

# Valencia J Neighborhood Meeting Report

## List of persons and organizations contacted:

- C&D Management Co, LLC
- Greenway Waste Solutions at North Meck, LLC
- Mecklenburg County
- AVH Carolinas, LLC
- Kuester Management
- Hawthorne Management

I'm attaching the letter mailed to these individuals or businesses. This letter includes date of contact, date, time and location of the meeting. The letter was mailed on April 5, 2017.

## Attendance:

Nobody was present for the meeting therefore we don't have a sign in sheet or any notes from the meeting. No changes are being made to the plans based on this meeting.

**Bowman Development Group, Inc.**

April 5, 2017

**SUBJECT: Notice of neighborhood meeting for a subdivision conditional rezoning and sketch plan review of approximately +/- 37.77 acres located on Holbrooks Road.**

To Whom It May Concern:

Recipients of this letter meet the notification requirements of the Town of Huntersville as being either adjacent landowners or neighborhood organizations with at least a portion of their residents located within 250 ft. of the subject property.

**MEETING DETAIL:**

5:30 p.m.  
April 24<sup>th</sup>, 2017  
Bowman Development Group  
13815 Cinnabar Place  
Huntersville, NC 28078

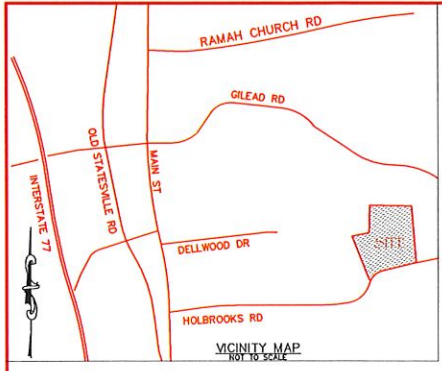
You are welcome to attend the above-mentioned neighborhood meeting. There will be an opportunity to ask questions about the proposed subdivision.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Bowman", with a long horizontal flourish extending to the right.

Robert Bowman





**SIGHT TRIANGLE NOTE:**  
 1.) NO DRIVEWAYS SHALL BE CONSTRUCTED WITHIN THE SIGHT TRIANGLES. THE DEVELOPER SHALL CONSIDER THAT WHEN DETERMINE HOUSE PLACEMENT ON THE INDIVIDUAL LOTS.

**LOT LAYOUT NOTES:**  
 1.) STREET TREES TO BE LARGE MATURING TREES PLANTED 40' ON CENTER ON BOTH SIDES OF STREET.  
 2.) SIDE SETBACKS ON A CORNER LOT ARE DETERMINED BY AT LEAST 50 PERCENT OF THE FRONT SETBACK OF THE ADJACENT LOT OR ESTABLISH A TRANSITION BETWEEN EXISTING BUILDING BY STEPPING TOWARD THE STREET OR BACK FROM THE STREET A DISTANCE EQUAL TO THE LESSER BUILDING SETBACK PLUS ONE-HALF OF THE DIFFERENCE BETWEEN THE SETBACKS OF THE ADJOINING BUILDINGS.  
 3.) BUILD-TO-LINE DEFINITION - A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE FRONT BUILDING ELEVATION MUST BE ERRECTED. IT IS INTENDED TO CREATE AN EVEN BUILDING FACADE LINE ON A STREET. THE BUILD-TO-LINE IS ESTABLISHED ON THE RECORD PLAT.  
 4.) THE DEVELOPER TO TAKE CARE WHEN LAYING OUT AND RECORDING LOTS THAT BARELY EXCEED A 60-FOOT WIDTH AND ALLOW LITTLE ROOM FOR ERROR.

**MECKLENBURG COUNTY FIRE NOTES:**  
 1.) ALL TURNING RADIUS SHALL BE 30' INNER AND 42' OUTER TO FACILITATE FIRE APPARATUS.  
 2.) FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS OF 80,000 POUNDS.

BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 811.  
 IT'S THE LAW.



Firm License # P-1191  
 331 Coddle Market Drive  
 Suite 110  
 Concord, NC 28027  
 Civil Site Design  
 Low Impact Development  
 Small-Scale Building Design  
 Telephone: 704.573.1621  
 Facsimile: 704.248.7951

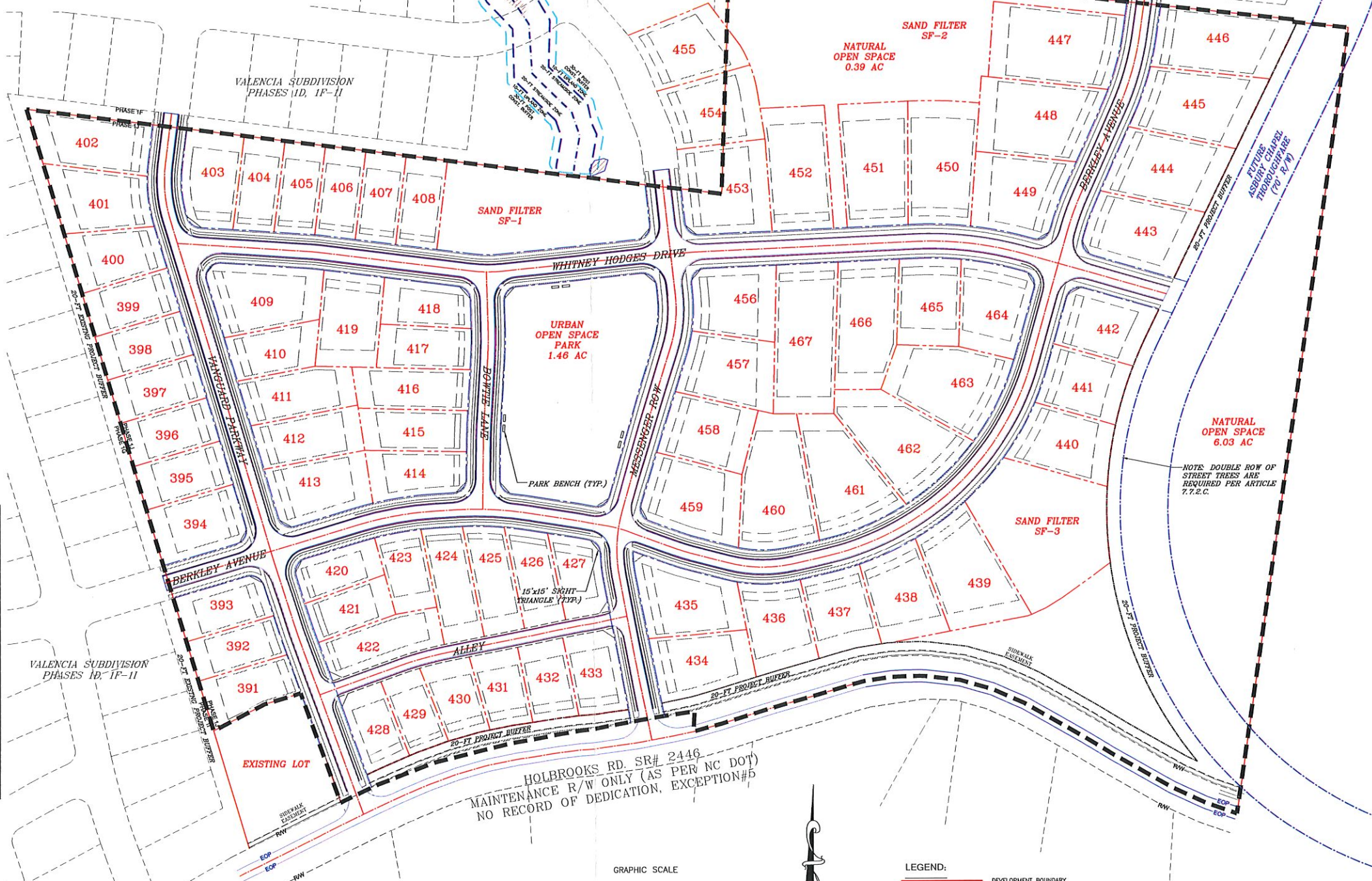
SITE PLAN DATA TABLE	
Original Parcel ID Number(s)	019-203-00, 019-203-1A, 019-371-01
Total Acreage	37.77
Total Square Feet	1,645,261
Principal Use(s) (as shown)	Single family
Building Type (as shown)	Detached
Existing Zoning District (as shown)	TR-NR
Overlay District, if Applicable (as shown)	N/A
Proposed Re-Zoning (as shown)	NR-CD
Percentage of Impervious Allowed (as shown)	70%
Percentage of Impervious Shown	+/- 64.68%
Total open space required	7.55 acres (20% site area)
Total open space provided	7.88 acres (21% site area)
Density	0.49 units/acre
Lot Count	77
Total Number of Dwellings (Detached/Attached)	77
Mixed-use/# of live/work units	0
Total Square Foot of non residential	N/A
Lot size range	Number of lots within each range
< 10,000 sq ft	30
10,000 - 15,000 sq ft	30
15,001 - 20,000 sq ft	16
> 20,000 sq ft	1
Lot widths range (as shown)	Number of lots within each width
60' to 90'	77
Setbacks and Build-to-lines (as shown)	>60 FT
Front Setback	18 FT MAX 24 FT MAX
Corner Setbacks	12 FT 12 FT
Rear Setbacks	25 FT 25 FT
Right Side Setbacks	5 FT 5 FT
Left Side Setback	5 FT 5 FT
Watershed Information (as shown)	No
Property in a regulated watershed district?	N/A
Watershed District	N/A
Low Density/High Density	N/A
Stream Watershed	Clarke

IMPERVIOUS AREA CHART			
ROADS (SQ FT)	SIDEWALKS (SQ FT)	LOTS (SQ FT)	PERCENT IMPERVIOUS
127,640	88,120	677,537	64.68%

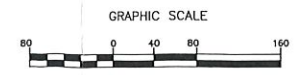
\* 60% IMPERVIOUS SHALL BE A MINIMUM OF 100 SQ FT OR 12 00' TO THE LOT AREA, WHICHEVER IS GREATER

BLOCK LENGTH TABLE		
BLOCK	DESCRIPTION	LENGTH
WHITNEY HODGES DRIVE	VANGUARD PKWY TO BOWTIE LANE	454 FT
WHITNEY HODGES DRIVE	BOWTIE LANE TO MESSENGER ROW	271 FT
WHITNEY HODGES DRIVE	MESSENGER ROW TO BERKLEY AVENUE	570 FT
WHITNEY HODGES DRIVE	BERKLEY AVENUE TO END OF PHASE	165 FT
BOWTIE LANE	BERKLEY AVENUE TO WHITNEY HODGES DRIVE	580 FT
MESSENGER ROW	PHASE 1F TO WHITNEY HODGES DRIVE	109 FT
MESSENGER ROW	WHITNEY HODGES DRIVE TO BERKLEY AVENUE	413 FT
MESSENGER ROW	BERKLEY AVENUE TO HOLBROOKS ROAD	315 FT
VANGUARD PARKWAY	PHASE 1F TO WHITNEY HODGES DRIVE	192 FT
VANGUARD PARKWAY	WHITNEY HODGES DRIVE TO BERKLEY AVENUE	470 FT
VANGUARD PARKWAY	BERKLEY AVENUE TO ALLEY	215 FT
VANGUARD PARKWAY	ALLEY TO HOLBROOKS ROAD	186 FT
BERKLEY AVENUE	PHASE 1G TO VANGUARD PARKWAY	161 FT
BERKLEY AVENUE	VANGUARD PARKWAY TO BOWTIE LANE	319 FT
BERKLEY AVENUE	BOWTIE LANE TO MESSENGER ROW	200 FT
BERKLEY AVENUE	MESSENGER ROW TO WHITNEY HODGES DRIVE	895 FT
BERKLEY AVENUE	MIAMI BLUFF TO PHASE 1H	419 FT
ALLEY	VANGUARD PARKWAY TO MESSENGER ROW	465 FT
<b>TOTAL</b>		<b>6,377 FT</b>

LOT CHART					
PHASE	60'+	66'+	75'+	90'+	TOTAL
1J	19	19	3	36	77
<b>TOTAL</b>	<b>19</b>	<b>19</b>	<b>3</b>	<b>36</b>	<b>77</b>



HOLBROOKS RD. SR# 2446  
 MAINTENANCE R/W ONLY (AS PER NC DOT)  
 NO RECORD OF DEDICATION, EXCEPTION #5



LEGEND:	
	DEVELOPMENT BOUNDARY
	PHASE LINE
	EXISTING RIGHT-OF-WAY
	EXISTING LOT LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	PROPOSED SETBACK

VALENCIA SUBDIVISION  
 PHASE 1J  
 HUNTERSVILLE, NORTH CAROLINA  
 BY  
 BOWMAN DEVELOPMENT GROUP  
 13815 CINNABAR PLACE  
 HUNTERSVILLE, NORTH CAROLINA 28078  
 (704) 675-9704

Project Number: 17-17-001  
 Date: 04-05-2017  
 Drawn By: JLM  
 Checked By: NRP

Revisions:	
2/28/17	ORIGINAL SUBMITAL
2/4/17	PER TOH & MECK. COUNTY

Sheet Title:  
**Overall Site Plan**

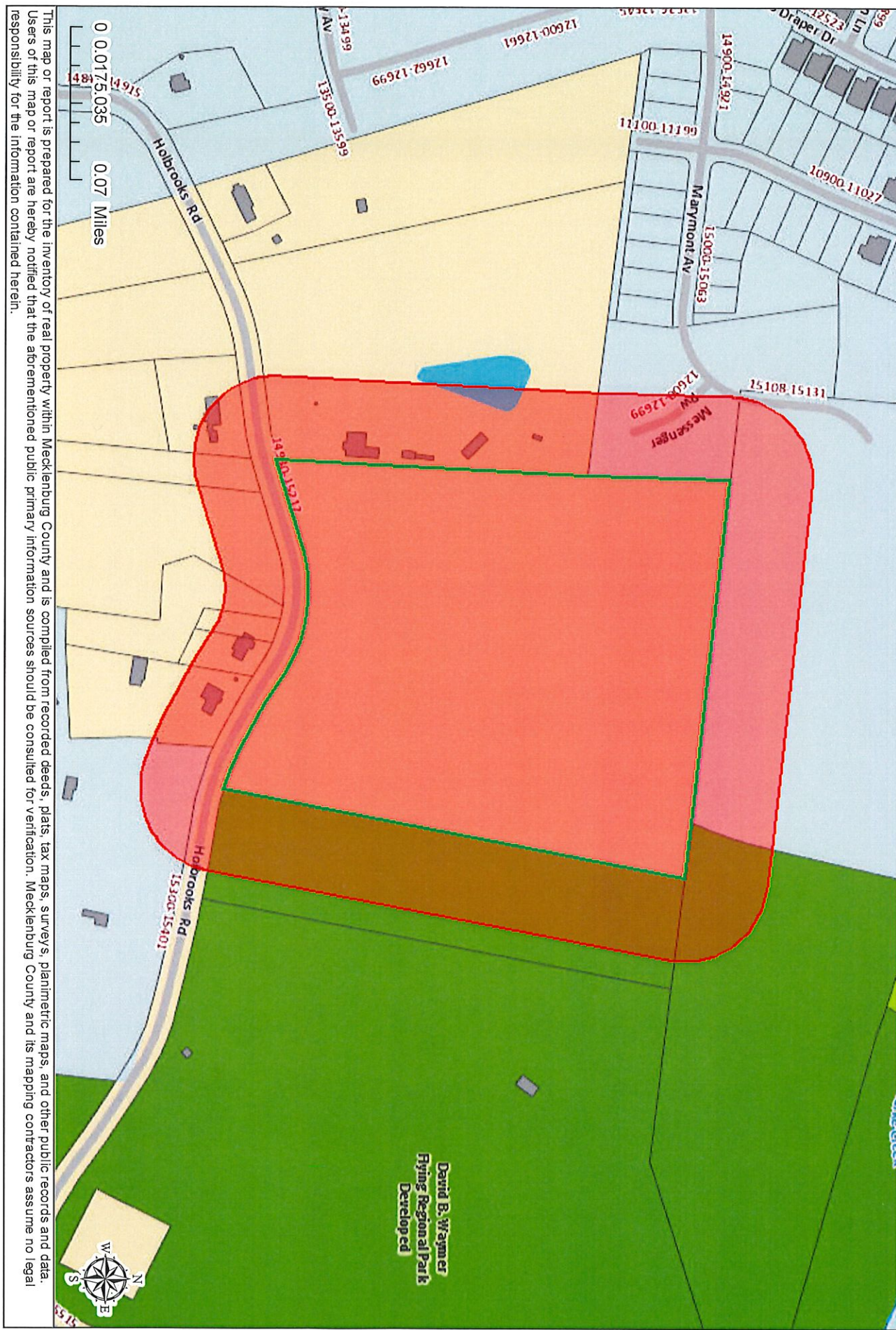
Sheet No:  
**C-2.0**

REFERENCE: ALL PARCEL AND BOUNDARY INFORMATION, ADJACENT PROPERTIES, PROPERTY DIMENSIONS, AND COORDINATES REFERENCED FROM A SURVEY COMPLETED BY SOUTH POINT SURVEYING, PLLC. TOPOGRAPHIC INFORMATION PROVIDED REFERENCED FROM MECK. COUNTY GIS AND TO BE CONFIRMED PER FIELD RUN DATA COLLECTION BY SOUTH POINT SURVEYING PRIOR TO PRELIMINARY PLAN APPROVAL. TOPO PROVIDED BY THE PE CAN ONLY BE IN SUPPORT OF THE PE PROJECT AND CANNOT BE RELIED UPON BY OTHERS. THE PE WILL BE TAKING RESPONSIBILITY FOR THE TOPO AS IT IMPACTS THE PROJECT UNDER THE PE LICENSE.



# Polaris 3G Map – Mecklenburg County, North Carolina

Date Printed: 4/5/2017 1:39:37 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.



**MECKLENBURG COUNTY, NC POLARIS 3G DEED REPORT**

Date Printed: 04/05/2017

Buffer Distance: 250 Feet

No	Parcel ID	Owner Name	Mailing Address	Legal Description	Deed Book	Deed Page	Land Area
1	01910102	1. C&D MANAGEMENT CO LLC,	19141 W CATAWBA AVE CORNELIUS NC 28031	NA	25230	719	129.58 AC
2	01910109	1. GREENWAY WASTE SOLUTIONS AT NORTH MECK LLC,	19109 W CATAWBA AVE STE 200 CORNELIUS NC 28031	M1481-311 &STRIP	26440	914	1.993 AC
3	01910110	1. GREENWAY WASTE SOLUTIONS AT NORTH MECK LLC,	19109 W CATAWBA AVE STE 200 CORNELIUS NC 28031	NA	26440	914	0.38 AC
4	01910111	1. GREENWAY WASTE SOLUTIONS AT NORTH MECK LLC,	19109 W CATAWBA AVE STE 200 CORNELIUS NC 28031	NA	26440	914	1.2 AC
5	01910113	1. GREENWAY WASTE SOLUTIONS AT NORTH MECK LLC,	19109 W CATAWBA AVE STE 200 CORNELIUS NC 28031	NA	26440	914	6.29 AC
6	01910114	1. GREENWAY WASTE SOLUTIONS LLC,	19141 W CATAWBA AVE CORNELIUS NC 28031	NA	30832	937	1.29 AC
7	01910115	1. GREENWAY WASTE SOLUTIONS LLC,	19141 W CATAWBA AVE CORNELIUS NC 28031	NA	30832	937	1.03 AC
8	01910118	1. GREENWAY WASTE SOLUTIONS AT NORTH MECK LLC,	19109 W CATAWBA AVE STE 200 CORNELIUS NC 28031	NA	26440	914	0.24 AC
9	01920313	1. MERCADO, DELIA 2.MERCADO, LAURO	15035 HOLBROOKS RD HUNTERSVILLE NC 28078	NA	13987	832	11.318 AC
10	01920313	1. MERCADO, DELIA 2.MERCADO, LAURO	15035 HOLBROOKS RD HUNTERSVILLE NC 28078	NA	13987	832	11.318 AC
11	01927113	1. SOUTHSIDE NEIGHBORHOOD LLC,	13815 CINNABAR PL HUNTERSVILLE NC 28078	NA	29109	546	3.9 AC
12	01937101	1. BOWMAN DEVELOPMENT GROUP INC,	13815 CINNABAR PL HUNTERSVILLE NC 28078	NA	31509	118	21.156 GIS Acres
13	01937104	1. MECKLENBURG COUNTY, 2.C/O REAL ESTATE /FINANCE DEPT,	600 E 4TH ST 11TH FLOOR CHARLOTTE NC 28202	NA	06460	243	12.337 AC
14	01937105	1. SOUTHSIDE NEIGHBORHOOD LLC,	13815 CINNABAR PL HUNTERSVILLE NC 28078	NA	31509	112	14.493 AC

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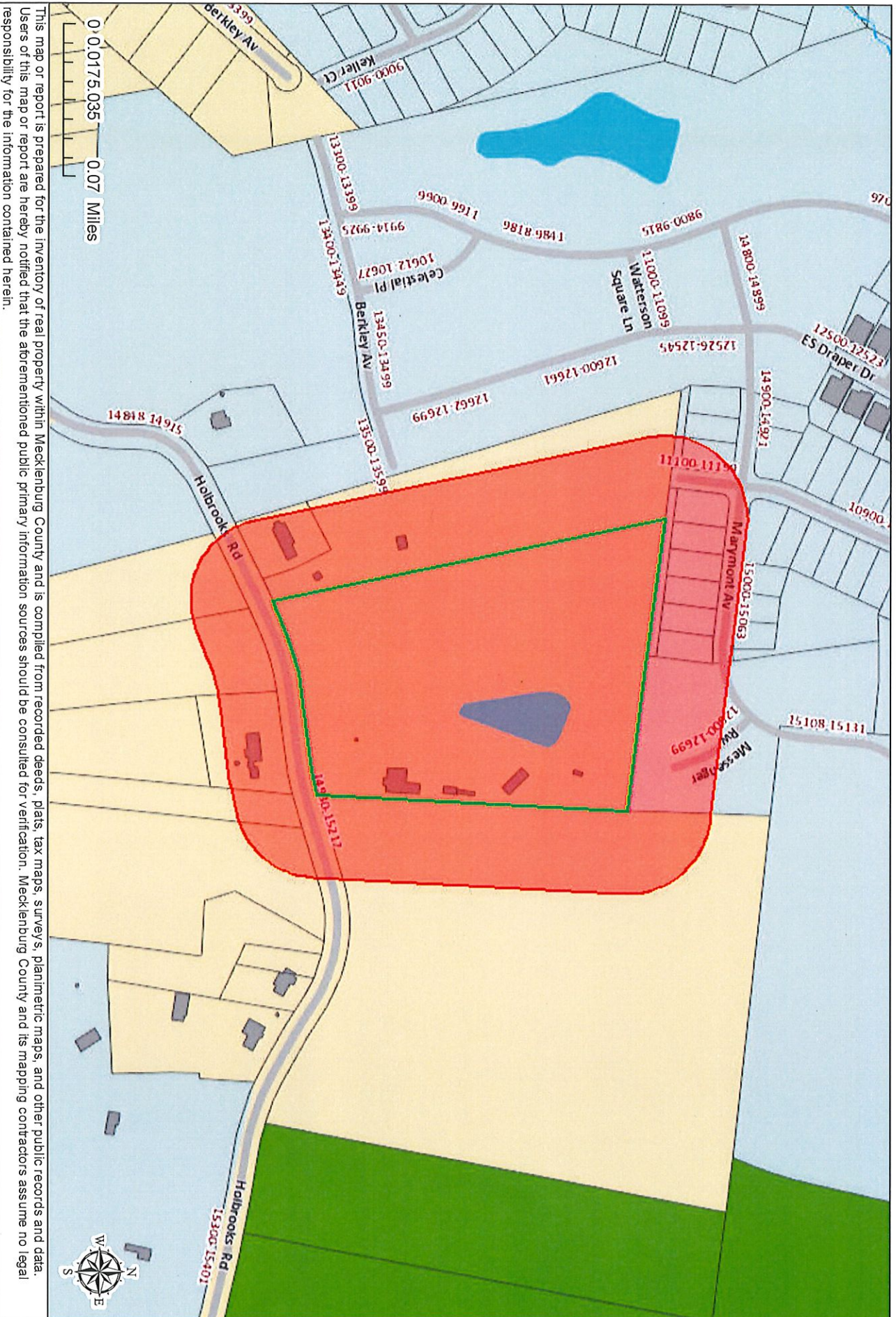
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No	Parcel ID	Owner Name	Mailing Address	Legal Description	Deed Book	Deed Page	Land Area
15	01937199	1. MECKLENBURG COUNTY, 2.C/O REAL ESTATE /FINANCE DEPT,	600 E 4TH ST 11TH FLOOR CHARLOTTE NC 28202	M1481-311	25754	891	7.264 AC



# Polaris 3G Map – Mecklenburg County, North Carolina

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**MECKLENBURG COUNTY, NC POLARIS 3G DEED REPORT**

Date Printed: 04/05/2017

Buffer Distance: 200 Feet

No	Parcel ID	Owner Name	Mailing Address	Legal Description	Deed Book	Deed Page	Land Area
1	01910101	1. GREENWAY WASTE SOLUTIONS AT NORTH MECK LLC,	19109 W CATAWBA AVE STE 200 CORNELIUS NC 28031	NA	27969	257	2.89 AC
2	01910107	1. GREENWAY WASTE SOLUTIONS AT NORTH MECK LLC,	19109 W CATAWBA AVE STE 200 CORNELIUS NC 28031	NA	30766	773	2.98 AC
3	01910113	1. GREENWAY WASTE SOLUTIONS AT NORTH MECK LLC,	19109 W CATAWBA AVE STE 200 CORNELIUS NC 28031	NA	26440	914	6.29 AC
4	01910114	1. GREENWAY WASTE SOLUTIONS LLC,	19141 W CATAWBA AVE CORNELIUS NC 28031	NA	30832	937	1.29 AC
5	01910115	1. GREENWAY WASTE SOLUTIONS LLC,	19141 W CATAWBA AVE CORNELIUS NC 28031	NA	30832	937	1.03 AC
6	01920312	1. BOWMAN DEVELOPMENT GROUP INC,	13815 CINNABAR PL HUNTERSVILLE NC 28078	L1 M59-478	28813	363	0.58 AC
7	01920313	1. MERCADO, DELIA 2.MERCADO, LAURO	15035 HOLBROOKS RD HUNTERSVILLE NC 28078	NA	13987	832	11.318 AC
8	01920313	1. MERCADO, LAURO 2.MERCADO, DELIA	15035 HOLBROOKS RD HUNTERSVILLE NC 28078	NA	13987	832	11.318 AC
9	01920320	1. SOUTHSIDE NEIGHBORHOOD LLC,	13815 CINNABAR PL HUNTERSVILLE NC 28078	M59-478	30977	917	5.37 AC
10	01927113	1. SOUTHSIDE NEIGHBORHOOD LLC,	13815 CINNABAR PL HUNTERSVILLE NC 28078	NA	29109	546	3.9 AC
11	01927138	1. AVH CAROLINAS LLC,	10635 DEVONSHIRE DR HUNTERSVILLE NC 28078	L248 M59-950	31527	229	0.2 AC
12	01927139	1. AVH CAROLINAS LLC,	10635 DEVONSHIRE DR HUNTERSVILLE NC 28078	L249 M59-950	31527	229	0.2 AC
13	01927140	1. AVH CAROLINAS LLO,	5615 POTTER RD MATTHEWS NC 28104	L250 M59-950	31646	233	0.2 AC
14	01927141	1. AVH CAROLINAS LLC,	5615 POTTER RD MATTHEWS NC 28104	L251 M59-950	31646	233	0.2 AC
15	01927142	1. AVH CAROLINAS LLC,	5615 POTTER RD MATTHEWS NC 28104	L252 M59-950	31646	233	0.2 AC
16	01927143	1. AVH CAROLINAS LLC,	5615 POTTER RD MATTHEWS NC 28104	L253 M59-950	31646	233	0.24 AC

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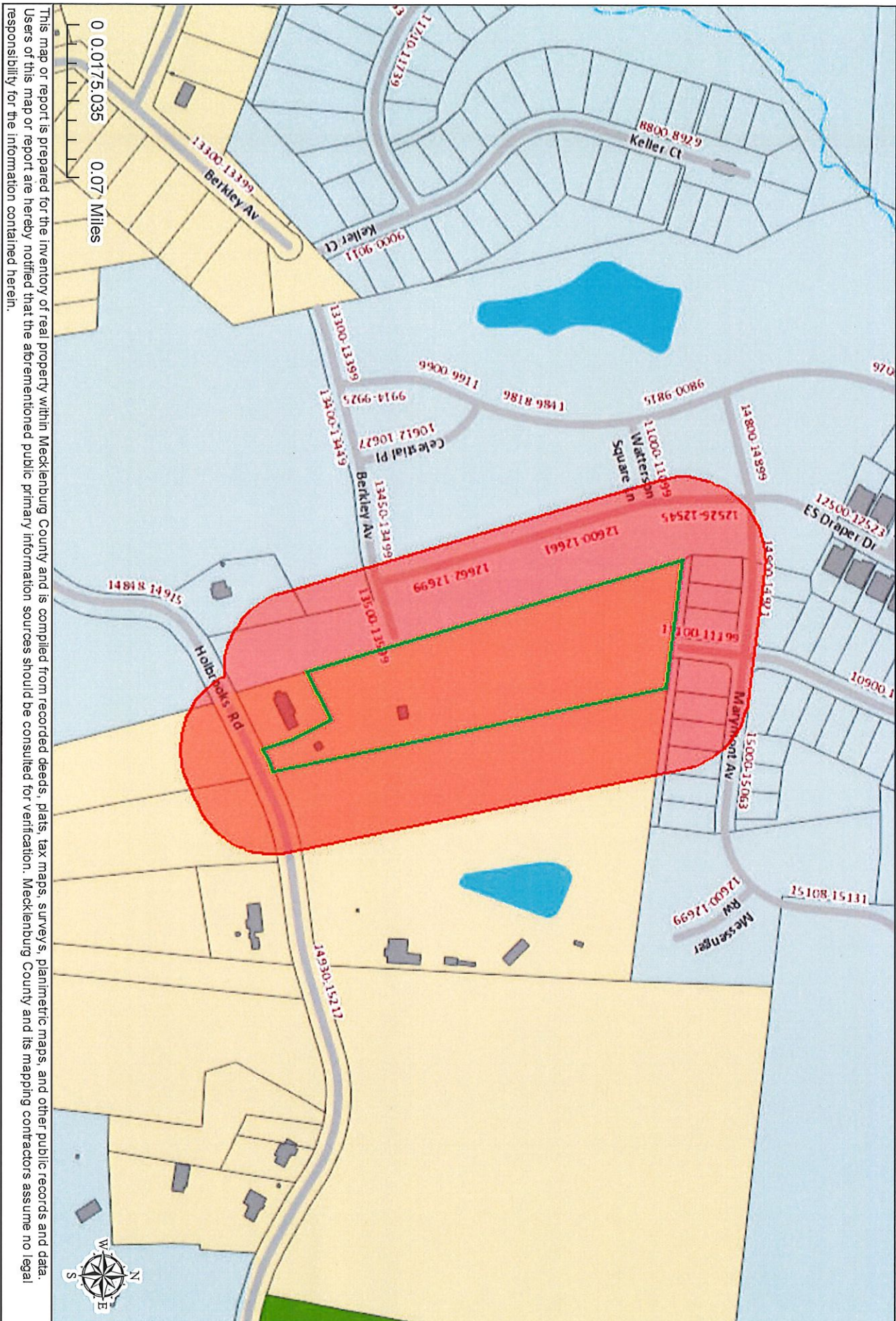
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No	Parcel ID	Owner Name	Mailing Address	Legal Description	Deed Book	Deed Page	Land Area
17	01927144	1. AVH CAROLINAS LLC,	5615 POTTER RD MATTHEWS NC 28104	L254 M59-950	31646	233	0.22 AC
18	01927174	1. SOUTHSIDE NEIGHBORHOOD LLC,	13815 CINNABAR PL HUNTERSVILLE NC 28078	COS M59-950	29109	546	0.09 AC
19	01927175	1. SOUTHSIDE NEIGHBORHOOD LLC,	13815 CINNABAR PL HUNTERSVILLE NC 28078	COS M59-950	29109	546	0.19 AC
20	01927524	1. AVH CAROLINAS LLC,	10635 DEVONSHIRE DR HUNTERSVILLE NC 28078	L244 M59-950	31316	15	0.26 AC
21	01927525	1. SOUTHSIDE NEIGHBORHOOD LLC,	13815 CINNABAR PL HUNTERSVILLE NC 28078	L245 M59-950	29109	546	0.18 AC
22	01937101	1. BOWMAN DEVELOPMENT GROUP INC,	13815 CINNABAR PL HUNTERSVILLE NC 28078	NA	31509	118	21.156 GIS Acres

# Polaris 3G Map – Mecklenburg County, North Carolina

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2	01910107	1. GREENWAY WASTE SOLUTIONS AT NORTH MECK LLC,	19109 W CATAWBA AVE STE 200 CORNELIUS NC 28031	NA	30766	773	2.98 AC
3	01910116	1. TOWN OF HUNTERSVILLE,	PO BOX 66428070 HUNTERSVILLE NC 28070	NA	25768	519	41.29 AC
4	01920312	1. BOWMAN DEVELOPMENT GROUP INC,	13815 CINNABAR PL HUNTERSVILLE NC 28078	L1 M59-478	28813	363	0.58 AC
5	01920313	1. MERCADO, DELIA 2.MERCADO, LAURO	15035 HOLBROOKS RD HUNTERSVILLE NC 28078	NA	13987	832	11.318 AC
6	01920313	1. MERCADO, LAURO 2.MERCADO, DELIA	15035 HOLBROOKS RD HUNTERSVILLE NC 28078	NA	13987	832	11.318 AC
7	01920314	1. SOUTHSIDE NEIGHBORHOOD LLC,	13815 CINNABAR PL HUNTERSVILLE NC 28078	N/A	27901	774	0.951 GIS Acres
8	01920315	1. C&D MANAGEMENT COMPANY LLC,	19141 W CATAWBA AVE CORNELIUS NC 28031	NA	25629	675	12.6 AC
9	01920320	1. SOUTHSIDE NEIGHBORHOOD LLC,	13815 CINNABAR PL HUNTERSVILLE NC 28078	M59-478	30977	917	5.37 AC
10	01927101A	1. SOUTHSIDE NEIGHBORHOOD LLC,	13815 CINNABAR PL HUNTERSVILLE NC 28078	NA	29657	787	22.91 AC
11	01927101B	1. SOUTHSIDE NEIGHBORHOOD LLC,	13815 CINNABAR PL HUNTERSVILLE NC 28078	NA	29657	787	4.44 AC
12	01927139	1. AVH CAROLINAS LLC,	10635 DEVONSHIRE DR HUNTERSVILLE NC 28078	L249 M59-950	31527	229	0.2 AC
13	01927140	1. AVH CAROLINAS LLO,	5615 POTTER RD MATTHEWS NC 28104	L250 M59-950	31646	233	0.2 AC
14	01927141	1. AVH CAROLINAS LLC,	5615 POTTER RD MATTHEWS NC 28104	L251 M59-950	31646	233	0.2 AC
15	01927142	1. AVH CAROLINAS LLC,	5615 POTTER RD MATTHEWS NC 28104	L252 M59-950	31646	233	0.2 AC
16	01927143	1. AVH CAROLINAS LLC,	5615 POTTER RD MATTHEWS NC 28104	L253 M59-950	31646	233	0.24 AC
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19	01927146	1. AVH CAROLINAS LLC,	10635 DEVONSHIRE DR HUNTERSVILLE NC 28078	L256 M59-950	31316	15	0.09 AC
20	01927174	1. SOUTHSIDE NEIGHBORHOOD LLC,	13815 CINNABAR PL HUNTERSVILLE NC 28078	COS M59-950	29109	546	0.09 AC
21	01927175	1. SOUTHSIDE NEIGHBORHOOD LLC,	13815 CINNABAR PL HUNTERSVILLE NC 28078	COS M59-950	29109	546	0.19 AC
22	01927524	1. AVH CAROLINAS LLC,	10635 DEVONSHIRE DR HUNTERSVILLE NC 28078	L244 M59-950	31316	15	0.26 AC
23	01927540	1. SOUTHSIDE NEIGHBORHOOD LLC,	13815 CINNABAR PL HUNTERSVILLE NC 28078	L232 M59-950	29109	546	0.18 AC
24	01927541	1. AVH CAROLINAS LLC,	10635 DEVONSHIRE DR HUNTERSVILLE NC 28078	L233 M59-950	31316	15	0.25 AC