

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2025-048

Petitioner: Castlebridge Residential Development
Rezoning Petition No.: 2025-048
Property: ±7.96-acre site located at 1422 Sunset Road

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 37.2 of the City of Charlotte Unified Development Ordinance.

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 Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 6/10/2025. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was scheduled virtually on Tuesday, June 24, 2025, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

Two individuals requested the link for the community meeting and is attached as **Exhibit C**. None of the individuals logged into the virtual meeting. Therefore, after 15 minutes and since there were no participants, the scheduled virtual community meeting was not held.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Jeremy Wethington, Castlebridge Residential Development
Bridget Grant & Lisa Thompson, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
03703101	HOLLAR	DONNA MCAULEY	WILLIAM EDWARD	HOLLAR	1422 SUNSET RD	CHARLOTTE	NC	28216
03703102	SUNSET ROAD PARTNERS LLC				PO BOX 34443	CHARLOTTE	NC	28234
03704429	NVR INC				10710 SIKES PLACE STE 250	CHARLOTTE	NC	28277
03704430	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704431	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704432	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704433	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704434	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704435	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704436	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704437	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704438	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704439	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704440	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704441	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704442	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704443	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704444	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704445	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704446	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704447	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704448	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704449	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704450	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704451	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704452	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704453	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704454	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704455	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704456	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704457	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704458	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704459	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704460	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704461	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704462	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704463	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704464	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704465	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704466	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704467	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704468	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704469	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704470	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704471	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704472	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704473	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704474	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704475	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704476	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704477	NVR INC				10710 SIKES PL STE 250	CHARLOTTE	NC	28277
03704478	NVR INC				10710 SIKES PL STE 250	CHARLOTTE	NC	28277
03704479	NVR INC				10710 SIKES PL STE 250	CHARLOTTE	NC	28277
03704480	NVR INC				10710 SIKES PL STE 250	CHARLOTTE	NC	28277
03704481	NVR INC				10710 SIKES PL STE 250	CHARLOTTE	NC	28277
03704482	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704483	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704484	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704507	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704508	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704509	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704510	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704511	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704532	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704533	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704534	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704535	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704536	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075

Exhibit A (Cont.)

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
03704537	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704538	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704539	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704540	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704541	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704542	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704543	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704544	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704545	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704546	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704547	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704548	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704549	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704550	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704551	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704552	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704553	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704554	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704555	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704556	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704557	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704558	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704559	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704560	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704561	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704562	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704563	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704564	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704565	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704566	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704567	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704568	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704569	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704570	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704571	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704572	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704573	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704601	FOUNTAIN	IMANI			1836 WOODLANDS POINTE DR	CHARLOTTE	NC	28216
03704602	HARRIS	GABRIEL DEON	CHELSEY	HARRIS	1832 WOODLANDS POINTE DR	CHARLOTTE	NC	28216
03704603	WATERS	BRITTANY AISHA			1828 WOODLANDS POINTE DR	CHARLOTTE	NC	28216
03704604	TAMANE	CHAITANYA			1824 WOODLANDS POINTE DR	CHARLOTTE	NC	28216
03704605	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704606	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704607	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704608	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704609	NVR INC				10710 SIKES PLACE STE 250	CHARLOTTE	NC	28277
03704610	NVR INC				10710 SIKES PLACE STE 250	CHARLOTTE	NC	28277
03704611	NVR INC				10710 SIKES PLACE SUITE 250	CHARLOTTE	NC	28277
03704621	NVR INC				10710 SIKES PL STE 250	CHARLOTTE	NC	28277
03704622	VALLURU	RAJ	NEELIMA	VALLURU	125 ENCLAVE BLVD	MATTHEWS	NC	28104
03704623	MATA	NICHOLAS			2162 PRIMM FARMS DR	CHARLOTTE	NC	28216
03704624	NVR INC				10710 SIKES PL STE 250	CHARLOTTE	NC	28277
03704625	OKPI	ADAKU	ITORO	ISUEKPE	2174 PRIMM FARMS DR	CHARLOTTE	NC	28216
03704626	NVR INC				10710 SIKES PLACE SUITE 250	CHARLOTTE	NC	28277
03704627	NVR INC				10710 SIKES PLACE SUITE 250	CHARLOTTE	NC	28277
03704628	NVR INC				10710 SIKES PLACE SUITE 250	CHARLOTTE	NC	28277
03704629	NVR INC				10710 SIKES PLACE STE 250	CHARLOTTE	NC	28277
03704630	NVR INC				10710 SIKES PL STE 250	CHARLOTTE	NC	28277
03704631	NVR INC				10710 SIKES PL STE 250	CHARLOTTE	NC	28277
03704632	NVR INC				10710 SIKES PL STE 250	CHARLOTTE	NC	28277
03704633	NVR INC				10710 SIKES PL STE 250	CHARLOTTE	NC	28277
03704634	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03704635	CB SUNSET DEVELOPERS LLC				1905 WOODSTOCK RD STE 9250	ROSWELL	GA	30075
03707115	CARPENTER	JERRY LEE			1415 SUNSET RD	CHARLOTTE	NC	28216
03707210	DAVIS	KEENAN WYNN			1907 SUNSET VILLAGE DR	CHARLOTTE	NC	28216
03707211	MADDOX	JEFFREY	NIKKI	MADDOX	1915 SUNSET VILLAGE DR	CHARLOTTE	NC	28216
03707212	AMH NC PROPERTIES LP				30601 AGOURA RD STE 200	AGOURA HILLS	CA	91301
03707284	HAMILTON	BRIANNA	DESMOND	THOMASSON	1922 SUNSET VILLAGE DR	CHARLOTTE	NC	28216-7619
03707285	WALLACE	LA'SHEENA M			1918 SUNSET VILLAGE DR	CHARLOTTE	NC	28216
03707286	BOYLE	LUCIEN	MIMOSE	BOYLE	1914 SUNSET VILLAGE DR	CHARLOTTE	NC	28216
03707287	RS RENTAL II LLC				199 LAFAYETTE ST 7TH FL	NEW YORK	NY	10012
03707288	WARD	LORI M			1906 SUNSET VILLAGE DR	CHARLOTTE	NC	28273
03707325	SOONES	LYNETTE J TALLEY	HOWARD G	SOONES JR	1905 WOODLANDS POINTE DR	CHARLOTTE	NC	28216
03707326	DIAZ	DORISELL			1911 WOODLANDS POINT DR	CHARLOTTE	NC	28216
03707327	HINES	DHIMON DESTINEE			6114 ANDREW THOMAS DR APT 112	CHARLOTTE	NC	28269
03707328	DAVIS	ARCHIE ALLEN	LINTON JR	WALKER	1836 SOUTHWIND DR	CHARLOTTE	NC	28216
03707329	LYNCH	GERALD L			1828 SOUTHWIND DR	CHARLOTTE	NC	28216
03707330	HARRIS	MICHAEL A II			1818 SOUTHWIND DR	CHARLOTTE	NC	28216
03707331	TAH 2017-1 BORROWER LLC			C/O TRICON AME	1508 BROOKHOLLOW DR	SANTA ANA	CA	92705
03707332	WOODLANDS COMMUNITY ASS				6707-B FAIRVIEW RD	CHARLOTTE	NC	28210-3354

Exhibit A (Cont.)

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address	city	state	zip_code
Brookfield Community Associatio	Catherine	McShane	2521 SUNSET ROAD, CHARLOTTE, NC, 28216	CHARLOTTE	NC	28216
Charlotte Well Being Institute,	Natalie	Murray	1425 HIGHFIELD COURT, CHARLOTTE, NC, 28216	CHARLOTTE	NC	28216
Lawing Pond Homeowners Associat	Jim	Aponte	6412 BLUEGILL RD, CHARLOTTE, NC, 28216	CHARLOTTE	NC	28216
None	Jeannette	Wilson	9216 STONEGATE DR, CHARLOTTE, NC, 28216	CHARLOTTE	NC	28216
The Pointe at Oakdale	Lou	Noujaim	2517 OAKDALE CREEK LANE, CHARLOTTE, NC, 28216	CHARLOTTE	NC	28216

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2025-048

Subject: Rezoning Petition No. 2025-048
Petitioner/Developer: Castlebridge Residential Development
Current Land Use: Residential
Existing Zoning: N1-A (Neighborhood 1, A)
Rezoning Requested: N2-A(CD) (Neighborhood 2, A, Conditional)

Date and Time of Meeting: **Tuesday, June 24, 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 Pet. #2025-048.***

Date of Notice: 6/10/2024

Moore & Van Allen is assisting Castlebridge Residential Development (the “Petitioner”) on a recently filed request to rezone an approximately ±7.96-acre site located at 1422 Sunset Road (the “Site”), in Charlotte, North Carolina, from N1-A to N2-A(CD). The purpose of the rezoning is to allow development of the site with a 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 Tuesday, June 24, 2025, at 6:00 p.m.

Please send an email to CommunityMeeting@mvalaw.com by June 23rd in order to receive a secure virtual meeting link and reference Petition #2025-048.

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

cc: Malcolm Graham, Charlotte City Council District 2 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Jeremy Wethington, Castlebridge Residential Development
Bridget Grant, Moore & Van Allen, PLLC

Exhibit B (continued)

Site location:

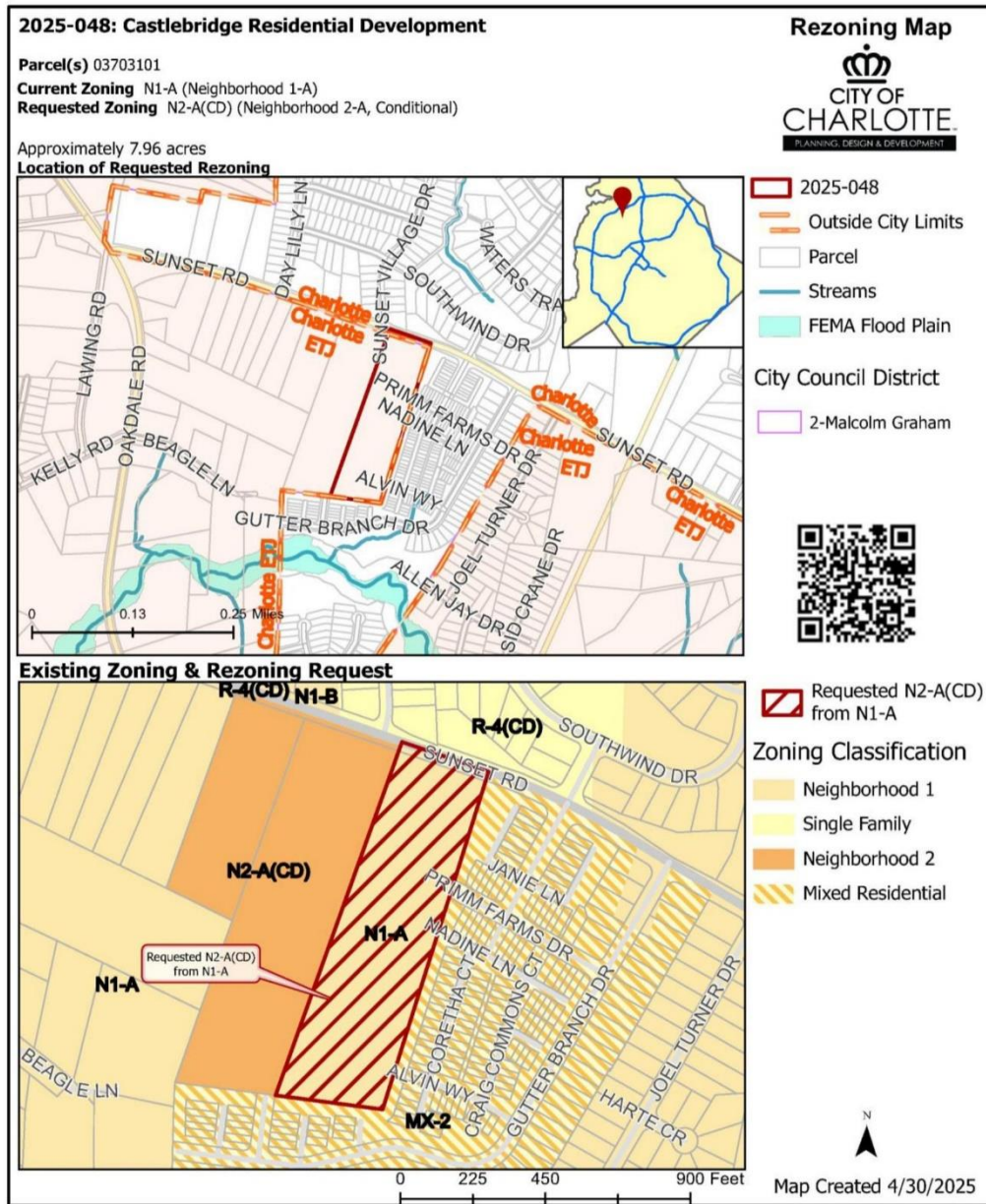


Exhibit C

Name	Email
Adaku Okpi	adakuemail@gmail.com
Donna & Bill Hollar	billhollar@gmail.com