

COMMUNITY MEETING REPORT FOR REZONING PETITIONS NO. 2025-045

Petitioner: J & J Custom Homes
Rezoning Petition Nos.: 2025-045
Property: ±9.09-acres located at 3901 McKee Rd.

This Community Meeting Report is being filed with the City of Charlotte City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to Article 37.2 of the City of Charlotte Unified Development Ordinance (UDO).

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and details of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 6/25/2025. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Wednesday, July 9, 2025, at 6:00 p.m.

PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives were Felicia Brown and Jennifer Ream with J & J Custom Homes, Jeff McCluskey with Mc² Engineering, Inc. and John Floyd and Brandy Fuentes with Moore & Van Allen, PLLC.

SUMMARY OF ITEMS DISCUSSED AT MEETING:

I. Introduction and Overview of Development Plan.

Mr. Floyd with Moore & Van Allen welcomed and thanked the participants for their interest in Rezoning Petition No. 2025-045. Mr. Floyd and the petitioner's representatives provided the following information during the presentation:

The 9.09-acre site is located on the south side of McKee Road, north of I-485 and east of Providence Road. The site is zoned N1-A and the petitioner is proposing to rezone the site to N-1D to allow development of a new residential community. Mr. Floyd shared the adjacent approved petitions that allowed for a total of 131 townhomes. The Charlotte Future 2040 Plan place type designates the site as Neighborhood 1 and is adjacent to Neighborhood 1 and 2 place types. The proposed N1-D zoning designation is consistent with the adopted N1 place type. Mr. Floyd also explained that the petitioner is seeking to rezoning to the N1-D district to allow for more design flexibility and that the density the petitioner was proposing (28 single family detached homes) was consistent with the potential density on the site under the current N1-A zoning, which CDOT estimated as 27 single family homes. Mr. Floyd further explained that under the N1-A district, a developer could construct duplex and triplexes as a matter of right, but the petitioner had no interest in doing so and was focused on custom single family home construction.

Mr. Floyd reviewed the anticipated rezoning schedule for an August 18th Public Hearing, followed by a September 3rd Zoning Committee, and a City Council Decision on September 15, 2025. Mr. Floyd also explained that the schedule was subject to change in the event the project was not ready for a public hearing on August 18th.

The meeting was then opened for questions and answers.

II. Summary of Questions/Comments and Responses:

Participants concerns primarily centered on traffic congestion concerns, but additional questions were asked regarding stormwater management, the type and number of homes being built, and lot size.

Mr. Floyd began the Q&A portion of the meeting by responding to several questions that had been pre-submitted via email. One question was raised about stormwater runoff, the impact on a pond at McKee Place, how the property will handle water flow, and whether appropriate stormwater management systems will be implemented. Mr. Floyd explained the civil engineer confirmed that the land slopes from McKee Place toward the subject site, meaning stormwater runoff will naturally flow away from McKee Place. The petitioner plans to install stormwater control systems that are independent of the existing pond. Additionally, the site will have to meet all requirements of the City of Charlotte's Post Construction Stormwater Ordinance.

Participants raised concerns about how the road system could absorb the impact of 28 additional homes given the already heavy traffic in the area. Several participants expressed the parcel being considered for development is located near McKee Road Elementary School, which serves approximately 1,000 students, and the Telra Institute. Both schools generate substantial congestion during peak hours, specifically, student drop-off and pickup times as many parents in the area transport their children. Several participants noted that it can take a long time, often hours, to exit the neighborhood during school drop off/pick up times, and there is a strong concern that the new development will only amplify an already difficult traffic situation. One participant mentioned that a nearby parcel has been designated for a daycare, which is expected to add even more vehicles and strain to the roadways. Additionally, some participants inquired about whether there is any future infrastructure projects planned to widen the roads or improve traffic flow in the area to accommodate both the current and projected traffic volumes. Without such improvements, many felt the neighborhood lacks the capacity to take on additional development.

Mr. Floyd again explained that the petitioner was not seeking to maximize density at the site and that the 28 homes being proposed was likely consistent with what could be accomplished as a by-right development under the N1-A district. Mr. Floyd noted that CDOT issued a memo indicating that some improvements are in the design phase in the area. He also expressed support for the sales tax referendum that would supply significant funding for transportation improvements--40% going to roadway improvements.

There was discussion around the nature of the homes being proposed. Attendees originally believed that only a few high-end homes would be built. However, it was clarified by Mr. Floyd and Ms. Reams, that the homes will most likely be 28 mid-level (not first-time homebuyer) homes that would be consistent in size and price to the surrounding areas. Specific details regarding the homes would be decided later depending on the market.

One participant asked whether the maximum number of homes would be capped at 28 single family homes. Mr. Floyd explained that the petitioner was considering amending the petition to a Tier 1 rezoning that would include conditions that the development would be limited to 28 single family detached homes.

They also requested ongoing updates on any changes or developments related to this zoning petition, however, Mr. Floyd clarified a notice cannot be promised. However, the Public Hearing is tentatively scheduled for August 18th, 2025. This is the venue to express concerns and be heard by City Council. City Council will also be provided this report.

The attendees were thanked for their time and interest in the development.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to coordinate efforts with City Staff.

cc: Edmund Driggs, Charlotte City Council District 7 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Felicia Brown, J & J Custom Homes
John Floyd, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
23103112	HANEY	JEFFREY ALAN			3808 MCKEE RD	CHARLOTTE	NC	28270-1254
23103124	HANEY	MARK LEE			3802 MCKEE RD	CHARLOTTE	NC	28210
23103127	HUNT	ROBERT DALE	MONTA JEAN	HUNT	3920 MCKEE RD	CHARLOTTE	NC	28270
23103129	ROBINSON	MARTHA JANE LAWING			15545 THOMPSON RD	CHARLOTTE	NC	28227
23103159	ZNOVETS	VLAD VLADIMIR	NATALIA PETROVNA	ZNOVETS	3736 MCKEE RD	CHARLOTTE	NC	28270-1253
23103257	ALLEN	WESLEY	BRITTANY	ALLEN	3900 MCKEE RD	CHARLOTTE	NC	28270
23103258	THE NCZ RL TRUST				3836 MCKEE RD	CHARLOTTE	NC	28270
23103259	GONZALEZ	GLENYS	ANGELICA	GONZALEZ	3832 MCKEE RD	CHARLOTTE	NC	28270
23103260	PATEL	KETU	PAYAL	PATEL	3828 MCKEE RD	CHARLOTTE	NC	28270
23103261	ROBINS	TAMEEKIA N			3824 MCKEE RD	CHARLOTTE	NC	28270
23103262	ILIC	PERO	MARICA	ILIC	3820 MCKEE RD	CHARLOTTE	NC	28270
23103274	KOVALSKII	VALERII	ANASTASHA	KOVALSKAIA	5723 HEIRLOOM CROSSING CT	CHARLOTTE	NC	28270
23103276	B AND T LAND LLC				2215 AVRSLEY TOWN BV STE G	CHARLOTTE	NC	28273
23104168	MACQUARRIE	MONICA	GORDON	MCAQUARRIE	4403 POLARA ST	CHARLOTTE	NC	28270
23104169	WANG	LIN			2315 WINTHORP RIDGE RD	CHARLOTTE	NC	28270
23104170	WOOD	XIA	TRUST	THE WOOD FAMILY REVOCABLE LIVING	4411 POLARA ST	CHARLOTTE	NC	28270
23104171	WOLHAR	CARL LEWIS	JUDITH	WOLHAR	4415 POLARA ST	CHARLOTTE	NC	28270
23104221	MCKEE PLACE HOMEOWNERS ASSOCIATION INC				PO BOX 79032	CHARLOTTE	NC	28271
23104237	KAUL	ANOOP	RAKA	GOYAL	10707 FRED GUTT DR	CHARLOTTE	NC	28270
23104238	BRITLAND	REBECCA			10711 FRED GUTT DR	CHARLOTTE	NC	28270
23104239	YANG	YUNGAN			10715 FRED GUTT DR	CHARLOTTE	NC	28270
23104240	POWELL	BESSIE C			10721 FRED GUTT DR	CHARLOTTE	NC	28270
23104241	DALY	JOHN P SR	LINDA L	DALY	10725 FRED GUTT DR	CHARLOTTE	NC	28270
23104242	THE JOHN AND ELIZABETH EY FAMILY DYNASTY	TRUST			461 TWELVE OAKS TL	BEAVERCREEK	OH	45434
23104243	OSBORN	RONALD TUTTLE	YOLANDA BICOY	OSBORN	10733 FRED GUTT DR	CHARLOTTE	NC	28270
23104244	JELENICK	ILA JANE			10739 FRED GUTT DR	CHARLOTTE	NC	28270
23104245	BLITCH	KENNETH C	BERTINA D	BLITCH	10743 FRED GUTT DRIVE	CHARLOTTE	NC	28270
23104246	HA	CHANG YON			10747 FRED GUTT DR	CHARLOTTE	NC	28270
23104247	KUZEMINA	MARINA			10751 FRED GUTT DR	CHARLOTTE	NC	28270
23104249	GORDON	MARY K	NATHAN G	BENJAMIN	10817 FRED GUTT DR	CHARLOTTE	NC	28270
23104250	PRABHU	VENKATESH	EUN YOUNG	LEE	10821 FRED GUTT DR	CHARLOTTE	NC	28270
23104251	MILLS	STEPHANIE L			10825 FRED GUTT DR	CHARLOTTE	NC	28270
23104252	YUSUPOVA	FERUZA	MANSOOR	YAKUBOV	10829 FRED GUTT DR	CHARLOTTE	NC	28270
23104253	GREENHAGEN	KATHLEEN M			5026 TRIBECCA ST	CHARLOTTE	NC	28270
23104254	KUNCHAPPU	RAJEEV THIRUVATHRA	RESHMI PUTHIYA	VEETIL	5022 TRIBECCA ST	CHARLOTTE	NC	28270
23104255	HARRIS	BENNY E	MARSHA F	HARRIS	5018 TRIBECCA ST	CHARLOTTE	NC	28270
23104257	HEIMAN	DEBORAH			5012 TRIBECCA ST	CHARLOTTE	NC	28270
23104258	MUSE	CARRIE L			5008 TRIBECCA ST	CHARLOTTE	NC	28270
23104259	KOSLOWE	ROCHELLE M			5004 TRIBECCA ST	CHARLOTTE	NC	28270
23104260	PALMERSON	GARY	DONNA	PALMERSON	5003 TRIBECCA ST	CHARLOTTE	NC	28270
23104261	HPA BORROWER 2018-1 LLC				120 S RIVERSIDE PLAZA STE 2000	CHICAGO	IL	60606
23104262	JANG	SOON M	DOOR S	PARK	5011 TRIBECCA STREET	CHARLOTTE	NC	28270
23104263	IOVINO	MICHAEL	MARION	IOVINO	5015 TRIBECCA ST	CHARLOTTE	NC	28270
23104264	MILLER	RANDALL BRUCE	JOANNE	MILLER	4416 POLARA ST	CHARLOTTE	NC	28270
23104265	GROSS	AMIE K			4412 POLARA ST	CHARLOTTE	NC	28270
23104266	FLINTER	CARRON			4408 POLARA ST	CHARLOTTE	NC	28270
23104267	OSNAC	SHEILA E	TRUST	SHEILA E OSNAC	4404 POLARA ST	CHARLOTTE	NC	28270
23104272	GRIFFITH	JEAN BAKER			3903 NEON LN	CHARLOTTE	NC	28270
23104273	GUO	MINGZHU	ERIC QULU	CHEN	5943 WOODLEIGH OAKS DR	CHARLOTTE	NC	28226
23104274	EDGREN	CARL E	PAULA L	EDGREN	3911 NEON LN	CHARLOTTE	NC	28270
23104275	JOSEPH	ALEXANDER V			3915 NEON LN	CHARLOTTE	NC	28270
23104276	LAWRENCE	MICHELLE M			8703 EDGEWATER CT	WAXHAW	NC	28173
23104277	BIERMANN	ZELLEKA A			3910 NEON LN	CHARLOTTE	NC	28270
23104278	JOHN	SUBIN	MANJU	SUBIN	3906 NEON LN	CHARLOTTE	NC	28270
23104279	BOUCHARD	CONNIE L			3902 NEON LN	CHARLOTTE	NC	28270
23104280	RIORDAN	GEORGE E	LUCY M	RIORDAN	6216 METTER ST	CHARLOTTE	NC	28270
23104281	GREGORY	CHRISTINA L			12067 N 19TH AVE	BOISE	ID	83714
23104282	HU	JIANQIN			6208 METTER ST	CHARLOTTE	NC	28270
23104283	LEE	MADONA SANG	TRUST	LEE FAMILY HOUSE	10024 PARADISE RIDGE RD	CHARLOTTE	NC	28277
23104284	SHAO	YANGHONG	YUHUI	WU	6512 DONNEGAL FARM RD	CHARLOTTE	NC	28270-0888
23104285	DALY	ROBERT TIMOTHY	ELIZABETH MATENS	DALY	6207 METTER ST	CHARLOTTE	NC	28270
23104286	DULIN	KATHLEEN PETERS			6211 METTER ST	CHARLOTTE	NC	28270
23104287	JLS HOLDINGS LLC				1309 HEATHER LN	CHARLOTTE	NC	28209
23104288	NAJAR	SASAN			4916 LEBARON ST	CHARLOTTE	NC	28270
23104289	MOULIK	ANAND	IDRISHA	MOULIK	4912 LEBARON ST	CHARLOTTE	NC	28277
23104290	JONES	CHRISTINE VICK	RUSSELL PAUL	JONES	4908 LEBARON ST	CHARLOTTE	NC	28270
23104291	MASON	ANDRE D	SYLVIA K	MASON	4904 LEBARON ST	CHARLOTTE	NC	28270
23105101	KIM	HYOUNG JOONG			5707 GLENMORE GARDEN DR UNIT 4	CHARLOTTE	NC	28270
23105102	YOON	YEOJI			3748 HIGHLAND CASTLE WAY	CHARLOTTE	NC	28270
23105103	LEVINE	NANCY M	ERIC D	LEVINE	3744 HIGHLAND CASTLE WY	CHARLOTTE	NC	28270
23105104	MGW TWO LLC				1450 RALEIGH RD STE 300	CHAPEL HILL	NC	27517
23105135	RODES	GEORGE L	YOLE E	RODES	402 ROCKEFELLER UNIT 217	IRVINE	CA	92612
23105136	MUNSHI	SARANG SURESHRAO	KALYANI SARANG	MUNSHI	4640 BLACKMUIR WOOD CIR	CHARLOTTE	NC	28270
23105137	BRODIE	MAUREEN			4636 BLACKMUIR WOOD CR	CHARLOTTE	NC	28270
23105140	BOIK	DARIN R	JENNIFER BROWN	BOIK	4631 BLACKMUIR WOOD CIR	CHARLOTTE	NC	28270
23105141	WILLIAMS	EVELYN G			4635 BLACKMUIR WOOD CR	CHARLOTTE	NC	28270
23105142	MCCARTER	MITCHELL BOYCE	TRUSTEE OF ARTHUR	AND KIMBERLY MCCARTER	4639 BLACKMUIR WOOD CIR	CHARLOTTE	NC	28270
23105143	BUCKLEY	JUSTIN	CARYNN	BUCKLEY	4523 BLACKMUIR WOOD CIR	CHARLOTTE	NC	28270
23105144	REVANKAR	RAJAN	SAVITA	REVANKAR	4024 FLOWERING PEACH RD	MARVIN	NC	28173
23105145	CHOINIERE	GERIN	ANGIE	CHOINIERE	4535 BLACKMUIR WOOD CR	CHARLOTTE	NC	28270
23105146	GAINES	GINA SEALEY			4603 BLACKMUIR WOOD CR	CHARLOTTE	NC	28270
23105147	THOMAS	ANGELA			4544 BLACKMUIR WOOD CIR	CHARLOTTE	NC	28270
23105148	KNOWLDEN	EMEDIONG ENYONG			4540 BLACKMUIR WOOD CIR	CHARLOTTE	NC	28270
23105149	SHAHID	ALI AKBAR	TASNEEM	KAPADIA	4536 BLACKMUIR WOOD CIRCLE	CHARLOTTE	NC	28270
23105150	SANDERFORD	ROBERT M	SHARON D	SANDERFORD	4524 BLACKMUIR WOOD CR	CHARLOTTE	NC	28270
23105151	RAY	DAVID L	JILL	AKER-RAY	4520 BLACKMUIR WOOD CR	CHARLOTTE	NC	28270
23105152	SAYLOR	ROBERT	BONNIE	SAYLOR	4516 BLACKMUIR WOOD CIR	CHARLOTTE	NC	28270

Exhibit A(Cont.)

Adjacent Owners (Cont.):

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
23105153	BRETT	LINDSAY			4337 ROSECLIFF DR	CHARLOTTE	NC	28277
23105154	MYERS	MELISSA L			5810 GLENMORE GARDEN DR	CHARLOTTE	NC	28270
23105155	HOFFMAN	JANET S	GEORGE A	HOFFMAN	5742 GLENMORE GARDEN DR	CHARLOTTE	NC	28270
23105156	MCCULLOUGH	GERALD K			3807 WESTERN GAILES WAY	CHARLOTTE	NC	28270
23105157	WYNN	CLORISE E	WILLIAM THOMAS	CADDELL	3811 WESTERN GAILES WAY	CHARLOTTE	NC	28270
23105158	MICLAT	NANCY	TRUST	REVOCABLE TRUST OF NANCY K MICLAT	6137 FOUR WOOD DR	MATTHEWS	NC	28104
23105159	KODANDAPANI	DIVYA			3806 WESTERN GAILES WAY	CHARLOTTE	NC	28270
23105160	CHATURVEDI	SAURABH	AKANKSHA	CHATURVEDI	5724 GLENMORE GARDEN DR	CHARLOTTE	NC	28270
23105161	DUTTA	SAJIB	KRISHNA	SHEE	3805 HIGHLAND CASTLE WY	CHARLOTTE	NC	28270
23105162	JOANNE D KISER	TRUST	JOAN DIAMOND	OUR KISER	5733 GLENMORE GARDENS DR	CHARLOTTE	NC	28270
23105163	ELISON	TONYA LAVERNE			5737 GLENMORE GARDEN DR	CHARLOTTE	NC	28270
23105164	NYGARD	JOHN			5832 GLENMORE GARDEN DR	CHARLOTTE	NC	28270
23105172	SIVAKUMAR	RAJ BHARATHI	VIJU RAJ	BHARATHI	4406 FOREST GATE LN	CHARLOTTE	NC	28270
23105173	KAUFMAN	FRANCINE	CHARLES	KAUFMAN	3745 HIGHLAND CASTLE WAY	CHARLOTTE	NC	28270
23105174	MORRIS	SHAUN			3749 HIGHLAND CASTLE WY	CHARLOTTE	NC	28270
23105175	GLENMORE OWNERS ASSOCIATION INC			C/O HAWTHORNE MANAGEMENT CO	3030 LATROBE DR	CHARLOTTE	NC	28211
23105176	GLENMORE OWNERS ASSOCIATION INC			C/O HAWTHORNE MANAGEMENT CO	3030 LATROBE DR	CHARLOTTE	NC	28211
23105177	GLENMORE OWNERS ASSOCIATION INC			C/O HAWTHORNE MANAGEMENT CO	3030 LATROBE DR	CHARLOTTE	NC	28211
23105178	GLENMORE OWNERS ASSOCIATION INC			C/O HAWTHORNE MANAGEMENT CO	3030 LATROBE DR	CHARLOTTE	NC	28211
23105179	GLENMORE OWNERS ASSOCIATION INC			C/O HAWTHORNE MANAGEMENT CO	3030 LATROBE DR	CHARLOTTE	NC	28211
23105180	GLENMORE OWNERS ASSOCIATION INC			C/O HAWTHORNE MANAGEMENT CO	3030 LATROBE DR	CHARLOTTE	NC	28211
23105188	GLENMORE OWNERS ASSOCIATION INC			C/O HAWTHORNE MANAGEMENT CO	3030 LATROBE DR	CHARLOTTE	NC	28211
23105190	GLENMORE OWNERS ASSOCIATION INC			C/O HAWTHORNE MANAGEMENT CO	3030 LATROBE DR	CHARLOTTE	NC	28211
23105412	ALPHA OMEGA HOMES LLC				1016 WAXHAW INDIAN TRAIL RD	INDIAN TRAIL	NC	28079

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Covington At Providence	Jane	Harris	10928 ALDERBROOK LANE, CHARLOTTE, NC, 28270
FORCLT	Andrew	Weiler	3421 NANCY CREEK ROAD, CHARLOTTE, NC, 28270
Gilbert Grove Homeowners Associ	Sara	Burns	3755 BRUSHY LANE, CHARLOTTE, NC, 28270
Hearthstone Neighborhood Associ	Jim	Huskey	3130 TATTING RD, CHARLOTTE, NC, 28105
McKee/Tilley Morris	Phillip	Pope	10625 EDDINGS DRIVE, CHARLOTTE, NC, 28270
Princeton At Southampton Owners	Michael	Kan	4600 ESHERWOOD LN, CHARLOTTE, NC, 28270
Prosperity Region Area Manageme	Pete	Bozza	10536 PROVIDENCE ARBOURS DR, CHARLOTTE, NC, 28270
Providence Arbours Homeowners A	Al	Stevens	10536 PROVIDENCE ARBOURS DR, CHARLOTTE, NC, 28270
Providence Arbours Homeowners A	Danette	Iomax	4501 ESHERWOOD LN, CHARLOTTE, NC, 28270
Providence Arbours Homeowners A	John	Morgan	10536 PROVIDENCE ARBOURS DR, CHARLOTTE, NC, 28270
Providence Arbours Homeowners A	Thomas	Bruce	10536 PROVIDENCE ARBOURS DR, CHARLOTTE, NC, 28270
Providence Plantation Homeowner	Bob	Hayes	2207 BONNIE BUTLER WAY, CHARLOTTE, NC, 28270
Providence Township Association	Kathern	Dunlap	4019 TILLEY MORRIS RD, CHARLOTTE, NC, 28105
South Hampton Homeowners Associ	Eric	Robinson	10428 SOUTH HALL DR, CHARLOTTE, NC, 28270
Southeast Coalition of Neighbor	Betsy	Smith	4316 BELLWOOD LN, CHARLOTTE, NC, 28270
Southeast Coalition of Neighbor	Dottie	Coplon	4316 BELLWOOD LN, CHARLOTTE, NC, 28270

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2025-045

Subject: Rezoning Petition No. 2025-045

Petitioner/Developer: J & J Custom Homes

Current Land Use: Vacant

Existing Zoning: N1-A (Neighborhood 1-A)

Rezoning Requested: N1-D (Neighborhood 1-D)

Date and Time of Meeting: **Wednesday, July 9, 2025, at 6:00 p.m.**

Virtual Meeting Registration: *Please send an email to CommunityMeeting@mvalaw.com to receive a secure meeting link and reference petition #2025-045.*

Date of Notice: 6/25/2025

Moore & Van Allen is assisting J & J Custom Homes (the "Petitioner") on a recently filed request to rezone an approximately ±9.09-acre site located at 3901 McKee Road (the "Site"), in Charlotte, North Carolina. The request is to rezone from N1-A to N1-D to develop the Site with a single-family residential community.

The Petitioner will hold a virtual **Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we are extending an invitation to participate in the upcoming virtual Community Meeting to be held on Wednesday, July 9, 2025, at 6:00 p.m. To register to attend and receive a secure meeting link, please send an email to CommunityMeeting@mvalaw.com before July 8th and reference petition #2025-045.

Representatives of the Petitioner look forward to discussing this rezoning proposal at the Community Meeting. Thank you.

cc: Edmund Driggs, Charlotte City Council District 7 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Felicia Brown, J & J Custom Homes
John Floyd, Moore & Van Allen, PLLC

14152965v1

Exhibit B (Continued)

Site location:

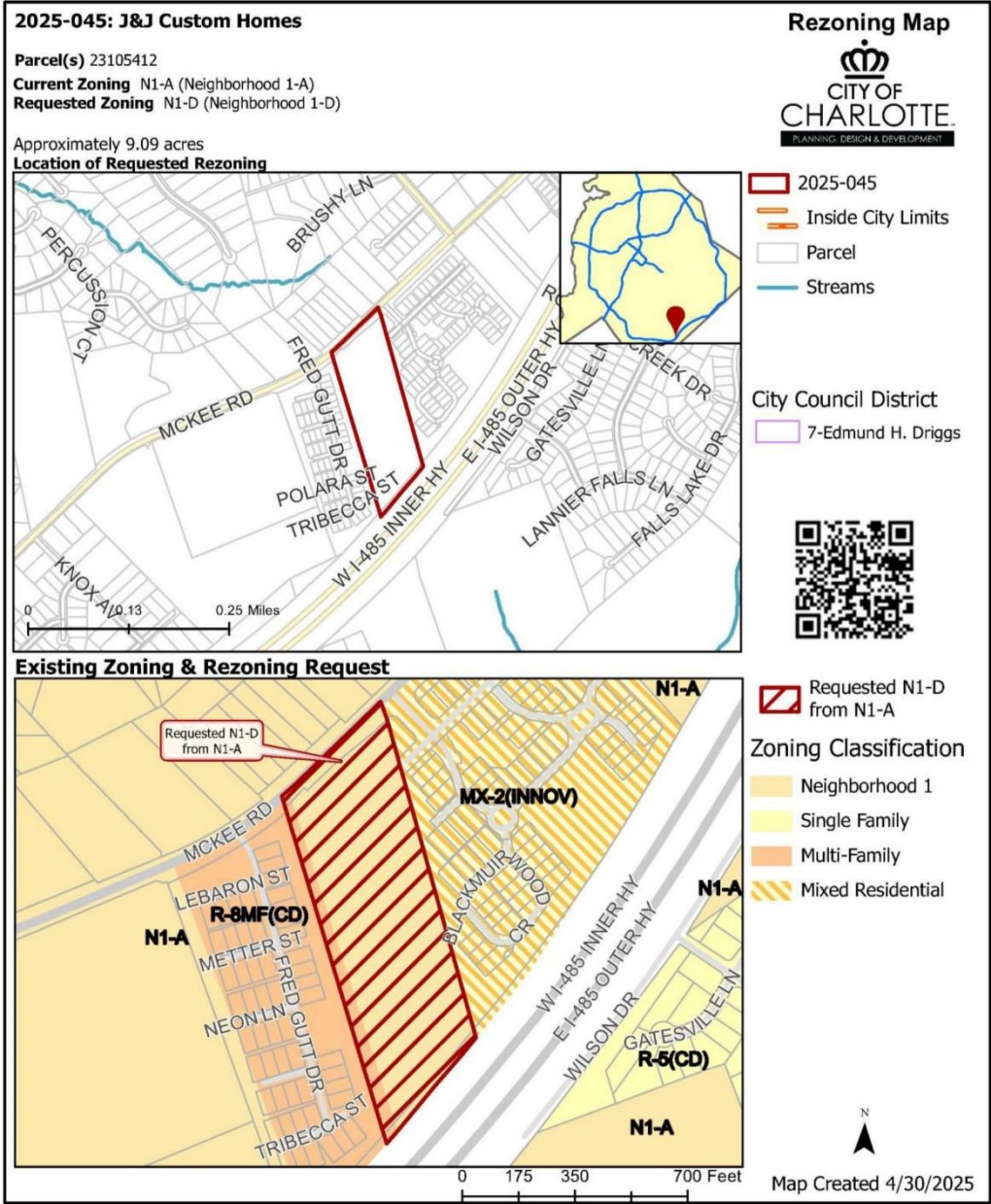


Exhibit C

Name	Email
Tina & Kenneth Blitch	blitchtina@yahoo.com
Stephanie Mills	slmills51@gmail.com
Kim McCarter	khmccarter@att.net
Katie Dulin (Peters)	katieepeters1@gmail.com
Clorise Wynn	1wynn@msn.com
Robert Powell	kendalsdadbob@gmail.com
Joanne & Randy Miller	jzmiller93@gmail.com
Wesley Allen	wesappstate@hotmail.com
Sarang Munshi	sarang_munshi@yahoo.com
Kalyani India	munshi_kalyani@yahoo.com
Angie Choiniere	achoiniere@mac.com
Richard Green & Lynne Reeve (HOA)	ncrich@aol.com
Rajeev TK	tk.rajeev@gmail.com
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Jill Aker-Ray	akerray@gmail.com
Robert & Sharon Sanderford	rmsand35@gmail.com
Ila Jane Jelenick	ijelenick@wrayward.com
Gary Palmerson	parmo17@gmail.com
Mo Kim	mokim718@gmail.com
Kevin Galvin	kggalvin1@gmail.com
S. Biermann	info@sellhomes4u.com
Jeanne Gordon	jnngdrn87@gmail.com
Debbie Heiman	dheiman6767@gmail.com