

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Olympia & Wright Homes

Rezoning Petition No. 2026-025

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff pursuant to the provisions of the City of Charlotte Unified Development Ordinance.

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

A representative of the Petitioner mailed written notice of the date, time and virtual format for 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 April 20, 2026. A copy of the written notice is attached hereto as Exhibit B. The Petitioner's team also notified the City Council District 4 Representative, Renee Johnson.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Wednesday, May 7th at 5:30 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

MEETING PARTICIPATION:

The Virtual Community Meeting had two (2) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Andrew Balogh, as well as by Petitioner's agents, Collin Brown and Brittany Lins with Alexander Ricks PLLC.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials of the approximately 3.8-acre site located south of Dearmon Road, west of Hampton Place, and east of Mineral Ridge Way. He noted that the property is conveniently located near Prosperity Village with access to I-485 and nearby grocery, parks and greenway. He stated that the Petitioner is requesting a rezoning from the INST(CD) institutional zoning district to the N1-E residential zoning district.

Mr. Brown summarized the broader development considerations, including transportation and connectivity, surrounding uses, and market realities. He explained that the property in question was previously rezoned to allow institutional uses for a masonic lodge but that the site did not develop in that manner, so the property owner now wishes to sell the land to a developer. The Petitioner is currently under contract for the property for residential development. Mr. Brown

noted that the parcel's triangular shape creates development challenges, so the Petitioner is seeking a more flexible residential zoning district to account for lot sizes similar to some of the surrounding single-family homes. Mr. Brown explained the 2040 Policy Map recommends the N1 placetype for this area while designating the nearby Prosperity Village as a community activity center placetype. Mr. Brown said that Planning Staff would evaluate the proposed N1-E designation based on the relevant community area plan and policy considerations.

Mr. Brown explained that Ridgeline Road terminates at the site boundary and would typically be required to extend through the property in compliance with the Subdivision Ordinance, regardless of the rezoning request.

Mr. Brown concluded the meeting by stating that the rezoning timeline could result in a public hearing in June and decision in August, at the earliest.

The virtual meeting was then opened for discussion:

One attendee stated that they own property on the opposite side of Dearmon Road and were concerned about the traffic along Dearmon Road. He believed that a median was being installed along Dearmon Road and was concerned about left-turn access into his property as well as the proposed rezoning site. The Petitioner's team said they would coordinate with CDOT and have shared interest in maintaining access to the site from Dearmon Road.

Another attendee spoke as a resident of Ridgeline Road, stating that she and many of her neighbors were opposed to connecting the site to Ridgeline Road. The Petitioner's team stated that they have a draft development plan that does not provide a connection to Ridgeline Road and they would prefer to avoid the connection to Ridgeline Road if it is not required by ordinance. The Petitioner's team would be willing to work with community members and their council representative to explore ways to limit or eliminate the connection to Ridgeline Road.

An attendee expressed concerns about townhome developments considering purported slowing of market demand for this style of housing, stating that she did not want to see existing single-family home property values suffer from townhomes developed nearby. The Petitioner stated that the current expectation is for all single-family detached homes at this location.

The meeting concluded at approximately 6:05 p.m. without any further questions or discussion from the community.

Respectfully submitted this 11th day of May 2026.

cc: Michael Russell, Charlotte Planning, Design and Development Department
Holly Cramer, Charlotte Planning, Design and Development Department

EXHIBIT A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2026-025	full_name_neighborhood	first_name	last_name	physical_address	street address	apartment_unit_or_suite	city	state	zip code
2026-025	Amber Leigh Homeowners Associat	Homer	Fishburn	3125 AMESBURY HILL DRIVE, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-025	Amber Leigh Homeowners Associat	Joan	Higginbotham	7803 Wiltshire Ridge Road, Charlotte, NC, 28269, USA	N/A		Charlotte	NC	28269
2026-025	Ben Salem Presbyterian Church	Freddie	Sanders	10146 SPRING PARK DR., CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-025	Brownestone	Al	Wordsworth	12020 BROWNESTONE VIEW DR, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-025	Community Provider Coalition	Andrea	Callahan	8330 BROWNE RD, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-025	Devonshire Neighborhood Associa	Cindy	Peninger	4816 AVALON FOREST LN, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-025	Dilworth West	Linda	Ditroia	4222 WYNBOROUGH LANE, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-025	Hucks Landing	Veronica	Hodges	5146 ELEMENTARY VIEW DRIVE, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-025	Hunter Downs HOA	Carolyn	Rice	11763 BLUE TICK COURT, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-025	Madison Park At Wallace Farms H	Joyce	Gonzalez	9302 WHITE ASPEN PL, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-025	Madison Park At Wallace Farms H	Patrick	Dewey	10324 MADISON PARK DRIVE, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-025	Madison Park At Wallace Farms H	Regina	Smith	11528 WOODFIRE RD, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-025	Madison Park At Wallace Farms H	Rozel	Tolliver	10145 MADISON PARK DR, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-025	Madison Park At Wallace Farms H	Tony	Lowe	11534 WOODFIRE RD, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-025	Meridale	Ashley	Johnson	11518 ALLEN BROWN ROAD, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-025	Meridale	Karin	Flanagan	7212 MERIDALE FOREST DR, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-025	Pond Side Homeowners Associatio	Frank	Erwin	12310 PANTHERSVILLE DR, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-025	Prosperity Village Area Associa	Brett	Kubricht	10210 PROSPERITY PARK DR, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-025	Prosperity Village Area Associa	Linda	DiTroia	4222 Wynborough Lane, Charlotte, NC, 28269, USA			Charlotte	NC	28269
2026-025	Remount/Parker Heights Area	Valeria	Avery	10109 FAIRLEA DR, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-025	Rolling Oaks I	Vicky	Howard	12017 OLD TIMBER RD, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-025	Sinclair Place Homeowner Associ	Deidre	Gill	10210 GREEN HEDGE AV, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-025	Starkwood/Grafton	Henry	Mills	9938 BARBEE DR, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS.

THANK YOU!

2026-025	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZIP CODE
2026-025	02709360	HOLSINGER	DEBORAH M	MARK C	HOLSINGER	11931 DEARMON RD		CHARLOTTE	NC	28269	11901 DEARMON RD CHARLOTTE NC	28269
2026-025	02709362	HOLSINGER	DEBORAH M	MARK C	HOLSINGER	11931 DEARMON RD		CHARLOTTE	NC	28269	11925 DEARMON RD CHARLOTTE NC	28269
2026-025	02709363	HOLSINGER	MARK C	DEBORAH M	HOLSINGER	11931 DEARMON RD		CHARLOTTE	NC	28269	11931 DEARMON RD CHARLOTTE NC	28269
2026-025	02709364	DAVIS	ANNE HUCKS			1185 EDMISTEN RD		BLOWING ROCK NC		28605	12015 DEARMON RD CHARLOTTE NC	28269
2026-025	02709365	DAVIS	ANNE HUCKS			1185 EDMISTEN RD		BLOWING ROCK NC		28605	12029 DEARMON RD CHARLOTTE NC	28203
2026-025	02709366	DAVIS	ANNE HUCKS			1185 EDMISTEN RD		BLOWING ROCK NC		28605	12121 DEARMON RD CHARLOTTE NC	28203
2026-025	02709367	CROSHAW	ANDREW G	KARILEE R	CROSHAW	12215 DEARMON RD		CHARLOTTE	NC	28269	12215 DEARMON RD CHARLOTTE NC	28269
2026-025	02710250	KAVOOSI	NOOSHIN	SEYEDVAHDAT	HAMRAZ	8624 DELAMERE LN		CHARLOTTE	NC	28269	8624 DELAMERE LN CHARLOTTE NC	28269
2026-025	02710261	FUCHS	MARKUS	KRISTEN	FUCHS	8639 RIDGELINE LN		CHARLOTTE	NC	28269-8011	8639 RIDGELINE LN CHARLOTTE NC	28269
2026-025	02710262	RATHBURN	ALLYSOPN	DAVID	BAYLIS	8645 RIDGELINE LN		CHARLOTTE	NC	28269	8645 RIDGELINE LN CHARLOTTE NC	28269
2026-025	02710601	LITTLE	SHANTEL	KENT F JR	LITTLE	12424 HAMPTON PLACE DR		CHARLOTTE	NC	28269	12424 HAMPTON PLACE DR CHARLOTTE NC	28269
2026-025	02710602	HAMPTON PLACE RENTAL LLC				12416 HAMPTON PLACE DR		CHARLOTTE	NC	28269	12416 HAMPTON PLACE DR CHARLOTTE NC	28269
2026-025	02710603	MCKOY	ERNEST			12410 HAMPTON PLACE DR		CHARLOTTE	NC	28269	12410 HAMPTON PLACE DR CHARLOTTE NC	28269
2026-025	02710605	SPELLMAN	TANEGLA C			8408 CAVETT CT		CHARLOTTE	NC	28269	8408 CAVETT CT CHARLOTTE NC	28269
2026-025	02710723	FUJAGA	DEMEKECH			8436 CAVETT CT		CHARLOTTE	NC	28269	8436 CAVETT CT CHARLOTTE NC	28269
2026-025	02710724	EARLY	ANGUS CEFUS	VIVIAN ELAINE	EARLY	8432 CAVETT CT		CHARLOTTE	NC	28269	8432 CAVETT CT CHARLOTTE NC	28269
2026-025	02710725	LUMPKIN	SHAUNILLE TARA	ERNEST JR	MIDDLETON	8424 CAVETT CT		CHARLOTTE	NC	28269	8424 CAVETT CT CHARLOTTE NC	28269
2026-025	02710726	RORIE	YVETTE	TERRI B	GORDON	12411 HAMPTON PLACE DR		CHARLOTTE	NC	28269	12411 HAMPTON PLACE DR CHARLOTTE NC	28269
2026-025	02710727	EBAN	MAP H	HSAMOEN	EBAN	12415 HAMPTON PLACE DR		CHARLOTTE	NC	28269	12415 HAMPTON PLACE DR CHARLOTTE NC	28269
2026-025	02710728	CANADY	WILLIAM F	ALYSSA R	MALIS	124219 HAMPTON PLACE DR		CHARLOTTE	NC	28269	12419 HAMPTON PLACE DR CHARLOTTE NC	28269
2026-025	02710729	FKH SFR PROPCO A LP				C/O FIRSTKEY HOMES LLC		ATLANTA	GA	30339	12425 HAMPTON PLACE DR CHARLOTTE NC	28269
2026-025	02710730	HILL	EDDIE L	MARY A	HILL	8718 RIDGELINE LN		CHARLOTTE	NC	28269	8718 RIDGELINE LN CHARLOTTE NC	28269
2026-025	02710731	YORDAN	JUAN S	THALIA N	NAZARIO	8712 RIDGELINE LN		CHARLOTTE	NC	28269	8712 RIDGELINE LN CHARLOTTE NC	28269
2026-025	02710732	BAILEY	HAKEEM RAZZAAQ			8708 RIDGELINE LN		CHARLOTTE	NC	28269	8708 RIDGELINE LN CHARLOTTE NC	28269
2026-025	02710733	THR NORTH CAROLINA II LP				C/O INVITATION HOMES					8702 RIDGELINE LN CHARLOTTE NC	28269
2026-025	02710734	BROWER	JASON	ELIZABETH HANNAH	BROWER	8638 RIDGELINE LN	ATTN RYAN LLC	SCOTSDALE	AZ	85261	8638 RIDGELINE LN CHARLOTTE NC	28269
2026-025	02710739	HAMPTON PLACE PROPERTY OWNER	ASSOCIATION INC			PO BOX 26844		CHARLOTTE	NC	28221	8642 RIDGELINE LN CHARLOTTE NC	28269
2026-025	02771389	YAMASA CO LTD				PO BOX 4090		SCOTSDALE	AZ	85261-4090	12138 BROWNSTONE VIEW DR CHARLOTTE NC	28269
2026-025	02771390	MATOLA	MONICA R			3685 LAKE BLUFF DR		SHERRILLS FORINC		28673	12142 BROWNSTONE VIEW DR CHARLOTTE NC	28269
2026-025	02771391	AGNEW	CHARLES	MEREDITH	AGNEW	12146 BROWNSTONE VIEW DR		CHARLOTTE	NC	28269	12146 BROWNSTONE VIEW DR CHARLOTTE NC	28269
2026-025	02771392	WILLIAMS	PATRICK			12148 BROWNSTONE VIEW DR		CHARLOTTE	NC	28269	12148 BROWNSTONE VIEW DR CHARLOTTE NC	28269
2026-025	02771393	VARGAS	LUIS			2614 CLARENCEFIELD DR		CHARLOTTE	NC	28216	12150 BROWNSTONE VIEW DR CHARLOTTE NC	28269
2026-025	02771401	DERITA MASONIC LODGE 715				PO BOX 26071		CHARLOTTE	NC	28221	12100 DEARMON RD CHARLOTTE NC	28269
2026-025	02771501	MASESE	ISABELLA BONARERI			8638 MINERAL RIDGE WAY		CHARLOTTE	NC	28269	8638 MINERAL RIDGE WY CHARLOTTE NC	28269
2026-025	02771502	DILLAHUNT	BRANDON			11507 TAVERNAY PKWY		CHARLOTTE	NC	28262	8628 MINERAL RIDGE WY CHARLOTTE NC	28269
2026-025	02771503	WYBLE	SARAH C	DEVIN A	BROWN	8624 MINERAL RIDGE WAY		CHARLOTTE	NC	28269	8624 MINERAL RIDGE WY CHARLOTTE NC	28269
2026-025	02771504	AMH NC PROPERTIES LP				30601 AGOURA RD SUITE 200		AGOURA HILLS CA	91301		8620 MINERAL RIDGE WY CHARLOTTE NC	28269
2026-025	02771505	HPA BORROWER 2018-1 ML LLC				PO BOX 4900		SCOTSDALE	AZ	85261	12007 ALABASTER CT CHARLOTTE NC	28269
2026-025	02771506	SLAUGHTER	PAULA J			12011 ALABASTER CT		CHARLOTTE	NC	28269	12011 ALABASTER CT CHARLOTTE NC	28269
2026-025	02771507	WALKER	CASSANDRA ROSE			12013 ALABASTER CT		CHARLOTTE	NC	28269	12013 ALABASTER CT CHARLOTTE NC	28269
2026-025	02771508	SCOTT	MICHAEL A	KIMBERLY	SCOTT	12017 ALABASTER CT		CHARLOTTE	NC	28269	12017 ALABASTER CT CHARLOTTE NC	28269
2026-025	02771509	HISEY	CHERYL	ROBERT	HISEY	12018 ALABASTER CT		CHARLOTTE	NC	28269	12018 ALABASTER CT CHARLOTTE NC	28269
2026-025	02771510	AMH NC PROPERTIES LP				30601 AGOURA RD SUITE 200		AGOURA HILLS CA	91301		12016 ALABASTER CT CHARLOTTE NC	28269
2026-025	02771511	2017-1 IH BORROWER LP				PO BOX 4900	ATTN RYAN LLC	SCOTSDALE	AZ	85261	12014 ALABASTER CT CHARLOTTE NC	28269
2026-025	02771512	MANUEL	MARTIN	GENNEEN	MANUEL	12010 ALABASTER CT		CHARLOTTE	NC	28269	12010 ALABASTER CT CHARLOTTE NC	28269
2026-025	02771513	FKH SFR PROPCO J LP				600 GALLERIA PARKWAY	STE 300	ATLANTA	GA	30339	12006 ALABASTER CT CHARLOTTE NC	28269
2026-025	02771514	CAMPAU	DONNA MAUREEN			8616 MINERAL RIDGE WAY		CHARLOTTE	NC	28269-6148	8616 MINERAL RIDGE WY CHARLOTTE NC	28269
2026-025	02771515	DUBEAGS PROPERTIES LLC				20214 SLOOP CT		CORNELIUS	NC	28031	8612 MINERAL RIDGE WY CHARLOTTE NC	28269
2026-025	02771516	ROBSON	HOWARD	JEANNE	ROBSON	8608 MINERAL RIDGE WAY		CHARLOTTE	NC	28269	8608 MINERAL RIDGE WY CHARLOTTE NC	28269
2026-025	02771517	PROGRESS RESIDENTIAL BORROWER 13 LLC				PO BOX 4090		SCOTSDALE	AZ	85261	8604 MINERAL RIDGE WY CHARLOTTE NC	28269
2026-025	02771518	PINO	LUISA	JAIR	PEREA	8534 MINERAL RIDGE WY		CHARLOTTE	NC	28269	8534 MINERAL RIDGE WY CHARLOTTE NC	28269
2026-025	02771521	CANAS	JOSE	LEVLLA E	VARGAS	12009 GEMSTONE COURT		CHARLOTTE	NC	28289	12009 GEMSTONE CT CHARLOTTE NC	28269
2026-025	02771522	STYERS	MARK A	WENDY K	STYERS	12017 GEMSTONE CT		CHARLOTTE	NC	28269	12017 GEMSTONE CT CHARLOTTE NC	28269
2026-025	02771523	ASSET MANAGEMENT FUND 1 LLC				PO BOX 7452		CHARLOTTE	NC	28241	12021 GEMSTONE CT CHARLOTTE NC	28269
2026-025	02771524	CLONINGER	JOHN B	JANICE C	CLONINGER	12025 GEMSTONE CT		CHARLOTTE	NC	28269	12025 GEMSTONE CT CHARLOTTE NC	28269
2026-025	02771525	PROGRESS RESIDENTIAL BORROWER 16 LLC				PO BOX 4090		SCOTSDALE	AZ	85261	12029 GEMSTONE CT CHARLOTTE NC	28269
2026-025	02771526	LEWIS	ANGELA			12030 GEMSTONE CT		CHARLOTTE	NC	28269	12030 GEMSTONE CT CHARLOTTE NC	28269
2026-025	02771527	ARMM ASSET COMPANY 1 LLC				5001 PLAZA ON THE LAKE		AUSTIN	TX	78746	12028 GEMSTONE CT CHARLOTTE NC	28269
2026-025	02771528	LONG	RAY B	GAYNETT S	LONG	12024 GEMSTONE CT		CHARLOTTE	NC	28269	12024 GEMSTONE CT CHARLOTTE NC	28269
2026-025	02771529	STANLEY	JACLYN R			12020 GEMSTONE CT		CHARLOTTE	NC	28269	12020 GEMSTONE CT CHARLOTTE NC	28269
2026-025	02771530	VELASQUEZ	DAVID	VANESSA	LANDAZABAL	12016 GEMSTONE CT		CHARLOTTE	NC	28269-6106	12016 GEMSTONE CT CHARLOTTE NC	28269
2026-025	02771531	SWANN	AISHA SHANTE			12012 GEMSTONE CT		CHARLOTTE	NC	28269	12012 GEMSTONE CT CHARLOTTE NC	28269
2026-025	02771532	DOZIER	JAZLIE K			12008 GEMSTONE CT		CHARLOTTE	NC	28269	12008 GEMSTONE CT CHARLOTTE NC	28269
2026-025	02771543	HUDSON SFR PROPERTY HOLDINGS II LLC				4849 GREENVILLE AVE STE 500		DALLAS	TX	75206	12135 BROWNSTONE VIEW DR CHARLOTTE NC	28269
2026-025	02771544	NORIEGA	LUIS ENRIQUE VARGAS			2614 CLARENCEFIELD DR		CHARLOTTE	NC	28216	12139 BROWNSTONE VIEW DR CHARLOTTE NC	28269
2026-025	02771545	BETHESDA PARTNERS LLC				121 CREEK VALLEY DR		CHARLOTTE	NC	28270	12143 BROWNSTONE VIEW DR CHARLOTTE NC	28269
2026-025	02771546	MOORER	ADRAIN			12147 BROWNSTONE VIEW DR		CHARLOTTE	NC	28269-7199	12147 BROWNSTONE VIEW DR CHARLOTTE NC	28269
2026-025	02771547	ABRAHAM	SCOTT			34 NANTUCKET DR		MEDFORD	NY	11763	12151 BROWNSTONE VIEW DR CHARLOTTE NC	28269
2026-025	02771548	SUSHENOK	YANA			12155 BROWNSTONE VIEW DR		CHARLOTTE	NC	28269	12155 BROWNSTONE VIEW DR CHARLOTTE NC	28269
2026-025	02771549	MARTIN	JUAACKLIN T			12161 BROWNSTONE VIEW DR		CHARLOTTE	NC	28269	12161 BROWNSTONE VIEW DR CHARLOTTE NC	28269
2026-025	02771550	THOMAS	CLAYBORNE A	JOANNE B	THOMAS	12167 BROWNSTONE VIEW DR		CHARLOTTE	NC	28269	12167 BROWNSTONE VIEW DR CHARLOTTE NC	28269
2026-025	02771551	HAMPTON PLACE PROPERTY OWNER	ASSOCIATION INC			PO BOX 1597		KENNESAW	GA	30156-8597	RIDGELINE LN CHARLOTTE NC	28269

EXHIBIT B

April 20, 2026

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Thursday, May 7th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Olympia & Wright Homes
Petition No.: 2026-025

Dear Charlotte Neighbor:

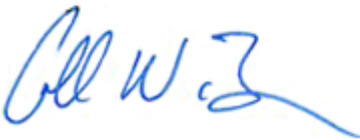
Our firm represents Olympia & Wright Homes (the "Petitioner") in its development proposal related to an approximately 3.8-acre site located south of Dearmon Road, west of Hampton Place, and east of Mineral Ridge Way. The Petitioner is requesting a rezoning from the INST(CD) institutional zoning district to the N1-E residential zoning district.

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

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Thursday, May 7th at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Lisa@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the petitioner ("Olympia & Wright") or the property location ("Dearmon") in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact Lisa@alexanderricks.com or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Collin W. Brown

EXHIBIT C

zm

Participants (6)

	Brittany Lins (Host, me)	 
CB	Collin Brown	
	Collin Brown	 
AB	Andrew Balogh	 
JD	John Davis	 
TN	Thalia Nazario	 

EXHIBIT D

REZONING #2026-025

@ DEARMON

OLYMPIA & WRIGHT

Official Rezoning Community Meeting

May 7, 2026



Alexander
Ricks
PLLC

MEETING AGENDA

- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Land Use Plan Recommendations**
 - **Proposed Rezoning District**
 - **Potential Rezoning Timeline**
 - **Questions/Discussion**
- 
- A series of white diagonal lines of varying lengths and thicknesses, located in the bottom right corner of the slide, creating a modern, abstract graphic element.

AT THE END: QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owner: Derita Masonic Lodge

Petitioner: Olympia & Wright

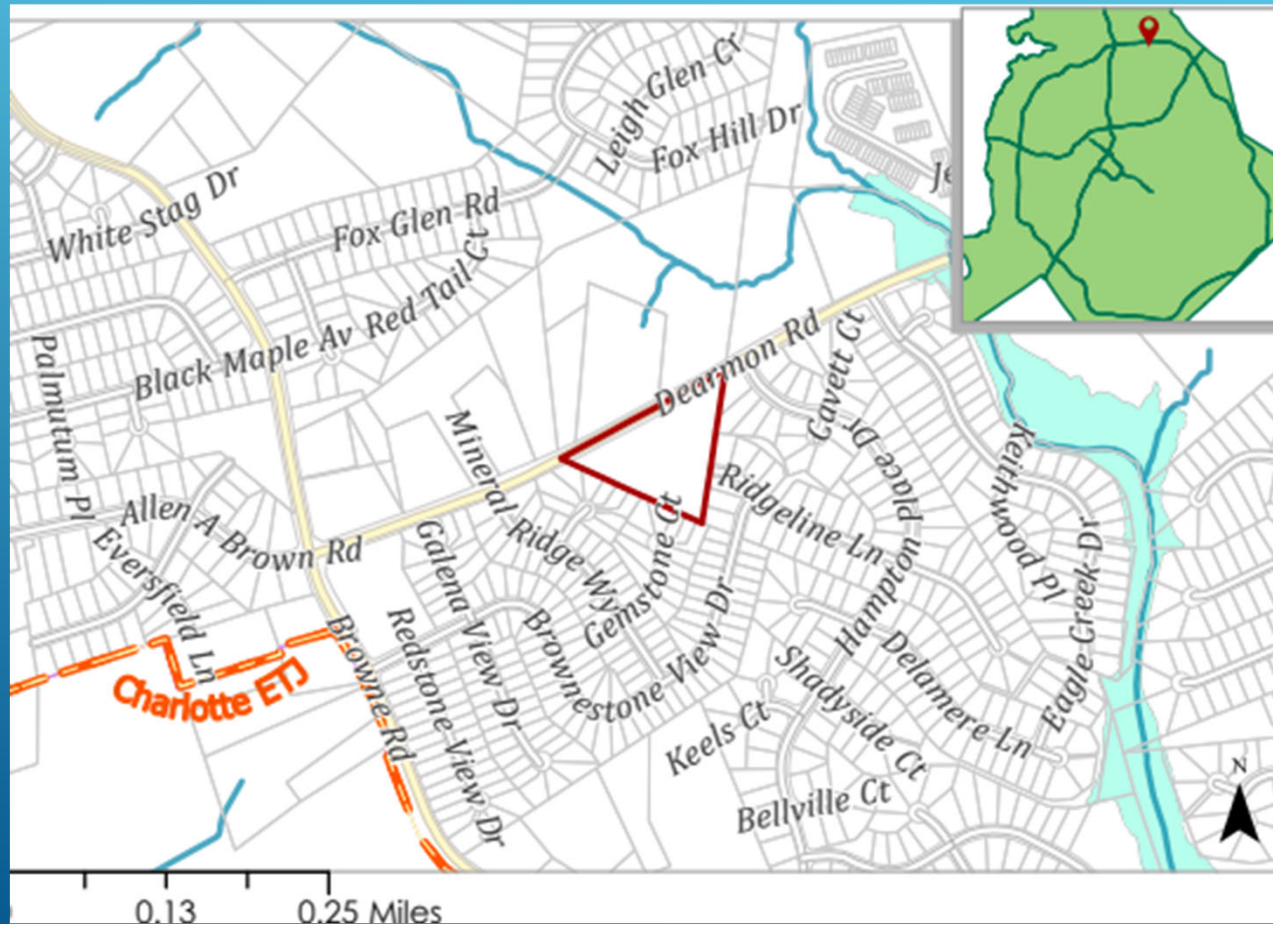


Andrew Balogh, Paula Garcia, Isabel Nunez

Alexander
Ricks
PLLC

Collin Brown & Brittany Lins

PROPERTY LOCATION



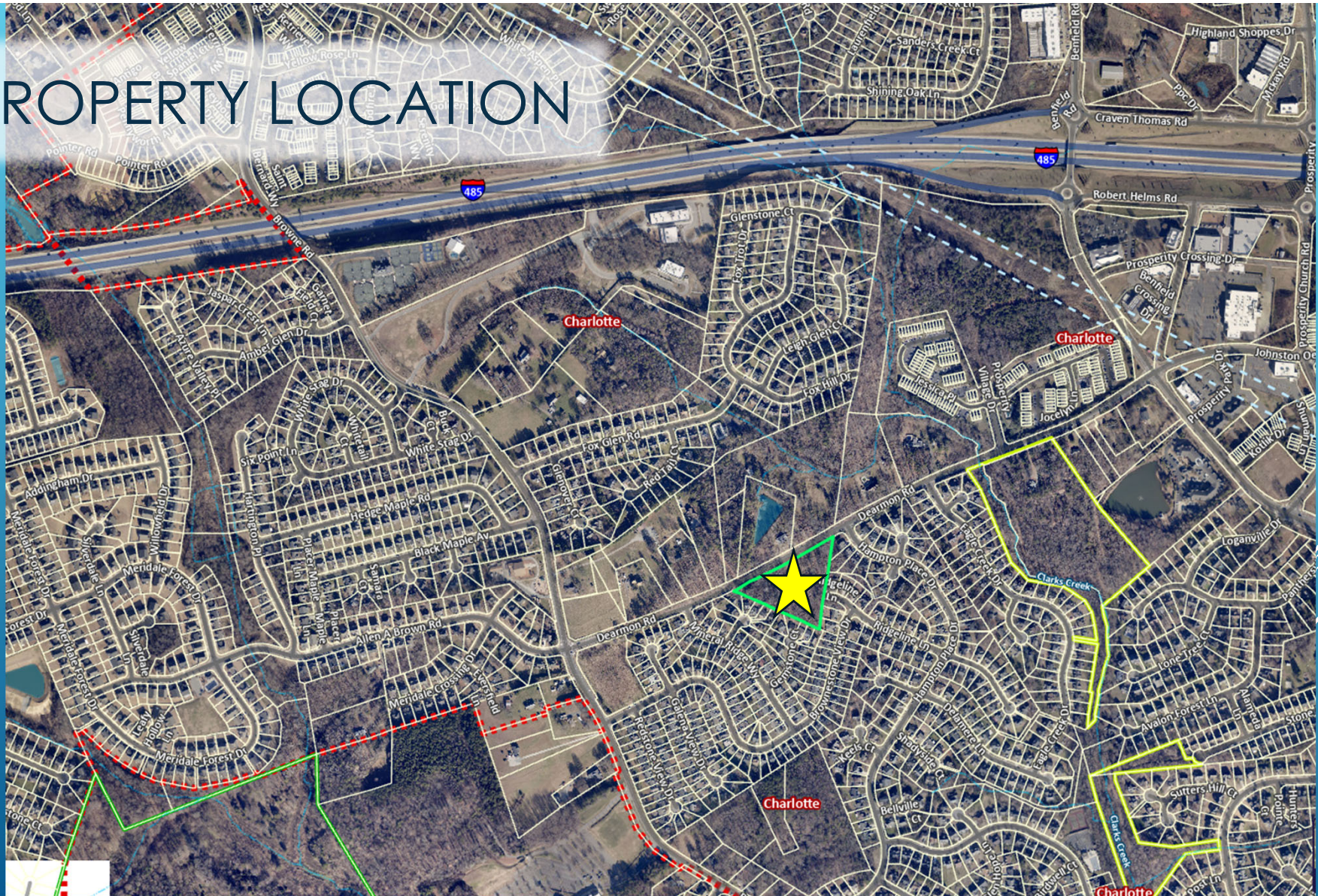
Rezoning Area

- 2026-025
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District:

- 4-Reneé Johnson

PROPERTY LOCATION



PROPERTY LOCATION

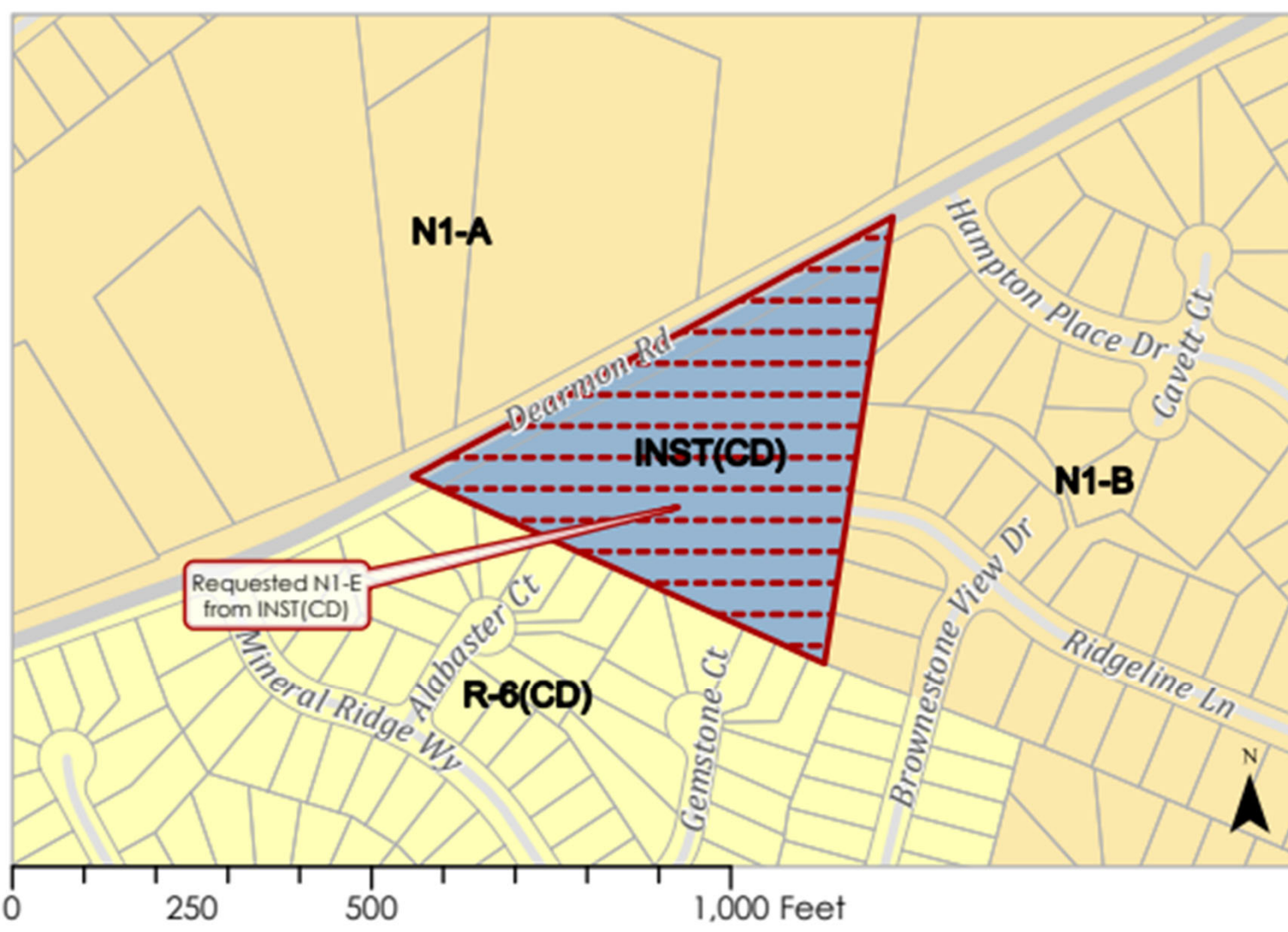


DEVELOPMENT CONSIDERATIONS INCLUDE...

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ 2040 Policy Map and Adopted Community Area Plan
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities



Existing Zoning & Rezoning Request



Zoning Classification

- Neighborhood 1
- Single Family
- Institutional
- Requested N1-E from INST(CD)



CHARLOTTE FUTURE

2040 COMPREHENSIVE PLAN

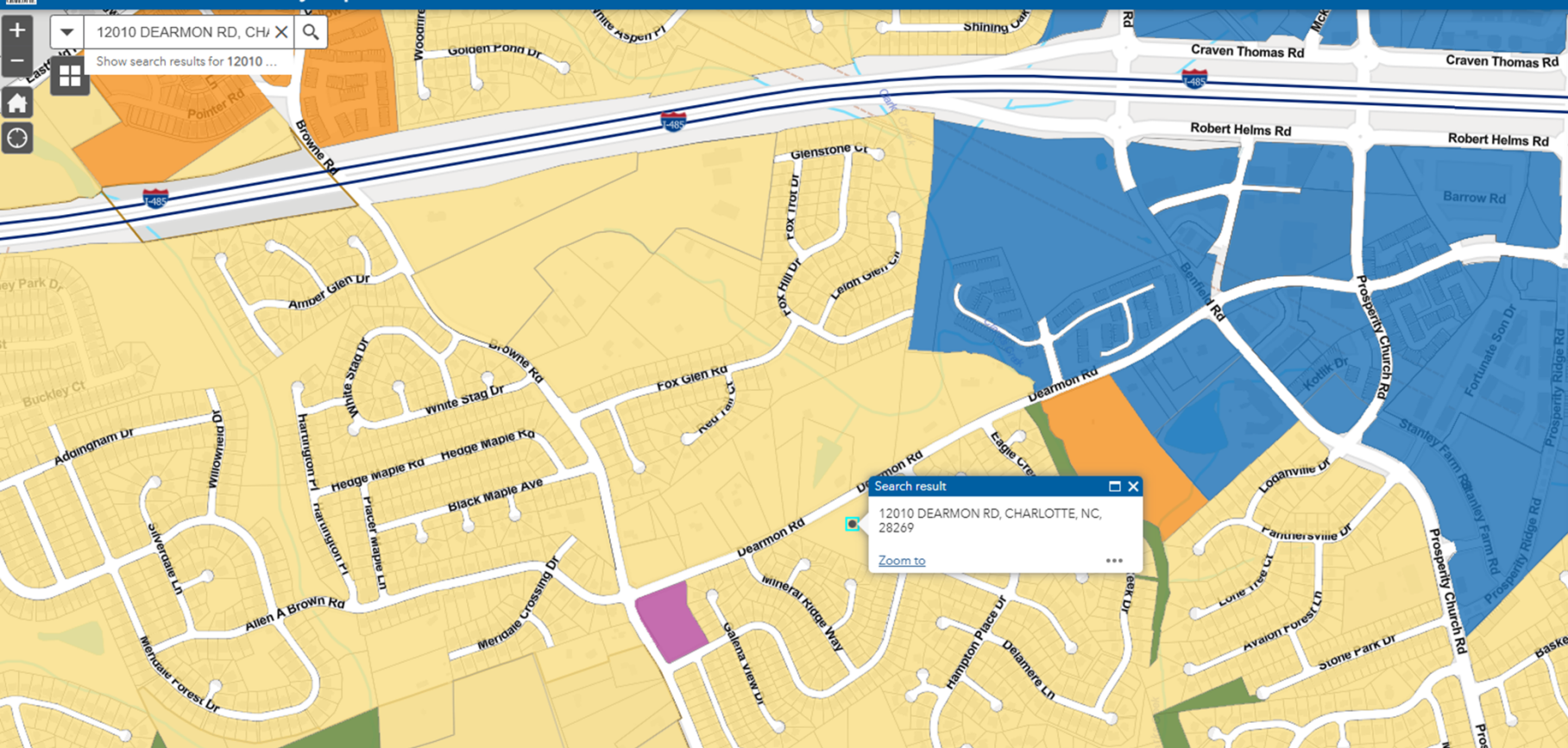
OUR CITY. OUR PLAN. OUR FUTURE.

PLAN POLICY
(ADOPTED JUNE 21, 2021)
Published July 20, 2021





Charlotte Future 2040 Policy Map



Legend

Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center

CHARLOTTE PLACE TYPES

Through many rounds of public input and revision 10 distinct Place Types were established for the City of Charlotte. These Place Types represent the types of development and land uses that currently exist in Charlotte, as well as the aspirational character for those types. These Place Types can generally be organized into the categories of the neighborhoods where we live (Neighborhood 1, Neighborhood 2, and Parks and Preserves), the employment areas where we work (Commercial, Campus, Manufacturing & Logistics, and Innovation Mixed-use), and centers where we shop, dine, and play (Neighborhood Center, Community Activity Center, and Regional Activity Center).



NEIGHBORHOOD 1

- Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city's residents live, primarily in single-family or small multi-family homes or (Accessory Dwelling Units) ADUs.



NEIGHBORHOOD 2

- Neighborhood 2 places are higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



PARKS & PRESERVES

- Parks & Preserves serve to protect public parks and open space while providing rest, recreation, and gathering places for Charlotteans.



COMMERCIAL

- Commercial places are primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.



CAMPUS

- Campuses are a relatively cohesive group of buildings and public spaces that are all serving one institution such as a university, hospital, or office park.



MANUFACTURING & LOGISTICS

- Manufacturing & Logistics places are employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.



INNOVATION MIXED-USE

- Innovation Mixed-Use places are vibrant areas of mixed-use and employment, typically in older urban areas, that capitalize on Charlotte's history and industry with uses such as light manufacturing, office, studios, research, retail, and dining.



GOALS

The Comprehensive Plan goals reflect the voice of our community. They make critical connections between community values, guiding principles and vision elements; articulate key elements of the growth strategy and establish the foundation for complete communities and complete places; and provide the structure for the Plan's Policy Framework. The following pages provide more detail for each Plan Goal.



**1. 10-MINUTE
NEIGHBORHOODS**



**2. NEIGHBORHOOD
DIVERSITY AND
INCLUSION**



**3. HOUSING
ACCESS
FOR ALL**



**4. TRANSIT- AND TRAIL-
ORIENTED
DEVELOPMENT**



**5. SAFE AND
EQUITABLE MOBILITY**



**6. HEALTHY, SAFE, AND
ACTIVE COMMUNITIES**



**7. INTEGRATED NATURAL
AND BUILT
ENVIRONMENTS**



**8. DIVERSE AND
RESILIENT ECONOMIC
OPPORTUNITY**



**9. RETAIN OUR
IDENTITY
AND CHARM**



**10. FISCALLY
RESPONSIBLE**

PLACE TYPES: NEIGHBORHOOD 1

Goal: Provide places for neighborhoods with a variety of housing types, where single-family housing is still the predominant use.

Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city's residents live, primarily in single-family or small multi-family homes or ADUs.

LAND USE

- Single-family detached homes on lots are the primary use in this Place Type. Accessory Dwelling Units are frequently found on the same lots as individual single-family detached homes.
- Duplexes, triplexes, quadraplexes, and civic uses, such as parks, religious institutions, and neighborhood scaled schools, may also be found in this Place Type. Smaller lot single-family detached developments, small townhome buildings, and small multi-family buildings, as well as civic uses, are also found on some 4+ lane arterials. These building types provide a transition between higher volume streets and the interior of neighborhoods.
- The greatest density of housing in this Place Type is located within a ½ mile walk of a Neighborhood Center, Community Activity Center, or Regional Activity Center and is located on an arterial, with a high frequency bus or streetcar route. In some cases, small neighborhood commercial buildings are found in older neighborhoods.

CHARACTER

- Characterized by low-rise residential buildings, uniformly set back from the street, and generally consistent lot sizes. Front lawns, landscaped yards, and tree-lined sidewalks are found between residences and the street, and individual back yards are commonly found for each main residential building.
- Many of the individual neighborhoods in this Place Type have unifying characteristics, such as setbacks and building heights, that have been maintained over time. Others have seen changes in these and other characteristics.



Mostly Residential Land Uses

MOBILITY

- A very well-connected local street network provides safe and direct access throughout the neighborhood and to and through the neighborhoods and adjacent Place Types. This street network helps disperse vehicular traffic and allows residents to walk or bike to transit and nearby destinations.
- Arterial streets also support walking, cycling, and transit use by providing a safe and comfortable environment to reach transit or nearby destinations.
- Direct access to buildings, parks, and other facilities is usually from Local streets, with more limited access opportunities along arterials. Alleys are also used to provide access to residences located on narrower lots.

BUILDING FORM

- The typical building in a Neighborhood 1 place is a single-family residential building up to 3 or 4 stories. Townhome style buildings, typically have 4-6 units. The size of civic and institutional buildings varies based on context and accessibility.

CHARLOTTE FUTURE 2040 COMPREHENSIVE PLAN | Plan Policy



OPEN SPACE

- Private yards and improved common areas are typical open spaces in this Place Type. Public open spaces such as small parks and greenways, and natural open spaces such as tree preservation areas, are also an important feature and should be included in neighborhoods.

HIGHLIGHTS

- A Comfortable sidewalks with planting strips and shade trees
- B Alleys in select locations to access garages and Accessory Dwelling Units (ADUs)
- C Multiple housing types in proximity to each other

- D ADUs typically accessed off alleys
- E Transition to Adjacent Place Types

Article 4 contains the **Neighborhood 1 Zoning Districts**. These districts respect the character and development patterns of Charlotte's established residential neighborhoods and promote new residential neighborhood development in a manner that implements the City's vision for the future, as articulated in the Comprehensive Plan's Neighborhood 1 Place Type.

The N1-A through N1-E Zoning Districts allow for the development of single-family, duplex, and triplex dwellings on all lots. Additionally, quadraplex dwellings are allowed on arterial streets in these zoning districts when an affordable housing unit is provided within the dwelling. The N1-F Zoning District allows all dwelling types allowed in the N1-A through N1-E Zoning Districts, as well as small-scale townhouse and multi-family dwellings, and is intended for application typically on arterial streets within a Neighborhood 1 Place Type.



Specific standards for the Neighborhood 1 Zoning Districts address lot patterns and building form, and promote context-sensitive, compatible neighborhood development. There are **specific height requirements for duplexes and triplexes** that consider heights on adjacent properties. **Density for residential uses in the N1 districts** is regulated by the types of dwellings allowed and the minimum lot size.

The Neighborhood 1 Zoning Districts also allow for select nonresidential uses, such as places of worship and educational facilities, and for the reuse of existing neighborhood commercial establishments under prescribed conditions

This article also describes the **voluntary mixed-income bonus** that allows for an increase in the number of lots by applying the standards of the next most intense N1 zoning district. For example, development in the N1-A district could use the N1-B standards, N1-B could use the N1-C standards, etc. At least 50% of the units constructed on the additional lots must be reserved for households earning 80% AMI or less. This bonus does not have the geographic limitations that are in the current zoning ordinance.

REZONING REQUEST:N1-E

A. N1-A Neighborhood 1 Zoning District

The N1-A Zoning District allows for the development of residential dwellings on lots of 10,000 square feet or greater. The N1-A Zoning District is typically applied to established neighborhoods.

B. N1-B Neighborhood 1 Zoning District

The N1-B Zoning District allows for the development of residential dwellings on lots of 8,000 square feet or greater. The N1-B Zoning District is typically applied to established neighborhoods.

C. N1-C Neighborhood 1 Zoning District

The N1-C Zoning District allows for the development of residential dwellings on lots of 6,000 square feet or greater. The N1-C Zoning District is typically applied to established neighborhoods.

D. N1-D Neighborhood 1 Zoning District

The N1-D Zoning District allows for the development of residential dwellings on lots of 3,500 square feet or greater.

E. N1-E Neighborhood 1 Zoning District

The N1-E Zoning District allows for the development of residential dwellings on lots of 3,000 square feet or greater.

F. N1-F Neighborhood 1 Zoning District

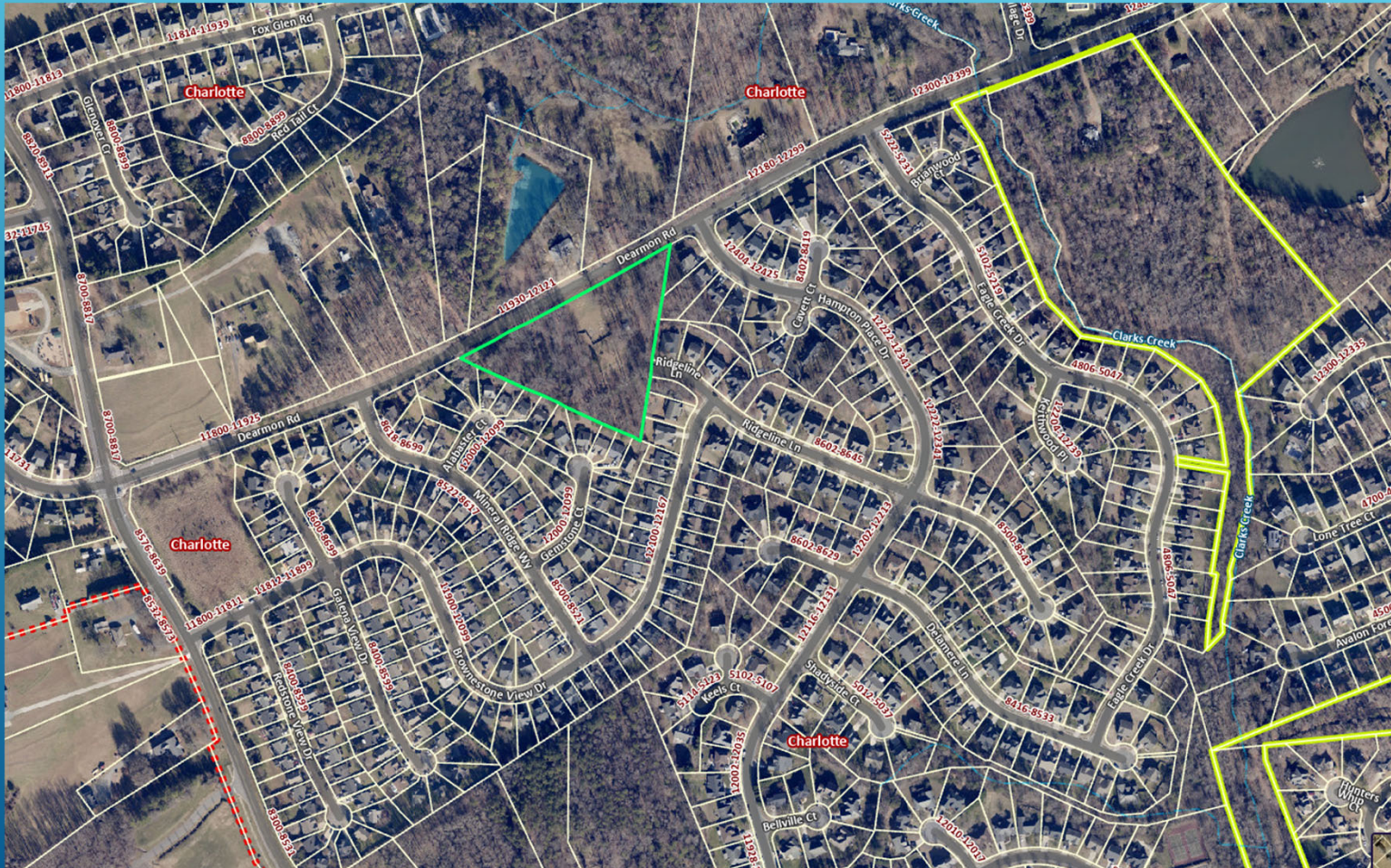
The N1-F Zoning District allows for the development of residential dwellings on lots of 3,000 square feet or greater and is intended to be applied predominantly along arterials.

Table 4-1: Neighborhood 1 Zoning Districts Lot Standards¹

	N1-A	N1-B	N1-C	N1-D	N1-E	N1-F
Minimum Lot Area – Residential (square feet)	10,000	8,000	6,000	3,500	3,000	3,000
Minimum Lot Area – Nonresidential and Mixed-Use (square feet)	12,000	12,000	12,000	12,000	12,000	12,000
Minimum Lot Width – Residential (feet)	70	60	50	40	30	30 MF: 50
Minimum Lot Width – Nonresidential and Mixed-Use (feet)	70	70	70	70	70	70
Maximum Building Coverage (%)	Lots 10,000 square feet and greater: 40 Lots Less than 10,000 square feet: 50					



CONNECTIVITY REQUIREMENTS REGARDLESS OF REZONING





Google Maps

EARLIEST POSSIBLE REZONING TIMELINE

- Rezoning Application Processed: March 15th
- Official Community Meeting: **Today, May 7th**
- Earliest Possible Public Hearing: June 15th
- Zoning Committee: August 5th
- City Council Decision: August 17th

QUESTIONS?

Type your
questions



Or ask out loud

