

COMMUNITY MEETING REPORT

Petitioner: Jinwei Pan

Petition No. RZP-2025-074

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time, and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on (7/16th/2025). A copy of the written notice is attached hereto as Exhibit B

DATE, TIME, AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, July 29th, 2025 at 6:00 PM via Zoom meeting <https://us05web.zoom.us/j/89453946057?pwd=vcjaB174SImpqHXDNnmf9vb5xE9MBA.1>

Meeting ID: 894 5394 6057

Passcode: 2eTLdx

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto Exhibit C. The Petitioner was represented at the Community Meeting by Jinwei Pan and Prad Lakshmipuram.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's representative, Jinwei Pan, welcomed attendees and introduced the rezoning petition. Mr. Pan explained the proposal to rezone an approximately 2.58-acre site located at 13309 Zoar Rd from the current N1-A zoning district to the N1-C Neighborhood zoning district. The host explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Prad Lakshmipuram provided additional context regarding the objectives of the rezoning, emphasizing the intent to develop a neighborhood-friendly environment under the N1-C zoning classification. A site plan was presented, showing the general concept of the proposed

development and highlighting key aspects such as density, layout, and neighborhood compatibility.

The representatives further discussed the rezoning process, potential impacts, and the advantages of the proposed development, including improved land utilization and enhanced neighborhood dynamics.

Attendees were invited to ask questions and raise concerns, which were addressed thoroughly by the Petitioner's representatives. The questions primarily focused on density, traffic impacts, community compatibility, and potential property value changes.

Detailed minutes capturing the questions, answers, and any additional commitments made by the Petitioner are attached hereto for reference.

Respectfully submitted, this 4th day of August, 2025.

cc: Charlotte Planning, Design & Development Department – Rezoning staff

Mailing List for Rezoning Petition RZP-2025-074

TAXPID	Owner Last Name	Owner First Name	Co-owner First Name	Co-owner Last Name	Mailing Address	City, State, Zipcode
21704101	HAWKS CREEK HOMEOWNERS ASSOCIATION INC				5350 77 CENTER DR STE 100	CHARLOTTE, NC 28217
21704102	PAN	JIawei			13309 ZOAR RD	CHARLOTTE, NC 28278
21704133	CREEKSHIRE HOMEOWNERS ASSOCIATION INC			C/O CUSICK COMMUNITY MANAGEMENT	1612 MILITARY CUTOFF RD	WILMINGTON, NC 28403
21704134	MOREIRA	ALINE			13320 SHANAGARRY DR	CHARLOTTE, NC 28278
21704135	RAMANI	VIPIN K	SANGITA	RAMANI	7126 SUMMERHILL RIDGE DR	CHARLOTTE, NC 28226
21704136	LANIER	DANIEL LEE	SARA JAYNE	LANIER	3312 SHANAGARRY DR	CHARLOTTE, NC 28278
21704137	SERIES E OF FORESEES LLC				4105 ARBOR SPRING CT	BELMONT, NC 28012
21704138	BRYANT	ANTHONY CAZELL			13302 SHANAGARRY DR	CHARLOTTE, NC 28278
21704139	GORDINHO	CRISTINA DEL TORO			13226 SHANAGARRY DR	CHARLOTTE, NC 28278
21704140	HOUSE	CHARLES L SR			13222 SHANAGARRY DR	CHARLOTTE, NC 28278
21704141	EPSTEIN	MYRNA L			13218 SHANAGARRY DR	CHARLOTTE, NC 28278
21704142	LANE	MARGARET JACOBSEN			13214 SHANAGARRY DR	CHARLOTTE, NC 28278
21704143	LOVE	TAVIS	SHELLEY	CRAWFORD	13210 SHANAGARRY DR	CHARLOTTE, NC 28278
21704144	LAMANNA	KENDRA J			13206 SHANAGARRY DR	CHARLOTTE, NC 28278
21704145	NGUYEN	DUY	KIM	HOANG	13202 SHANAGARRY DR	CHARLOTTE, NC 28278
21704146	EARNHARDT	KAREN	MARCUS C	EARNHARDT	14403 GLENDUFF PL	CHARLOTTE, NC 28278

21704147	HARTMAN	WILLIAM C. ,JR	THOMAS A	HARTMAN	5701 LAKE WYLIE RD	LAKE WYLIE, SC 29710
21704163	CREEKSHIRE HOMEOWNERS ASSOCIATION INC			C/O CUSICK COMMUNITY MANAGEMENT	1612 MILITARY CUTOFF RD	WILMINGTON, NC 28403
21704165	CREEKSHIRE HOMEOWNERS ASSOCIATION INC			C/O CUSICK COMMUNITY MANAGEMENT	1612 MILITARY CUTOFF RD	WILMINGTON, NC 28403
21704167	HAWKS CREEK HOMEOWNERS ASSOCIATION INC			ATTN:KUESTER MGT GROUP	PO BOX 3340	FORT MILL, SC 29716
21704211	WILKINS	BENNIE C JR			14306 LUNENBERG LN	CHARLOTTE, NC 28278
21704212	MARTINE Z	JUAN P	DAMAURY A	MARTINE Z	14302 LUNENBERG LN	CHARLOTTE, NC 28278
21704213	LOBO	VILMA L LAGOS	KARLA LIZETH	MEJA	13313 SHANAGARRY DR	CHARLOTTE, NC 28278
21704214	NGUYEN	TOAN V	SUSAN	NGUYEN	13317 SHANAGARRY DR	CHARLOTTE, NC 28278
21704230	ANDERSON	STEVEN D	RENEE W	ANDERSON	14412 GLENDUFF PL	CHARLOTTE, NC 28278
21704231	BUI	PHING			14408 GLENDUFF PL	CHARLOTTE, NC 28278
21704232	MORGAN	MARCUS TIMOTHY	APRIL S	MORGAN	14404 GLENDUFF PLACE	CHARLOTTE, NC 28278
21704233	COX	ADRIANE N	GLORIA S	MCLAUGHLIN	14303 LUNENBERG LN	CHARLOTTE, NC 28278
21704234	KONEMANY	SOUKSAV NH			14307 LUNENBERG LN	CHARLOTTE, NC 28278
21704235	MULENEX	ANGELA DENISE			14311 LUNENBERG LN	CHARLOTTE, NC 28278
21910248	SCHEUER	TYLER	MARNIE	FEINOUR	14909 BRANNOCK HILLS DR	CHARLOTTE, NC 28278
21910249	DONNELLY	LARA			14917 BRANNOCK HILLS DR	CHARLOTTE, NC 28278
21910250	HART	DAVID BRETT	TRUST	DAVID HART LIVING	14925 BRANNOCK HILLS DR	CHARLOTTE, NC 28278

21910251	CARTER	ARTURIO TIRRELL	NATALIE CHRISTIAN	CARTER	14933 BRANNOCK HILLS DR	CHARLOTTE, NC 28278
21910252	SCHELLER	STEPHEN	DENISE	DELONG	15003 BRANNOCK HILLS DR	CHARLOTTE, NC 28278
21910253	BRANNOCK HILLS LLC				15009 BRANNOCK HILLS DR	CHARLOTTE, NC 28278
21910254	HINNANT	GERALDINE	LEATRICE D	HINNANT-SPENCE	15017 BRANNOCK HILLS DR	CHARLOTTE, NC 28278
21910255	DEMURO	ANTHONY	FENGYI	DEMURO	15025 BRANNOCK HILLS DR	CHARLOTTE, NC 28278
21910256	PDP HOSPITALITY LLC				PO BOX 1415	CORNELIUS, NC 28031
21910257	CREEKSHIRE HOMEOWNERS ASSOCIATION LLC				5350 77 CENTER DR STE 100	CHARLOTTE, NC 28217
21910260	RAMIREZ	ANGEL RUIZ	MARCIA DEL ROCIO	GARCIA	15016 BRANNOCK HILLS DR	CHARLOTTE, NC 28278
21910261	TAYLOR	CHRISTOPHER J	REAGAN T	TAYLOR	15006 BRANNOCK HILLS DR	CHARLOTTE, NC 28278-8155
21910262	SARKAR	AMALENDU	SUJATA	SARKAR	14932 BRANNOCK HILLS DR	CHARLOTTE, NC 28278
21910279	CREEKSHIRE HOMEOWNERS ASSOCIATION LLC				5350 77 CENTER DR STE 100	CHARLOTTE, NC 28217
	Creekshire village	Jason	Denton		14419 GLENDUFF PL	CHARLOTTE, NC 28278

Exhibit A

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Jinwei Pan to rezone approximately 2.58 acres located 13309 Zoar Rd, Charlotte, NC 28278 to allow development of a N1-C Neighborhood .

Date and Time of Meeting: (29th), (07/29/2025) at (6pm).

Place of Meeting: (via zoom meeting)

Meeting link: <https://us05web.zoom.us/j/89453946057?pwd=vcjaB174SlmpqHXDNnmf9vb5xE9MBA.1>

Meeting ID: 894 5394 6057

Passcode: 2eTLdx

Or email us, and we will send you the meeting invitation link as well. Email: housei88688@gmail.com

Petitioner: Jinwei Pan, Prad Lakshmipuram

Petition No.: RZP-2025-074

We are assisting Jinwei Pan with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 2.58-acre site (the "Site") located 13309 Zoar Rd, Charlotte, NC 28278 from the N1-A zoning district to N1-C zoning district. The purpose of the rezoning is to permit the development of (conventional district 3, N1-C Neighborhood development such as compact development,etc).

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the

Petitioner will hold a Community Meeting regarding this Rezoning Petition on (29th, July, 6:00pm, via zoom meeting, link provided above). The Petitioner's representative's look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call (contact person and phone number).

cc: (City Council representative)

Exhibit B

Community Meeting Attendance Sheet

This sign-in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition.

Petitioner: Jinwei Pan
Rezoning Petition Number: RZP-2025-074
Date: July 29th, 2025

Name	Address	Phone	Email
Michael Burton	13303 Hunting Birds Lane, Charlotte, NC 28278	267-317-5552	mburtonemail@gmail. com
Kendra Lamanna	13206 Shanagarry Drive, CLT, NC 28278	585-329-1491	kendra.lamanna@gm ail.com
Tavis and Shelley	13210 Shanagrry Dr, Charlotte, NC 28278	803-370-0939	N/A
Becky Schneider	15000 Kinnegal Lane	316-371-6897	benana75@gmail.com

Please let me know if you need anything else!

