

**COMMUNITY MEETING REPORT**  
**Petitioner: Nick Coventry – Huntington Bank**  
**Rezoning Petition Number – RZP-2025-121**

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design & Development Department 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 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 Friday, November 21, 2025. A copy of the written notice is attached hereto as **EXHIBIT B**.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was scheduled virtually on Wednesday, December 10, 2025 at 6:00pm.

**PERSONS IN ATTENDANCE AT MEETING:**

No individual or organization listed in **EXHIBIT A** contacted the Petitioner’s Agent, Eddie Moore of McAdams, either by telephone for information regarding the petition or by email to request a virtual meeting link for the Community Meeting. Mr. Moore monitored both telephone calls and emails continuously until 6:00 PM on Wednesday, December 10, 2025.

Respectfully submitted, this 12<sup>th</sup> day of January, 2026.

cc: Charlotte Planning, Design & Development Department – Rezoning staff

**ADJACENT OWNERS:**

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZIP CODE
22315406	NW MEDICAL TWO LP				11605 NORTH COMMUNITY HOUSE RD	STE 600	CHARLOTTE	NC	28277	15830 BALLANTYNE MEDICAL PL CHARLOTTE NC	28277
22315407	BALLANTYNE CORPORATE PARK OWNERS ASSOCIATION INC				11605 NORTH COMMUNITY HOUSE RD	STE 600	CHARLOTTE	NC	28277	JOHN J DELANEY DR CHARLOTTE NC	28277
22315603	TOWNE BANK				6001 HARBOUR VIEW BLVD		SUFFOLK	VA	23435	13900 CONLAN CR CHARLOTTE NC	28277
22315605	BANK OF AMERICA NATIONAL ASSOCIATION			% BANK OF AMERICA	PO BOX 32547		CHARLOTTE	NC	28232	13805 CONLAN CR CHARLOTTE NC	28277
22315606	CPI/AHP BALLANTYNE MEDICAL ONE MOB OWNER LLC			C/O AHP ACQUISITIONS LLC	425 SEVENTH ST NE		CHARLOTTESSVILLE	VA	22902	15825 BALLANTYNE MEDICAL PL CHARLOTTE NC	28277
22315607	NWBH 4 LP			C/O NORTHWOOD INVESTORS LLC	1819 WAZEE ST 2ND FLOOR		DENVER	CO	80202	15735 BRIXHAM HILL AV CHARLOTTE NC	28277
22315609	CVS 7157 NC LLC				PO BOX 1610	C/O CVS	COCKEYSVILLE	MD	21030	13845 CONLAN CR CHARLOTTE NC	28277
22315610	BRANCH BANKING AND TRUST CO			C/O INDIRECT TAX DEPT	PO BOX 167		WINSTON-SALEM	NC	27102-0167	13901 CONLAN CR CHARLOTTE NC	28277
22315612	HABITANT LLC				14021 CONLON CIRCLE STE B10		CHARLOTTE	NC	28277	14021 CONLAN CR CHARLOTTE NC	28277
22315616	FRONTIER BALLANTYNE LLC				2950 SW 27TH AVE STE 300		MIAMI	FL	33133-3765	13855 CONLAN CR CHARLOTTE NC	28277
22354103	ASVRF SP BALLANTYNE VILLAGE JV LLC			C/O AMERICAN REALTY ADVISORS	PO BOX 847		CARLSBAD	CA	92018	14825 BALLANTYNE VILLAGE WY CHARLOTTE NC	28277
22354184	BALLANTYNE COMMONS TOWNHOME	ASSOC INC			7422 CARMEL EXECUTIVE PK STE 300		CHARLOTTE	NC	28226	JOHN J DELANEY DR CHARLOTTE NC	28277
22354269	SANTOS	ALEXANDER			10610 ROGALLA DR		CHARLOTTE	NC	28277	10610 ROGALLA DR CHARLOTTE NC	28277
22354355	DABESTANI	JONATHAN HEDAYAT			15255 KESSLER DR		CHARLOTTE	NC	28277	15255 KESSLER DR CHARLOTTE NC	28277
22354356	MINCEY	BAMBIE T			15259 KESSLER DR		CHARLOTTE	NC	28277	15259 KESSLER DR CHARLOTTE NC	28277
22354357	KARAM	JOHN M			15263 KESSLER DR		CHARLOTTE	NC	28277	15263 KESSLER DR CHARLOTTE NC	28277
22354358	ROARK	DONALD ALAN			2208 STONEWOOD DRIVE		CHARLOTTE	NC	28210	15267 KESSLER DR CHARLOTTE NC	28277
22354359	VERBANICK	MEGAN LOUISE			15721 KESSLER DR		CHARLOTTE	NC	28277	15271 KESSLER DR CHARLOTTE NC	28277
22354360	TMD ENTERPRISES LLC				2010 CRANE RD		WAXHAW	NC	28173	10529 MORABLIN DR CHARLOTTE NC	28277
22354369	BALLANTYNE COMMONS TOWNHOME	ASSOCIATION INC			11121 CARMEL COMMONS BLVD STE 450		CHARLOTTE	NC	28226	MORABLIN DR CHARLOTTE NC	28277
22354384	BALLANTYNE COMMONS TOWNHOME	ASSOC INC			11121 CARMEL COMMONS BV STE 450		CHARLOTTE	NC	28226	ROGALLA DR CHARLOTTE NC	28277
22354397	BALLANTYNE COMMONS TOWNHOME	ASSOCIATION INC			11121 CARMEL COMMONS BLVD STE 450		CHARLOTTE	NC	28226	KESSLER DR CHARLOTTE NC	28277
22354414	KARS CONDOS LLC				13925 BALLANTYNE CORPORATE PLACE STE 260		CHARLOTTE	NC	28277	14020 LABEAU AV CHARLOTTE NC	28277
22354415	CAHILL	TIMOTHY B			14016 LABEAU AVE		CHARLOTTE	NC	28277	14016 LABEAU AV CHARLOTTE NC	28277
22354416	PURCHASING FUND 2023-1 LLC				14012 LABEAU AVE		CHARLOTTE	NC	28277-3318	14012 LABEAU AV CHARLOTTE NC	28277
22354417	XU	SHENGKAI			14008 LABEAU AVE		CHARLOTTE	NC	28277	14008 LABEAU AV CHARLOTTE NC	28277
22354418	KILLIAN	BRIAN L			14004 LABEAU AV		CHARLOTTE	NC	28277	14004 LABEAU AV CHARLOTTE NC	28277
22354419	GROSS	STEVEN			15270 KESSLER DR		CHARLOTTE	NC	28277	15270 KESSLER DR CHARLOTTE NC	28277
22354420	NALBANDYAN	VLADIMIR	HRIPSIME	KIRAKOSYAN	15266 KESSLER DR		CHARLOTTE	NC	28277	15266 KESSLER DR CHARLOTTE NC	28277
22354421	GRANADOS	LINA P			15262 KESSLER DR		CHARLOTTE	NC	28277	15262 KESSLER DR CHARLOTTE NC	28277
22354422	FAOUR	AMIRA K			15258 KESSLER DR		CHARLOTTE	NC	28277	15258 KESSLER DR CHARLOTTE NC	28277
22354449	BAHADOORSINGH	DARAN			11320 COSTIGAN LANE		CHARLOTTE	NC	28277	11320 COSTIGAN LN CHARLOTTE NC	28277
22354450	L'ESPERANCE	CINDY			11316 COSTIGAN LN		CHARLOTTE	NC	28277	11316 COSTIGAN LN CHARLOTTE NC	28277
22354451	VARGAS	IRMA RODRIGUEZ	JOHN	VARGAS	11312 COSTIGAN LN		CHARLOTTE	NC	28277	11312 COSTIGAN LN CHARLOTTE NC	28277
22354452	KORRAPATI RE	TRUST			2216 WHISKERY DR		WAXHAW	NC	28173-6960	11308 COSTIGAN LN CHARLOTTE NC	28277
22354453	GHAI	PAWAN	MANDEEP	GHAI	422 GALBREATH CT		FORT MILL	SC	29708	14005 LABEAU AV CHARLOTTE NC	28277
22354454	THE BRUCE H KRAGEN AND OLIVIA	MANUEL KRAGEN		REVOCABLE LIVING TRUST	1636 ASHLAND AVE		SANTA MONICA	CA	90405-8703	14009 LABEAU AV CHARLOTTE NC	28277
22354455	HARRIS	BRIAN K	TRUST	BRIAN K HARRIS	14013 LABEAU AVE UNT C		CHARLOTTE	NC	28277	14013 LABEAU AV CHARLOTTE NC	28277
22354456	THE BRUCE H KRAGEN AND OLIVIA	MANUEL KRAGEN		REVOCABLE LIVING TRUST	1636 ASHLAND AVE		SANTA MONICA	CA	90405-8703	14017 LABEAU AV CHARLOTTE NC	28277
22354466	BALLANTYNE COMMONS TOWNHOME	ASSOC INC			11121 CARMEL COMMONS BV STE 450		CHARLOTTE	NC	28226	MORABLIN DR CHARLOTTE NC	28277
22354486	BALLANTYNE COMMONS TOWNHOME ASSOC INC				11121 CARMEL COMMONS BV UNIT 450		CHARLOTTE	NC	28226	COSTIGAN LN CHARLOTTE NC	28277
22354488	BALLANTYNE COMMONS TOWNHOME ASSOC INC				11121 CARMEL COMMONS BV UNIT 450		CHARLOTTE	NC	28226	JOHN J DELANEY DR CHARLOTTE NC	28277
22354491	BALLANTYNE COMMONS TOWNHOME ASSOC INC				11121 CARMEL COMMONS BV UNIT 450		CHARLOTTE	NC	28226	LABEAU AV CHARLOTTE NC	28277
22354492	BALLANTYNE COMMONS TOWNHOME ASSOC INC				11121 CARMEL COMMONS BV UNIT 450		CHARLOTTE	NC	28226	LABEAU AV CHARLOTTE NC	28277
22354494	BALLANTYNE COMMONS TOWNHOME	ASSOC INC			11121 CARMEL COMMONS BV STE 450		CHARLOTTE	NC	28226	KESSLER DR CHARLOTTE NC	28277
22354496	BALLANTYNE COMMONS	TOWNHOME ASSOC INC			11121 CARMEL COMMONS BV STE 450		CHARLOTTE	NC	28226	KESSLER DR CHARLOTTE NC	28277

**NEIGHBORHOOD ORGANIZATIONS:**

full_name_neighborhood	first_name	last_name	physical_address	street address	city	state	zip code
Ballantyne	Deon	Wimbush	11410 WELLSHIRE COMMONS CIRCLE, CHARLOTTE, NC, 28277		CHARLOTTE	NC	28277
Belmont Tenant Organization	Linda	Ramsey	11510 N COMMUNITY HOUSE RD, CHARLOTTE, NC, 28277		CHARLOTTE	NC	28277
Edinborough Homeowners Associati	Paul	Aarons	15001 EDINDALE DR, CHARLOTTE, NC, 28277		Charlotte	NC	28277
Scots Hill Homeowners Associati	Kevin	Williams	14910 SCOTHURST LN, CHARLOTTE, NC, 28277		CHARLOTTE	NC	28277
Woodside Falls Neighborhood Ass	Greg	Jones	12027 Woodside Falls Rd		Pineville	NC	28134

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

Subject: Community Meeting – Site Plan Amendment Petition to RZP-2004-126 filed by Huntington Bank for the site located at 14021 Conlan Circle to increase the maximum allowable square footage from 30,500 square feet to 35,100 square feet for redevelopment of a portion of the site

Date and Time of Meeting: Wednesday, December 10, 2025 at 6:00pm

Place of Meeting: Virtual meeting

Petitioner: Nick Coventry – Huntington Bank

Petition No.: RZP-2025-121

We are assisting Nick Coventry of Huntington Bank (the "Petitioner") with a Site Plan Amendment Petition ("SPA") to RZP-2004-126 filed with the Charlotte Planning, Design + Development Department seeking to increase the maximum allowable square footage of the site from 30,500 square feet to 35,100 square feet for redevelopment of a portion of the approximately 3.671-acre site (the "Site") located at 14021 Conlan Circle. The proposed SPA Petition will amend RZP-2004-126 and previously approved conditions will run with the property.

In accordance with the requirements of the City of Charlotte Unified Development Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this SPA Petition to discuss this proposal with nearby property owners and organizations. The Charlotte Planning, Design + 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 virtual Community Meeting regarding this SPA Petition on Wednesday, December 10, 2025 at 6:00pm. The Petitioner's representative's look forward to sharing this SPA Petition with you and to answering any questions you may have with respect to this SPA Petition.

***Should you plan to attend the Community Meeting, please email Eddie Moore (contact information below) including your name, address, who you are representing, and reference RZP-2025-121 and I will forward you a link to the Community Meeting. Your contact information will become part of a virtual sign-in sheet that will be provided to the Charlotte Planning, Design + Development Department as proof of the Community Meeting.***

In the meantime, should you have any questions or comments about this matter, please contact:

Eddie Moore – McAdams  
[emoore@mcadamsco.com](mailto:emoore@mcadamsco.com)  
704-724-3594

Copy: Ed Driggs, City Council District 7

Date Mailed: Friday, November 21, 2025

Site Location – Outlined in Green (14021 Conlan Circle)  
Area of Proposed Redevelopment – Outlined in Purple

