

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2025-092

Petitioner: Toll Brothers
Rezoning Petition No.: 2025-092
Property: ±27.82-acre site located at 4100 Pete Brown 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 community meeting to the individuals and organizations set out on **Exhibit A** by depositing the notice in the U.S. mail on 9/18/2025. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The community meeting was held virtually on Thursday, October 2, 2025, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the meeting is attached as **Exhibit C**. The petitioner's representatives were Robert Price with Toll Brothers and Lisa Thompson with Moore & Van Allen, PLLC.

SUMMARY OF ITEMS DISCUSSED AT MEETING:

I. Introduction and Overview of Development Plan.

Ms. Thompson with Moore & Van Allen welcomed and thanked the participants for their interest in Rezoning Petition No. 2025-092 and introduced the petitioner's team in attendance. Ms. Thompson provided the following information during the presentation:

The 27.82-acre site is located on the north side of Pete Brown Rd., south of WT Harris Boulevard and east of I-77 and Old Statesville Road. The existing zoning is MX-3 and N1-B, and the petitioner is requesting N2-A(CD) to allow for a portion of the site to be developed as a townhome community. Ms. Thompson reviewed the Charlotte Future 2040 Plan place types, noting that the site falls within the Community Activity Center and Neighborhood 1 categories and meets rezoning criteria including proximity to transit (proposed red line), bus stops, and access to activity centers, etc. She also referenced the previously approved petition #2007-080, which established a mix of uses for the site and a 2022 administrative amendment allowing 313 single-family attached or detached homes on this portion of the overall site. The current plan shows the existing 307 single family homes allowed through previous approvals and the portion of the site subject to rezoning which includes 113 townhomes. The rezoning request increases the number of proposed homes by 49. Ms. Thompson highlighted the proposed access points, required buffers along Pete Brown Rd, street trees, tree save and stormwater management areas.

Ms. Thompson outlined the tentative rezoning schedule of a public hearing on November 17, 2025, Zoning Committee on December 2, 2025, and City Council Decision on December 15, 2025.

The Community Meeting was then opened for questions from the participants.

II. Summary of Questions/Comments and Responses:

Participants asked about connectivity, access, and the greenway. Mr. Price explained that there are two access points off Pete Brown Road and improvements are planned to widen the road. The main access point for the site will be from WT Harris Boulevard. The development will extend public streets to adjacent parcels for future connectivity, and the greenway trail will ultimately loop around the Griffith Lakes system and connect with this proposed phase.

The development team anticipates completion by mid-2028, following phased buildouts every six months. Clearing for the parkway is anticipated to begin in the near future and is estimated to be completed in approximately one year.

Concerns about dust during construction were acknowledged and Toll Brothers committed to follow-up directly with the affected resident.

Ms. Thompson closed the meeting by thanking attendees and confirmed that the presentation will be shared with the registered attendees.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No specific changes were made as a result of the Community Meeting. The development team continues to coordinate efforts with City Staff.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Robert Price, Toll Brothers
Lisa Thompson, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
04304639	TALBI	JAYNA N			4617 BRANDIE GLEN RD		CHARLOTTE	NC	28269
04304699	HOMEOWNERS ASSOCIATION FOR	SCOTSBOROU		C/O DEPT 207 RED ROCK MANAGEMENT	PO BOX 4579		HOUSTON	TX	77210
04306202	HARRIS WOODS LLC				1944 BRUNSWICK AVE STE 2A		CHARLOTTE	NC	28207-1891
04306208	MAZZ WELDING & FABRICATION INC				4320 PETE BROWN RD		CHARLOTTE	NC	28269
04306209	HARRIS WOODS LLC				1944 BRUNSWICK AVE		CHARLOTTE	NC	28207
04306213	TOLL SOUTHEAST LP COMPANY INC				11140 VIRGINIA DR		FORT WASHIN PA		19034
04324101	TOLL SOUTHEAST LP COMPANY INC				11140 VIRGINIA DR		FORT WASHIN PA		19034
04324106	JSG AUTOMOTIVE INC				10442 BASKERVILLE AVE		CHARLOTTE	NC	28269
04324125	SALAS	EMILIO	GUILLERMINA	SALAS	2523 FITZPATRIC LN		MATTHEWS	NC	28105
04324130	PETE BROWN ROAD LLC				PO BOX 481905		CHARLOTTE	NC	28269
04324132	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
04324201	ANDERSON	KIMBERLY D			4242 QUINN DR		CHARLOTTE	NC	28269
04324202	FULLARD	EDWARD	ALVERIA	FULLARD	4238 QUINN DR		CHARLOTTE	NC	28269
04324203	MARSHALL	MARION J	VALECIA C	MARSHALL	4234 QUINN DR		CHARLOTTE	NC	28269
04324204	TUCKER	URSULA REYNO			4230 QUINN DR		CHARLOTTE	NC	28269
04324205	NEW RESIDENTIAL BORROWER 2022-SFR2 LLC			C/O ADOOR PM	2261 MARKET ST	STE 22003	SAN FRANCISC CA		94114
04324206	POORE	WAYNE C			4222 QUINN DR		CHARLOTTE	NC	28269
04324207	PROGRESS RESIDENTIAL BORROWER 7 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
04324208	PROGRESS RESIDENTIAL BORROWER 3 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
04324209	BASS	TINA C	JASON	BASS	4210 QUINN DR		CHARLOTTE	NC	28269
04324210	LEE	WINFORD KEIT			PO BOX 804		WADESBORO	NC	28170
04324211	PROGRESS RESIDENTIAL BORROWER 10 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
04324212	BOND	LESLIE A			7339 FOX POINT DR		CHARLOTTE	NC	28269
04324213	TUN	HTIKE H	GLENN	OTT	7343 FOX POINT DR		CHARLOTTE	NC	28269
04324214	510 SFR NC OPERATIONS I LLC				12906 TAMPA OAKS BLVD STE 1		TEMPLE TERRA FL		33637
04324215	PROGRESS RESIDENTIAL BORROWER 14 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
04324216	GRAHAM	ANDREW QUIN			4213 QUINN DR		CHARLOTTE	NC	28269
04324255	PROGRESS RESIDENTIAL BORROWER 2 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
04324256	MCCLAINE	FRANCES			7338 FOX POINT DRQ		CHARLOTTE	NC	28269
04324257	UCEDA	GLORIA			7330 FOX POINT DR		CHARLOTTE	NC	28269
04324258	WASHINGTON	JEVON C	CAPREE N	WASHINGTON	7326 FOX POINT DR		CHARLOTTE	NC	28269
04324259	PROGRESS RESIDENTIAL BORROWER 7 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
04324260	JOHNSON	LIA	CARLOS	JOHNSON	7318 FOX POINT DRIVE		CHARLOTTE	NC	28269
04324261	RAGAB	RASBAD A	HALA ABDELHA	ABDELKHALEK	7314 FOX POINT DR		CHARLOTTE	NC	28269-2302
04324268	ALEXANDER	TANISHA			7315 MITZI DEBORAH LN		CHARLOTTE	NC	28269
04324269	HARTSELL	BRANDON LEE	TARA LEIGH	HARTSELL	7319 MITZI DEBORAH LN		CHARLOTTE	NC	28269
04324270	FKH SFR PROPCO A LP			C/O FIRSTKEY HOMES LLC	600 GALLERIA PARKWAY	STE 300	ATLANTA	GA	30339
04324271	SHUKLA	GANESH	SUSHMA	SHUKLA	7327 MITZI DEBORAH LN		CHARLOTTE	NC	28269
04324272	CISSE	MASSA			7331 MITZI DEBORAH LN		CHARLOTTE	NC	28269
04324273	KENNEDY	VARMAH	CIERRA	WOOTEN	7335 MITZI DEBORAH LN		CHARLOTTE	NC	28269
04324274	KAYEMBE	PAPY BIKILA	JUSTINE	MENO	7339 MITZI DEBORAH LN		CHARLOTTE	NC	28269
04324275	PROGRESS RESIDENTIAL BORROWER 6 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
04324276	MUTABAZI	PETER			7348 MITZI DEBORAH LN		CHARLOTTE	NC	28269-2303
04324277	FKH SFR PROPCO A LP			C/O FIRSTKEY HOMES LLC	600 GALLERIA PARKWAY	STE 300	ATLANTA	GA	30339
04324278	PEREDES	DANIEL DIEGO			4132 CHANDLER HAVEN DR		CHARLOTTE	NC	28269
04324279	MARTIN	AMELIA V	GERALD E JR	MARTIN	4128 CHANDLER HAVEN DR		CHARLOTTE	NC	28269
04324280	PROGRESS RESIDENTIAL BORROWER 3 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
04324281	CARRAWAY	PENNY			4120 CHANDLER HAVEN DR		CHARLOTTE	NC	28269
04324282	HENDERSON	RYAN			4116 CHANDLER HAVEN DR		CHARLOTTE	NC	28269
04324283	RICHARDSON	HERBERT	ELIZABETH	RICHARDSON	5 CENTER ST		PUGHKEEPSI NY		12601
04324284	WILLIAMSON	SHA'NEKA			8432 PANGLEMONT DR		CHARLOTTE	NC	28269
04324285	PLYER WINDING CANYON 102 LLC				610 BOUGHTON DR		SHEBOYGAN WI		53081
04324286	SFR JV-2 2022-1 BORROWER LLC			C/O RYAN LLC	PO BOX 4900		SCOTTSDALE	AZ	85261
04324290	TERRELL	TAUSHA A			7334 FOX POINT DRIVE		CHARLOTTE	NC	28269
04324291	GEORGE-NORRIS	DENISE IONIE	TRUST	THE DENISE IONIE GEORGE-NORRIS LIVING	7300 TARPWAY DR		CHARLOTTE	NC	28269
04324292	CITY OF CHARLOTTE				600 EAST FOURTH ST		CHARLOTTE	NC	28202-2844
04324301	FETHERSON	SHANDRICKA L			7324 MITZI DEBORAH LN		CHARLOTTE	NC	28269
04324302	SFR JV-2 2023-1 BORROWER LLC			C/O RYAN LLC	PO BOX 4900		SCOTTSDALE	AZ	85261
04324303	HAMILTON	ANDRE M			803 EAST 52ND STREET		BROOKLYN NY		11203
04324308	CHAVEZ	JUANA ANGELI			8423 PANGLEMONT DR		CHARLOTTE	NC	28269
04324309	HICKS	AUIJENA S			8427 PANGLEMONT DR		CHARLOTTE	NC	28269
04324310	BRENT	MARY K			8431 PANGLEMONT DR		CHARLOTTE	NC	28269
04324311	IH6 PROPERTY NORTH CAROLINA LP			C/O INVITATION HOMES	PO BOX 4900	ATTN RYAN LLC	SCOTTSDALE	AZ	85261
04324312	LOPEZ	AUGUST NUSZK			18739 CEDAR CREST DR		SANTA CLARIT CA		91387
04324313	KING	BRIAN L	NAKEYSHA N	KING	4024 CHANDLER HAVEN DR		CHARLOTTE	NC	28269
04324314	BLACKMON	MELINDA Y			4016 CHANDLER HAVEN DR		CHARLOTTE	NC	28269
04324315	PROGRESS RESIDENTIAL BORROWER 1 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
04324316	DCLP1 LLC				4641 VIA BENDITA		SANTA BARBA CA		93110
04324317	JONES	MELISSA M	LISA MICHELE	JONES	4004 CHANDLER HAVEN DR		CHARLOTTE	NC	28269
04324318	GEBESEMYAYE	MICHAEL GIDEY			4005 CHANDLER HAVEN DR		CHARLOTTE	NC	28269
04324319	PROGRESS RESIDENTIAL BORROWER 15 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
04324320	PROGRESS RESIDENTIAL BORROWER 11 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261
04324321	WARREN	KRISTEN MICHE			4017 CHANDLER HAVEN DR		CHARLOTTE	NC	28269
04324322	SALVADOR	ISIDRO	GRISSEL	SALVADOR	4021 CHANDLER HAVEN DR		CHARLOTTE	NC	28269
04324323	FKH SFR PROPCO A LP			C/O FIRSTKEY HOMES LLC	600 GALLERIA PARKWAY	STE 300	ATLANTA	GA	30339
04324324	REED	MELVIN W	LISA J	REED	4029 CHANDLER HAVEN DR		CHARLOTTE	NC	28269
04324325	HINES	SHAMECA D			8503 PANGLEMONT DR		CHARLOTTE	NC	28269
04324354	OAKBROOKE III DEVELOPERS LLC			CHARLOTTE INC C/O REED ENTERPRISES OF	5605 77 CENTER DR ,SUITE 270		CHARLOTTE	NC	28217-2743
04324355	OAKBROOKE III DEVELOPERS LLC			CHARLOTTE INC C/O REED ENTERPRISES OF	5605 77 CENTER DR ,SUITE 270		CHARLOTTE	NC	28217-2743
04326101	UNITED HOUSE OF PRAYER			C/O BISHOP C M BAILEY	1665 N PORTAL DR NW		WASHINGTON DC		20012-1053

Exhibit A (Cont.)

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Barclay Downs	Christian	Hunt	4937 VICTORIA AVE, CHARLOTTE, NC, 28269
Devongate Homeowners Associatio	Sara-Marie	Miller	4463 DEVONHILL LN, CHARLOTTE, NC, 28269
Farmington	Hester	Kast-McClure	3514 RINDLE CT, CHARLOTTE, NC, 28269
General Point Homeowners Associ	Jill	Stephenson	6702 IRON BRIGADE LANE, CHARLOTTE, NC, 28269
Gibbon Woods HOA	Tyler	Ferguson	4620 GIBBONS LINK RD, CHARLOTTE, NC, 28269
Hammond Lake HOA	Consta	Williams	6706 RUBIN LURA COURT, CHARLOTTE, NC, 28269
Henderson Oaks HOA	Tanisha	Walker	6812 JAMISON LANE, CHARLOTTE, NC, 28269
Huntersville (North Mecklenburg	Sarah	McAulay	5118 CRESTLAND AV, CHARLOTTE, NC, 28269
Huntington Ridge Homeowners Ass	Lisa	Clanton	5720 COUGAR LANE, CHARLOTTE, NC, 28269
Milton Commons Homeowners Assoc	Eugene	Austin	6812 JAMISON LANE, CHARLOTTE, NC, 28227
Oakbrooke Community Homeowners	Mario	French	5103 MINTVALE DR, CHARLOTTE, NC, 28269
Potters Glen HOA	Vincent	Evans	3107 OSCEOLA LANE, CHARLOTTE, nc, 28269
Rebuilding Lives in North Carol	Christian	Hunt	4937 VICTORIA AVE, CHARLOTTE, NC, 28269
Rockwell Park Neighborhood Asso	Anderia	Sowell	6625 ROCKWELL BV W, CHARLOTTE, NC, 28269
Royden Homeowners Association	Ed	Brea	6403 ROCKWELL BV W, CHARLOTTE, NC, 28269
Scotsborough Homeowners Associa	Bonnie	Jackson	6938 AULTON LINK CT, CHARLOTTE, NC, 28269
Scotsborough Homeowners Associa	Michelle	Ridgley	4525 BRANDIE GLEN RD, CHARLOTTE, NC, 28269
Scotsborough Homeowners Associa	Scott	Hall	4427 BRANDIE GLEN RD, CHARLOTTE, NC, 28269
West Sugar Creek Community Coal	Celeste	Freeland	4737 POTTERS GLEN ROAD, CHARLOTTE, NC, 28269
Woodstone Homeowners Associatio	Sherrell	Smith	5526 BLACK FOX CT, CHARLOTTE, NC, 28215

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2025-092

Subject: Rezoning Petition No. 2025-092
Petitioner/Developer: Toll Brothers
Current Land Use: Vacant
Existing Zoning: MX-3 (Mixed Use, 3) & N1-B (Neighborhood, 1-B)
Rezoning Requested: N2-A(CD) (Neighborhood, 2, A, Conditional)

Date and Time of Meeting: **Thursday, October 2, 2025, at 6:00 PM**

Virtual Meeting Registration: *Please send an email to CommunityMeeting@mvalaw.com to receive a secure meeting link and reference petition# 2025-092.*

Date of Notice: 9/18/2025

Moore & VanAllen is assisting Toll Brothers (the "Petitioner") on a recently filed request to rezone an approximately ±27.82-acre site located at 4100 Pete Brown Road in Charlotte, North Carolina (the "Site") from MX-3 & N1-B to N2-A(CD). The request is to allow development of the Site with a multi-family, townhome style, residential community. The Site is currently vacant however this proposed petition is Phase 3 of an overall community. Access to the Site will be from various access points along Pete Brown Road, Heron View Street and Boardwalk Lane.

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 Thursday, October 2, 2025, at 6:00 p.m.

**Please send an email by October 1st to CommunityMeeting@mvalaw.com to receive a secure virtual meeting link and reference Petition #2025-092.*

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
Robert Price, Toll Brothers
Bridget Grant, Moore & Van Allen, PLLC

Exhibit B (continued)

Site Location:

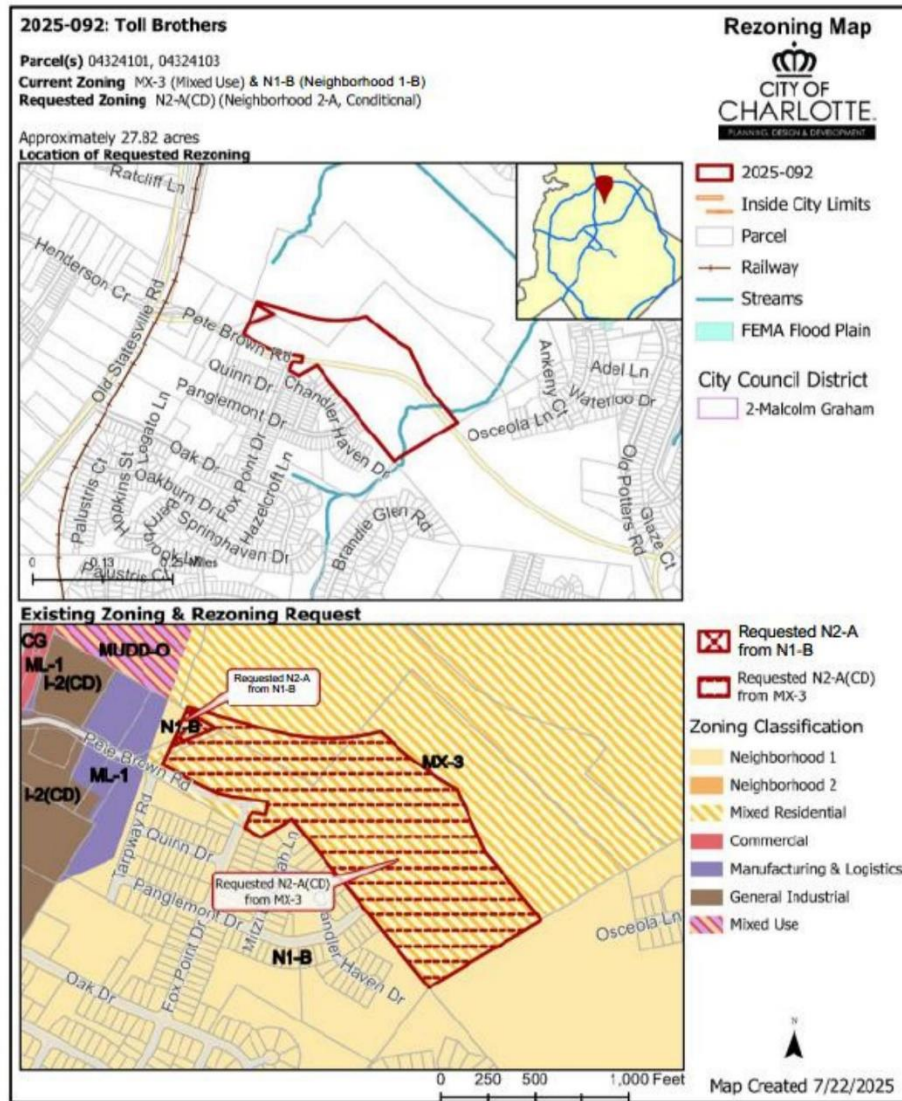


Exhibit C

NAME	EMAIL
Denise George Norris	smellyourartcandles@gmail.com
Kevin P Fannes	kevinpfannes@mac.com
Gely Martinez	angy1473@gmail.com
Sha'Neka Williamson	shaneka.williamson24@gmail.com
Mel R.	mwreedjr@gmail.com