

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2025-126

Petitioner: Crosland Southeast
Rezoning Petition No.: 2025-126
Property: ±6.60-acre portion of the Site located at 4400 N. Sharon Amity 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 12/23/2025. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The community meeting was held virtually on Thursday, January 8, 2026, 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 Peter Stipicevic and Tim Sittema with Crosland Southeast, Dennis Walls with LandDesign, and Bridget Grant and Lisa Thompson with Moore & Van Allen, PLLC.

SUMMARY OF ITEMS DISCUSSED AT MEETING:

I. Introduction and Overview of Development Plan.

Bridget Grant with Moore & Van Allen opened the meeting and introduced representatives of the petitioner and described how the meeting would proceed.

Ms. Grant provided details about the site and location for this project. The current zoning is N1-A for the 11.5 acres with Calvary Church onsite. A portion of the site (6.6 acres) is proposed to be rezoned N2-B(CD) to allow both senior affordable multi-family stacked product and market-rate townhomes. The Charlotte 2040 Future Plan Place Type recommendation is Campus. The Site is approximately 1,200-feet from a Community Activity Center and across the street from a senior living facility. The project meets the draft small area plan goal of housing access for all. Ms. Grant explained the need for affordable housing, reviewed the Area Medium Income (AMI), various average income levels and gave examples of rent costs based on these numbers.

The proposed site plan was shared showing access points, buffers, eight-foot sidewalks, a clubhouse and the location of an existing telecommunications tower. There are 125 multi-family stacked units, and 14 multi-family attached units (townhomes) proposed. The church will retain the balance of the acreage. Precedent imagery was shared.

Ms. Grant explained the tentative rezoning schedule. Following the community meeting, the petition will move through the City's formal review process with a public hearing currently sought for January 20,

2026, followed by a second in-person Community Meeting on January 29th, 2026 (at the church), Zoning Committee on February 3rd, 2026, and City Council decision on February 16, 2026.

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

II. Summary of Questions/Comments and Responses:

During the community Q&A, residents raised questions and concerns primarily related to traffic circulation and safety, housing affordability, neighborhood impacts, tree/open space preservation, and long-term project operations. The petitioners' representatives explained that while a new site entrance on Sharon Amity Road is planned, a traffic signal is not anticipated, as it would not meet warrant criteria. Access will be managed through right-in/right-out restrictions, with additional oversight and coordination from City staff and NCDOT on other intersections. Residents also inquired about the potential for turn lanes and broader traffic mitigation off Wilora Lake Road and Sharon Amity Road. It was noted that while the project does not trigger a Traffic Impact Analysis, larger-scale intersection improvements associated with the Eastland Yards project are underway and expected to provide area-wide traffic relief.

Affordability for the multifamily senior housing component will be guaranteed for a minimum of 50 years, with the possibility of extending that period. The townhomes will be market-rate, for-sale units and will not be age-restricted, while the multifamily apartments will be both age-restricted and income-restricted. Residents asked about deed restrictions for the townhomes to prevent conversion to rentals, and the petitioner's representatives indicated this could be explored further.

The petitioner's representatives outlined several community benefits, including the provision of senior housing, sidewalk gap infill to improve pedestrian connectivity, preservation of tree canopy along the site perimeter, and enabling Calvary Church to complete the land transaction, which will support the church's continued financial stability and community services. Environmental questions focused on tree preservation and loss of green space; the petitioner's representatives confirmed that a tree survey will be completed, heritage trees are not anticipated on-site, and tree save areas will be pushed to the edges of the site to function as buffers. The existing soccer field will be preserved, with discussions ongoing regarding potential improvements for youth-sized play, and other potential community amenities, such as partnerships with local tree organizations (TreesCharlotte) or a community garden, were acknowledged as possible.

Additional discussion topics included property ownership and management, with clarification that the owner will retain the property and utilize a professional management company, as well as leasing requirements governed by NCHFA, including income verification and background checks. Building height was discussed, with the multifamily buildings anticipated to be four stories, approximately 55 feet in height, and not exceeding the maximum allowed by code. Lighting will utilize cut-off fixtures and lighting studies to minimize impacts on adjacent neighborhoods and fencing and construction staging plans may be considered to reduce construction-related impacts. Questions were also raised regarding access to transit and grocery options, with the petitioner's representatives noting proximity to existing bus routes and the long-term potential for additional grocery stores and services as residential density increases. The anticipated construction timeline was shared, with construction expected to begin in mid-2027 and project completion anticipated by the end of 2028.

There being no further questions, Ms. Grant closed the meeting by thanking attendees for their interest in the project.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No specific changes were made as a result of the Community Meeting. The petitioner's representatives continues to coordinate efforts with City Staff.

cc: Juan Mazuera Arias, Charlotte City Council District 5 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Peter Stipicevic, Crosland Southeast
Bridget Grant and Lisa Thompson, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZIP
10121107	NEELY	JACQUELINE S	TONY A	NEELY	5331 CHEVAL PLACE	CHARLOTTE	NC	28205	5331 CHEVAL PL CHARLOTTE NC	28205
10121108	ROMERO	JOSE E	ROSA	VILLALOBOS	5332 CHEVAL PL	CHARLOTTE	NC	28205	5332 CHEVAL PL CHARLOTTE NC	28205
10121109	K M DUPRE ENTERPRISES LLC				308 PALMER WAY	WILMINGTON	NC	28412-3386	5324 CHEVAL PL CHARLOTTE NC	28205
10121121	TRAN	HUU	HUE	TRAN	5327 WILORA LAKE RD	CHARLOTTE	NC	28205	5327 WILORA LAKE RD CHARLOTTE NC	28212
10121122	NC4 SHARON LLC				4025 N SHARON AMITY RD	CHARLOTTE	NC	28205	4025 N SHARON AMITY RD CHARLOTTE NC	28205
10121134	MARZOUQ	ALI	ALONA	MARZOUQ	5318 AUBURNDALE RD	CHARLOTTE	NC	28205	5318 AUBURNDALE RD CHARLOTTE NC	28205
10121135	SAMPOGNA	MARIA	TYLER	HINES	4129 NORTH SHARON AMITY RD	CHARLOTTE	NC	28205	4129 N SHARON AMITY RD CHARLOTTE NC	28205
10121136	CANALES	MARIA			4121 N SHARON AMITY RD	CHARLOTTE	NC	28205	4121 N SHARON AMITY RD CHARLOTTE NC	28205
10121137	AMERIDREAM CONSTRUCTION LLC				9239 OLD BAILES RD	INDIAN LAND	SC	29707-9164	4115 N SHARON AMITY RD CHARLOTTE NC	28205
10121138	BALLARD	SHARON MILLER			4101 N SHARON AMITY RD	CHARLOTTE	NC	28205	4101 N SHARON AMITY RD CHARLOTTE NC	28205
10121219	IFEDI EMPIRE COMPANY LLC				2332 BEATTIES FORD RD	CHARLOTTE	NC	28216	3919 N SHARON AMITY RD CHARLOTTE NC	28205
10121220	AGBOGLO	AYABA HELOISE			3925 N SHARON AMITY RD	CHARLOTTE	NC	28205	3925 N SHARON AMITY RD CHARLOTTE NC	28205
10305201	PEREZ	YAZMIN			9430 CHANSON PL	MATTHEWS	NC	28105-7662	106 STILWELL OAKS CR CHARLOTTE NC	28212
10305214	HOOVER	JAMES			525 STILLWELL OAKS CIRCLE	CHARLOTTE	NC	28212	531 WILORA LAKE RD CHARLOTTE NC	28212
10305214	JIMENEZ	JAMIE ELMER LOPEZ	MARIA EUGENIA	FIALLOS-LOPEZ	519 STILWELL OAKS CIRCLE	CHARLOTTE	NC	28212	519 STILWELL OAKS CR CHARLOTTE NC	28212
10305216	AVILA	WENDY M MONTES	JUAN MIGUEL	MONTES	5600 WILORA LAKE RD	CHARLOTTE	NC	28212	5600 WILORA LAKE RD CHARLOTTE NC	28212
10305218	HOOVER	JAMES			525 STILWELL OAKS CR	CHARLOTTE	NC	28212	525 STILWELL OAKS CR CHARLOTTE NC	28212
10305312	NIE	Y SAN	H MEN TRACY	BKRONG	114 STILWELL OAKS CIR	CHARLOTTE	NC	28212	114 STILWELL OAKS CR CHARLOTTE NC	28212
10305313	PEREZ	EDGAR LEON			5526 WILORA LAKE RD	CHARLOTTE	NC	28212	5526 WILORA LAKE RD CHARLOTTE NC	28212
10305314	HERRERA	HECOTR MANUEL			5518 WILORA LAKE RD	CHARLOTTE	NC	28212	5518 WILORA LAKE RD CHARLOTTE NC	28212
10305315	SOWELL	JOHN L			5510 WILORA LAKE RD	CHARLOTTE	NC	28212	5510 WILORA LAKE RD CHARLOTTE NC	28212
10305316	VALENCIA	SAMUEL VARILLAS			5500 WILORA LAKE RD	CHARLOTTE	NC	28212	5500 WILORA LAKE RD CHARLOTTE NC	28212
10305317	DIAZ	SONIA DE LA CRUZ			6606 MONTEZUMA TRL	CHARLOTTE	NC	28227	5452 WILORA LAKE RD CHARLOTTE NC	28212
10305319	SANCHEZ	RODOLFO			8030 KING RD	CHARLOTTE	NC	28215	5420 WILORA LAKE RD CHARLOTTE NC	28212
10305320	ANKISE MIHERET BATA LEMARIAM ETHIOPIAN OR				3912 N SHARON AMITY RD	CHARLOTTE	NC	28205	3930 N SHARON AMITY RD CHARLOTTE NC	28205
10305321	ANKISE MIHERET BATA LEMARIAM ETHIOPIAN OR				3912 NORTH SHARON AMITY RD	CHARLOTTE	NC	28205	3912 N SHARON AMITY RD CHARLOTTE NC	28205
10306104	PARHAM	JANE E			4200 N SHARON AMITY RD	CHARLOTTE	NC	28205	4132 N SHARON AMITY RD CHARLOTTE NC	28205
10306106	HOLLIFIELD	PAMELA ALICE			4126 N SHARON AMITY RD	CHARLOTTE	NC	28205	4126 N SHARON AMITY RD CHARLOTTE NC	28205
10306107	JULIAN	STEPHANIE MARIE			4118 N SHARON AMITY RD	CHARLOTTE	NC	28205	4118 N SHARON AMITY RD CHARLOTTE NC	28205
10306108	HATCHER	TRACY T			4110 N SHARON AMITY RD	CHARLOTTE	NC	28205	4110 N SHARON AMITY RD CHARLOTTE NC	28205
10306109	NGUYEN	TRANG			4100 SHARON AMITY RD	CHARLOTTE	NC	28205	4100 N SHARON AMITY RD CHARLOTTE NC	28205
10306110	CHARLOTTE CALVARY CHURCH OF THE NAZARENE				4000 N SHARON AMITY RD	CHARLOTTE	NC	28205	4000 N SHARON AMITY RD CHARLOTTE NC	28205
10306112	HANSFORD	KELSEY			4045 MAYBERRY LN	CHARLOTTE	NC	28212	4045 MAYBERRY LN CHARLOTTE NC	28212
10306115	HANSFORD	KELSEY			4037 MAYBERRY LN	CHARLOTTE	NC	28212	4037 MAYBERRY LN CHARLOTTE NC	28212
10306201	TRAYNHAM	MARY M		ELAINE M RANGLES	4044 MAYBERRY LN	CHARLOTTE	NC	28212-8465	4044 MAYBERRY LN CHARLOTTE NC	28212
10306202	DEWBERRY	MATTHEW			4038 MAYBERRY LN	CHARLOTTE	NC	28212	4038 MAYBERRY LN CHARLOTTE NC	28212
10306203	LOVELL	GIGI	ERIC	LOVELL	4022 MAYBERRY LN	CHARLOTTE	NC	28212	4032 MAYBERRY LN CHARLOTTE NC	28212
10306204	LOVELL	GABRIELLE G	ERIC C	LOVELL	4022 MAYBERRY LN	CHARLOTTE	NC	28212	4022 MAYBERRY LN CHARLOTTE NC	28212
10306205	WRIGHT	DANIEL W			4322 HANCOCK TER	CHARLOTTE	NC	28205-4626	5525 WILORA LAKE RD CHARLOTTE NC	28212
10306206	NGUYEN	OANH HOANG			7307 COLBY CT	CHARLOTTE	NC	28226	5601 WILORA LAKE RD CHARLOTTE NC	28212
10306207	SERABIAN	MICHAEL JOHN			5613 WILORA LAKE RD	CHARLOTTE	NC	28212	5613 WILORA LAKE RD CHARLOTTE NC	28212
10306208	KHAING	KYAW	TIN TIN	KHAING	5623 WILORA LAKE RD	CHARLOTTE	NC	28212	5623 WILORA LAKE RD CHARLOTTE NC	28212

Exhibit A (Cont.)

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Charlotte East Community Partne	Darrell	Bonapart	5707 JUSTINS FOREST DR, CHARLOTTE, NC, 28212
Charlotte East Community Partne	Heather	Ferguson	6031 HANNA CT, CHARLOTTE, NC, 28212
Charlotte East Community Partne	Susie	Hines	6023 HANNA COURT, CHARLOTTE, NC, 28212
CharlotteEAST	Michael	Haithcock	4300 SOMERDALE LANE, CHARLOTTE, NC, 28205
Easthaven Neighborhood Associat	Sue	McKenzie	3733 DRIFTWOOD DR, CHARLOTTE, NC, 28205
Eastway Park/Sheffield Park Nei	Nathan	Karow	3319 DIFTWOOD DR, CHARLOTTE, NC, 28205
Four Seasons Homeowners Associa	Dian	Threatt	5050 FARM POND LN., CHARLOTTE, NC, 28212
Four Seasons Homeowners Associa	Gerald	Patton	5506 AUTUMN END CIRCLE, CHARLOTTE, NC, 28212
Four Seasons Homeowners Associa	Robert	Dannelly	5050 FARM POND LN., CHARLOTTE, NC, 28212
Four Seasons Homeowners Associa	Yessenia	Cordero	4824 FARM POND LN, CHARLOTTE, NC, 28212
Harris Lake COA	Hal	Roth	5843 HARRIS GROVE LANE, CHARLOTTE, NC, 28212
Holiday Hills & Alexander Place	Kim	Ratliff	4601 HEZEKIAH PL, CHARLOTTE, NC, 28215
Holiday Hills & Alexander Place	Nancy	Green	4619 Hezekiah, Charlotte, NC, 28215, USA
Mcalpine Neighborhood Associati	Thang	Bawi	5451 SPRINGSET DR APT - H, CHARLOTTE, NC, 28226
Sedgefield Neighborhood Associa	Will	Johns	5413 ALBEMARLE RD, CHARLOTTE, NC, 28209
Sheffield Park Neighborhood Ass	Sandy	Weaver	5129 GREENBROOK DR, CHARLOTTE, NC, 28205
Starmount Neighborhood Associat	Craig	Harmon	5514 STARKWOOD DR, CHARLOTTE, NC, 28212
The Oaks Condominiums	Holly	Adkisson	1511 Lansdale Dr, Charlotte, North Carolina, 28205
Venedale Farms	Heather	Ferguson	6031 HANNA CT, CHARLOTTE, NC, 28212
Venedale Farms	Larry	Hines	6023 HANNA CT, CHARLOTTE, NC, 28212
Venedale Farms	Susie	Hines	6023 HANNA COURT, CHARLOTTE, NC, 28212
Venedale Neighborhood Associat	Nilda	Navedo	4812 CRICKLEWOOD LANE, CHARLOTTE, NC, 28212
VIRTUE, Inc.	LaShell	Clark	639 WILORA LANDING RD, CHARLOTTE, NC, 28212
Westerty Hills Neighborhood Ass	Tollie	Woods	5701 WILORA LAKE RD, CHARLOTTE, NC, 28212
Wilora Lake Neighborhood Associ	Bobbi	Almond	617 WILORA LANDING ROAD, CHARLOTTE, NC, 28212
Wilora Lake Neighborhood Associ	Mary	Traynham	4044 MAYBERRY LANE, CHARLOTTE, NC, 28212
Wilshire Manor Homeowners Assoc	Dennis	Ryan	3435 SUDBURY RD, CHARLOTTE, NC, 28205
Windsor Park	Greg	Asciutto	3414 BONNEVILLE DRIVE, CHARLOTTE, NC, 28205
Windsor Park	Jennifer	Bourne	3917 ABBEYDALE DRIVE, CHARLOTTE, NC, 28205
Windsor Park Neighborhood Assoc	Glenn	Wingate	4007 BELSHIRE LANE, CHARLOTTE, NC, 28205
Windsor Park Neighborhood Assoc	John	Ryan	1826 LANSDALE DR, CHARLOTTE, NC, 28205
Windsor Park Neighborhood Assoc	Scott	Robinson	4026 WOODGREEN TERRACE, CHARLOTTE, NC, 28205
Winterfield Neighborhood Associ	Diane	Langevin	3825 WINTERFIELD PL, CHARLOTTE, NC, 28205
Winterfield Neighborhood Associ	John	Griffith	3514 ROSEHAVEN DR, CHARLOTTE, NC, 28205
Winterfield Neighborhood Associ	Karen	MacKenzie	3601 WINTERFIELD PL, CHARLOTTE, NC, 28205

Exhibit B

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION #2025-126**

Subject: Rezoning Petition No. 2025-126

Petitioner/Developer: Crosland Southeast

Current Land Use: Church & Vacant

Existing Zoning: N1-A (Neighborhood 1-A)

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

Date and Time of Meeting: **Thursday, January 8, 2026, at 6:00 PM**

Virtual Meeting Registration: *Please send an email to CommunityMeeting@mvalaw.com to receive a secure meeting link and reference petition# 2025-126.*

Date of Notice: 12/23/2025

Moore & VanAllen is assisting Crosland Southeast (the “Petitioner”) on a recently filed request to rezone an approximately ±6.60-acre portion of the site located at 4000 N. Sharon Amity Road in Charlotte, North Carolina (the “Site”) from N1-A to N2-B(CD). The request is to allow the site to be developed with a senior affordable housing community that will include stacked multi-family units as well as for-sale townhomes.

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 extend an invitation to participate in the upcoming Virtual Community Meeting to be held on Thursday, January 8, 2026, at 6:00 p.m.

Please send an email by January 7th to CommunityMeeting@mvalaw.com to receive a secure virtual meeting link and reference Petition #2025-126.

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

cc: Juan Mazuera Arias, Charlotte City Council District 5 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Peter Stipicevic, Crosland Southeast
Bridget Grant, Moore & Van Allen, PLLC

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Exhibit B (continued)

Site Location:

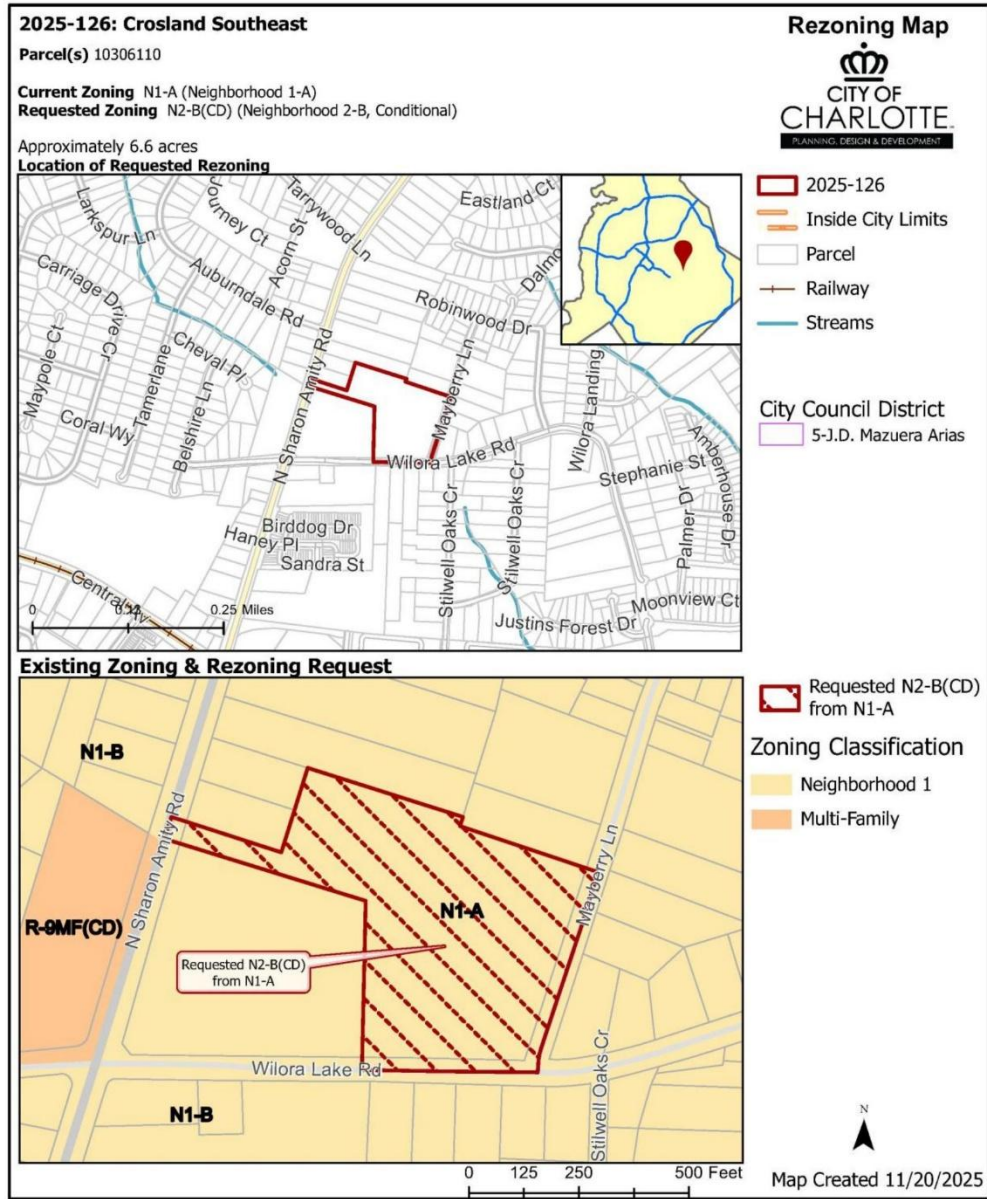


Exhibit C

Name	Email
Pastor John Bremer	rev.bremer@gmail.com
Sarah Hull	Sarah.parrish1999@gmail.com
W. Irons	wirons@carolina.rr.com
Bobbi Almond	Bobbialmond@gmail.com
Diane Langevin	dlangevin809@yahoo.com
Pamela A. Hollifield	pamelaalice8172@gmail.com
Maureen G. Mahood	maureen@sellyourhomecharlotte.com
Maureen Gilewski	mgilewski240@gmail.com
Uwemedimo Eshietedoho	eshietedoho@hotmail.com
JD Mazuera Arias	JD.MazueraArias@charlottenc.gov
Mimi Davis	davisxyz@hotmail.com
Karen Elliott	myohmy@mindspring.com
Greg Ascitutto	greg@charlotteeast.com
Janie Vicchio Claywell	jvicchio3@gmail.com
Jake Kowalke	jakekowalke@gmail.com
Elijah Geniesse	egeniesse@smithdouglas.com
Carolyn Millen	cmillen75@outlook.com
Laura Ingabire	lingabire@hotmail.com
Gwen Saunders	gwendolynbelle@gmail.com
Arianna Ruiz	ariannaruiz26@gmail.com
Bridgette Madrigal	bridgette.n.madrigal@gmail.com
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Conor Mooney	comooney@gmail.com
David Barron	dbarron.designer@gmail.com
Marshae Smith	contactmarshae@gmail.com
Meg Cappetta	ssr.meg@gmail.com
M. Patrick Braide	patrickbraide@gmail.com
M Trayn	mtrayn@hotmail.com
Troy Stephens	troy_stephens_7@hotmail.com
Martha Alyea	mvalyea@gmail.com
Gerald Patton	gerald.l.patton@gmail.com
Marla Jordan	jord5879@bellsouth.net
Heather Ferguson	hmff@me.com
Teresa Bowers	tlbowers1@yahoo.com
Nilda Navedo	nilda515@hotmail.com
Kelsey Hansford	dunks-coronet.8z@icloud.com