

PRELIMINARY ASSESSMENT ROLL RESOLUTION
STREET LIGHTING ASSESSMENT PROJECT
McGINNIS VILLAGE 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 all of the streets in the McGinnis Village Subdivision; and

WHEREAS, the Mecklenburg Board of County Commissioners adopted a Final Assessment Resolution on this project on October 5, 1999, approving the project and requesting that Duke Power Company install and operate the economical traditional street lighting fixtures on all of the streets in the McGinnis Village Subdivision and that the monthly charges would be paid to Duke Power Company by Mecklenburg County, and the operating costs would be assessed to the property owners by Mecklenburg County; and

WHEREAS, Mecklenburg County has paid a total of \$3,785.32 to Duke Power Company for charges incurred for the operation of these street lighting fixtures on said streets in the McGinnis Village Subdivision during the 2025 Fiscal Year plus \$300 in legal and other costs for a total of \$4,085.32 spent for the operation of these street lighting fixtures in the McGinnis Village 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 the streets in the McGinnis Subdivision within Mecklenburg County; 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 McGinnis Village 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 McGinnis Village 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

McGinnis Village Subdivision

SL 99-01

Preliminary Assessment Roll for FY 2025

Page 1 of 2

PARCEL	OWNER1	OWNER2	SITUS_ADDRESS	MAILING_ADDRESS	CITY_STATE	LEGAL_DESC	COST
02114107	Krishantha Amarajeewa	Thebuwanage Wasantha He	6805 Sweetfield Dr	6805 Sweetfield Dr	Huntersville, NC 28078	LA M34-452	\$ 43.46
02119107	Yakisha Norris		7215 Sweetfield Dr	7215 Sweetfield Dr	Huntersville, NC 28078	NA	\$ 43.46
02119108	David Werling		7214 Sweetfield Dr	7214 Sweetfield Dr	Huntersville, NC 28078	L34 M30-499	\$ 43.46
02119109	Jimmie Wheeler		7206 Sweetfield Dr	3859 Cassini Circle Unit 1	Lompoc, CA 93436	L35 M30-499	\$ 43.46
02119110	CPI/Amherst SFR Program	Owner LLC	7136 Sweetfield Dr	5001 Plaza on the Lake Ste 20	Austin, TX 78746	L36 M30-499	\$ 43.46
02119111	Dennis D. Walker	Cassandra W. Motley	7152 Sweetfield Dr	7152 Sweetfield Dr	Huntersville, NC 28078	L37 M30-499	\$ 43.46
02119112	Robert Edward Maze Jr	Sharon Maze	7124 Sweetfield Dr	7124 Sweetfield Dr	Huntersville, NC 28078	L38 M39-801	\$ 43.46
02119113	CPI/Amherst SFR Program	Owner LLC	7120 Sweetfield Dr	5001 Plaza on the Lake Ste 20	Austin, TX 78746	L39 M30-499	\$ 43.46
02119114	Rayford Jason	Kamela R Jason	7116 Sweetfield Dr	7116 Sweetfield Dr	Huntersville, NC 28078	L40 M30-499	\$ 43.46
02119115	Sandra Robinson-Adams		7112 Sweetfield Dr	7112 Sweetfield Dr	Huntersville, NC 28078	L41 M30-499	\$ 43.46
02119116	Lesley Anne Freese		7108 Sweetfield Dr	7108 Sweetfield Dr	Huntersville, NC 28078	L42 M30-499	\$ 43.46
02119117	Monica Chapman Williams		7100 Sweetfield Dr	7100 Sweetfield Dr	Huntersville, NC 28078	L43 M30-499	\$ 43.46
02119118	Laura S. Wallace		7036 Sweetfield Dr	7036 Sweetfield Dr	Huntersville, NC 28078	L44 M30-499	\$ 43.46
02119119	FKH SFR Propco I LP		7032 Sweetfield Dr	1850 Parkway Place Unit 900	Marietta, GA 30067	L45 M30-499	\$ 43.46
02119120	Wayne N. Patterson Sr.	Christophia H. Patterson	7028 Sweetfield Dr	7028 Sweetfield Dr	Huntersville, NC 28078	L46 M30-499	\$ 43.46
02119121	David Hester		7024 Sweetfield Dr	7024 Sweetfield Dr	Huntersville, NC 28078	L47 M30-499	\$ 43.46
02119122	Blanca Estella Gonzalez		7020 Sweetfield Dr	7020 Sweetfield Dr	Huntersville, NC 28078	L48 M30-499	\$ 43.46
02119123	James Todd	Dana Todd	7016 Sweetfield Dr	7016 Sweetfield Dr	Huntersville, NC 28078	L49 M30-499	\$ 43.46
02119124	Keith Shampine	Kelly Burton	7012 Sweetfield Dr	7012 Sweetfield Dr	Huntersville, NC 28078	L50 M30-499	\$ 43.46
02119125	Carl E. Golden	Margaret Golden	6938 Sweetfield Dr	6938 Sweetfield Dr	Huntersville, NC 28078	L51 M30-499	\$ 43.46
02119126	Jeffrey B. Leak	Renee A. Leak	6930 Sweetfield Dr	6930 Sweetfield Dr	Huntersville, NC 28078	L52 M28-959	\$ 43.46
02119127	Progress Residential Borrower	3 LLC	6926 Sweetfield Dr	PO BOX 4090	Scottsdale, AZ 85261	L53 M28-959	\$ 43.46
02119128	Kevin White		12613 McGinnis Ln	12613 McGinnis Ln	Huntersville, NC 28078	L54 M28-959	\$ 43.46
02119129	Sandra Porter	Cody F. Porter Jr	12617 McGinnis Ln	12617 McGinnis Ln	Huntersville, NC 28078	L55 M28-959	\$ 43.46
02119130	Michael Blackmon	Mary Blackmon	12621 McGinnis Ln	12621 McGinnis Ln	Huntersville, NC 28078	L56 M28-959	\$ 43.46
02119131	Phil Mannino	Tracey Mannino	12705 McGinnis Ln	12705 McGinnis Ln	Huntersville, NC 28078	L57 M28-959	\$ 43.46
02119132	Anthony Pham		12711 McGinnis Ln	12711 McGinnis Ln	Huntersville, NC 28078	L58 M28-959	\$ 43.46
02119133	Sandra Marie Decore	James Ronald Carter Jr	12717 McGinnis Ln	12717 McGinnis Ln	Huntersville, NC 28078	L59 M28-959	\$ 43.46
02119134	Sylvester Williams	Simone A. Williams	12723 McGinnis Ln	12723 McGinnis Ln	Huntersville, NC 28078	L60 M28-959	\$ 43.46
02119135	Connor Anderson	Morgan Anderson	12729 McGinnis Ln	12729 McGinnis Ln	Huntersville, NC 28078	L61 M28-959	\$ 43.46
02119136	Isaac Lee Bacon	Hannah Adair Risenmay	12735 McGinnis Ln	12735 McGinnis Ln	Huntersville, NC 28078	L62 M28-959	\$ 43.46
02119137	Bradley Darnell	Kira Nyland	12742 McGinnis Ln	12742 McGinnis Ln	Huntersville, NC 28078	L63 M28-959	\$ 43.46
02119138	Juanita L. Lake-Shanks	Andre T. Shanks	12736 McGinnis Ln	12736 McGinnis Ln	Huntersville, NC 28078	L64 M28-959	\$ 43.46
02119139	Mitchell S. Martin	Cheryl A. Martin	12730 McGinnis Ln	12730 McGinnis Ln	Huntersville, NC 28078	L65 M28-959	\$ 43.46
02119140	Megan Marie Dupriest		12724 McGinnis Ln	12724 McGinnis Ln	Huntersville, NC 28078	L66 M28-959	\$ 43.46
02119141	Christopher Michael Brieger		12718 McGinnis Ln	12718 McGinnis Ln	Huntersville, NC 28078	L67 M28-959	\$ 43.46
02119142	Jennifer L Perry	Seth C Perry	12712 McGinnis Ln	12712 McGinnis Ln	Huntersville, NC 28078	L68 M28-959	\$ 43.46
02119143	Arthur McNeal	Cheri McNeal	12706 McGinnis Ln	12706 McGinnis Ln	Huntersville, NC 28078	L69 M28-959	\$ 43.46
02119144	Paul Foret	Rebecca Foret	12626 McGinnis Ln	12626 McGinnis Ln	Huntersville, NC 28078	L70 M28-959	\$ 43.46
02119145	Nestor Orane Rivera	Danette Lei Rivera	12622 McGinnis Ln	12622 McGinnis Ln	Huntersville, NC 28078	L71 M28-959	\$ 43.46
02119146	Larry Cook	Torina Cook	12618 McGinnis Ln	12618 McGinnis Ln	Huntersville, NC 28078	L72 M28-959	\$ 43.46
02119147	IH4 Property North Carolina LP		6918 Sweetfield Dr	9335 Harris Corners Parkway S	Charlotte, NC 28269	L73 M28-959	\$ 43.46
02119148	Forrest Williams	Ashley Keefer	6914 Sweetfield Dr	6914 Sweetfield Dr	Huntersville, NC 28078	L74 M28-959	\$ 43.46
02119149	Andriea Nichole Hill	Trust Andriea N Hill Living	6910 Sweetfield Dr	6910 Sweetfield Dr	Huntersville, NC 28078	L75 M28-959	\$ 43.46
02119150	ARVM 5 LLC		6906 Sweetfield Dr	5001 Plaza on the Lake Ste 20	Austin, TX 78746	L76 M28-959	\$ 43.46
02119151	Orlando Eugene Spears		12811 Glassonby Ct	12811 Glassonby Ct	Huntersville, NC 28078	L77 M28-959	\$ 43.46
02119152	James E. Kirch	Denise Kirch	12815 Glassonby Ct	12815 Glassonby Ct	Huntersville, NC 28078	L78 M28-959	\$ 43.46
02119153	Olga A Decker	Robert Gill Langston	12820 Glassonby Ct	12820 Glassonby Ct	Huntersville, NC 28078	L79 M28-959	\$ 43.46
02119154	Cody Baker	Katherine Baker	12814 Glassonby Ct	12814 Galssonby Ct	Huntersville, NC 28078	L80 M28-959	\$ 43.46
02119155	John Moore Jr..	Patricia Ann Milligan Moore	12810 Glassonby Ct	12810 Glassonby Ct	Huntersville, NC 28078	L81 M28-959	\$ 43.46
02119156	Mary A. McNeish		6828 Sweetfield Dr	6828 Sweetfield Dr	Huntersville, NC 28078	L82 M28-959	\$ 43.46
02119157	Larry Stinar	Darcee Stinar	6824 Sweetfield Dr	6824 Sweetfield Dr	Huntersville, NC 28078	L83 M28-959	\$ 43.46

Page 2 of 2

Preliminary Assessment Roll for FY 2025

PARCEL	OWNER1	OWNER2	SITUS_ADDRESS	MAILING_ADDRESS	CITY_STATE	LEGAL_DESC	COST
02119158	AMH NC Properties LP		6820 Sweetfield Dr	11629 Sidney Crest Ave	Charlotte, NC 28213	L84 M28-959	\$ 43.46
02119159	Scott Horne	Amy Horne	6816 Sweetfield Dr	6816 Sweetfield Dr	Huntersville, NC 28078	L85 M28-959	\$ 43.46
02119160	Samuel F Stanton	Melissa Stanton	12709 McGinnis Woods Dr	12709 McGinnis Woods Dr	Huntersville, NC 28078	L86 M28-959	\$ 43.46
02119161	Juan Franceschi	Dorlace Franceschi	12713 McGinnis Woods Dr	12713 McGinnis Woods Dr	Huntersville, NC 28078	L87 M28-959	\$ 43.46
02119162	Tenelle L Gardner		12717 McGinnis Woods Dr	12717 McGinnis Woods Dr	Huntersville, NC 28078	L88 M28-959	\$ 43.46
02119163	Rebecca C. Daum	John A. Daum	12718 McGinnis Woods Dr	12718 McGinnis Woods Dr	Huntersville, NC 28078	L89 M28-959	\$ 43.46
02119164	McGinnis Village Homeown	C/O Cedar Management Gro	12710 McGinnis Woods Dr	PO Box 26844	Charlotte, NC 28221	L90 M28-959	\$ 43.46
02119165	QUASHRARON RENEE Doster		6808 Sweetfield Dr	2109 SUMMERTIME DR APT 3	Charlotte, NC 28078	L91 M28-959	\$ 43.46
02119166	Emma S. Fenstermacher	Alicia C. Washam	6804 Sweetfield Dr	6804 Sweetfield Dr	Huntersville, NC 28078	L92 M28-959	\$ 43.46
02119201	Suresh Raisinghani	Lata S. Raisinghani	6815 Sweetfield Dr	6815 Sweetfield Dr	Huntersville, NC 28078	L1 M29-571	\$ 43.46
02119202	Randy L Jr Barnwell	Holly R Barnwell	6819 Sweetfield Dr	6819 Sweetfield Dr	Huntersville, NC 28078	L2 M28-959	\$ 43.46
02119203	HayleyOroughkin Woodle		6823 Sweetfield Dr	6823 Sweetfield Dr	Huntersville, NC 28078	L3 M28-959	\$ 43.46
02119204	FKH SFR Propco I LP	Attn: FirstKey Homes	6827 Sweetfield Dr	1850 Parkway Place Unit 900	Marietta, GA 30067	L4 M28-959	\$ 43.46
02119205	Todd Morgan	Diane L. Morgan	6831 Sweetfield Dr	6831 Sweetfield Dr	Huntersville, NC 28078	L5 M28-959	\$ 43.46
02119206	Peoples Family Trust	Gary L Peoples	6905 Sweetfield Dr	6905 Sweetfield Dr	Huntersville, NC 28078	L6 M28-959	\$ 43.46
02119207	Omar Long	Towanda Long	6909 Sweetfield Dr	6909 Sweetfield Dr	Huntersville, NC 28078	L7 M28-959	\$ 43.46
02119208	Matthew David Jaffe		6913 Sweetfield Dr	6913 Sweetfield Dr	Huntersville, NC 28078	L8 M28-959	\$ 43.46
02119209	John F. Ham	Cynthia P. Ham	6917 Sweetfield Dr	6917 Sweetfield Dr	Huntersville, NC 28078	L9 M28-959	\$ 43.46
02119210	Kelvin Clyburn	Renata Clyburn	6925 Sweetfield Dr	6925 Sweetfield Dr	Huntersville, NC 28078	L10 M28-959	\$ 43.46
02119211	James Beck	Jennifer Beck	6929 Sweetfield Dr	6929 Sweetfield Dr	Huntersville, NC 28078	L11 M28-959	\$ 43.46
02119212	Timothy B Vannatter	Rachel M Vannatter	6933 Sweetfield Dr	993 Saint Paul Church Rd	Crockett, VA 24323	L12 M30-499	\$ 43.46
02119213	Victor L Lewis	Vivian D Lewis	6937 Sweetfield Dr	6937 Sweetfield Dr	Huntersville, NC 28078	L13 M30-499	\$ 43.46
02119214	Kenyatta Bennett	Gary Bennett	7001 Sweetfield Dr	7001 Sweetfield Dr	Huntersville, NC 28078	L14 M30-499	\$ 43.46
02119215	Ever Emilio Madrid Lendo		7003 Sweetfield Dr	7003 Sweetfield Dr	Huntersville, NC 28078	L15 M30-499	\$ 43.46
02119216	Edward J. Patterson	Devora D. Patterson	12612 Ryddell Ct	12612 Ryddell Ct	Huntersville, NC 28078	L16 M30-499	\$ 43.46
02119217	Detlef W. Jaekel	Heidemarie Jaekel	12606 Ryddell Ct	12606 Ryddell Ct	Huntersville, NC 28078	L17 M30-499	\$ 43.46
02119218	Zoia Miria Monteiro Miaja	Zoia Miria Monteiro Miaja	12600 Ryddell Ct	12600 Ryddell Ct	Huntersville, NC 28078	L18 M30-499	\$ 43.46
02119219	Volodymrr Borodin		12607 Ryddell Ct	12607 Ryddell Ct	Huntersville, NC 28078	L19 M30-499	\$ 43.46
02119220	FKH SFR Propco I LP	Attn: FirstKey Homes	7011 Sweetfield Dr	1850 Parkway Place Unit 900	Marietta, GA 30067	L20 M30-499	\$ 43.46
02119221	Rashida Graves	Ronnie Lee Hinton Jr	7015 Sweetfield Dr	7015 Sweetfield Dr	Huntersville, NC 28078	L21 M30-499	\$ 43.46
02119222	Germaine Kirkland		7019 Sweetfield Dr	7019 Sweetfield Dr	Huntersville, NC 28078	L22 M30-499	\$ 43.46
02119223	Iris Pike	Kenneth Boone	7023 Sweetfield Dr	7023 Sweetfield Dr	Huntersville, NC 28078	L23 M30-499	\$ 43.46
02119224	Angela Peay		7035 Sweetfield Dr	7035 Sweetfield Dr	Huntersville, NC 28078	L24 M30-499	\$ 43.46
02119225	AMH NC Properties LP		7115 Sweetfield Dr	30601 Agoura Rd Ste 200	Agoura Hills, CA 91301	L25 M30-499	\$ 43.46
02119226	Jeremy Smith	Rachel Smith	12908 McCahan Ln	12908 McCahan Ln	Huntersville, NC 28078	L26 M30-499	\$ 43.46
02119227	Marsha Hirsch		12902 McCahan Ln	12902 McCahan Ln	Huntersville, NC 28078	L27 M30-499	\$ 43.46
02119228	Salih Boysan	Anela Boysan	12900 McCahan Ln	12900 McCahan Ln	Huntersville, NC 28078	L28 M30-499	\$ 43.46
02119229	Rodney P. Springhetti	Michelle L. Springhetti	12901 McCahan Ln	12901 McCahan Ln	Huntersville, NC 28078	L29 M30-499	\$ 43.46
02119230	Mehta Prakash	Jyoti Prakash	12907 McCahan Ln	12907 McCahan Ln	Huntersville, NC 28078	L30 M30-499	\$ 43.46
02119231	Gayatriprasad B. Vyas	Parul G. Vyas	12913 McCahan Ln	12913 McCahan Ln	Huntersville, NC 28078	L31 M30-499	\$ 43.46
02119232	Jason Hopper		7205 Sweetfield Dr	7205 Sweetfield Dr	Huntersville, NC 28078	L32 M30-499	\$ 43.46
02119233	Michael W. Randall	Amy L. Randall	7213 Sweetfield Dr	7213 Sweetfield Dr	Huntersville, NC 28078	L33 M30-499	\$ 43.46
Mecklenburg County North Carolina LUESA		Drawn by DL (Aug 10, 2025) Checked by MS Approved by DC		Source: tax maps Tax records. Method:ACAD,digitizing	Total: \$ 4,085.32		
					McGinnis Village Subdivision		
					SL 99-01		
					Street Lighting Assessment Preliminary Assessment Roll Operation Costs FY 2025		

