIGER LN	CHARLOTTE	NC	28262
2022-048	02965365 CHAMBERS	CALVIN L				856 TIGER LN	CHARLOTTE	NC	28262
2022-048	02965366 SIMMONS	LEROY EDWARD IV				852 TIGER LN	CHARLOTTE	NC	28262
2022-048	02965367 BECKFORD	IONE M				846 TIGER LN	CHARLOTTE	NC	28262
2022-048	02965368 SFR JAVELIN BORROWER LP					1717 MAIN ST STE 2000	DALLAS	TX	75201
2022-048	02965369 PENTONE CAPITAL REI LLC					205 BRISTOL CT	MARVIN	NC	28173
2022-048	02965370 AUSTIN	RAYMOND JR				834 TIGER LN	CHARLOTTE	NC	28262
2022-048	02965371 JASHTY	PADMA L	KOTAIAH	PATCHALA		826 TIGER LN	CHARLOTTE	NC	28262
2022-048	02965372 HAMRICK	MALIK				822 TIGER LN	CHARLOTTE	NC	28262
2022-048	02965373 BENJAMIN	ERIC VINCENT JR				818 TIGER LN	CHARLOTTE	NC	28262
2022-048	02965374 TALWAR	ABHISHEK				814 TIGER LN	CHARLOTTE	NC	28262
2022-048	02965375 GOTTUMUKKALA	RAMARAJU	LEELA V	GOTTUMUKKALA		149 LIGHTHOUSE RD	MT HOLLY	NC	28120
2022-048	02965376 FILIPPIS	FRANK A	ANTONIA M	FILIPPIS		806 TIGER LN	CHARLOTTE	NC	28262
2022-048	02965377 MALLARD GLENN VILLAGE	TOWNHOMES OWNERS ASSOC				1120 HELMVALE RD	MIDLAND	NC	28107
2022-048	02965386 MALLARD GLENN VILLAGE	TOWNHOMES OWNERS ASSOC				1120 HELMVALE RD	MIDLAND	NC	28107

# Exhibit B

# Alexander Ricks PLLC

August 17, 2022

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

## VIA US MAIL

### NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

**Date:** Wednesday, August 31<sup>st</sup> at 5:30 p.m.  
**Location:** Virtual Meeting, RSVP for link (details provided below)  
Petitioner: Tribute Companies, Inc.  
Petition No.: 2022-048

Dear Charlotte Neighbor:

Our firm represents Tribute Companies, Inc. (the “Petitioner”) in its proposal to rezone approximately 182.71 acres located along the south side of the Interstate 485 South interchange, east of John Adams Road, and north of North Tryon Street. The Petitioner is requesting a rezoning from the R-3 zoning district to the MX-2 zoning district to accommodate its 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 **Wednesday, August 31<sup>st</sup> 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](mailto: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 (“John Adams”) 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](mailto: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 (19)

-

□

×

 Find a participant



Brittany Lins (Host, me)



Collin Brown



Abhishek Talwar



Amanda Eppard



Carolyn Sands



CP



Emily Tucker



Gary Alexander



Lauren Delbridge



LeRoy Simmons



Mark Maynard



Naga Nalla



Nick Liguori



# Exhibit D



# REZONING PETITION #2022-048

@ MALLARD GLEN

TRIBUTE COMPANIES, INC.

Official Community Meeting

August 31, 2022

Alexander  
Ricks  
PLLC

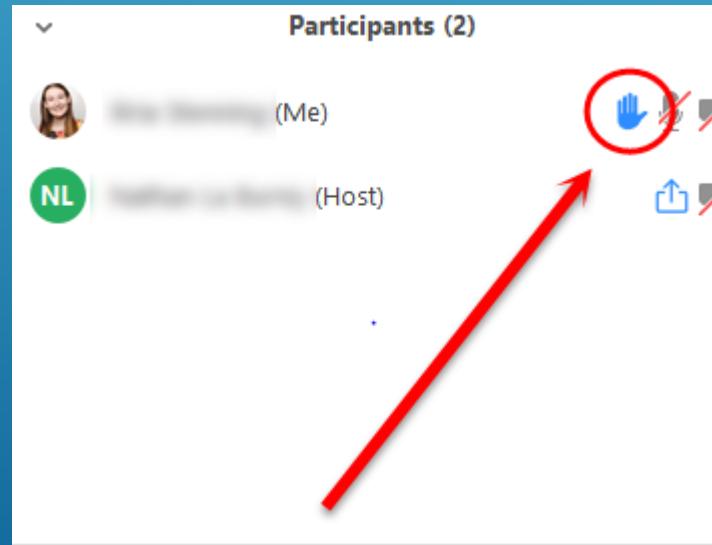
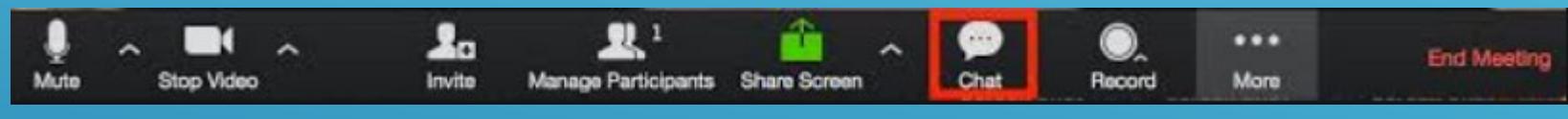
# MEETING AGENDA

- Introductions
- Property Location
- Development Considerations
- Current Zoning & Land Use Plan Recommendation
- Proposed Rezoning
- Conceptual Plan
- Potential Rezoning Timeline
- Questions/Discussion

# AT THE END: QUESTIONS & DISCUSSION

Type your questions

Or ask out loud



# TEAM INTRODUCTIONS

**Property Owners:**

**Galloway Road Investments LLC,  
T1 Mallard Glen Investments LLC, and  
9910 Mallard Glen Properties LLC**

**Petitioner:**

**Tribute Companies, Inc.**



Mark  
Maynard



Collin Brown &  
Brittany Lins



Dennis  
LaCaria



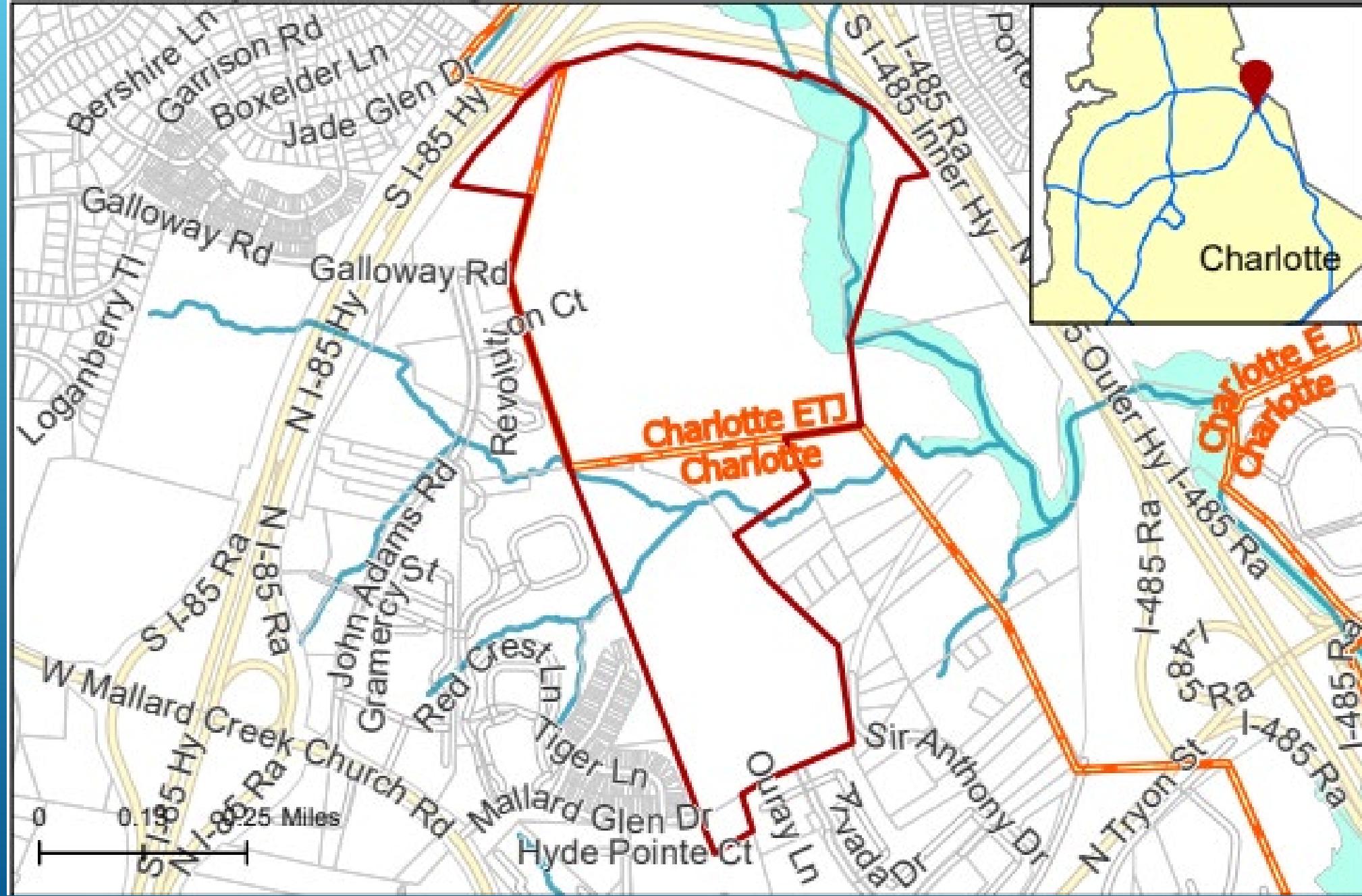
Shaun Tooley  
& Skylar Brown

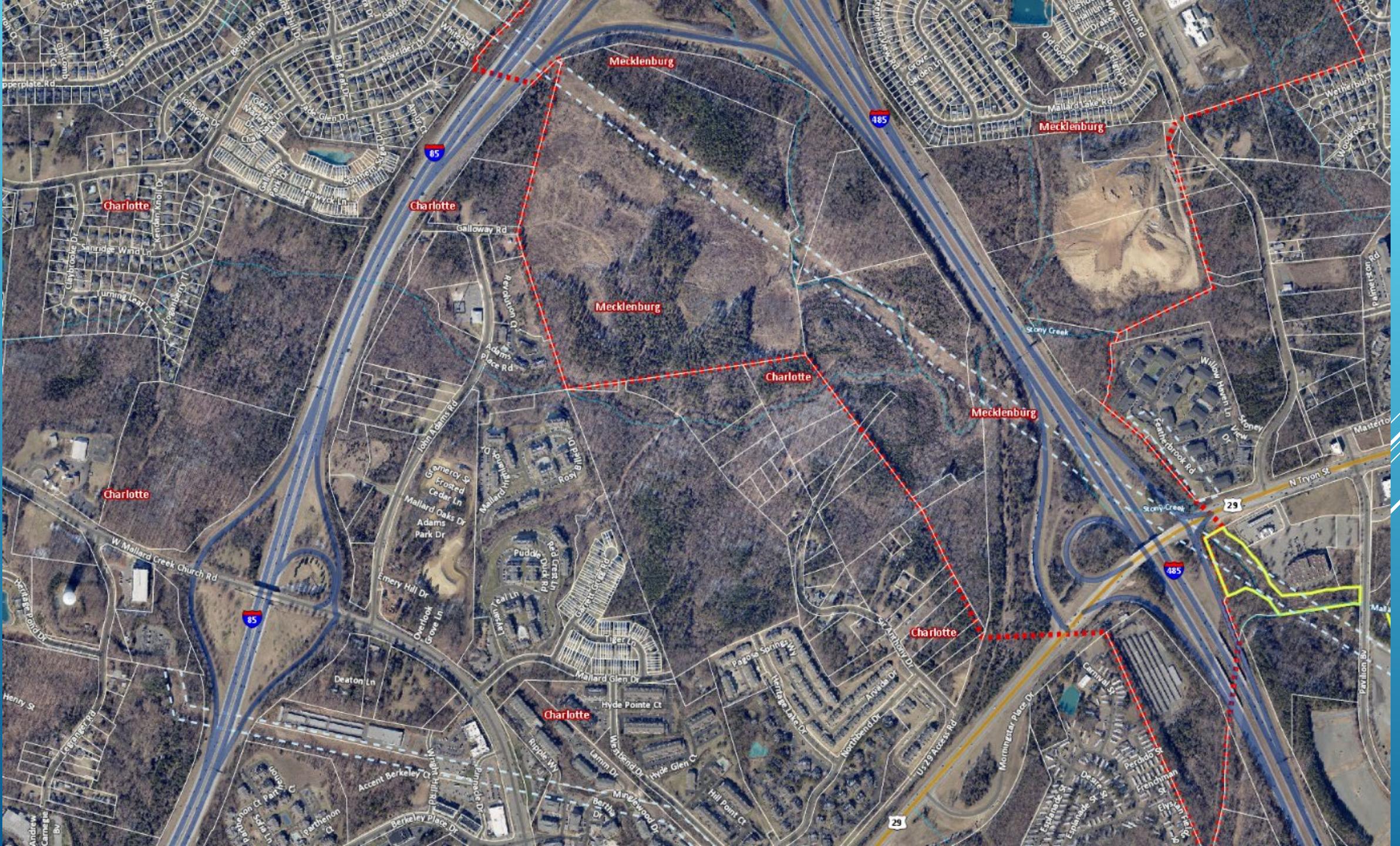
# PROPERTY LOCATION



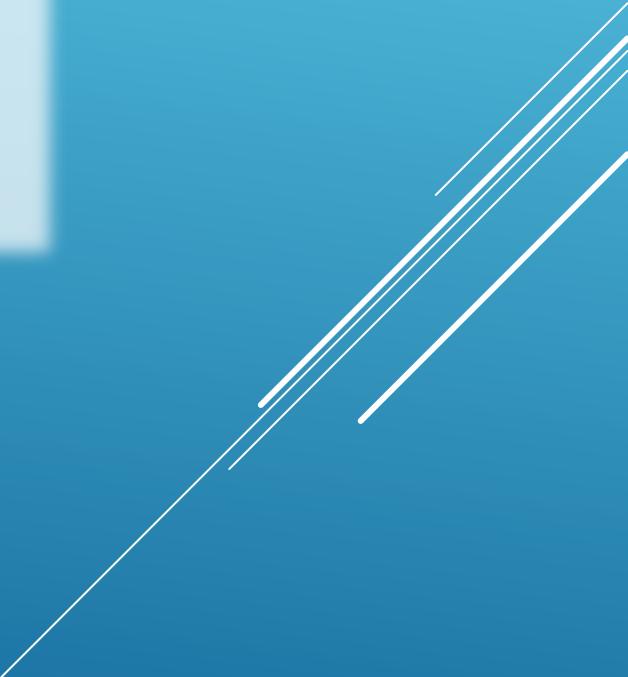
Approximately 182.71 acres

### Location of Requested Rezoning



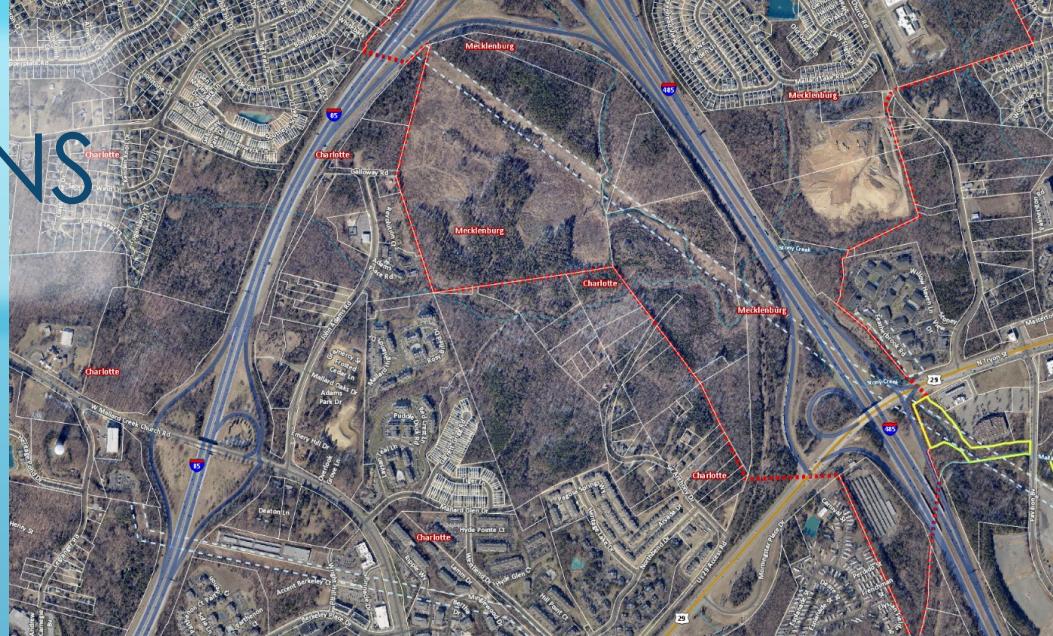


# DEVELOPMENT CONSIDERATIONS



# 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.*

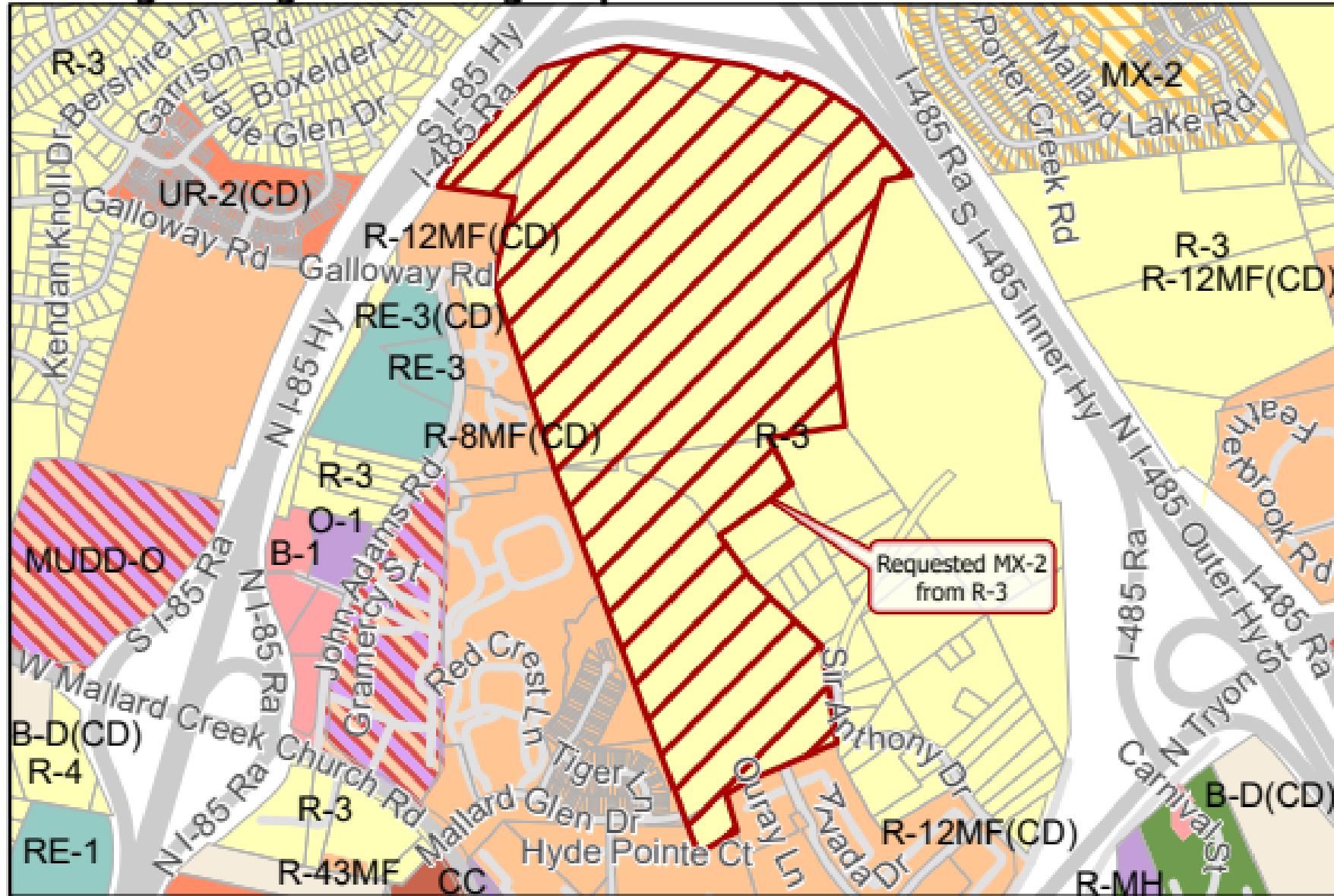
\*\* *Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.*

# EXISTING ZONING



# CURRENT ZONING: R-3

## Existing Zoning & Rezoning Request



Requested MX-2  
from R-3

## Zoning Classification

- Single Family
- Manufactured Home
- Multi-Family
- Urban Residential
- Mixed Residential
- Research
- Office
- Business
- Commercial Center
- Business-Distribution
- Mixed Use

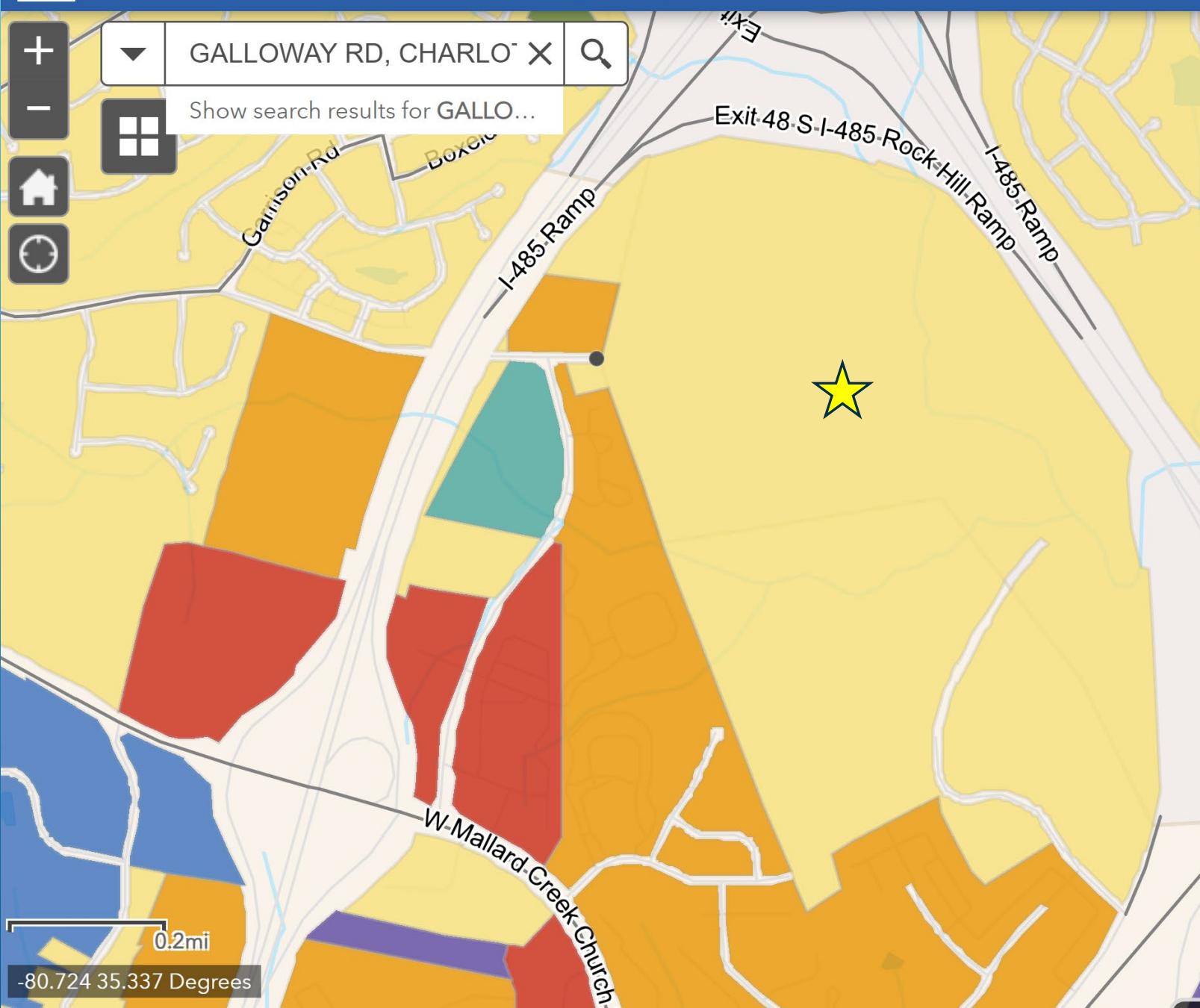


# AREA PLAN RECOMMENDATION





# 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

**Article 4** contains the **Neighborhood 1 Zoning Districts**. These districts respect the character and development patterns of Charlotte's established residential neighborhoods and promote new residential neighborhood development in a manner that implements the City's vision for the future, as articulated in the Comprehensive Plan's Neighborhood 1 Place Type.

**The N1-A through N1-E Zoning Districts allow for the development of single-family, duplex, and triplex dwellings on all lots.** Additionally, quadplex dwellings are allowed on arterial streets in these zoning districts when an affordable housing unit is provided within the dwelling. The N1-F Zoning District allows all dwelling types allowed in the N1-A through N1-E Zoning Districts, as well as small-scale townhouse and multi-family dwellings, and is intended for application typically on arterial streets within a Neighborhood 1 Place Type.



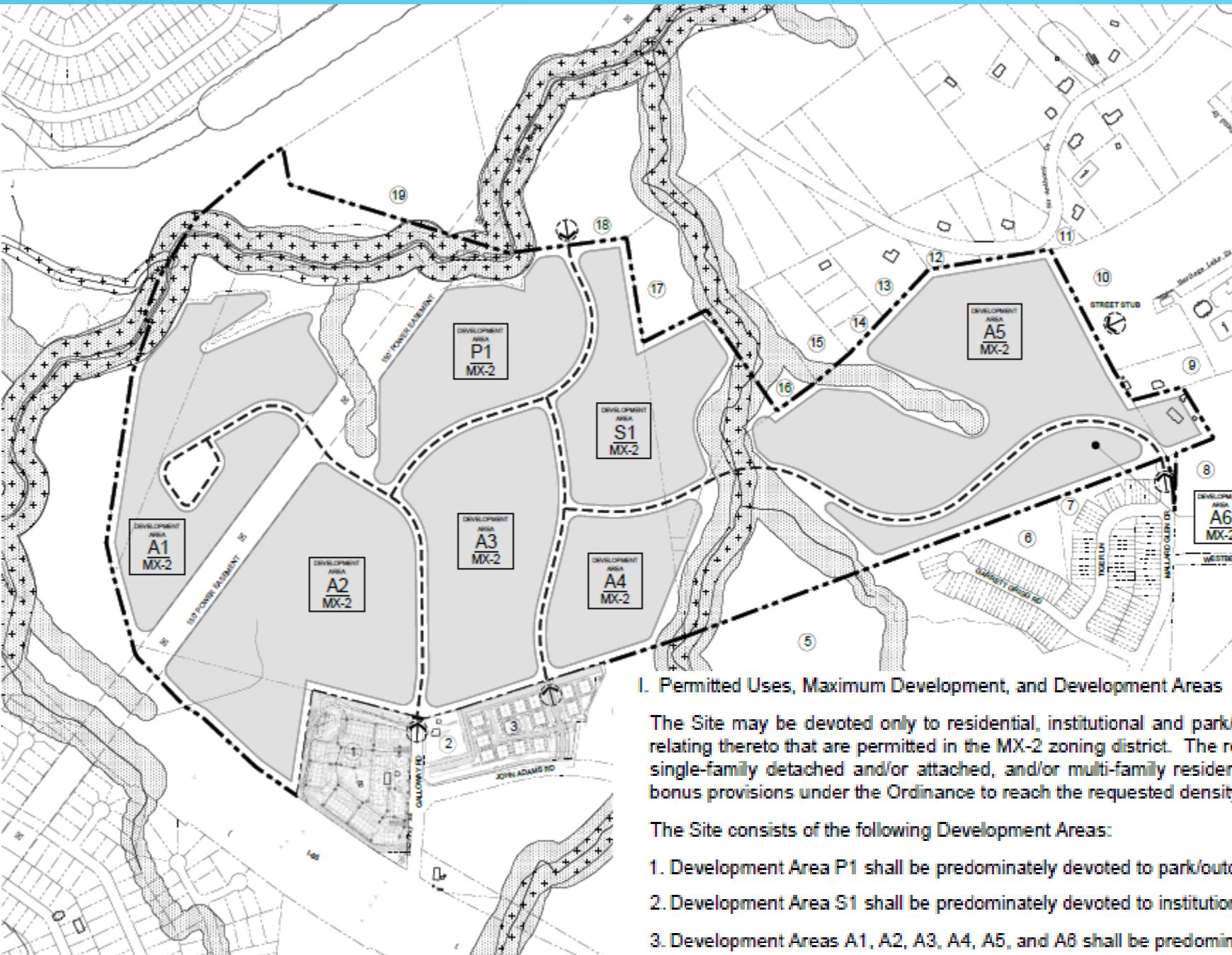
Specific standards for the Neighborhood 1 Zoning Districts address lot patterns and building form, and promote context-sensitive, compatible neighborhood development. There are **specific height requirements for duplexes and triplexes** that consider heights on adjacent properties. **Density for residential uses in the N1 districts** is regulated by the types of dwellings allowed and the minimum lot size.

**The Neighborhood 1 Zoning Districts also allow for select nonresidential uses**, such as places of worship and educational facilities, and for the reuse of existing neighborhood commercial establishments under prescribed conditions

This article also describes the **voluntary mixed-income bonus** that allows for an increase in the number of lots by applying the standards of the next most intense N1 zoning district. For example, development in the N1-A district could use the N1-B standards, N1-B could use the N1-C standards, etc. At least 50% of the units constructed on the additional lots must be reserved for households earning 80% AMI or less. This bonus does not have the geographic limitations that are in the current zoning ordinance.

# REZONING PROPOSAL





#### I. Permitted Uses, Maximum Development, and Development Areas

The Site may be devoted only to residential, institutional and park/outdoor recreation uses, and any incidental and accessory uses relating thereto that are permitted in the MX-2 zoning district. The residential units shall not exceed 1950 units, in any combination of single-family detached and/or attached, and/or multi-family residential units. The Petitioner may use tree save and/or open space bonus provisions under the Ordinance to reach the requested density.

The Site consists of the following Development Areas:

1. Development Area P1 shall be predominately devoted to park/outdoor recreation uses.
2. Development Area S1 shall be predominately devoted to institutional (school) uses.
3. Development Areas A1, A2, A3, A4, A5, and A6 shall be predominately devoted to residential uses.

# CONCEPT EXAMPLE

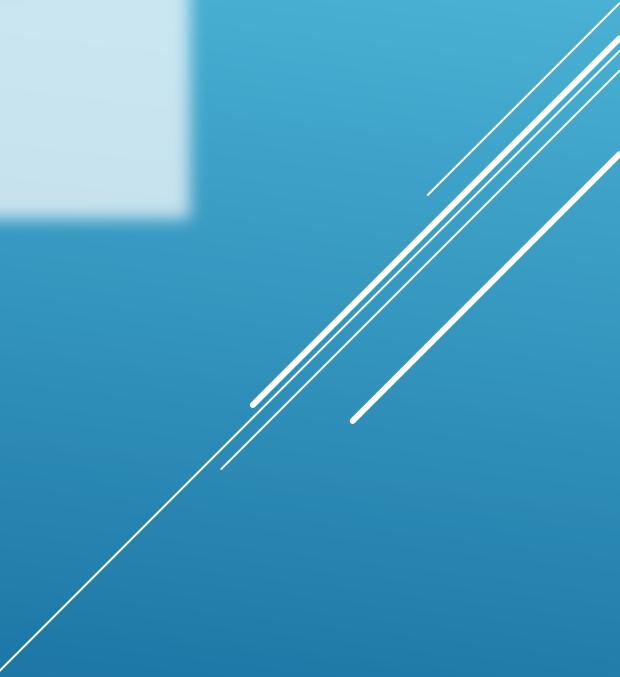


SITE DEVELOPMENT DATA  
SITE ACRES: ± 182.71 AC





# REZONING TIMELINE



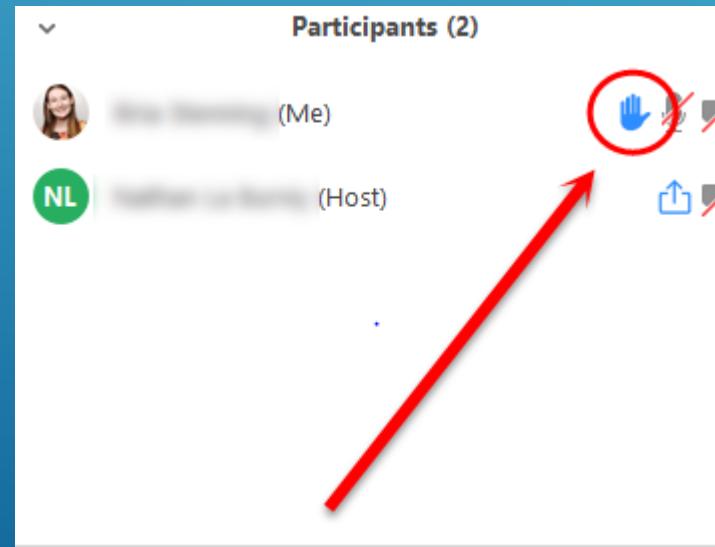
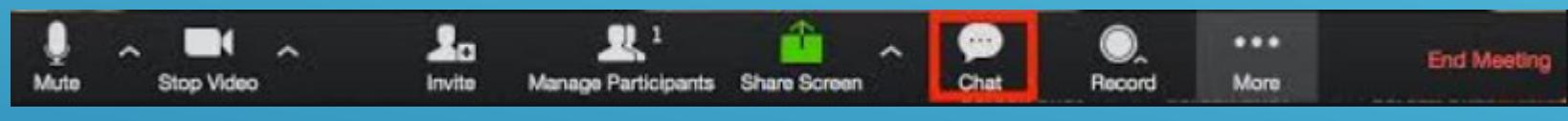
# POTENTIAL REZONING SCHEDULE

- Rezoning Application: Processed July 2022
- Official Community Meeting: August 31<sup>st</sup>
- Revised Plan Submittal: September 12<sup>th</sup>
- Earliest Possible Public Hearing: October 17<sup>th</sup>
- Zoning Committee: November 1<sup>st</sup>
- Earliest Possible Decision: November 21<sup>st</sup>

# QUESTIONS & DISCUSSION

Type your  
questions

Or ask out loud





THANK YOU!



**POD A6**