

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2025-104

Petitioner: DR Horton
Rezoning Petition No.: 2025-104
Property: ±14.9-acre site located at 9200 Nations Ford 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 9/16/2025. 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, September 30, 2025, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives were Troy Karski with DR Horton, Weston Boles with Ardurra, and Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF ITEMS DISCUSSED AT MEETING:

I. Introduction and Overview of Development Plan.

Ms. Grant with Moore & Van Allen welcomed and thanked the participant for their interest in Rezoning Petition No. 2025-104 and introduced the other representatives of the Petitioner in attendance. Ms. Grant and the Petitioner's representatives then provided the following information during the presentation:

The 14.9-acre Site is located between Nations Ford Road and W. Hebron Street, north of Central Piedmont Community College (CPCC) campus, south of Arrowood Road. The site is zoned Business–Distribution, Conditional (BD(CD)), Office Flex Campus (OFC) and Institutional Campus, 1 (IC-1). Proposed zoning is N2-A – Neighborhood, 2 – A to allow development of the Site with a residential community. The Charlotte Future 2040 Plan place type for the site is Manufacturing and Logistics, and Campus. The Site is currently vacant and adjacent to some residential communities and the CPCC campus. Ms. Grant shared the proposed Site plan showing access points off Nations Ford Road and Old Hebron Road, with stubs for future connections, open space, stream buffers, the existing waterline easement and the residential building envelopes.

Ms. Grant explained 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 participant.

II. Summary of Questions/Comments and Responses:

The participant had no comments.

Ms. Grant concluded by thanking the participant for their engagement.

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 its efforts with City Staff.

cc: Tiawana Brown, Charlotte City Council District 3 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Troy Karski, DR Horton
Bridget Grant & Lisa Thompson, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
20318529	CENTRAL PIEDMONT COMM COLLEGE	(TRUSTEES)		PO BOX 35009	CHARLOTTE	NC	28235
20318901	ARROWOOD HOUSING LLC		C/O CROSLAND SOUTHEAST	801 EAST BLVD	CHARLOTTE	NC	28203
20318902	CENTRAL PIEDMONT COMMUNITY	COLLEGE (TRUS		PO BOX 35009	CHARLOTTE	NC	28235
20318904	WMI TIMBERSTONE & GREENWOOD LLC			4242 SIX FORKS RD STE 1550	RALEIGH	NC	27609
20318905	THE TRUSTEES OF CENTRAL PIEDMONT COMMUNI			PO BOX 35009	CHARLOTTE	NC	28235
20318906	ESPINAL	FREDYS ARMAN		9620 ALPHON JONES DR	CHARLOTTE	NC	28273
20318907	SOUTHWOOD VILLAGE REALTY LLC			1101 SUNSET RD UNIT 681867	CHARLOTTE	NC	28216-0486
20318908	OKWARA PROPERTIES LLC		C/O EPROPERTY TAX INC #123	4427 PIPER GLEN DR	CHARLOTTE	NC	28277
20515302	VICTORY CHRISTIAN CENTER INCORPORATED			7228 KINGS RIDGE DR	CHARLOTTE	NC	28217
20515304	SCNB INVEST B C LLC			9401 NATIONS FORD RD	CHARLOTTE	NC	28273
20517108	PEDCOR INVESTMENTS-2016-CLVII,L,P			PO BOX 574	CARMEL	IN	46032
20517109	LINCOLN FINANCIAL MEDIA COMPANY			3033 RIVERA DR STE 200	NAPLES	FL	34103
20517119	BELLSOUTH TELECOMMUNICATIONS	INC	%TAX DEPT/16H02 CAMPANILE	1155 PEACHTREE ST NORTHEAST	ATLANTA	GA	30309-0188
20517141	BERGMUN PROPERTIES LLC			8301 ARROWRIDGE BLVD STE G	CHARLOTTE	NC	28273-5791
20517144	PEDCOR INVESTMENTS-2016-CLVII,L,P			PO BOX 574	CARMEL	IN	46032

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
British Woods	Debra	Wilson	8224 CARROLWOOD DR, CHARLOTTE, NC, 28217
British Woods	Samuel	Wilson	8224 CARROLWOOD DR, CHARLOTTE, NC, 28217
Colony Acres Homeowners Associa	Carolyn	Fountain	301 STONE POST RD, CHARLOTTE, NC, 28217
Colony Acres Homeowners Associa	Wilkins	Smith	308 STONE POST RD, CHARLOTTE, NC, 28216
Country Walk Homeowners Associa	Michelle	Ross	308 STONE POST RD, CHARLOTTE, NC, 28217
Foxboro Neighborhood Associatio	James	Shepard	600 FAWNBROOK LANE, CHARLOTTE, NC, 28217
Foxboro Neighborhood Associatio	James	Shepard	600 FAWNBROOK LN, CHARLOTTE, NC, 28217
Kings Creek Homeowners Associat	Adaina	Velez	450 GOLDSTAFF LN, CHARLOTTE, NC, 28273
Kings Creek Homeowners Associat	Joi	Mayo	409 GOLDSTAFF LN, CHARLOTTE, NC, 28273
Montclair South Homeowners Ass	Tyler	Heaggans	559 GOLDSTAFF LANE, CHARLOTTE, NC, 28273
Near South Arrowood	Jacqueline	Lopez	8930 MONT CARMEL LANE, CHARLOTTE, NC, 28217
Quail Hollow West	Peter	Rieke	10022 NATIONS FORD RD, CHARLOTTE, NC, 28273
Quail View Homeowners Associati	Scott	Nelson	9835 GARTH WOOD RD, CHARLOTTE, NC, 28273
Radbourne Homeowners Associatio	Brent	Charles	10112 WOODY RIDGE RD, CHARLOTTE, NC, 28273
Ramblewood Neighborhood Associa	James	Barnes	9835 GARTH WOOD RD, CHARLOTTE, NC, 28273
Ramblewood Neighborhood Associa	James	White	10126 WOODYRIDGE ROAD, CHARLOTTE, NC, 28273
Ramblewood Neighborhood Associa	John	Oakman	10041 GARTH WOOD RD, CHARLOTTE, NC, 28273
Whiteoak Homeowners Association	Walter	Donham	617 ECHO COVE LN, CHARLOTTE, NC, 28273
Wilkinson Boulevard Residents A	Frances	Harkey	717 PEACEFUL GLEN RD, CHARLOTTE, NC, 28273
Williamsburg Homeowners Associa	John	Froeb	8932 WINDSONG DR, CHARLOTTE, NC, 28273
Wilora Lake Neighborhood Associ	Cheryl	Higgins	808 ECHO COVE LN, CHARLOTTE, NC, 28273
Windsong Trails Neighborhood As	Cassandra	Tate	9117 SHADOWOOD LN, CHARLOTTE, NC, 28273

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2025-104

Subject: Rezoning Petition No. 2025-104

Petitioner/Developer: DR Horton

Current Land Use: Vacant

Existing Zoning: B-D(CD), IC-1 & OFC (Business -Distribution, Conditional)
(Institutional Campus, 1) & (Office Flex Campus)

Rezoning Requested: N2-A(CD) (Neighborhood 2-A, Conditional)

Date and Time of Meeting: **Tuesday, September 30, 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# 2025-104.*

Date of Notice: 9/16/2025

Moore & VanAllen is assisting DR Horton (the “Petitioner”) on a recently filed request to rezone an approximately ±14.9-acre site located at 9200 Nations Ford Road in Charlotte, North Carolina (the “Site”) from BD(CD), IC-1 and OFC to N2-A(CD). The request is to allow development of the site with a residential community. Access to the Site will be from Nations Ford Road and Old Hebron Road.

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, September 30, 2025, at 6:00 p.m.

****Please send an email by September 29th to CommunityMeeting@mvalaw.com to receive a secure virtual meeting link and reference Petition #2025-104.***

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

cc: Tiawana Brown, Charlotte City Council District 3 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Troy Karski, DR Horton
Bridget Grant, Moore & Van Allen, PLLC

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Exhibit B (continued)

Site Location:

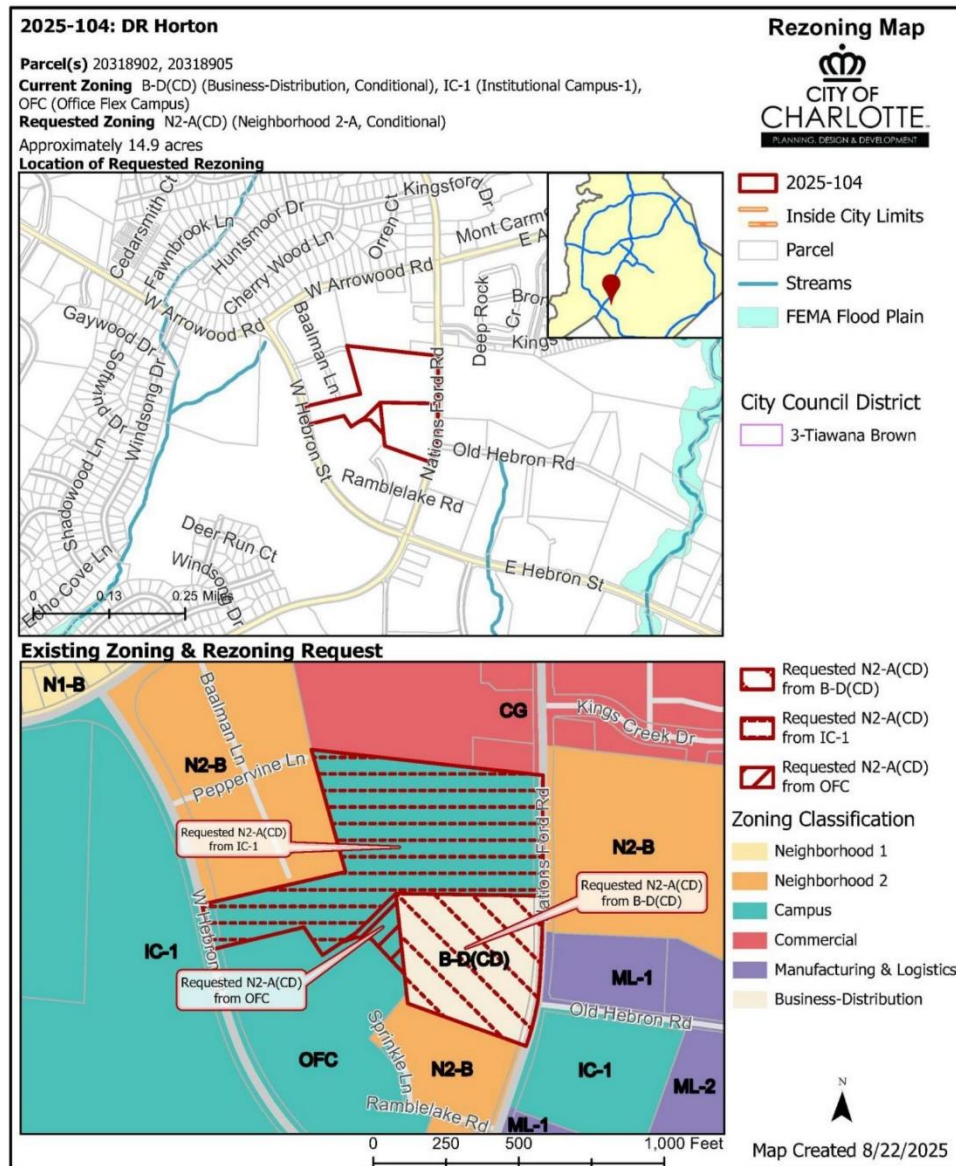


Exhibit C

NAME	EMAIL	NOTES
Tiawana Brown	tiawana.brown@charlottenc.gov	Attended
Megan Goings	mgoings@vccenter.net	Did not attend
Carolyn R Fountain	fount10@aol.com	Did not attend
Kent Reid	kent.reid@cpcc.edu	Did not attend