

Planning Board Item II – GENERAL PUBLIC HEARING INFORMATION (CD18-01)
Board of Commissioners / Planning Board Public Hearing Date January 22, 2019

Conditional District Application CD18-01

Request: To rezone property parcels 222767 (part of), 216850, and 222768, from the (R-1) Single Family Limited Zoning District with (CH) Corridor Highway, (US) Urban Standards, and (SV) Scenic View Overlays to the (CD/C-2) Conditional District / Highway Commercial with (CH) Corridor Highway, (US) Urban Standards, and (SV) Scenic View Overlays, in order to allow a Planned Unit Development (PUD)

Applicant(s): MT Land

Property Owner(s): Carolina Centers LLC

Mailing Address of Applicant: 141 Providence Road, Charlotte, NC 28207

Site Information and Description of Area

General Location: Lake Wylie Rd.

Parcel ID: 222767 (part of), 216850, 222768

Total Property Acreage: 420.06 +/- acres

Acreage for Map Change: 288.5 +/- acres

Current Zoning District(s): (R-1) Single Family Limited, (CH) Corridor Highway Overlay, (US) Urban Standards Overlay, (SV) Scenic View Overlay

General Area Zoning District(s): (R-1) Single Family Limited, (R-2) Single Family Moderate, (C-2) Highway Commercial, (CH) Corridor Highway Overlay, (US) Urban Standards Overlay, (SV) Scenic View Overlay, *(R-1) Residential Single Family Low Density (Town of Cramerton Zoning District), (R-1) Residential Single Family Medium Density (Town of Cramerton Zoning District), (R-3) Residential Single Family Medium Density (Town of Cramerton Zoning District)*

Zoning District Information

Current Zoning District:

(R-1) Single Family Limited – The purpose of this district is to accommodate single family site built and modular construction. The minimum lot size allowed in this district will be dependent on the provision of public or community water and sewer facilities. Although areas may be served with such utilities, most of these areas are located beyond existing or anticipated utility service coverage areas. The minimum lot size for residential uses in this district is therefore larger than in other residential zoning districts.

(CH) Corridor Highway Overlay District - The purpose of the CH District is to preserve and enhance the streetscape along designated corridor highways in Gaston County. A CH District may exist along the entire length of a roadway or along any identifiable segment of a roadway. Any CH District initially established shall contain a minimum length of at least one thousand (1,000) linear feet as measured along one side of a designated corridor highway. The CH District shall consist of all lots fronting on the corridor highway for a depth of two hundred-fifty (250) feet as measured from the centerline of the corridor highway (for a total width of five hundred (500) feet), unless otherwise indicated on the Zoning Map. Although such corridor highways may vary in character, particular aspects of development along those roads raise common concerns and should be managed in a consistent way in order to preserve and enhance the streetscape.

(US) Urban Standards Overlay District – Areas of the County which are located outside their corporate limits and/or municipal Extra Territorial Jurisdiction (ETJ) but where the provision of public water and sewer services can reasonably be expected to occur over the next 10-15 years, have been designated as the “Urban Standards Overlay District”.

Accordingly, standards for development, more akin to those that traditionally are found in urban areas, as opposed to rural areas, are called for. Standards addressed, but not limited to: building design, off-street parking, road, lot and subdivision standards.

Note: If any portion of the subject property is within the USO, then the entire property shall be developed in accordance with USO standards.

(SV) Scenic View Overlay District – The purpose of the SV District is to protect the scenic views from within the Daniel Stowe Botanical Garden. Gaston County hereby finds that the Daniel Stowe Botanical Garden has become a major asset to economic development, tourism, recreation, and natural resource conservation for Gaston County and the surrounding region. In order to preserve and enhance the natural scenery fostered by the Botanical Garden and enjoyed by visitors to the Garden, Gaston County finds it necessary to control the height of structures within the view from the Garden. Gaston County also finds that the erection of tall structures in areas within view of the Botanical Garden can result in the degradation of its natural scenic views and thus reduce its attraction as a natural scenic area and a retreat from urban development.

Proposed Zoning District / Use:

(CD) Conditional Zoning Districts – The Conditional Zoning (CD) District process allows for the establishment of certain uses that, because of their nature or scale, have particular impacts on both the immediate area and the community as a whole. The development of these uses cannot be predetermined or controlled by general district standards. In order to accommodate these uses, this Section establishes the conditional zoning district process. The process for approval of a CD Zoning District is explained in Section 5.16.5. The rezoning of any parcel of land to a CD district shall be a voluntary process initiated by the property owner or his authorized agent. Any area rezoned to a CD district shall be in general compliance with the goals, objectives and implementation strategies of the adopted Comprehensive or Land Use Plan and all other plans and regulations officially adopted by the Board of Commissioners. The review process established in this Section provides for the accommodation of such uses by a reclassification of property into a CD district, subject to specific conditions (which may exceed those that would otherwise be required for the use in question), which ensure compatibility of the use with the enjoyment of neighboring properties and in accordance with the general plans of development of the County. A conditional zoning district is not intended for securing early zoning for a proposal.

Once a property has been rezoned to a CD district, it shall be reference with the letters “CD” in front of the name of the applicable general zoning district listed in Section 6.2. Thus, a property rezoned to a C-2 Conditional District shall appear on the Zoning Map as “CD / C-2”.

(C-2) Highway Commercial – The C-2 Highway Commercial District is primarily intended to accommodate those retail service and distributive uses that are typically located along or adjacent to principal or minor arterials and which require high visibility, good road access, and which cater primarily to passing motorists. Development in this district is designed to promote aesthetics and the safe and efficient movement of traffic so as to not unduly burden adjacent thoroughfares. As larger and/or more intensive developments normally will create more significant impacts on adjoining neighborhoods and road and utility infrastructures, larger developments may be allowed in this zoning district. Most C-2 zoning districts will be located within the Urban Standards Overlay District.

(PUD) Planned Unit Development – A development containing a minimum of ten (10) acres that is planned and developed as an integral unit containing one (1) or more commercial, institutional or manufacturing uses. A planned unit development (PUD) differs from a planned residential development (PRD) in that whereas a PRD always contains residential dwelling units, a PUD may or may not contain dwelling units.

Comprehensive Land Use Plan (Small Area District)

Area 4: The Garden Gaston / Southeast Gaston (Belmont, Cramerton, and surrounding area)

This region is largely incorporated by Belmont, Cramerton, McAdenville, Lowell, and Gastonia. Because of this, only the southernmost portion of the County is under its jurisdiction. This land is highlighted as Rural to ensure that development stays concentrated in the municipalities that serve sewer and water. There are various pockets for

Suburban Development highlighted along the borders with Gastonia, Cramerton, and Belmont, supporting their growth. The major transportation routes also run through the municipalities and connect those locations to South Carolina.

Key issues for citizens in this area include road improvements and better connectivity to other areas of the County and throughout the region; another bridge crossing the Catawba River; increased walkability and connectivity between communities; continued coordination amongst local government agencies; and maintaining enhanced quality of life.

Comprehensive Plan Future Land Use: Suburban Development (consists of significant single family residential areas that exist around commercial

It is staff's opinion that the request, as presented, is not consistent with the current Comprehensive Land Use Plan due to the high density of proposed housing. Specifically, the townhomes are not in harmony with the immediate surrounding area which consists of rural, single family homes. Additionally, the lack of road and other infrastructure improvements will not make the general area suitable for a development of this magnitude and density. Should the Board approve the request, Staff recommends that the attached conditions are adopted, as the conditions are designed to mitigate some of the effects of the development.

Technical Review Committee TRC

The request was reviewed by the TRC for comment and general compliance with applicable regulations and provisions. The TRC is made up of various technical land use reviewing agencies such as North Carolina Department of Transportation (NCDOT), Environmental Health, Gaston Cleveland Lincoln Metropolitan Planning Organization (GCLMPO), County Fire Marshall, et cetera, which review all land use proposals and site plans requiring Planning Board approval and/or public hearing process.

Notification

Notice of public hearing was advertised in the Gaston Gazette in accordance with County policy

Zoning Sign Placement

January 4, 2019

Information Attached

Rezoning application; zoning /subject area maps, aerial map, vicinity map, and adjacent property map with property owner list; site plan; staff recommended conditions; citizen input.

Transportation Planning Information

Provided by Gaston Cleveland Lincoln Metropolitan Planning Organization (GCLMPO)

Staff Contact

Sarah Carpenter Penley, Development Services Planner, (704)866-3530 or sarah.penley@gastongov.com



GASTON COUNTY

Department of Planning & Development Services

Street Address: 128 W. Main Avenue, Gastonia, North Carolina 28052

Phone: (704) 866-3195

Mailing Address: P.O. Box 1578, Gastonia, N.C. 28053-1578

Fax: (704) 866-3966

CONDITIONAL ZONING (CD) APPLICATION

Complete by either typing or printing legibly in black or blue ink

Application Number: CD 18-01

A.

APPLICANT INFORMATION

Name of Applicant: MT Land

(Print Full Name)

Mailing Address: 141 Providence Road, Charlotte NC 28207

(Include City, State and Zip Code)

Telephone Numbers: (704) 200-4237

(Area Code) Business

(Area Code) Home

B.

OWNER INFORMATION

Name of Owner: Carolina Centers, LLC

(Print Full Name)

Mailing Address: C/O Crescent Resources LLC, 227 West Trade St. Charlotte, NC 28202

(Include City, State and Zip Code)

Telephone Numbers: (980) 321-6254

(Area Code) Business

(Area Code) Home

C.

PROPERTY INFORMATION

Physical Address or General Street Location of Property: Lake Wylie Road, Gaston County

Property Identification Number (PID):

(P10) 222767, 216850, 222768

Acreage of Parcel: 420.06 +/-

Acreage to be Rezoned: 288.5 +/-

Current Zoning: R-1

Proposed Zoning: Conditional District (CD) / C2 - PUD Use

Current Use: Wooded

Proposed Use(s): Single Family Detached, Commercial, PUD

WITH (US) (CH) OVERLAYS

JKH 8/21/18

D.

ADDITIONAL INFORMATION REQUIRED

Copy of Plot Plan or Area Map

Copy of Deed

Notarized Authorization

Payment of Fee

PIM 1st. Meeting Date: 9/10/18

PIM 2nd. Meeting Date: 9/11/18

PIM Comments to Planning ON FILE

E.

CONDITIONS SET FORTH BY APPLICANT

Applicant asks for an Conditional District Zoning with C2 designation along with PUD Overlay (CD / C2 - PUD)

Please refer to the plan set provided with the application for further conditions.

F.

APPLICATION CERTIFICATION

(I/We), the undersigned being the property owner/authorized representative, hereby certify that the information submitted on the application and any applicable documents is true and accurate.

[Signature]
Signature of property owner or authorized representative
Vice President Love Plant

8/10/18
Date

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

FOR OFFICIAL USE ONLY

Date Received: 9/10/18

Application Number: PCUP: N/A

Fee: \$12,040.00

Received by Member of Staff: SP
(Initial)

Date of Payment: 9/10/18

Receipt Number: 00008

00011

CONDITIONS FOR - OVERLOOK AT RIVERSIDE

1. Preserve large healthy trees and woodlands where possible to reduce clear cutting. Provide tree preservation plan to Planning Department to be approved by the Land Use Zoning Administrator.
2. Shall provide a planting table and timeline to be in accordance with Appendix B of the UDO.
3. *Increase Minimum Lot Area to ten thousand (10,000) square feet.*
4. *Increase Minimum Lot Width sixty (60) feet.*
5. All residential lots abutting the perimeter boundary of the PUD shall have the following conditions apply:
 - a. Western perimeter boundary, parallel to S. New Hope Road, buffer yard shall be a type E option one (1).
 - b. *The northern, southern, and eastern perimeter boundary of the PUD buffer yard shall be a type E option two (2) with an opaque fence.*
 - c. *Western perimeter boundary, parallel to S. New Hope Road, shall create an open space of a greenway with a minimum of twenty (20) feet in width and shall continue for Area 3 future development.*
 - i. *Greenway sidewalk shall be hard surfaced.*
 - ii. *Greenway sidewalk shall be a minimum of eight (8) foot width to allow space for pedestrians and bikers.*
 - iii. *Shall provide improved upon space with benches and picnic tables along the greenway.*
 - iv. *Greenway shall provide clear and identifiable access points and post signs.*
 - d. All perimeter boundary lot lines shall have the following yard setback requirements:
 - i. Front yard setback shall be twenty (20) feet.
 - ii. *Side yard setback shall be ten (10) feet / for corner lots shall be fifteen (15) feet.*
 - iii. *Rear yard setbacks shall be thirty-five (35) feet.*
6. Interior lots of the PUD yard setback required are as follows:
 - a. Front yard setback shall be 20 feet.
 - b. *Side yard setback shall be 10 feet / for corner lots 15 feet.*
 - c. Rear yard setback shall be 25 feet.
7. Sidewalks, greenways, and any trails shall connect to existing or proposed areas throughout the proposed development. Sidewalks, greenways, and any trails shall connect to existing or proposed

areas throughout the proposed development. Additionally shall be in accordance to Section 13.17 and the following of the UDO. The most restrictive will apply:

- i. Sidewalks per Section 9.18.1
 - ii. Green Strips per Section 9.18.2
 - iii. Crosswalks per Section 9.18.1
- b. Sidewalks shall be constructed on both sides of the street within the proposed development. Sidewalks shall be constructed behind a grassy strip parallel to any streets.
8. Mailboxes within the development must be approved by the United States Postal Services (provide a statement of instruction from the USPS of where they can be located).
 9. All structures, regardless of if it is a front, side, or rear yard line, shall have a setback of forty (40) feet from any watercourse.
 10. Pump station locations shall be a minimum of one hundred (100) feet from any residential lot line.
 11. Pump station locations shall follow the commercial solid waste dumpster requirements per Section 9.25 of the UDO.
 12. Driveway without a garage or with a single car garage the driveway length shall be a distance to stage 3 vehicles according to the standards of Table 10.6-1 "Entry Gates for Gates Subdivisions".
 13. Residents with a two car garage driveway shall be a length to stage 2 vehicles on the outside of the garage according to Table 10.6-1 "Entry Gates for Gated Subdivisions".
 14. Traffic calming devices and/or techniques shall be used where appropriate.
 15. The signage shall follow Section 12.5.10 and the standards of Chapter 13 (Subdivision Regulations) of the UDO.
 16. Garage doors shall be paneled and framed with decorative trim.
 17. *Attached front garages or front-loading garages shall not extend more than five (5) feet from the front entrance wall or if adjacent to the porch shall not extend more than three (3) feet from the porch front without pre-approval from the Land Use Zoning Administrator.*
 18. *No repeat patterns of homes are to be next to each other. No two elevations with identical windows and door designs are to be used on the same single family residential block.*
 19. *Building materials shall be limited to a minimum of stone or brick front or related material as approved by the Land Use Zoning Administrator. Additionally, this condition shall supersede the supplemental regulations for a PUD Section 8.2.26 vinyl siding shall not be used within the proposed development.*

20. The front and rear yards shall include a distinct designed landscaped feature as approved by the Land Use Zoning Administrator and/or Development Services Planner.
21. Within all residential areas, street-yard trees shall be placed either within the right-of-way or not more than five (5) feet of the right-of-way of private property.
22. The neighborhood shall have an identifiable edge.
23. Functional front porches and rear porches, decks, or patios shall be an integral portion of single family housing units.
24. For future development of Area 3 for multi-family development the building height shall be restricted to the standards of the Scenic View Overlay District.
25. Light fixtures shall be in compliance with Section 9.13 of the UDO but shall be full cut-off lighting fixtures only. Cut-off lighting fixtures are lights that cast light downward. Additionally, fixtures shall be in compliance with Section 13.27(D) of the UDO.
26. A Home Owners Association (HOA) shall be established. The proposed development standards, any restrictions, and HOA declaration shall be recorded with the Gaston County Register of Deeds Office in addition to a subdivision plat. The declaration shall include the following:
 - a. Establishment of HOA, its operation, and its responsibilities.
 - i. Open Space / Greenway – (improved or unimproved)
 - ii. All fixtures within the right-of-way area of the development such as street trees, signs, landscape maintenance, and light fixtures.
 - b. Subdivision restricts and County approved conditions set forth herein.
 - c. The final recorded plat(s) shall delineate and include the following
 - i. Open space and common areas.
 - ii. All buffer yards stating the type and option number.
 - iii. All easements and right-of-ways.
27. Approved full set of civil drawings and profiles by Two Rivers Utilities shall be submitted as proof of utility services to plans review prior to any issuance of permits. Additionally, proposal shall be in compliance with Section 13.27 of the UDO.
 - a. Water meters and any other devices requiring frequent maintenance for adequate service shall not be installed in a residential driveway and be easily accessible.
 - b. Sanitary Sewer clean-outs and devices requiring frequent maintenance shall not be installed in a residential driveway and be easily accessible.

28. Approved full set of civil drawing, road profiles, and any permits required by NC DOT shall be submitted to the plans review prior to any issuance of permits. The most restrictive of either NC DOT or Sections 13.15, 13.16, 13.23 shall apply.
 - a. Public roads in accordance with Section 13.15 of the UDO
 - b. Road construction standards in accordance with Section 13.16
 - c. Multiple accesses in accordance with Section 13.23.
29. Comply with GCLMPO Community Transportation Plan for future roads improvements or connections, etc.
30. Reserve area on site plan for public hearing for the future Catawba Crossings planned right-of-way and bridge crossing.
31. Wetland delineation and permitting are required prior to any final approval.
32. Should rezoning request be granted by Board of Commissioners, Developer must submit preliminary subdivision plans in accordance with UDO for Gaston County Planning Board conditional approval.
33. All proposed development drawings and requirements shall be submitted to County Planning for review to verify the proposal is in compliance with the UDO, subdivision, local, state, and federal regulations for approval prior to the issuance of any permit.
34. Commercial areas shall be designated on plan as “Future Commercial Development Area” – current or future developer will be required to provide final site development plans of commercial buildings to include area, size, locations, elevations, height, and projected uses. Final site plan approval will be conducted as an amendment adopted by the Board of Commissioners.
35. Item removed – plans were amended to reflect request
36. Provide an updated Environmental Impact Statement (Environmental Site Assessment Phase 1), as the one property has expired (August 2016). Documentation required to ensure conditions for subject property have not changed.
37. Site shall not be cleared of vegetation and existing trees at one time – phasing will be implemented with construction to occur at predetermined intervals.
38. *Where possible, road improvements to Lake Wiley Road should include complete design to include bike lanes and sidewalks.*
39. *Through dedication/reservation, thirty five (35) +/- acres of land should be reserved for future school site.*

40. *Reduce the number of town homes, as proposed on site plan, by 50% or decreased to 292 units, to reduce traffic impacts.*
41. *Relocate town homes from the proposed location to an area north of the proposed Catawba Crossing but south of Lake Wiley Road where single-family housing is proposed (shaded in pink), essentially switching the two housing types.*
42. *Development should be phased in over a ten year period, not to exceed 150 constructed homes per year. If additional homes built per year are needed, an increase of no more than 5% may be requested to the Zoning Administrator. Any request that exceeds the increase by 5% must be approved by the Board of County Commissioners. Phase plan must be shown on the site plan or phases may be differentiated on inset.*
43. *Development shall adhere to the Traffic Impact Study (TIA) recommendations, as submitted by MT Land, and approved by the North Carolina Department of Transportation, as well as, any additional Gaston County Board of County Commissioners or Planning Board recommendations related to traffic impacts.*
44. *Construct portion of Carolina Thread Trail that is within the site. The final location should be located on the ground in accordance with the Carolina Thread Trail map and the Catawba Land Conservancy policy. Trail materials can be a combination of paved material or natural surfaces, as recommended by the Carolina Thread Trail. The trail should also include a marking system.*
45. *The proposed public water and sewer utility system will be dedicated to Two Rivers Utility for ownership and maintenance.*
46. *Any impact to streams and/or wetlands onsite, shall require appropriate permitting from local, state, and federal government.*
47. *All road improvements (on-site and off-site) must begin and run concurrently with phase one paving and development, prior to final plat approval for phase one. All future phases to be constructed following same pattern.*
48. *The area marked "Active Adult" is age-restricted to adults 55 years of age and up, as defined under the Housing for Older Person Act of 1995, as amended.*
49. *If community is gated, the HOA, Petitioner, et al, must work with county public safety personnel (police, fire, rescue) to develop a procedure that will allow access for emergency vehicles.*
50. *Land Uses will be limited to uses permitted by the Unified Development Ordinance (UDO).*
51. *The maximum height of town homes shall not exceed three stories.*

52. *Provide a proposed list of potential homebuilders to be used for the construction of housing and development, to be amended as needed, by submittal to the Zoning Administrator.*
53. *Adhere to any recommendations, if any, within the Environmental impact Statement/Study, as submitted by the Developer, and recommendations from Gaston County's third-party EIS review consultant of the Developer's EIS submittal.*
54. Water lines must be installed and operational to provide fire protection.
55. Streets must have an all-weather surface to allow access by emergency equipment.
56. All site improvements (utilities, streets, sidewalks, etc) to be completed for each phase prior to final plat approval for each phase or a bond shall be accepted/approved for the site improvements for each phase.
57. Development must adhere to and meet all local, state, and federal requirements and guidelines prior to the issuance of any permits.
58. Any surety bonding amount for water and sewer infrastructure utilities must be approved by Two Rivers Utility as well as Gaston County. The bonding amount shall be set for an amount to ensure proper construction and installation and completion of such infrastructure.

Disclaimer: The proposed conditions above are staff recommendations only and not representative of any governing body. Any agreement to or modification of the above listed extractions does not guarantee approval of any zoning change application or permit, and does not hold Gaston County, nor any of its employees, liable for any action the recipient deems detrimental to their application. (11/19/2018)

Note: Items italicized above indicate further discussion warranted between involved parties. (01/07/2019)







**Gaston County
North Carolina**

Vicinity Map

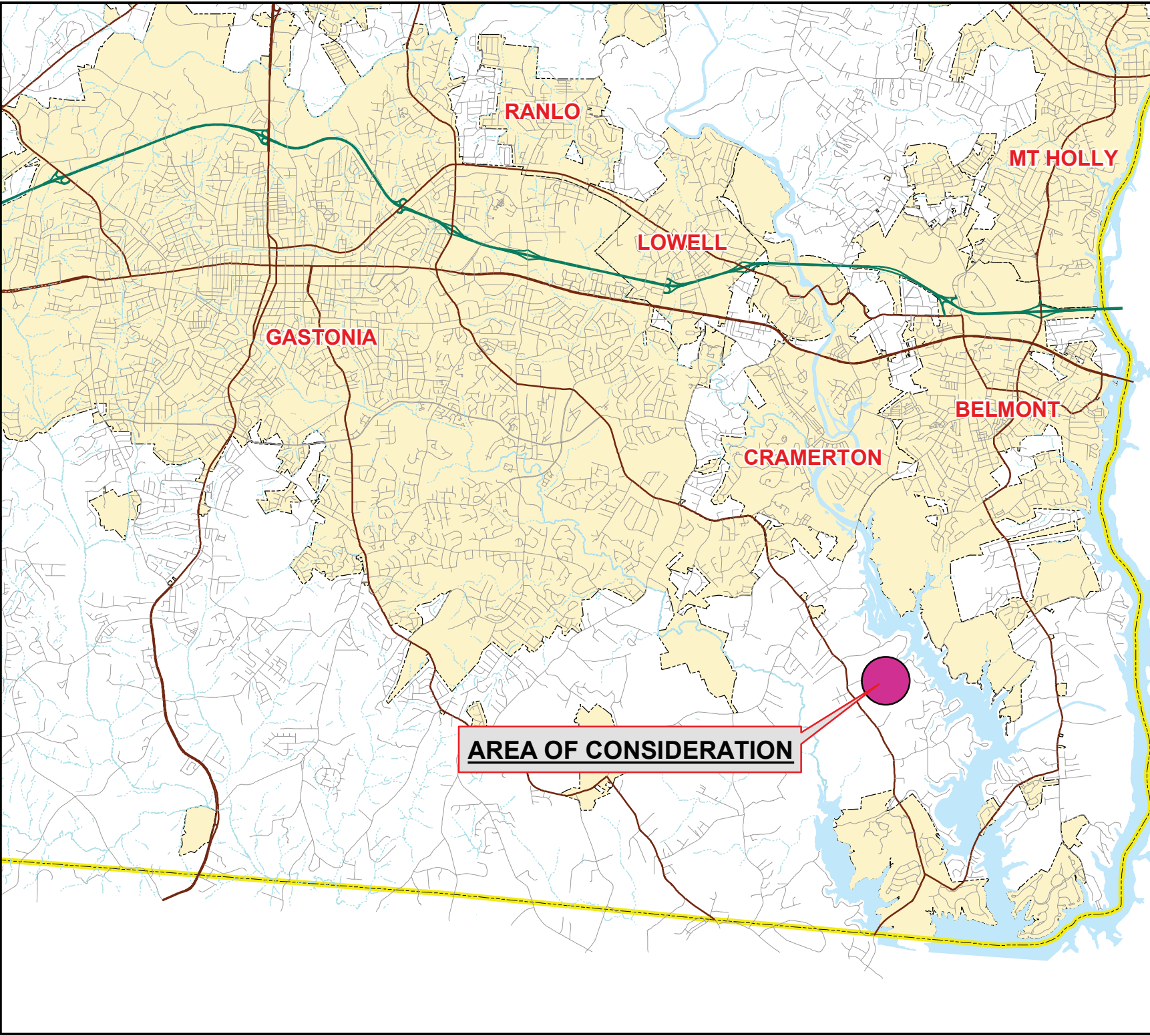
CD18-01

Legend

-  Minor Roadways
-  Major Roadways
-  Area of Consideration
-  Municipalities

Although strict accuracy standards have been employed in the compilation of this map, Gaston County does not make or imply any warranties or assume any responsibility for the information presented on this map or its use.

This map may not be read or otherwise used for trade or commercial purposes without the expressed written consent of Gaston County, in accordance with North Carolina General Statute 132-10.



AREA OF CONSIDERATION



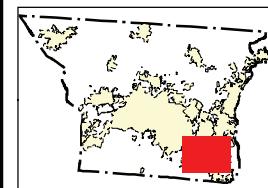
Gaston County Zoning Review Overview Map

2018 Pictometry

CD18-01

Legend

-  Subject Area
-  Property Parcels



This map is intended for use by the Gaston County Board of Commissioners, in the review of map amendment requests.

Property parcels, zoning, transportation and other map information were compiled from one or more data layers. The data is periodically updated, however all data layers may not be displayed. Street names are subject to change.

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This map is for zoning purposes only - Not to be used for conveyance.

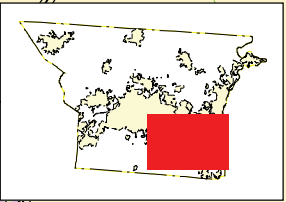
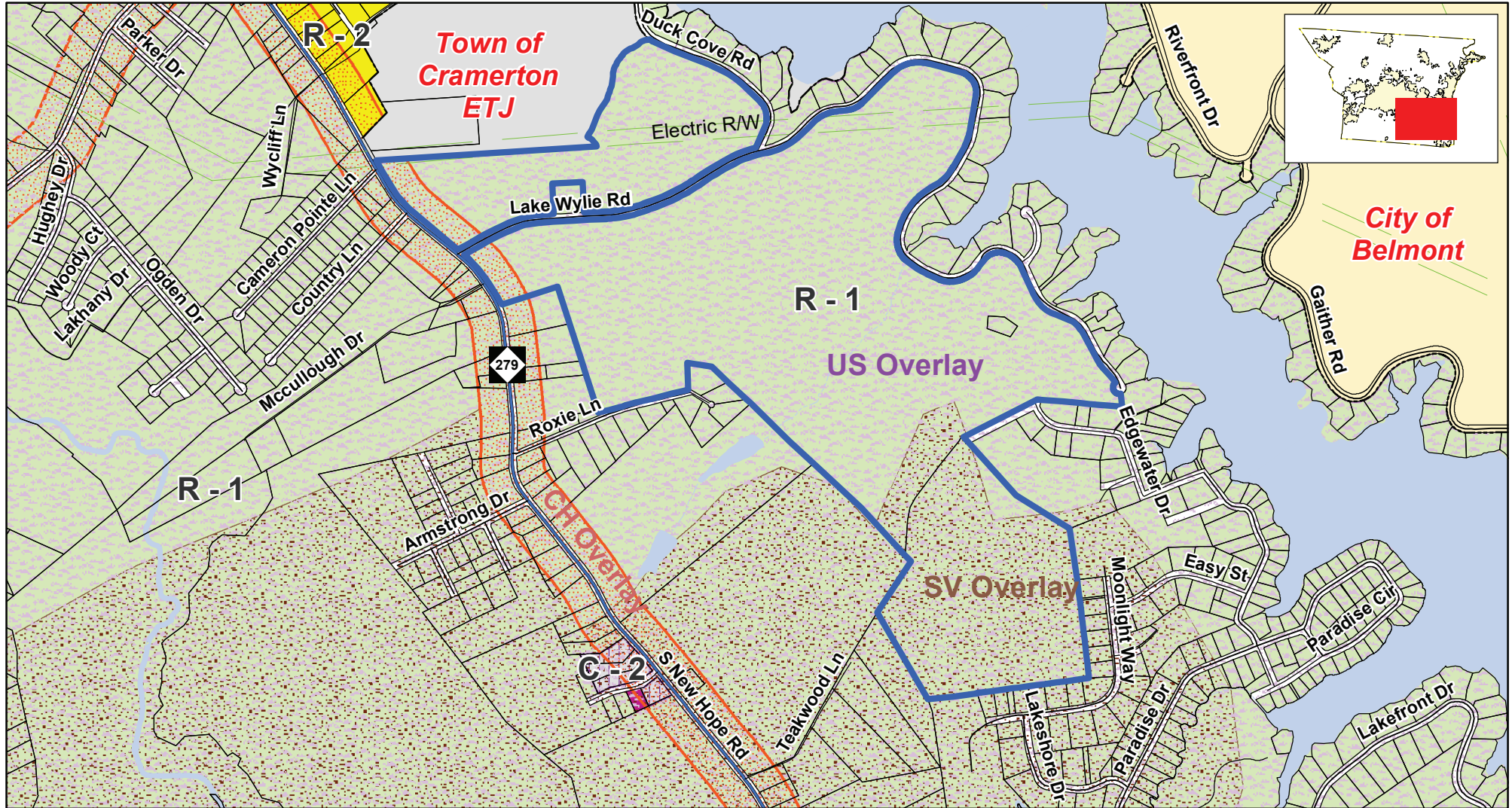
Note: For purposes of clarity, County Zoning is not shown at road right of ways and other selected features. Where different zoning is shown on opposite sides of the road and other features, the zoning areas are understood to meet at the center of the feature. In the event that a road right of way is unduplicated and removed, areas with different zoning types will meet in the center of the area. Please see the Zoning Administrator for additional information.



0 750 1,500 Feet



FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



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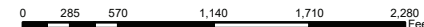
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**GASTON COUNTY
ZONING REVIEW MAP**

- R-1 Single Family Limited
- R-2 Single Family Moderate
- C-2 Highway Commercial
- CH Corridor Highway Overlay
- US Urban Standards Overlay
- SV Scenic View Overlay
- Area of Consideration

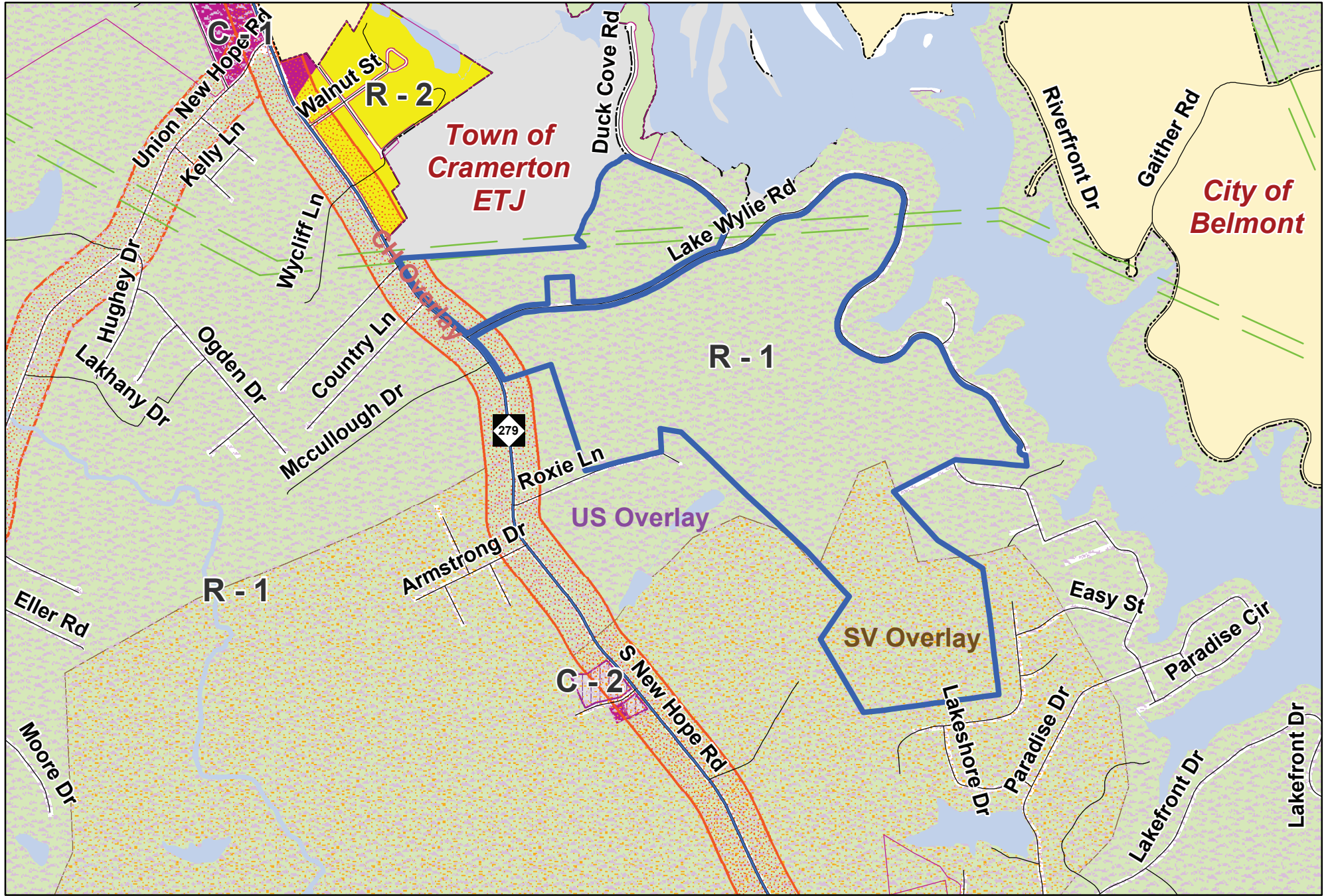


Applicant: CD18-01
Parcel Id: 222767 (part of),
216850, 222768

Request Re-Zoning from:
R-1 Single Family Limited w/
(CH)(US)(SV) Overlays
To: CU/C-2 Conditional Use /
Highway Commercial w/ (CH)(US)
(SV) Overlays for (PUD) Planned
Unit Development

Map Date: 01/02/2019

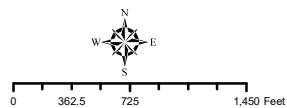
FOR DISPLAY PURPOSES ONLY - NOT TO BE USED FOR CONVEYANCE



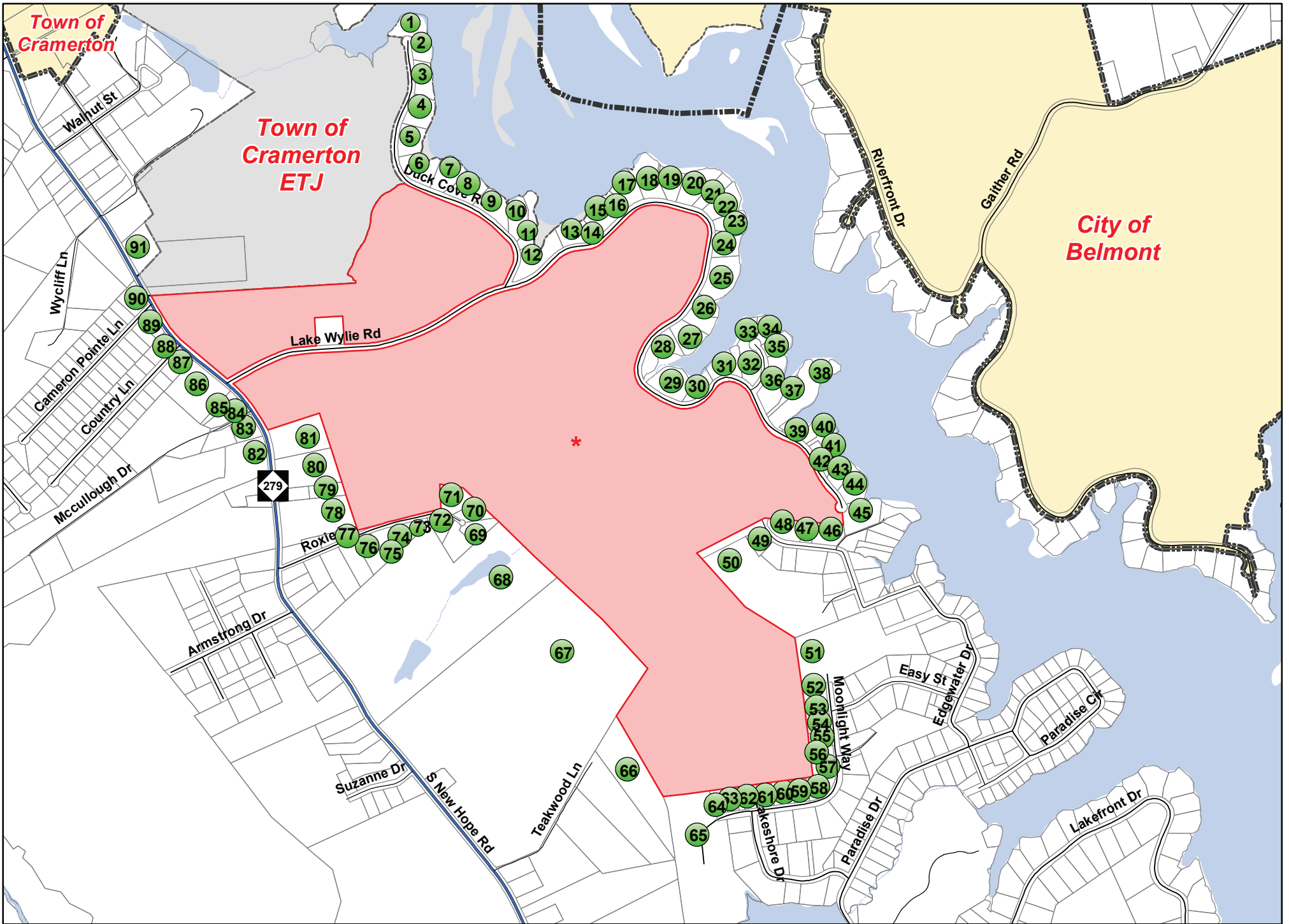
GASTON COUNTY Zoning Map

"Applicant: CD18-01"

 Subject Area



R-1 Single Family Limited
R-2 Single Family Moderate
C-1 Light Commercial
C-2 Highway Commercial



CD18-01 Subject and Adjacent Properties Map

See reverse side for listing of property owners

CD18-01 SUBJECT AND ADJACENT PROPERTY LIST

NO:	PARCEL	OWNER NAME 1	OWNER NAME 2	ADDRESS	CITY	STATE	ZIP
*	222767	CAROLINA CENTERS LLC	C/O CRESCENT RESOURCES LLC	227 WEST TRADE ST STE 1000	CHARLOTTE	NC	28202-1675
	216850	CAROLINA CENTERS LLC	C/O CRESCENT RESOURCES LLC	227 WEST TRADE ST STE 1000	CHARLOTTE	NC	28202-1675
	222768	CAROLINA CENTERS LLC	C/O CRESCENT RESOURCES LLC	227 WEST TRADE ST STE 1000	CHARLOTTE	NC	28202-1675
1	190479	SCARNECHIA FREDERICK M		208 DUCK COVE RD	BELMONT	NC	28012-8728
2	190481	BRIGHT DANIEL PHILLIP		937 NEW RIVER BEND SOUTH	FLEETWOOD	NC	28626
3	190496	GENAY MICHAEL J	GENAY THERESA M	1221 DALLAS STANLEY HWY	DALLAS	NC	28034
4	190497	BREWER MALACHI		1425 ARMSTRONG FORD RD	BELMONT	NC	28012-9629
5	190498	DUNCAN RODERICK M	DUNCAN CANDACE W	172 DUCK COVE RD	BELMONT	NC	28012
6	190500	SILVIA JANICE Y		146 DUCK COVE RD	BELMONT	NC	28012-9756
7	190482	SILVIA JANICE Y		146 DUCK COVE RD	BELMONT	NC	28012-9756
8	190483	PETREY HARRY G		134 DUCK COVE RD	BELMONT	NC	28012-9756
9	190484	STACY SHERYL STOWE		2980 ROBINWOOD RD	GASTONIA	NC	28054-5885
10	190485	MOORE ETHAN		114 DUCK COVE RD	BELMONT	NC	28012-9756
11	190486	GROENE DONN J	GROENE ALISON	112 DUCK COVE RD	BELMONT	NC	28012-0000
12	190501	GROENE DONN J	GROENE ALISON	112 DUCK COVE RD	BELMONT	NC	28012-0000
13	190487	AARON RICHARD	AARON JUANITA	327 LAKE WYLIE RD	BELMONT	NC	28012-0000
14	190502	GARCIA ANTONIO M III	KHAN NASEEM N	5222 LANDGUARD DR	RALEIGH	NC	27613-1702
15	190489	GARCIA ANTONIO M III	KHAN NASEEM N	5222 LANDGUARD DR	RALEIGH	NC	27613-1702
16	190442	EVANS BRUCE E	EVANS GAIL L	349 LAKE WYLIE RD	BELMONT	NC	28012-0000
17	225474	HANSEN DOUGLAS R	HANSEN BONNIE B	353 LAKE WYLIE RD	BELMONT	NC	28012
18	225475	DRUMM MICHAEL W	DRUMM KRISTINA B	104 HARRISON LN	GASTONIA	NC	28056-8712
19	227257	MOORIS KELLUM		PO BOX 771	GASTONIA	NC	28052-0000
20	190454	AIRHART JOHN P	AIRHART MARIAGNES	371 LAKE WYLIE RD	BELMONT	NC	28012
21	190453	LANIER JOHN HAL	LANIER KATHLEEN R	377 LAKE WYLIE RD	BELMONT	NC	28012
22	190448	LANIER JOHN HAL JR	LANIE KATHLEEN R	377 LAKE WYLIE RD	BELMONT	NC	28012-0000
23	190449	CAVENDER JEFFREY SCOTT		383 LAKE WYLIE RD	BELMONT	NC	28012
24	220527	VAN BESSEN GEORGE M		387 LAKE WYLIE RD	BELMONT	NC	28012-8742
25	220526	SEARBY JOHN M	SEARBY JESSICA H	397 LAKE WYLIE RD	BELMONT	NC	28012-8742
26	191819	PHAM QUY THI		2916 PLANTERS WALK CT	CHARLOTTE	NC	28210-8009
	191818	CARROLL COLLETTE P D &	MCCARTNEY JAMES E	1275 SHELL CIR	CLAYTON	CA	94517-1222
27	191817	KISER MARVIN GLENN		514 S MARIETTA ST	GASTONIA	NC	28052-4334
28	191832	GUTHRIE IAN &	PIATT ASHLY	425 LAKE WYLIE RD	BELMONT	NC	28012-8743
29	191816	FAHM LLC		3919 PLEASANT PLAINS RD	MATTHEWS	NC	28104-5955
30	191833	HOLLEMAN ADAM		6030 GREYSTONE DR	MATTHEWS	NC	28104-7766
31	191814	BREWER MICHAEL	BREWER SHEILA	477 LAKE WYLIE RD	BELMONT	NC	28012-0000

NO:	PARCEL	OWNER NAME 1	OWNER NAME 2	ADDRESS	CITY	STATE	ZIP
32	191823	ELLIS-CARROLL DARREN T	ELLIS-CARROLL AMANDA L	111 FISHERMAN COVE RD	BELMONT	NC	28012-0000
33	191811	PYLE JOHN		117 FISHERMAN COVE RD	BELMONT	NC	28012-7767
34	191809	BRYANT JERRY D & OTHERS		117 PINE INN DR	GASTONIA	NC	28056-8209
35	191807	REAGAN ROBERT HAYES	REAGAN VICKIE ELIESE	116 FISHERMAN COVE RD	BELMONT	NC	28012-0000
36	222122	WISCONSIN REVOCABLE LIVING TR		6428 WILKINSON BLVD STE 140	BELMONT	NC	28012-2858
37	222124	KATHY HOOPER SURVIVORS TRUST		521 LAKE WYLIE RD	BELMONT	NC	28012-8745
38	222433	KATHY HOOPER SURVIVORS TRUST		521 LAKE WYLIE RD	BELMONT	NC	28012-8745
39	191804	THOMASSON GERALD T		527 LAKE WYLIE RD	BELMONT	NC	28012-8745
40	191805	LEVINE HEATHER M		529 LAKE WYLIE RD	BELMONT	NC	28012-8745
41	191803	PURKEY CHRISTOPHER M	PURKEY AMY M	535 LAKE WYLIE RD	BELMONT	NC	28012-0000
42	191802	BELLAIR PAMELA A	BELLAIR PAUL M	539 LAKE WYLIE RD	BELMONT	NC	28012-8745
43	191801	SCHULER PETER &	TREMBLAY SONIA	537 LAKE WYLIE RD	BELMONT	NC	28012-8745
44	191800	DEMPERIO DAVID D	FOWLER LYNETTE G	549 LAKE WYLIE RD	BELMONT	NC	28012-8745
45	191820	CASS JEFFREY J	CASS ANGELA M	324 RIVERFRONT PARKWAY	MT HOLLY	NC	28120-0000
46	219933	SWAFFORD LESTER NICHOLAS	SWAFFORD RHONDA T	900 EDGEWATER DR	BELMONT	NC	28012-0000
47	191735	CRENSHAW WILLIAM H II & OTHERS		912 EDGEWATER DR	BELMONT	NC	28012-7779
48	191736	HAMILTON SANDRA JAMES		PO BOX 1409	BELMONT	NC	28012-1409
49	191737	CEDAR CURTIS EUGENE	CEDAR CHERYL LEIGH	931 EDGEWATER DR	BELMONT	NC	28012-0000
50	190730	SANDERS JEFFERY R		115 SLEEPY HOLLOW LANE	BELMONT	NC	28012-0000
51	191741	ASHBY STEVEN J	ASHBY PHIMSUREE	110 MOONLIGHT WAY	BELMONT	NC	28012-9617
52	191760	HESTER DALE B	HESTER DONNA M	100 MOONLIGHT WAY	BELMONT	NC	28012-9617
53	191755	GENERAL HOMES CORP		311 EAGLES WALK	GASTONIA	NC	28056-0000
54	191757	CRISP JACQUELINE M		104 MOONLIGHT WAY	BELMONT	NC	28012-0000
55	191758	MARTIN KEVIN S	MARTIN ELIZABETH	108 MOONLIGHT WAY	BELMONT	NC	28012-0000
56	191759	ASBY STEVEN		110 MOONLIGHT WAY	BELMONT	NC	28012-0000
57	192281	PORCELLI ROBERT J	PORCELLI MARY JOYCE	112 MOONLIGHT WAY	BELMONT	NC	28012-0000
58	192275	POTTER RICHARD C	POTTER ANN M	116 MOONLIGHT WAY	BELMONT	NC	28012-9617
59	192276	HARBIN EDWARD KEITH		118 MOONLIGHT WAY	BELMONT	NC	28012-9617
60	192277	WATERS ALLEN ZANE	WATERS REBECCA LEAR	124 MOONLIGHT WAY	BELMONT	NC	28012
61	192278	WATERS ALLEN ZANE	WATERS REBECCA L	124 MOONLIGHT WAY	BELMONT	NC	28012-0000
62	192279	CAMPBELL JONATHAN S		19821 BEARD ST	CORNELIUS	NC	28031-0000
63	192283	HAYNES JACK D JR	HAYNES JOAN S	1000 MOONLIGHT WAY	BELMONT	NC	28012
64	192284	HAYNES JACK D JR	HAYNES JOAN S	1000 MOONLIGHT WAY	BELMONT	NC	28012
65	192285	HAYNES JACK D JR	HAYNES JOAN S	1000 MOONLIGHT WAY	BELMONT	NC	28012
66	192411	STOWE MARILYN HARPER		516 JULIA AVE	BELMONT	NC	28012-0000
67	218721	CAMPBELL JACQUELIN M		382 PAMELA ST	GASTONIA	NC	28054

NO:	PARCEL	OWNER NAME 1	OWNER NAME 2	ADDRESS	CITY	STATE	ZIP
68	218719	MCMEKEN ALICE M		5703 S NEW HOPE RD	BELMONT	NC	28012-8773
69	191723	ARMSTRONG TROY C		2011 SANDY POND LN	WAXHAW	NC	28173-0000
70	191724	ARMSTRONG TROY		2011 SANDY POND LN	WAXHAW	NC	28173-0000
71	191720	ARMSTRONG TROY C		PO BOX 470637	CHARLOTTE	NC	28247-0000
	191722	ROGERS GEORGE		1651 RIDDLE RD EXT	CLOVER	SC	29710
72	191721	ARMSTRONG JAMES EDWARD &	SMITH JUDITH ANN	6610 GLENVILLE DR	WHITSETT	NC	27377-9141
73	191719	ARMSTRONG JAMES EDWARD &	SMITH JUDITH ANN	6610 GLENVILLE DR	WHITSETT	NC	27377-9141
74	191717	HOLBROOK DARLENE J		146 ROXIE LN	BELMONT	NC	28012-9717
75	191716	KISTLER TRAVIS LEE		138 ROXIE LN	BELMONT	NC	28012-9717
76	191715	KISTLER CLAUDE W JR LIFE EST	KISTLER MILDRED S LIFE EST	130 ROXIE LANE	BELMONT	NC	28012-0000
77	220025	MCCURRY JAMES WILLIAM		2157 BROOKNEIL DR	GASTONIA	NC	28054-0000
78	220598	GASTON CHRISTIAN CHURCH		5339 S NEW HOPE RD	BELMONT	NC	28012-8765
79	191664	FEATHERSTONE RANDY L		5331 S NEW HOPE RD	BELMONT	NC	28012-0000
80	191653	GUNNON CASEY BERNEDETTE		5323 S NEW HOPE RD	BELMONT	NC	28012-8765
81	191654	KAERCHER ANNETTE J		5311 S NEW HOPE RD	BELMONT	NC	28012-8765
82	191655	PARKER PEGGY H		5318 S NEW HOPE RD	BELMONT	NC	28012-0000
83	191649	LYNN KENNETH L	LYNN DEBBIE S	5304 S NEW HOPE RD	BELMONT	NC	28012-0000
84	191652	BONE THOMAS CAREY		3827 LANDMARK DR	SHERRILLS FORD	NC	28673-9731
85	191651	BOWLIN BRIDGET D		5202 S NEW HOPE RD	BELMONT	NC	28012-0000
86	191650	ENGLISH MELL CODY		5110 S NEW HOPE RD	BELMONT	NC	28012-0000
87	191644	WARD AMBER L		101 COUNTRY LN	BELMONT	NC	28012-0000
88	191615	GIBSON JOHN W	GIBSON LINDA D	102 COUNTRY LN	BELMONT	NC	28012-0000
89	191614	WEYANT JAMIE SCOTT	WEYANT CANDICE BECKETT	505 CAMERON POINTE LN	BELMONT	NC	28012-6702
90	191580	CAMERON POINTE HOMEOWNERS ASSOC		544 CAMERON POINTE LN	BELMONT	NC	28012-0000
91	190478	FRIENDSHIP BAPT CH BELMONT INC		5008 S NEW HOPE RD	BELMONT	NC	28012-8758