

COMMUNITY MEETING REPORT  
**Petitioner: ROYAL CAB, INC.**  
Rezoning Petition No. RZP-2025-058

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 3/6/2026. 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 March 24, 2026 at 7:00pm on virtual video Zoom call.

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

The Community Meeting was attended by those individuals identified as attached on **Exhibit C**. The Petitioner was represented at the Community Meeting by Alec Sithong, StudioOne9 Architecture, PLLC and Naheed Kashmary, ROYAL CAB INC.

**SUMMARY OF PRESENTATION/DISCUSSION:**

I. Introduction and overview of development plan:

Alec presented on behalf of Royal Cab Incorporated regarding their proposed development of a small apartment complex at 4216 Honduras Drive in Charlotte. The project involves rezoning from N1 to N2 to allow for three 2-story apartment buildings containing 20 units total, with 30 parking spaces and required green spaces. The development will include road extensions to Anna Garrison Road and will feature architectural standards like brick, stone, and precast materials, along with required buffers and environmental features. The presentation concluded with details about utilities and site impacts, with Alec noting that further development would depend on city review following the community meeting.

Alec presented the Charlotte Future 2040 map policy changes, explaining that the area would be rezoned from single-family to N2 multifamily designation to align with city plans if permitted. He described plans to demolish an existing house and build new townhomes that would match the height and scale of existing townhomes across the street, though with a modern design. The conversation ended with Alec opening the floor for questions, noting that about nine attendees were present.

Building Project Status Discussion

Alec discussed the current status of a proposed building project, explaining that they are still in early stages and need to go through city review processes before finalizing the design. Stephanie White inquired

about the building's appearance and market target, to which Alec and Naheed clarified that while the exact design is undetermined, the project aims for mid-range rental properties targeting middle-class tenants. The discussion also covered North Haven Drive's zoning status, with Alec confirming that based on the 2040 policy map, there are no current plans to increase zoning in the North Haven area to N2.

The meeting focused on a proposed residential development project. Participants discussed property maintenance, with Naheed confirming that a management company would handle groundskeeping and that an on-site office would be staffed from 9am to 5pm Monday through Friday with emergency coverage after hours. The timeline for the project was outlined, with Alec estimating groundbreaking in March 2027 and completion by March 2028. Stephanie White and her husband expressed preference for an urban flat or mid-century modern design to distinguish the development from existing buildings in the NODA area, noting the potential for transformation in the area over the next decade.

## II. Summary of Questions/comments and responses:

Alec Sithong from Studio One Architecture presented plans for a new apartment development at 4216 Honduras Drive in Charlotte to community members. The proposed development includes three 2-story apartment buildings containing 20 total units on a 1.5-acre site, requiring a zoning change from N1 to N2 residential. The project will feature 30 parking spaces, green spaces, and a decorative fountain, with utilities extending Anna Garrison Road across the property. During the Q&A session, Stephanie White and her husband Jeff expressed concerns about modern design aesthetics and maintenance, while Naheed confirmed the development would target middle-class renters with on-site management and daily presence from 9am to 5pm Monday through Friday. The project is currently in early planning stages with city approval required before moving to architectural design, with construction potentially starting in March 2027 and completion expected by March 2028

Respectfully submitted, this 13<sup>th</sup> day of April 2026.

cc: Maxx Oliver, Charlotte Planning, Design & Development Department – Rezoning staff  
Danté Anderson, Charlotte City Council District 1 Representative  
Naheed Kashmary, ROYAL CAB, Inc.

**EXHIBIT A**

2025-058	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
2025-058	08702255	CHARLOTTE HOLDINGS 44 LLC				300 FRANK W BURR BLVD STE 68	TEANECK	NJ	07666
2025-058	08702462	AMETOGLO	DIATOUGBE			2510 DAISY MOORE LN	CHARLOTTE	NC	28206
2025-058	08702461	BARRINGER	RASHIKA			2518 DAISY MOORE LN	CHARLOTTE	NC	28206
2025-058	08702460	TEVI	TELE AKOU SIKI LAURIANE			7920 WOODMERE DR	HARRISBURG	NC	28075
2025-058	08702459	ROBERTS	BENDU			2519 DAISY MOORE LN	CHARLOTTE	NC	28206
2025-058	08702458	PERRY	SULIBRA			2515 DAISY MOORE LN	CHARLOTTE	NC	28206
2025-058	08702457	PEEPLES	SHAUNN			2511 DAISY MOORE LN	CHARLOTTE	NC	28206
2025-058	08702456	ABABA	KINDU ADUGNA SR			320 ALEXANDER PARK DR	CHARLOTTE	NC	28206
2025-058	08702455	WALKER	CHRISTOPHER M			324 ALEXANDER PARK DR	CHARLOTTE	NC	28206
2025-058	08702453	FOGUE	LINE CLAIRE POUEMI			2506 ANNA GARRISON RD	CHARLOTTE	NC	28206
2025-058	08702452	ORUSEDE	BARNABAS	OKIEMUTE ESE	ORUSEDE	2510 ABB GARRISON RD	CHARLOTTE	NC	28206
2025-058	08702451	SHEPPARD	ARIANE			2514 ANNA GARRISON RD	CHARLOTTE	NC	28206
2025-058	08702450	NABWE-CLAY	BLILOH E			2518 ANNA GARRISON RD	CHARLOTTE	NC	28206
2025-058	08702449	DEVINE	GEORGE BANNERMAN			2522 ANNA GARRISON RD	CHARLOTTE	NC	28206
2025-058	08702448	WEAH	CAROLINE OTTO	ALPHONSO PRINCE	WEAH	2526 ANNA GARRISON RD	CHARLOTTE	NC	28206
2025-058	08702447	MILLER	ANGELA L			2530 ANNA GARRISON RD	CHARLOTTE	NC	28206
2025-058	08702446	ALEXANDER PARK HOMEOWNERS INC		MANAGEMENT	C/O VANGUARD PROPERTY	9201-A SOUTHERN PINE BLVD	CHARLOTTE	NC	28273
2025-058	08702445	STARNER	ALEJANDRA			2543 ANNE GARRISON RD	CHARLOTTE	NC	28206
2025-058	08702444	NEXPOINT SFR SPE 3 LLC				8615 CLIFF CAMERON DR STE 200	CHARLOTTE	NC	28269
2025-058	08702443	WARD	CHARLES E			2536 ANNA GARRISON RD	CHARLOTTE	NC	28206
2025-058	08702442	WHITEHEAD	KONDRA			2531 ANNE GARRISON RD	CHARLOTTE	NC	28206
2025-058	08702441	ESTEVEZ	IGNACIO D ORTIZ			2527 ANNA GARRISON RD	CHARLOTTE	NC	28206
2025-058	08702440	NGONOV	KOMLA	ADJOVI E	NGONOV	2523 ANNA GARRISON RD	CHARLOTTE	NC	28206
2025-058	08702439	PUQUIR	ROMEO A			2519 ANNA GARRISON RD	CHARLOTTE	NC	28206
2025-058	08702438	OGRADY	ANGELINA M			2515 ANNA GARRISON RD	CHARLOTTE	NC	28206
2025-058	08702437	HOME SFR BORROWER IV LLC			C/O ALTISOURCE ASSET MANAGEMENT CORP	PO BOX 4090	SCOTTSDALE	AZ	85261-4090
2025-058	08702436	AYE	CHO NWE			12017 STONE FOREST DR	PINEVILLE	NC	28134
2025-058	08702423	ALEXANDER PARK HOMEOWNERS ASSOCIATION INC		MANAGEMENT	C/O VANGUARD PROPERTY	9201-A SOUTHERN PINE BLVD	CHARLOTTE	NC	28273
2025-058	08702279	RAZO	JUAN M			4018 NORTHAVEN DR	CHARLOTTE	NC	28206
2025-058	08702278	PINTO	OSCAR HENRIQUEZ			4010 NORTHAVEN DR	CHARLOTTE	NC	28206
2025-058	08702233	BONILLA	MARTA EDILIA	HECTOR O	VILATORO	4126 SOFLEY RD	CHARLOTTE	NC	28206
2025-058	08702232	LOCKHART	ABRAHAM	CATHY L	CLOUD	4047 REDWOOD AVE	CHARLOTTE	NC	28205
2025-058	08702229	LOVE	JESSIE W	DAVID	STRANGE	80 GLASGOW DR	PINEHURST	NC	28374
2025-058	08702228	401 W SUGAR CREEK RD LLC				PO BOX 790086	CHARLOTTE	NC	28206
2025-058	08702225	ROYAL CAB INC				4216 HONDURES DR	CHARLOTTE	NC	28206
2025-058	08702224	ROYAL CAB INC				4216 HONDURES DR	CHARLOTTE	NC	28206
2025-058	08702223	OROZCO	GUDIEL OCTAVIO MIRAND MIRIA EVELIN BRAVO	MATUL		4226 HONDURES DR	CHARLOTTE	NC	28206
2025-058	08702222	KOREAN CHURCH OF CHARLOTTE TRUSTEES				331 W SUGAR CREEK RD	CHARLOTTE	NC	28213-6627
2025-058	08702222	KOREAN CHURCH OF CHARLOTTE TRUSTEES				331 W SUGAR CREEK RD	CHARLOTTE	NC	28213-6627
2025-058	08702221	ABRAHA	SAMMY			301 WEST SUGAR CREEK RD	CHARLOTTE	NC	28213
2025-058	08702204	MURO	AMADOR		JESUS MURO	3924 NORTHAVEN DR	CHARLOTTE	NC	28206
2025-058	08702203	CONSTANTINE	MICHAEL	GINA	CONSTANTINE	162 EAGLES LANDING DR	MOORESVILLE	NC	28117
2025-058	08702202	CAPLE	MARY ALICE			4014 NORTHAVEN DR	CHARLOTTE	NC	28206
2025-058	08702201	WHITE	SPENCER JEFFREY			13425 LOIS DR	MIDLAND	NC	28107
2025-058	08702128	OLYMPIA & WRIGHT LLC				1800 CAMDEN RD STE 107-18	CHARLOTTE	NC	28203
2025-058	08702120	SCHAEFER	JEFFERY LEE			4107 CUSHMAN ST	CHARLOTTE	NC	28206
2025-058	08702116	SUGAR CREEK CHURCH OF CHRIS' INC				3932 SOFLEY RD	CHARLOTTE	NC	28206
2025-058	08702114	HERNANDEZ	JOSE	CARMEN J	HERNANDEZ	4021 NORTHAVEN DR	CHARLOTTE	NC	28206
2025-058	08702113	SFR XII NM CHARLOTTE OWNER 1 LP			C/O INVITATION HOMES	PO BOX 4900	SCOTTSDALE	AZ	85261
2025-058	08702112	MALDONADO	ELIAS	JANSY VANESSA MALC FLORES		4009 NORTHAVEN DR	CHARLOTTE	NC	28206
2025-058	08702112	MALDONADO	ELIAS	JANSY VANESSA MALC FLORES		4009 NORTHAVEN DR	CHARLOTTE	NC	28206

## EXHIBIT B

### NOTICE TO INTERESTED PARTIES

#### OF COMMUNITY MEETING

**Subject:** Community Meeting - Rezoning Petition filed by ROYAL CAB, INC. to rezone approximately 1.56 acres located at 4216 Honduras Dr. Charlotte, NC 28206 to allow a development of 3 small apartment buildings.

**Date and Time of Meeting:** Tuesday, March 24, 2026 at 7:00pm.

**Place of Meeting:** Virtual meeting by Zoom refer to link and login instructions on the following page.

**Petitioner:** ROYAL CAB, INC.

**Petition Number:** RZP-2025-058

We are assisting ROYAL CAB, INC. (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 1.56 acre site located on 4216 Honduras Dr. from the N1-B zoning district to N2-A(CD) zoning district. The purpose of the rezoning is to permit the development of 3 small apartment buildings.

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 Tuesday, March 24, 2026 at 7:00pm by virtual Zoom call. 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 Alec Sithong, StudioOne9 Architecture, PLLC 704-208-0125 or email [alec@studioone9.com](mailto:alec@studioone9.com).

**Cc:** City Council District Representative-Dante Anderson

**Date Mailed:** March 6, 2026.

Virtual Zoom call instructions:

Alec Sithong is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/88246213670?pwd=XZNyMoVDZCpIWjzy5D5MvOxfOD4IL.1>

Meeting ID: 882 4621 3670

Passcode: 056332

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One tap mobile

+16469313860,,88246213670#,,,,\*056332# US

+19292056099,,88246213670#,,,,\*056332# US (New York)

Join instructions

[https://us02web.zoom.us/meetings/88246213670/invitations?signature=Xa-KmNGOA1euksh15\\_qcNnJFRaCVcsH8FUOa5Krmq8k](https://us02web.zoom.us/meetings/88246213670/invitations?signature=Xa-KmNGOA1euksh15_qcNnJFRaCVcsH8FUOa5Krmq8k)

EXHIBIT C

Name (original name)	Join time	Leave time	Duration (minutes)	Guest	Recording disclaimer response
Alec Sithong	3/24/2026 18:45	3/24/2026 19:43	58	No	No Response
Ignacio Estevez	3/24/2026 18:52	3/24/2026 18:55	3	Yes	No Response
Naheed Kashmary	3/24/2026 18:56	3/24/2026 18:56	1	Yes	No Response
Juan R	3/24/2026 18:58	3/24/2026 19:37	40	Yes	No Response
Ariane sheppard (Mazhar Toqeer)	3/24/2026 18:58	3/24/2026 18:59	2	Yes	OK
Stephanie White	3/24/2026 18:58	3/24/2026 19:43	45	Yes	OK
Clair L	3/24/2026 19:00	3/24/2026 19:43	43	Yes	No Response
Angelina Ogrady	3/24/2026 19:00	3/24/2026 19:01	1	Yes	No Response
Mazhar Toqeer	3/24/2026 19:01	3/24/2026 19:01	1	Yes	No Response
Angelina Ogrady	3/24/2026 19:01	3/24/2026 19:43	43	Yes	OK
Ariane sheppard (Mazhar Toqeer)	3/24/2026 19:01	3/24/2026 19:01	1	Yes	No Response
Alvin Bond	3/24/2026 19:01	3/24/2026 19:43	42	Yes	No Response
Krista Gomez	3/24/2026 19:04	3/24/2026 19:43	39	Yes	OK
Barnaba O	3/24/2026 19:06	3/24/2026 19:21	16	Yes	No Response
Ariane sheppard	3/24/2026 19:07	3/24/2026 19:17	11	Yes	No Response
Jessie W	3/24/2026 19:12	3/24/2026 19:43	31	Yes	No Response
Agatha Bisbikis	3/24/2026 19:25	3/24/2026 19:43	19	Yes	No Response