

RANSON ROAD RESIDENTIAL

Neighborhood Meeting Report

June 20, 2017

The neighborhood meeting for Ranson Road Residential project, EPM no. 376098, was held on June 20, 2017 at 5:00 P.M. The notice letter is attached. The sign in sheet had been provided as required prior to and during the meeting, however someone removed the sign in sheets after the meeting, and before the Applicant or Town Staff could retrieve them. There were approximately 45 individuals from the community present at the meeting.

Introduction by Classica, and a short presentation on the background of the company, site plan and typical products that they build. The floor was then opened for questions and comments. The following is a summary of the questions and comments made at the meeting:

1. What will the lot sizes be?

Response: There will be two different lot widths: 55' and 65' based on home product. The lot depth will be 125' for both sizes.

2. How much will the homes cost?

Response: \$500,000+ will be the likely low-end cost range of the homes, but it will depend on the market at that time.

3. Where will the utilities come from?

Response: Ranson Road is where most utilities, including water, will come from. The sewer connection will be made through the south end of the property where the existing sewer line is located within the floodplain.

4. Where will the traffic go?

Response: The main entrance for the neighborhood will be on Ranson Road.

5. Why is the town pushing connectivity between the neighborhoods?

Response: Stub roads and connectivity are requirements by the Town of Huntersville

6. The traffic is excessive on Ranson Road and in the Stone Hollow neighborhood – recent traffic statistics were cited – we are having trouble getting in and out of our neighborhood. Ranson and Stumptown are impassable during school times. What are you going to do to help this problem?

Response: A Traffic Impact Analysis (TIA) is being done, though not yet finalized. Currently it indicates that a left turn lane into the neighborhood with 100' of stacking will be required.

7. What is the benefit to us? We have overburdened roads and difficulty getting to our neighborhoods. I-77 has issues and presents air quality issues. We need some benefit.

Response: The Town of Huntersville, Mecklenburg County, and NCDOT are responsible for global

traffic concerns. This proposed development is required to study and mitigate traffic impacts associated with this proposed new construction.

8. Traffic backs up, can you put a right turn lane in?

Response: A right turn lane has not been identified as a roadway improvement in the TIA, and will likely not shorten length of traffic.

9. When was the traffic study done?

Response: Ramey Kemp Representative – traffic study done while school is in session, during peak hours.

10. Who pays for the traffic study?

Response: It is required by town that the applicant secure a consultant and finance the traffic study. The study must be completed per the guidelines of the Town of Huntersville, and be reviewed and approved by the Town of Huntersville. There was a public comment regarding conflict of interest. There is no conflict of interest. This study is monitored by the Town and prepared by a licensed professional bound by the professional ethics.

Town interjected: The Town has a list of engineers who are qualified and approved by the Town for applicants to use. The Town does not pay for applicant's traffic studies.

11. I have lived on Ranson Road since 1989. Once development of the area started, we had to go through all of this with every project. The trouble isn't with Classica, it is with the town. The Town has to deal with this.

12. Are you going to have 20' buffer or more?

Response: The development will provide a 20' buffer around the perimeter of the project, and will be maintaining the required buffer. Existing trees will be saved where practical and additional planting will be installed. The buffer is intended to be very attractive and provide privacy for both the residents and adjoining property owners.

13. Do you have to connect both streets? (Laura Michelle Rd and Phillip Michael Rd)

Response: The Town responded that it is required connectivity per the Ordinance.

14. Will there be connectivity to the South, a connection to the Greenway?

Response: The Town responded that the greenway will be dedicated to Mecklenburg County along the creek. The timeframe for construction of this section of Greenway is unknown.

15. Are there plans to widen Ranson road?

Response: The Town responded that Stephen Trott, the Town transportation engineer, is not present at the meeting, and that he would be the appropriate representative to answer this question.

16. What is the distance between the adjoining neighborhood entrances?

Response: Approximately 400'

17. Will the turn lane extend to our neighborhood?

Response: The turn lane is intended to extend only to the limits established to mitigate traffic of this proposed development.

18. When will construction occur?

Response: Construction is planned to occur in 2018-2019

19. Will you build front to back?

Response: Classica explained their phasing approach, which starts at the connection to Ranson Road, and bisects the site into two phases.

20. Because of existing topography, the height of the homes will be pronounced.

Response: The height of homes vary with the product. The proposed grading along the property boundary to the East also contemplates lowering the grade at the property line.

21. Where will stormwater runoff go?

Response: All stormwater runoff must be captured and treated through the use of a dry detention facility and surface sand filter at the Southern portion of the project.

22. There is a sliver of land still owned by Eastwood, not by the Stone Hollow neighborhood, which abuts the project. A resident in attendance mentioned that she had discussed with the owner the opportunities to deed this land to the HOA as a buffer.

23. There is concern with exiting on Ranson Road, particularly in the morning. Will you reduce accidents?

Response: The Applicant is required to provide a Traffic Study which will identify improvements required to be constructed as part of this development.

24. Streets are backed up. Roads are not adequate. Why doesn't the town improve this and fix the problem?

Response: The Town representative asked to pass along the contact information for all concerned citizens to the Town Transportation Engineer for a more detailed response.

25. How does the sketch plan process work?

Response: The Town representative detailed the dates for all future meetings that the neighbors may attend, and gave a brief overview of the process.

26. What trees will be preserved?

Response: Old growth trees located in the required buffers will be preserved to the greatest possible extent.

27. A safety concern was raised regarding the driveway connection to Ranson Road

Response: The connection will meet all Town guidelines.

28. Will the street connections to the East be the same section?

Response: The cross section of the proposed street connection is very similar to the existing street section.

29. What will the buffer look like?

Response: Evergreen and deciduous screening will be provided to supplement any existing vegetation that is currently in the buffer.

30. Can Classica help with traffic calming devices?

Response: The Town representative asked questioner to send an email so that they can communicate with the Town Transportation Engineer regarding traffic calming devices.

31. Is land already bought?

Response: The land is currently under contract, but not yet purchased.

32. Can we attend planning board meeting?

Response: Yes, and town board meeting

33. Is there a potential for street connectivity to adjacent homes at rosewood meadow?

Response: This will not be financially feasible for future developer/town/county because of the greenway connection and stream crossing.

34. Why are there street stubs?

Response: The town requires stub streets to connect to future, unplanned development on adjacent properties.

35. Is this a rezoning?

Response: No, this is a "by-right" development. The applicant must meet all requirements of the Ordinance.

36. There is concern about traffic coming out onto stumptown through adjacent neighborhoods. Roads are in poor conditions already, and something needs to be done before building new developments.

Response: Comment acknowledged.

37. How is this going to benefit us?

Response: This will benefit the community by bringing high quality homes with a lower density plan, common open space, screening, and potentially increasing property values.

38. A resident closed with thanking the Applicant for not bringing in townhomes and apartments, and thanked them for being open with us.

39. 6:29 Meeting closed.



June 5, 2017

RE: Property Owner: John Calvin McAulay
 Tina McAulay McGinnis
 Judy McAulay
 Arthur Daniel McAulay
 Chad Ryan McAulay

Applicant: Larry Burton, Classica Homes
EPM No.: 376098

A portion of parcel numbers 01714247, 01714207, 01714214 and the entire parcel numbers 01714205 and 01714204, approximately 38.08 acres proposed for subdivision under the current zoning district of Neighborhood Residential (NR); 15290 Ranson Road, Huntersville, North Carolina.

Dear Property Owner:

Classica Homes would like to invite you to attend a neighborhood meeting scheduled for June 20, 2017 from 5:00 p.m. to 6:00 p.m. to review our proposed Subdivision Sketch Plan in connection with the above referenced property. The meeting will be held at the Huntersville Town Hall located at 101 Huntersville-Concord Road in Huntersville.

We look forward to seeing you there.

Sincerely,


Bill Saint
President, Classica Homes
704-499-9400

4525.01_Ranson Road Residential - Neighborhood Meeting Mailing List - 05/31/17

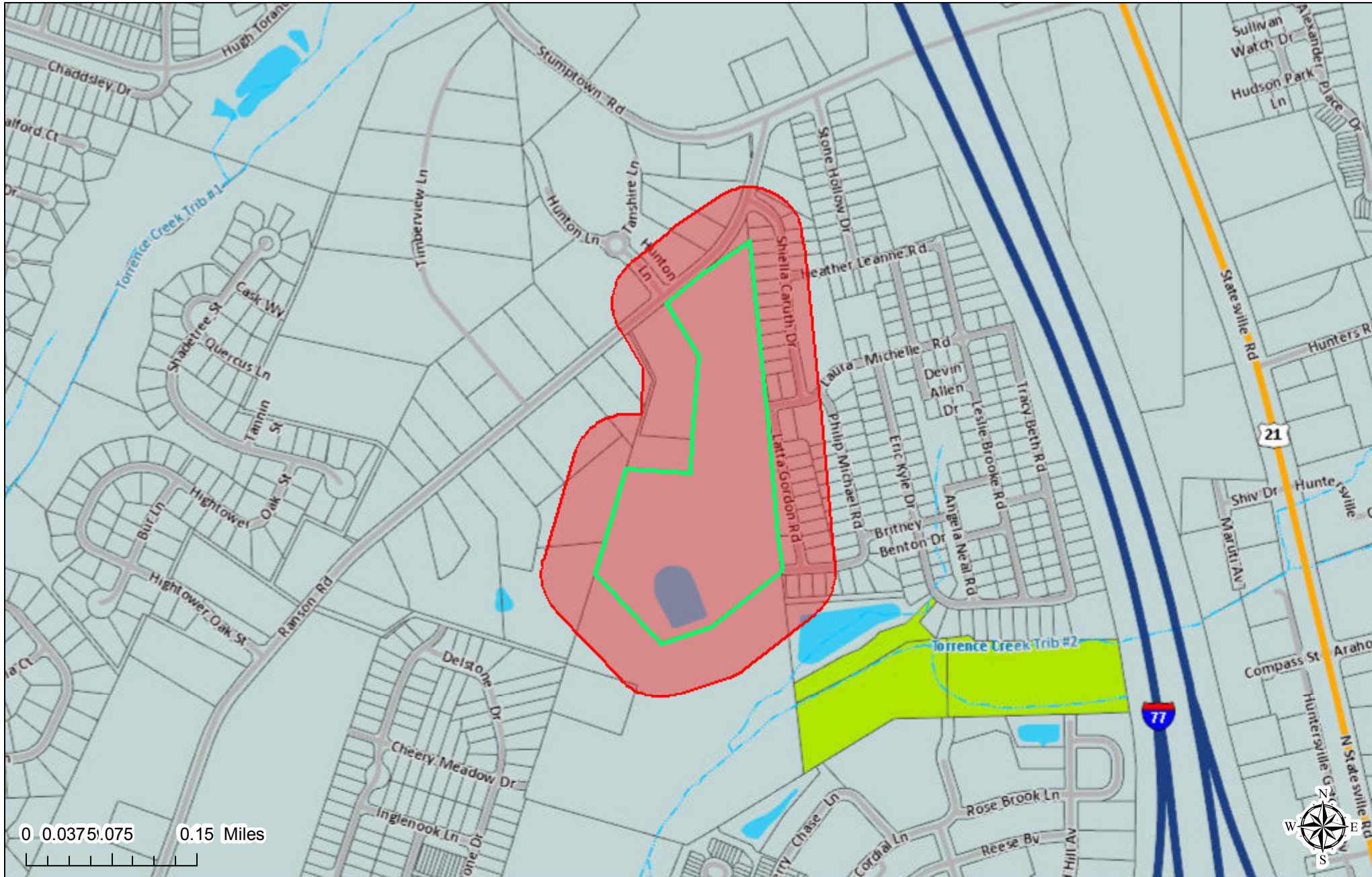


PARCEL ID	OWNER NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE	PROPERTY ADDRESS	LEGAL DESCRIPTION	DEED BOOK	DEED PAGE	LAND AREA
00080105	VILLAGES OF MECKLENBURG ASSISTED LIVING LLC	ATTN:MICHAEL P. RAUCHWARG 500 RIDGEFIELD AVE ASHVILLE NC 28806	ASHEVILLE	NC	28806	13910 HUNTON LN HUNTERSVILLE	L2 M58-637	28871	485	8.883 AC
00080106	DUCKSON ADMINISTRATOR OF THE ROMAN CATHOLIC DCH/CH WEST, MAURICIO W	PO BOX 36776 CHARLOTTE NC 28276	CHARLOTTE	NC	28276	15113 RANSON RD HUNTERSVILLE	NA	14122	459	1.72 AC
00080111	BROOKS BOY A JR BROOKS, DANNE B	15111 RANSON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	15111 RANSON RD HUNTERSVILLE	N/A	7839	184	2 AC
00080127	ZARAGOZA, JOSUE J ZARAGOZA, SANDRA L	PO BOX 57 HUNTERSVILLE NC 28070	HUNTERSVILLE	NC	28070	15103 RANSON RD HUNTERSVILLE	L3 M44-820	10026	231	1.216 AC
00080161	SKILLED NURSING CARE SERVICES OF MECKLENBURG, LLC/CO-OLEX INDY COMMONS AT THE VILLAGES OF MECKLENBURG	1108 ARDLEY RD CHARLOTTE NC 28207	CHARLOTTE	NC	28207	13825 HUNTON LN HUNTERSVILLE	P1 M58-637	19470	124	3.618 AC
00080164	ZARAGOZA, SANDRA L ZARAGOZA, JOSUE J	15409 RANSON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	15409 RANSON RD HUNTERSVILLE	L4 M44-820	10025	231	1.386 AC
01714204	MCGINNIS, TINA MCAULAY MCAULAY, JOHN CALVIN JR	417 DINGLER AVE MOORESVILLE NC 28115	MOORESVILLE	NC	28115	RANSON RD HUNTERSVILLE	NA	31450	763	0.377 AC
01714205	MCGINNIS, TINA MCAULAY MCAULAY, JOHN CALVIN JR	417 DINGLER AVE MOORESVILLE NC 28115	MOORESVILLE	NC	28115	RANSON RD HUNTERSVILLE	NA	31450	745	19.84 AC
01714205	MCAULAY, JOHN CALVIN JR MCGINNIS, TINA MCAULAY	417 DINGLER AVE MOORESVILLE NC 28115	MOORESVILLE	NC	28115	RANSON RD HUNTERSVILLE	NA	31450	745	19.84 AC
01714207	MCAULAY, RUDY M	15224 RANSON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	15224 RANSON RD HUNTERSVILLE	L6 M39-288	3299	557	2.908 AC
01714213	MCAULAY, ARTHUR DANIEL	14850 RANSON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	14850 RANSON RD HUNTERSVILLE	OFF RANSON RD #2139	3785	535	2.01 AC
01714214	MCAULAY, ARTHUR DANIEL	14850 RANSON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	14850 RANSON RD HUNTERSVILLE	N/A	3825	561	22.13 AC
01714221	WOODARD, MARY KAY D WOODARD, ROBERT T JR	15300 RANSON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	15300 RANSON RD HUNTERSVILLE	NA	17249	218	0.88 AC
01714222	LOCKLEAR, ANNOLO LOCKLEAR, NANCY	15136 RANSON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	15136 RANSON RD HUNTERSVILLE	N/A	4701	135	1.5 AC
01714233	BROGGIETS, SHARON J BROGGIETS, RICHARD E	15104 RANSON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	15104 RANSON RD HUNTERSVILLE	N/A	7816	206	2.758 AC
01714235	TWOGOOD, KISHA HAWBURY, JON	15020 RANSON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	15020 RANSON RD HUNTERSVILLE	NA	28733	788	4 AC
01714237	PALLAMAN, ROSEMARIE	12607 CALPURN DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	15024 RANSON RD HUNTERSVILLE	NA	29600	392	2.997 AC
01714228	HESTER, HAROLD W JR HESTER, JULIE R	15418 RANSON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	15418 RANSON RD HUNTERSVILLE	M20 B54	5602	26	0.770 GUS Acres
01714232	JENNIFER, JENNIFER J JENNIFER, ROBERT	14736 LAURA MICHELLE RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	14736 LAURA MICHELLE RD HUNTERSVILLE	L205 M54-745	12306	382	0.175 AC
01714233	THE PROPERTY NORTH CAROLINA LP	1777 MAIN ST STE 2000 DALLAS TX 75201	DALLAS	TX	75201	14730 LAURA MICHELLE RD HUNTERSVILLE	L206 M54-745	30418	628	0.202 AC
01714234	BELTRAN, MARIA CELIA BELTRAN, JORGE JUAN	13615 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13615 SHEILA CARUTH DR HUNTERSVILLE	L207 M53-953	27738	935	0.198 AC
01714235	VALLARID, SANDRA J	13619 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13619 SHEILA CARUTH DR HUNTERSVILLE	L208 M53-953	27713	17	0.191 AC
01714236	KURSON, GAVIN JACKSON, AMY	13623 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13623 SHEILA CARUTH DR HUNTERSVILLE	L209 M53-577	30862	969	0.187 AC
01714237	JUBERT, JENNIFER J JUBERT, BRANISLAV	13627 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13627 SHEILA CARUTH DR HUNTERSVILLE	L210 M54-745	31253	664	0.188 AC
01714238	EWER, MICHELLE M EWER, SCOTT T	13647 ARTHUR AUTEN RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13643 SHEILA CARUTH DR HUNTERSVILLE	L211 M53-577	26598	115	0.175 AC
01714239	SEGO, ANTHONY D	13635 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13635 SHEILA CARUTH DR HUNTERSVILLE	L212 M54-745	13095	443	0.179 AC
01714240	LEE, THOMAS LEE, HEATHER	MC 66 BOX 483 MOUNTAINAIR NM 87036	MOUNTAINAIR	NM	87036	13639 SHEILA CARUTH DR HUNTERSVILLE	L213 M54-745	29578	634	0.179 AC
01714241	TSCHUMPERLIN, CONNIE	13703 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13703 SHEILA CARUTH DR HUNTERSVILLE	L214 M53-953	27901	586	0.179 AC
01714242	CONSTANTINES, PETER J JR	13729 PENNINGTON DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13707 SHEILA CARUTH DR HUNTERSVILLE	L215 M53-953	21281	240	0.179 AC
01714243	BYE, NIKIAI BYE JR, MERTON W	13711 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13711 SHEILA CARUTH DR HUNTERSVILLE	L216 M53-953	31639	218	0.179 AC
01714244	ABDELRAZAK, SHEFI A E	13717 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13717 SHEILA CARUTH DR HUNTERSVILLE	L217 M53-953	31106	1	0.175 AC
01714245	STONE HOLLOW 3 HOME OWNERS ASSOC	2837 WESTPORT RD CHARLOTTE NC 28208	CHARLOTTE	NC	28208	SHEILA CARUTH DR HUNTERSVILLE	C/A M54-745	16867	660	0.135 AC
01714246	STONE HOLLOW 3 HOME OWNERS ASSOC	2837 WESTPORT RD CHARLOTTE NC 28208	CHARLOTTE	NC	28208	LAURA MICHELLE RD HUNTERSVILLE	C/A M54-745	16867	660	0.034 AC
01714247	MCAULAY, CHAD FIANE	15224 RANSON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	RANSON RD HUNTERSVILLE	L6 M39-288	15179	703	1.179 AC
01714311	STONE HOLLOW 3 HOME OWNERS ASSOC	2837 WESTPORT RD CHARLOTTE NC 28208	CHARLOTTE	NC	28208	SHEILA CARUTH DR HUNTERSVILLE	C/A M54-745	16867	660	0.135 AC
01714312	RIESE, TYLER D RIESE, ERICA K	13718 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13718 SHEILA CARUTH DR HUNTERSVILLE	L218 M54-745	31228	189	0.211 AC
01714313	HINKIN, JASON A	13712 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13712 SHEILA CARUTH DR HUNTERSVILLE	L219 M54-745	24210	635	0.209 AC
01714314	OWAHABU, PURNIMA DAS KELKAR, AMIT S	13708 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13708 SHEILA CARUTH DR HUNTERSVILLE	L220 M54-745	30946	874	0.222 AC
01714315	KAMMELER, ANGELA M KAMMELER, DEAN A	13704 SHEILA CARUTH DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13704 SHEILA CARUTH DR HUNTERSVILLE	L221 M54-745	26664	450	0.248 AC
01714328	STONE HOLLOW HOMEOWNERS ASSOC	2847 WESTPORT RD CHARLOTTE NC 28208	CHARLOTTE	NC	28208	ERIC KYLE DR HUNTERSVILLE	L1/COS M47-997	10249	699	3.165 AC
01714557	MECKLENBURG COUNTY	608 E 4TH ST CHARLOTTE NC 28202	CHARLOTTE	NC	28202	ERIC KYLE DR HUNTERSVILLE	L2 M47-997	22128	400	1.585 AC
01714598	MECKLENBURG COUNTY	600 EAST FOURTH ST CHARLOTTE NC 28202	CHARLOTTE	NC	28202	STAMPTOWN RD HUNTERSVILLE	L1 M47-995	22305	150	3.396 AC
01714731	STONE HOLLOW 3 HOME OWNERS ASSOC	2837 WESTPORT RD CHARLOTTE NC 28208	CHARLOTTE	NC	28208	SHEILA CARUTH DR HUNTERSVILLE	OPEN SPACE M53-953	16867	660	2.103 AC
01714739	DEHAVEN, KEVIN STEUART EVANS, REBECCA M	13118 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13118 PHILP MICHAEL RD HUNTERSVILLE	L100 M54-743	31009	645	0.166 AC
01714810	BEVES, ANDREW BEVEL, JIMBERLY	13114 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13114 PHILP MICHAEL RD HUNTERSVILLE	L101 M54-743	30739	779	0.152 AC
01714811	ENGLISH, LEE	13110 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13110 PHILP MICHAEL RD HUNTERSVILLE	L102 M54-743	29831	981	0.153 AC
01714837	LYNCH, SHAWN W LYNCH, KEVIN PATRICK	13106 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13106 PHILP MICHAEL RD HUNTERSVILLE	L103 M54-743	29623	820	0.153 AC
01714833	STONE HOLLOW 3 HOME OWNERS ASSOC	2837 WESTPORT RD CHARLOTTE NC 28208	CHARLOTTE	NC	28208	PHILP MICHAEL RD HUNTERSVILLE	C/A M54-743	16867	660	0.406 AC
01714834	MOORE, RHONDA THE RHONDA MOORE REVOCABLE LTV	13305 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13305 PHILP MICHAEL RD HUNTERSVILLE	L104 M54-743	27122	131	0.226 AC
01714835	EASTWOOD DEVELOPMENT CORP	2837 WESTPORT RD CHARLOTTE NC 28208	CHARLOTTE	NC	28208	LATTA GORDON RD HUNTERSVILLE	M54-743	10075	419	0.418 AC
01714836	SAVLER, RENE A	13314 LATTA GORDON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13314 LATTA GORDON RD HUNTERSVILLE	L203 M54-743	14635	694	0.188 AC
01714837	CHIN, RONG	13306 LATTA GORDON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13306 LATTA GORDON RD HUNTERSVILLE	L202 M54-743	29839	588	0.173 AC
01714838	CO AMERICAN HOMES 4 RENT, LAMH 2014-3 BORROWER LLC	10001 AGOURA RD SUITE 200 AGOURA HILLS CA 91301	AGOURA HILLS	CA	91301	13302 LATTA GORDON RD HUNTERSVILLE	L201 M54-743	29607	269	0.175 AC
01714839	BASS, MARVIN D BASS, DELOIS H	13404 LATTA GORDON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13426 LATTA GORDON RD HUNTERSVILLE	L200 M54-743	14294	680	0.177 AC
01714840	SHAMONS, SHAMON A ALEXANDRIA	13422 LATTA GORDON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13422 LATTA GORDON RD HUNTERSVILLE	L109 M54-743	31536	493	0.179 AC
01714841	NORTON, CHRISTINE AMNI NORTON, STEPHEN FRANCOIS	13418 LATTA GORDON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13418 LATTA GORDON RD HUNTERSVILLE	L108 M54-743	14086	400	0.182 AC
01714842	MOYSENI, ERIC	13414 LATTA GORDON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28208	13414 LATTA GORDON RD HUNTERSVILLE	L107 M54-743	14634	832	0.184 AC
01714843	RUDISIL, NICKY	13408 LATTA GORDON RD CHARLOTTE NC 28078	CHARLOTTE	NC	28078	13408 LATTA GORDON RD HUNTERSVILLE	L106 M54-743	13947	265	0.186 AC
01714844	ADAMS, LINDA R RIDER, WENDY ADAMS, ALBERT	13402 LATTA GORDON RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13402 LATTA GORDON RD HUNTERSVILLE	L105 M54-743	23839	923	0.24 AC
01714846	BISSE, SCOTT C	13417 SPRUCE KNOB LN CHARLOTTE NC 28214	CHARLOTTE	NC	28214	13401 PHILP MICHAEL RD HUNTERSVILLE	L104 M54-743	22143	129	0.171 AC
01714847	CULVER, SARAH BLAKER MENZ, LAURA E THOMPSON, KATHY L	13407 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28031	13407 PHILP MICHAEL RD HUNTERSVILLE	L103 M54-743	29430	666	0.171 AC
01714848	ZITO, STEVEN P ZITO, JAMIE L	13411 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13411 PHILP MICHAEL RD HUNTERSVILLE	L102 M54-743	13675	282	0.171 AC
01714849	DAVE, DEPTIEN AMIT DAVE, AMIT VINODCHANDRA	13415 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13415 PHILP MICHAEL RD HUNTERSVILLE	L101 M54-743	28524	641	0.171 AC
01714850	RICHMOND, MELVIN GREGORY	13419 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13419 PHILP MICHAEL RD HUNTERSVILLE	L100 M54-743	21002	743	0.171 AC
01714851	SMITH, MARCO J	13425 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13425 PHILP MICHAEL RD HUNTERSVILLE	L179 M54-743	28827	449	0.171 AC
01714852	AMATO, MELISSA B AMATO, NICHOLAS M	13505 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13505 PHILP MICHAEL RD HUNTERSVILLE	L178 M54-743	31719	670	0.171 AC
01714853	SIMONICH, BARBARA A	13509 PHILP MICHAEL RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13509 PHILP MICHAEL RD HUNTERSVILLE	L177 M54-743	14934	764	0.171 AC
01714854	GEORGE, DAVID SCOTT GEORGE, SHERRY M	14725 LAURA MICHELLE RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	14725 LAURA MICHELLE RD HUNTERSVILLE	L176 M54-302	30362	293	0.661 AC
01714855	CHIVERALLS, DANIEL P CHACHER, JAMIE L	14733 LAURA MICHELLE RD HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	14733 LAURA MICHELLE RD HUNTERSVILLE	L104 M54-743	29243	851	0.265 AC
01715220	TOWN OF HUNTERSVILLE	PO BOX 664 HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	RANSON PARK DR HUNTERSVILLE	L1 M53-611	11444	495	1.016 AC
01715231	ROSEDALE COMMONS PROPERTY OWNERS ASSOC INC	3900 ARCO COMPANY DR SUITE 200 % ARC REAL ESTATE SERVICES INC CHARLOTTE NC 28273	CHARLOTTE	NC	28273	RANSON PARK DR HUNTERSVILLE	L/A M53-611	13379	478	1.875 AC
01715293	WNC CHARLOTTE LLC	3915 A STILLMAN FRY GLEN ALLEN VA 22060	GLEN ALLEN	VA	22060	14535 MERRY CHASE LN HUNTERSVILLE	AREA 6 BLD 3 M53-981	15986	598	2.23 AC
01715510	HELLS WILLIAM L III CO MICHAEL ARJUN	9622 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9622 BLOSSOM HILL DR HUNTERSVILLE	L65 M57-673	25449	339	0.033 AC
01715511	ZEQUEIRA, TONY	9618 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9618 BLOSSOM HILL DR HUNTERSVILLE	L46 M57-673	22029	66	0.033 AC
01715512	BEVER, FRANK WILLIAM III	9614 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9614 BLOSSOM HILL DR HUNTERSVILLE	L47 M57-673	30247	653	0.034 AC
01715513	HOWELL, MARY A HOWELL, CLARK G	9610 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9610 BLOSSOM HILL DR HUNTERSVILLE	L48 M57-673	15097	189	0.041 AC
01715514	BAVER, LANDRA LEWIS BAYER, DAVID MICHAEL	2700 UNIVERSITY BLVD APT 403 TUSCALOOSA AL 35405	TUSCALOOSA	AL	35405	9606 BLOSSOM HILL DR HUNTERSVILLE	L49 M57-673	25280	201	0.041 AC
01715515	ROACH, MICHELLE T	11740 HICKORY FOREST LN DAVIDSON NC 28036	DAVIDSON	NC	28036	9584 BLOSSOM HILL DR HUNTERSVILLE	L50 M57-673	16005	747	0.037 AC
01715516	WATTS, AMY E	9580 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9580 BLOSSOM HILL DR HUNTERSVILLE	L51 M57-673	21691	492	0.034 AC
01715517	LITTLE, MELISSA	1127 E MOREHEAD ST CHARLOTTE NC 28204	CHARLOTTE	NC	28204	9576 BLOSSOM HILL DR HUNTERSVILLE	L52 M57-673	16005	791	0.033 AC
01715518	TANG, TAO WU, NINGTING	9572 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9572 BLOSSOM HILL DR HUNTERSVILLE	L53 M57-673	30912	857	0.034 AC
01715519	ELWELL, SUSAN E	9568 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9568 BLOSSOM HILL DR HUNTERSVILLE	L54 M57-673	31179	770	0.041 AC

01715522	ROBSON, KIMBERLY ANN	9550 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9550 BLOSSOM HILL DR HUNTERSVILLE	157 MS7-673	28888	841	0.035 AC
01715523	CAULDER, STEPHEN WESLEY	9546 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9546 BLOSSOM HILL DR HUNTERSVILLE	158 MS7-673	30511	547	0.035 AC
01715524	TOMZA, ANNA	9542 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9542 BLOSSOM HILL DR HUNTERSVILLE	159 MS7-673	28788	863	0.035 AC
01715525	WILLIAMS, ERIC J	1329 E MOREHEAD ST CHARLOTTE NC 28204	CHARLOTTE	NC	28204	9538 BLOSSOM HILL DR HUNTERSVILLE	160 MS7-673	15641	960	0.037 AC
01715526	LAINE, TODD A LAINE, LAURA W	9534 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9534 BLOSSOM HILL DR HUNTERSVILLE	161 MS7-673	31285	148	0.046 AC
01715527	CHERRY, LINDA L	9530 BLOSSOM HILL DR UNIT 10 HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9530 BLOSSOM HILL DR HUNTERSVILLE	162 MS7-673	29693	488	0.049 AC
01715528	PINKY, TYLER S	9520 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9520 BLOSSOM HILL DR HUNTERSVILLE	163 MS7-673	30356	243	0.037 AC
01715529	WALKER, JILL D	9516 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9516 BLOSSOM HILL DR HUNTERSVILLE	164 MS7-673	27454	973	0.037 AC
01715530	C/O INVITATION HOMES, 12015-2 H/2 BORROWER LP	1717 MAIN ST STE 2000 DALLAS TX 75201	DALLAS	TX	75201	9512 BLOSSOM HILL DR HUNTERSVILLE	165 MS7-673	29885	1	0.035 AC
01715531	SANTOS, MICHELLE SANTOS, LARA	9508 BLOSSOM HILL DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9508 BLOSSOM HILL DR HUNTERSVILLE	166 MS7-673	30318	49	0.041 AC
01715536	GARBER LIVING TRUST, (GARBER, DANIEL THOMAS	1053 LIVERLY RIDGE RD CONCORD NC 28027	CONCORD	NC	28027	13518 MERRY CHASE LN HUNTERSVILLE	171 MS7-673	36840	89	0.032 AC
01715537	MICHAEL, JACKLYN J	13514 MERRY CHASE LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13514 MERRY CHASE LN HUNTERSVILLE	172 MS7-673	16391	47	0.032 AC
01715538	318 REALTY CORP.	94 SURVEY DR CENTER MORICHES NY 11934	CENTER MORICHES	NY	11934	13510 MERRY CHASE LN HUNTERSVILLE	173 MS7-673	19683	486	0.041 AC
01715541	MICALPINE ROSEDALE HOMEOWNERS, ASSOCI C/O FAITH MANAGEMENT SERVICES,	PO BOX 4810 DAVIDSON NC 28036	DAVIDSON	NC	28036	BLOSSOM HILL DR HUNTERSVILLE	COS MS7-673	19901	800	1.019 AC
01715542	C/O FAITH MANAGEMENT SERVICES, (MICALPINE ROSEDALE LLC,	PO BOX 4810 DAVIDSON NC 28036	DAVIDSON	NC	28036	BLOSSOM HILL DR HUNTERSVILLE	COS MS7-673			0.067 AC
01715543	MICALPINE ROSEDALE HOMEOWNERS, ASSOCIATION	1329 E MOREHEAD ST STE 100 CHARLOTTE NC 28204	CHARLOTTE	NC	28204	BLOSSOM HILL DR HUNTERSVILLE	COS MS7-673	19901	800	0.094 AC
01715544	C/O FAITH MANAGEMENT SERVICES, (MICALPINE ROSEDALE HOMEOWNERS, ASSOC	PO BOX 4810 DAVIDSON NC 28036	DAVIDSON	NC	28036	BLOSSOM HILL DR HUNTERSVILLE	COS MS7-673	19901	800	0.008 AC
01715546	MICALPINE ROSEDALE HOMEOWNERS, ASSOCI C/O FAITH MANAGEMENT SERVICES,	PO BOX 4810 DAVIDSON NC 28036	DAVIDSON	NC	28036	BLOSSOM HILL DR HUNTERSVILLE	COS MS7-673	19901	800	0.019 AC
01715547	C/O FAITH MANAGEMENT SERVICES, (MICALPINE ROSEDALE HOMEOWNERS, ASSOC	PO BOX 4810 DAVIDSON NC 28036	DAVIDSON	NC	28036	BLOSSOM HILL DR HUNTERSVILLE	COS MS7-673	19901	800	0.032 AC
01715597	WMO CHARLOTTE LLC,	9951 A STILLMAN PKY GLEN ALLEN VA 23060	GLEN ALLEN	VA	23060	13420 MERRY CHASE LN HUNTERSVILLE	AREA F BLDG 4 & 5 MS1-981	15986	598	1.11 AC
01715598	ROSEDALE COMMONS PROPERTY, OWNERS ASSOC INC	3880 ARCO CORPORATE DR, SUITE 200 % ACC REAL ESTATE SERVICES INC. CHARLOTTE NC 28273	CHARLOTTE	NC	28273	REISE BV HUNTERSVILLE	18 MS1-611	13379	426	1.347 AC
01715599	TOWN HUNTERSVILLE	101 HUNTERSVILLE CONCORD RD HUNTERSVILLE NC 28079	HUNTERSVILLE	NC	28079	CORRAL LN HUNTERSVILLE	PARK AREA MS1-981	12738	584	4.521 AC
01747375	RANDON ROAD LLC,	10836 STARK CREEK DR CORNELIUS NC 28031	CORNELIUS	NC	28031	RANDON RD HUNTERSVILLE	PM0110-375	14110	65	0.63 AC
01747237	WILLOUGHBY, ABRAHAM	13704 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13704 DELSTONE DR HUNTERSVILLE	137 M44-988	29302	630	0.743 G/S Acres
01747238	THE GEORGE RICHARDSON III & ELISABETH, ANNETTE RICHARDSON JOINT LIVING TRUST,	13700 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13700 DELSTONE DR HUNTERSVILLE	138 M44-377	27640	336	0.478 G/S Acres
01747239	SCHIRANK, JODE N SCHIRANK, CHRISTOPHER R	13622 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13622 DELSTONE DR HUNTERSVILLE	139 M44-377	29213	19	0.424 G/S Acres
01747240	SKELLY, MATTHEW SKELLY, BRANDY	13618 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13618 DELSTONE DR HUNTERSVILLE	140 M44-377	29262	612	0.367 G/S Acres
01747241	DIPETRO, PAUL A DIPETRO, LEMAURO K	13614 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13614 DELSTONE DR HUNTERSVILLE	141 M44-377	29863	747	0.350 G/S Acres
01747242	WADDELL, JESSE WADDELL, LYNN	13610 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13610 DELSTONE DR HUNTERSVILLE	142 M44-377	25682	572	0.337 G/S Acres
01747243	MANSKI, SCOTT D	PO BOX 272 ORADSBURG NY 10963	ORADSBURG	NY	10963	13606 DELSTONE DR HUNTERSVILLE	143 M44-377	23351	670	0.246 G/S Acres
01747244	SEPE, LISA	13602 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13602 DELSTONE DR HUNTERSVILLE	144 M44-377	26538	271	0.214 G/S Acres
01747245	ROSENFELD, NANCY B ROSENFELD, BRIAN W	13603 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13603 DELSTONE DR HUNTERSVILLE	145 M44-377	30230	935	0.243 G/S Acres
01747246	CONCEPCION, ARVIN R	13613 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13613 DELSTONE DR HUNTERSVILLE	147 M44-377	26584	811	0.203 G/S Acres
01747247	MUELLER, KATHERINE A MUELLER, THEODORE M	13615 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13615 DELSTONE DR HUNTERSVILLE	146 M44-377	29453	428	0.183 G/S Acres
01747248	JACKSON, NANCY JACKSON, ANDREW III	13619 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13619 DELSTONE DR HUNTERSVILLE	146 M44-377	23805	812	0.199 G/S Acres
01747263	POERIO, JERILYN A	9630 CHERRY MEADOW DRIVE HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9630 CHERRY MEADOW DR HUNTERSVILLE	179 M44-377	26699	321	0.204 G/S Acres
01747264	ORTIZ, JOANNA QUINTERO, RAMON	9626 CHERRY MEADOW DRIVE HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9626 CHERRY MEADOW DR HUNTERSVILLE	178 M44-377	22117	435	0.188 G/S Acres
01747277	GILMORE, MELANIE C	9551 INGLENOCK LN HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	9551 INGLENOCK LN HUNTERSVILLE	180 M44-377	24093	583	0.208 G/S Acres
01747278	MCMILLAN, JASON KYIE MCMILLAN, KIMBERLY MCCARTHY	13538 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13538 DELSTONE DR HUNTERSVILLE	145 M44-377	31036	977	0.273 G/S Acres
01747279	MUKRU, RAMAKRISHNA MUKRU, SUMALATHA	13534 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13534 DELSTONE DR HUNTERSVILLE	146 M44-377	23434	914	0.188 G/S Acres
01747280	KUNCHAM, APPALANARASANYA	13530 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13530 DELSTONE DR HUNTERSVILLE	147 M44-377	25530	925	0.190 G/S Acres
01747281	C/O AMERICAN HOMES 4 RENT, (AMH 2015-2 BORROWER LLC,	30601 AGOURA RD STE 200 AGOURA HILLS CA 91301	AGOURA HILLS	CA	91301	13526 DELSTONE DR HUNTERSVILLE	148 M44-377	30300	379	0.189 G/S Acres
01747282	ERICKSON, ROBERT	13522 DELSTONE DR HUNTERSVILLE NC 28078	HUNTERSVILLE	NC	28078	13522 DELSTONE DR HUNTERSVILLE	149 M44-377	27123	820	0.190 G/S Acres

Polaris 3G Map – Mecklenburg County, North Carolina

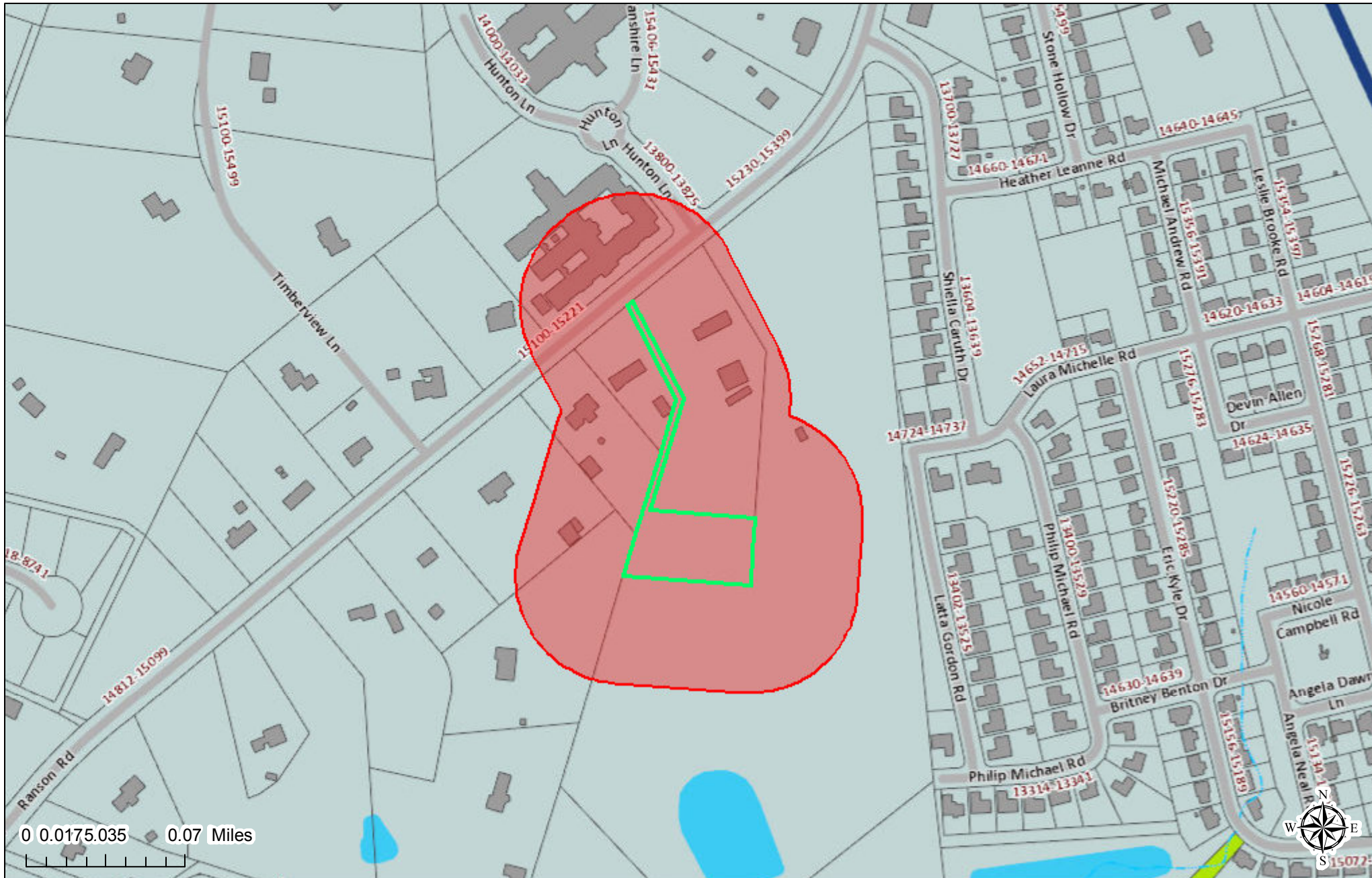
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Polaris 3G Map – Mecklenburg County, North Carolina

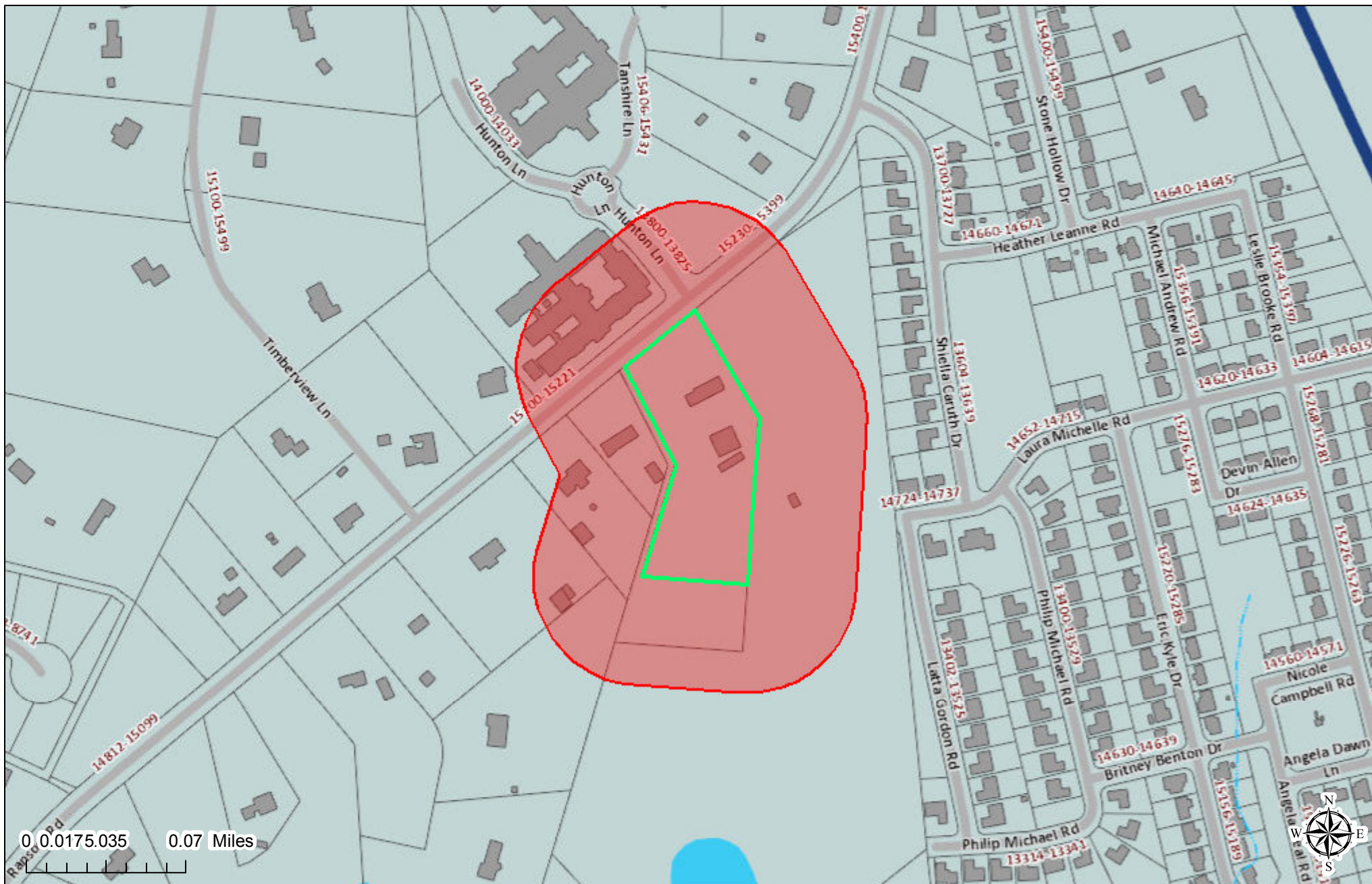
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Polaris 3G Map – Mecklenburg County, North Carolina

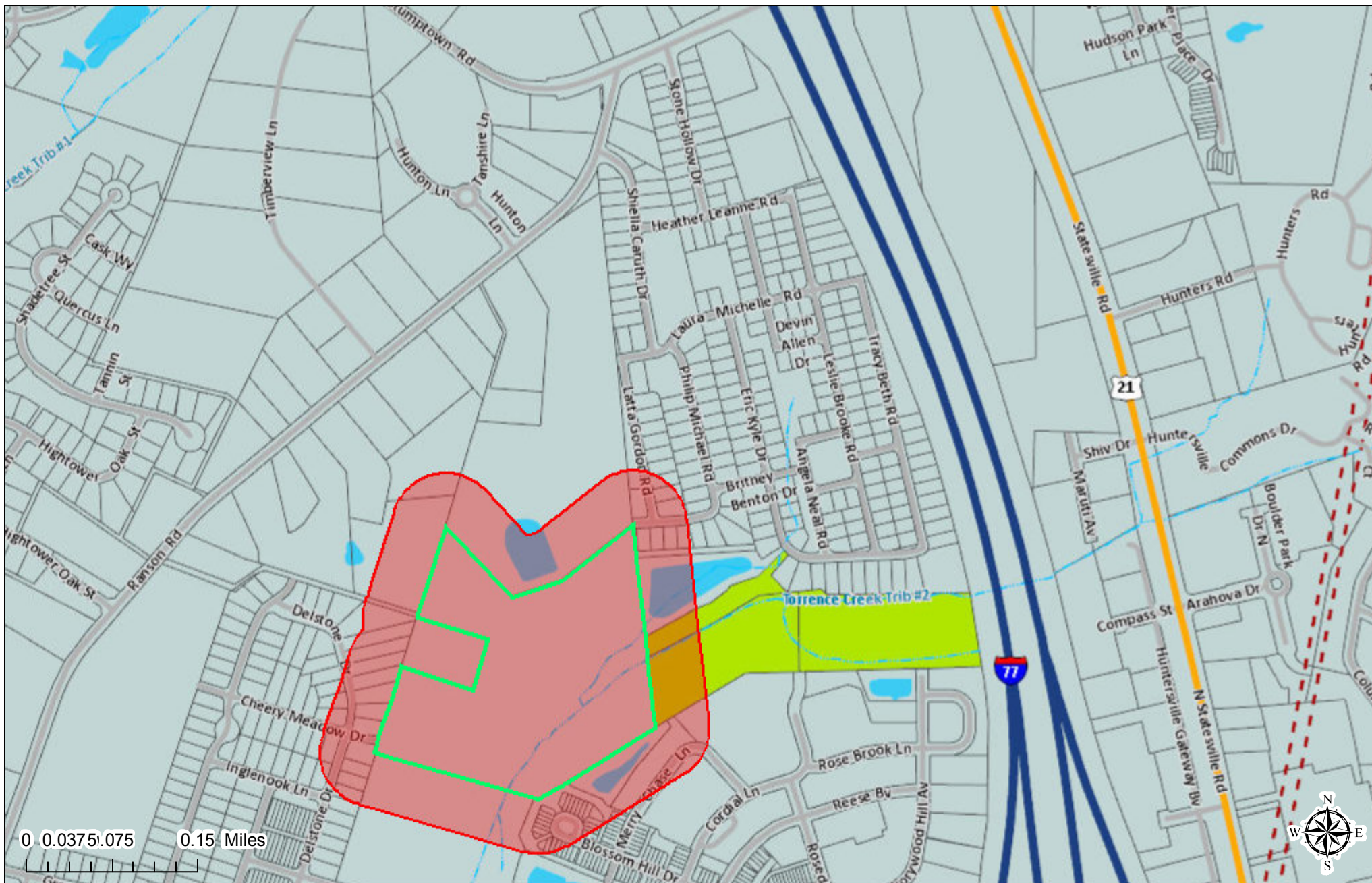
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NEIGHBORHOOD MEETING

SIGN IN SHEET

June 20, 2017

RANSON ROAD RESIDENTIAL

15290 RANSON ROAD, HUNTERSVILLE, NC 28078

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