

**PRELIMINARY ASSESSMENT ROLL RESOLUTION
STREET LIGHTING ASSESSMENT PROJECT
CAPPS HOLLOW SUBDIVISION
OPERATION COSTS FY 2025**

WHEREAS, the Mecklenburg Board of County Commissioners has adopted a street lighting assessment program pursuant to North Carolina law; and

WHEREAS, the economical traditional street lighting fixtures have been installed and are being operated on streets in the Capps Hollow Subdivision; and

WHEREAS, the Mecklenburg Board of County Commissioners adopted Final Assessment Resolutions on this project on September 2, 1997, and November 6, 2002, approving both projects for Sections 1 & 2 and requesting that Duke Power Company install and operate the economical traditional street lighting fixtures on all streets in the Capps Hollow Subdivision and that the monthly charges would be paid to Duke Power Company by Mecklenburg County, and that the operating cost would be assessed to the property owners by Mecklenburg County; and

WHEREAS, Mecklenburg County has paid a total of \$2,355.46 to Duke Power Company for charges incurred for the operation of these street lighting fixtures on said streets in the Capps Hollow Subdivision during the 2025 Fiscal Year plus \$300 in legal and other costs for a total of \$2,655.46 spent for these street lighting fixtures in the Capps Hollow Subdivision during the 2025 Fiscal Year: and

WHEREAS, the basis for assessment will be 100% of the property owner's share of the total costs to operate these street lighting fixtures during the 2025 Fiscal Year plus other costs as described in Section 153A-193 of the General Statutes of North Carolina, said total cost to be apportioned equally to each parcel of land on said streets within the Capps Hollow Subdivision; and

WHEREAS, the proposed terms of payment of the assessment are such that each property owner must pay the total per lot share upon receipt of an assessment from

Mecklenburg County, plus 8% per annum rate of interest if payment is not received by the due date as indicated on each individual assessment; and

WHEREAS, the method of payment for each property owner's portion of the cost of said operation must be paid by direct payment to Mecklenburg County; and

WHEREAS, the Mecklenburg County Land Use and Environmental Services Agency (LUESA) has prepared the Preliminary Assessment Roll and a map showing each lot assessed, the basis for assessment, the amount assessed against each lot and the name of the owner of each lot as shown on the Mecklenburg County tax record, which Preliminary Assessment Roll and map are attached hereto and incorporated herein by reference; now, therefore be it

RESOLVED, that the Mecklenburg Board of County Commissioners does adopt this Preliminary Assessment Roll Resolution on the street lighting assessment project for the operational cost of the economical traditional street lighting fixtures in the Capps Hollow Subdivision during the 2025 Fiscal Year, and as required by the North Carolina General Statutes does hereby set a public hearing on this Preliminary Assessment Roll for 6:30 p.m., or as soon thereafter as the agenda allows, on October 21, 2025 in the Meeting Chamber of the Charlotte-Mecklenburg Government Center, 600 East Fourth Street, and does hereby instruct that a copy of this Preliminary Assessment Roll and Resolution be on file in the office of the Clerk to the Board of the County Commissioners and the Mecklenburg County Land Use and Environmental Services Agency where it shall be available for public inspection. The Clerk is hereby instructed to publish, or cause to be published, at least ten (10) days prior to the date of the public hearing in a newspaper of general circulation in the County, a notice that this Preliminary Assessment Roll Resolution has been completed, the time and place of public hearing and the time and place it is available for public inspection. The LUESA Director is hereby instructed to mail, or cause to

be mailed, a notice of the public hearing by first-class mail to each property owner on said streets in the Capps Hollow Subdivision at the address as shown in the tax records at least ten (10) days prior to the date set for the public hearing. The notice shall state the time and place the Preliminary Assessment Roll is available for inspection, the amount shown on the Preliminary Assessment Roll as the assessment against the property; and the date, time, and place of the public hearing on the Preliminary Assessment Roll; and further, the LUESA Director is hereby instructed to certify to the Board of County Commissioners that the notices of the public hearing were mailed by first-class mail and the date on which they were mailed.

ADOPTED ON THE _____ DAY OF _____ 2025.

Clerk to the Board

APPROVED AS TO FORM:

County Attorney

Capps Hollow Subdivision

SL 97-02

Preliminary Assessment Roll for FY 2025

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PARCEL	OWNER1	OWNER2	SITUS_ADDRESS	MAILING_ADDRESS	CITY_STATE	LEGAL_DESC	COST
03926301	Patricia Miller		1245 Capps Hollow Dr	1245 Capps Hollow Dr	Charlotte, NC 28216	L1 M24-87	\$ 42.15
03926302	Samuel M. Hobson		1237 Capps Hollow Dr	1237 Capps Hollow Dr	Charlotte, NC 28216	L2M24-328	\$ 42.15
03926303	Pamela G. Johnson		1231 Capps Hollow Dr	1231 Capps Hollow Dr	Charlotte, NC 28216	L3 M24-328	\$ 42.15
03926304	Patricia A. Edney		1225 Capps Hollow Dr	1225 Capps Hollow Dr	Charlotte, NC 28216	L4 M24-328	\$ 42.15
03926305	Michael Andrew Jett		1221 Capps Hollow Dr	1221 Capps Hollow Dr	Charlotte, NC 28216	L5 M24-328	\$ 42.15
03926306	TAH-2016-1 Borrower LLC	Tricon American Homes	1217 Capps Hollow Dr	1508 Brookhollow Dr	Santa Ana, CA 92705	L6 M24-328	\$ 42.15
03926307	Michael S. Stradford		1213 Capps Hollow Dr	8931 Merrie Rose Ave	Charlotte, NC 28213	L7 M24-328	\$ 42.15
03926308	Ashley Danielle Knight		1209 Capps Hollow Dr	1209 Capps Hollow Dr.	Charlotte, NC 28216	L8 M24-328	\$ 42.15
03926309	MCH SFR NC Owner 2 LP		1201 Capps Hollow Dr	14355 Commerce WY	Miami Lakes, FL 33016	L9 M24-328	\$ 42.15
03926310	Stanley J. Crowder	Carlene Crowder	1135 Capps Hollow Dr	1135 Capps Hollow Dr	Charlotte, NC 28216	L10 M24-328	\$ 42.15
03926311	Sonia Bigby		1127 Capps Holow Dr	1127 Capps Holow Dr	Charlotte, NC 28216	L11 M24-328	\$ 42.15
03926312	SFR JV-2 2024-2 BORROWER L	Tricon American Homes	1121 Capps Hollow Dr	15771 Red Hill Ave STE 10	Tustin, CA 92780	L12 M24-328	\$ 42.15
03926313	AMH NC Properties LP		1117 Capps Hollow Dr	11629 Sidney Crest Ave	Charlotte, NC 28213	L13 M24-328	\$ 42.15
03926314	TRICON SFR 2020-2 BORROWE	Tricon American Homes	1113 Capps Hollow Dr	1508 Brookhollow Dr	Santa Ana, CA 92705	L14 M24-328	\$ 42.15
03926315	510 SFR NC Operations I LLC		1109 Capps Hollow Dr	12906 Tampa Oaks Blvd	Tampa, FL 33637	L15 M24-328	\$ 42.15
03926316	Jose Fuentes	Maria Fuentes	1105 Capps Hollow Dr	1105 Capps Hollow Dr	Charlotte, NC 28216	L16 M24-328	\$ 42.15
03926317	Audel C. Sanchez	Maria Camarillo	1101 Capps Hollow Dr	1101 Capps Hollow Dr	Charlotte, NC 28216	L17 M29-397	\$ 42.15
03926318	Cayetano Hernandez Cruz		1041 Capps Hollow Dr	1041 Capps Hollow Dr	Charlotte, NC 28216	L18 M29-397	\$ 42.15
03926319	Shawna D. Hargett		1033 Capps Hollow Dr	1033 Capps Hollow Dr	Charlotte, NC 28216	L19 M29-397	\$ 42.15
03926320	Bessie Mae Sexton	Cordelia A. Sexton	1027 Capps Hollow Dr	1027 Capps Hollow Dr	Charlotte, NC 28216	L20 M29-397	\$ 42.15
03926321	JDBCO LLC		1021 Capps Hollow Dr	8410 Pit Stop Ct Ste 140	Concord, NC 28027	L21 M29-397	\$ 42.15
03926322	Rachel Ann Howze		1015 Capps Hollow Dr	1015 Capps Hollow Dr	Charlotte, NC 28216	L22 M29-397	\$ 42.15
03926323	Sabrina Y. Ross		1009 Capps Hollow Dr	1009 Capps Hollow Dr	Charlotte, NC 28216	L23 M29-397	\$ 42.15
03926324	Daphne S. Baskins		1001 Capps Hollow Dr	1001 Capps Hollow Dr	Charlotte, NC 28216	L24 M29-397	\$ 42.15
03926325	Laverne D Agurs		1000 Capps Hollow Dr	1000 Capps Hollow Dr	Charlotte, NC 28216	L25 M29-397	\$ 42.15
03926326	Lucille M. Camp		1002 Capps Hollow Dr	1002 Capps Hollow Dr	Charlotte, NC 28216	L26 M29-397	\$ 42.15
03926327	David Small		500 Klondike Ln	500 Klondike Ln	Charlotte, NC 28216	L27 M29-397	\$ 42.15
03926328	Elvie Sneed		508 Klondike Ln	508 Klondike Ln	Charlotte, NC 28216	L28 M30-151	\$ 42.15
03926329	Deborah Charles		516 Klondike Ln	516 Kondike Ln	Charlotte, NC 28216	L29 M30-151	\$ 42.15
03926330	Ronelle S Sr Smith	Tarsha D Smith	522 Klondike Ln	522 Klondike Ln	Charlotte, NC 28277	L30 M30-151	\$ 42.15
03926331	Veronica R. McCall		521 Klondike Ln	521 Klondike Ln	Charlotte, NC 28216	L31 M30-151	\$ 42.15
03926332	Amanda L. King		515 Klondike Ln	515 Klondike Ln	Charlotte, NC 28216	L32 M30-151	\$ 42.15
03926333	TRICON SFR 2024-3 BORROWE	C/O RYAN LLC	509 Klondike Ln	PO Box 4900	Scottsdale, AZ 85261	L33 M30-151	\$ 42.15
03926334	Lanendra N. Harden		1022 Capps Hollow Dr	1022 Capps Hollow Dr	Charlotte, NC 28216	L52 M29-397	\$ 42.15
03926335	Cade Homes LLC		1028 Capps Hollow Dr	910 Braeburn Rd	Charlotte, NC 28216	L53 M29-397	\$ 42.15
03926336	Keyla Toledo Ochoca		1034 Capps Hollow Dr	1034 Capps Hollow Dr	Charlotte, NC 28216	L54 M29-397	\$ 42.15
03926337	Alvin Stafford	Claretha Crumpton	1040 Capps Hollow Dr	1040 Capps Hollow Dr	Charlotte, NC 28216	L55 M29-397	\$ 42.15
03926338	Severa L. McCollum		512 Social Cr	512 Social Cr	Charlotte, NC 28216	L56 M29-397	\$ 42.15
03926339	Clarence Johnson Jr		514 Social Cr	514 Social Cr	Charlotte, NC 28216	L57 M29-397	\$ 42.15
03926340	Brandie Fleming		516 Social Cr	516 Social Cr	Charlotte, NC 28216	L58 M29-397	\$ 42.15
03926341	Marion Belk		519 Social Cr	519 Social Cr	Charlotte, NC 28269	L59 M29-397	\$ 42.15
03926342	Michelle L. Hicks		517 Social Cr	517 Social Cr	Charlotte, NC 28216	L60 M29-397	\$ 42.15
03926343	Shelley R. Paige		513 Social Cr	513 Social Cr	Charlotte, NC 28216	L61 M29-397	\$ 42.15
03926344	Oscar A Smarr Jr		509 Social Cr	509 Social Cr	Charlotte, NC 28216	L62 M29-397	\$ 42.15
03926345	Cree Rental Holdings LLC		501 Social Cr	16811 Flying JIB RD	Cornelius, NC 28031	L63 M29-397	\$ 42.15
03926364	Kenneth Avery		1116 Capps Hollow Dr	1116 Capps Hollow Dr	Charlotte, NC 28216	L64 M24-328	\$ 42.15
03926365	Erick R. Caldwell		1124 Capps Hollow Dr	1124 Capps Hollow Dr	Charlotte, NC 28216	L65 B1 M24-328 1124 CAPPS HOLL	\$ 42.15
03926366	Asha Hawa Toure		1128 Capps Hollow Dr	1128 Capps Hollow Dr	Charlotte, NC 28216	L66 M24-328	\$ 42.15
03926367	Henry J. Kennedy Jr.	Angela D. Kennedy	1132 Capps Hollow Dr	1132 Capps Hollow Dr	Charlotte, NC 28216	L67 M24-328	\$ 42.15

Capps Hollow Subdivision

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Preliminary Assessment Roll for FY 2025

PARCEL	OWNER1	OWNER2	SITUS_ADDRESS	MAILING_ADDRESS	CITY_STATE	LEGAL_DESC	COST
03926368	Jannai Valinda Cannon		500 Cub Creek Ln	500 Cub Creek Ln	Charlotte, NC 28216	L68 M24-328	\$ 42.15
03926369	Evangela Bolden		506 Cub Creek Ln	506 Cub Creek Ln	Charlotte, NC 28216	L69 M26-841	\$ 42.15
03926370	Sandra H. Gill		514 Cub Creek Ln	514 Cub Creek Ln	Charlotte, NC 28216	L70 M26-841	\$ 42.15
03926371	Earl E. Bright, Jr.	Johnnie Mae Bright	518 Cub Creek Ln	518 Cub Creek Ln	Charlotte, NC 28216	L71 M26-841	\$ 42.15
03926387	Chiniwalla Holdings LLC		523 Cub Creek Ln	5971 Rolling Ridge Dr	Kannapolis, NC 28081	L87 M26-841	\$ 42.15
03926388	MCH SFR NC OWNER 1B LP		517 Cub Creek Ln	14355 Manhattan Beach BV	Miami Lakes, FL 33016	L88 M26-841	\$ 42.15
03926389	MNSF T3 SPE LLC		511 Cub Creek Ln	6836 Morrison Blvd Ste 320	Charlotte, NC 28211	L89 M26-841	\$ 42.15
03926390	Sheila C Foster	Anthony Aaron E Foster	507 Cub Creek Ln	1032 White Plans Rd	Charlotte, NC 28278	L90A M27-230	\$ 42.15
03926391	Frederick Reid	Evelyn Reid	503 Cub Creek Ln	503 Cub Creek Ln	Charlotte, NC 28216	L91 M26-841	\$ 42.15
03926392	Israel Flores		1208 Capps Hollow Dr	1208 Capps Hollow Dr.	Charlotte, NC 28216	L92M24-328	\$ 42.15
03926393	Beatriz E Granados Gomez		1220 Capps Hollow Dr	1220 Capps Hollow Dr	Charlotte, NC 28216	L93 M24-328	\$ 42.15
03926394	RS RENTAL III-A LLC		1228 Capps Hollow Dr	32 Mercer St	New York, NY 10013	L94 M24-328	\$ 42.15
03926395	Robert L Coard		1234 Capps Hollow Dr	PO BOX 487	Harrisburg, NC 28075	L95 M24-328	\$ 42.15
03926396	Unithia B. McGruder	Roosevelt McGruder	1242 Capps Hollow Dr	1242 Capps Hollow Dr	Charlotte, NC 28216	L96 M24-328	\$ 42.15
Total:							\$2,655.46
Mecklenburg County North Carolina LUESA		Drawn by DL (August 10, 2025) Checked by MS Approved by DC		Source: tax maps Tax records. Method:ACAD,digitizing		Capps Hollow Subdivision SL 97-02 Street Lighting Assessment Project Preliminary Assessment Roll Operation Costs FY 2025	

