

OFFICIAL COMMUNITY MEETING REPORT
Petitioner: AREG US OPP IV SHOPTON RD HOLDCO LLC
Rezoning Petition No. 2025-128

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 January 7, 2026. A copy of the written notice is attached hereto as Exhibit B. The Petitioner's team also notified the Steele Creek Residents Association (SCRA) of the meeting in advance during their presentation to the community organization on January 13th.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Thursday, January 22nd 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 three (3) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Palmer McArthur and Blake Bryant, as well as by Petitioner's agents, Eddie Moore with McAdams and 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 15-acre site located on two parcels along the north side of Shopton Road, east of Stonecliff Road and west of I-485, in the Steele Creek area.

Mr. Brown summarized the broader development considerations such as transportation, environmental constraints, adjacent uses, and market realities that are considered with a rezoning petition. He explained that the immediately adjacent property to the west is developed with apartments while the opposite side of I-485 to the east is mostly developed with industrial and warehouse uses. A variety of employment opportunities, retail, and schools are also nearby within walking distance. The existing zoning on the property is BP(CD) which is a legacy zoning district

from a prior zoning ordinance that generally allows for business park uses. Mr. Brown explained that the BP district contemplates development similar to what exists on the east side of I-485. In contrast, the existing zoning to the west, on the same side of I-485, is R-17MF which is a multifamily residential zoning district from the prior zoning ordinance. The new Unified Development Ordinance (UDO) has replaced the R-17MF zoning district with the N2-B zoning district which is the same zoning district requested by this rezoning. This would allow for generally compatible uses between the proposed N2-B site and the adjacent R-17MF site. The Petitioner's team feels that this zoning designation request serves as a good transition between the variety of uses present in the area and meets several goals of the comprehensive plan. Mr. Brown explained that although the 2040 Policy Map recommends the ML placetype for this location, it likely just reflects the existing business park zoning and is more appropriate on the opposite side of I-485. He opined that a lighter recommendation for N2 may be more appropriate given the adjacent property's N2 designation.

In addition to the base N2-B zoning designation being requested, the pending rezoning includes a site-specific plan with added conditions and constraints. Mr. Brown displayed the proposed site plan for a maximum of 330 multifamily residential units, with proposed building footprints, tree save area, a designated street network, and access onto Shopton Road. He explained that the project is required to connect to the adjacent apartment complex at the existing street stub. The tree save area is proposed on the northern portion of the site, abutting the Park and Recreation site to the north. Notably, the trip generation table prepared by the Charlotte Department of Transportation (CDOT) reflects a reduction in the anticipated number of vehicular trips associated with the proposed N2-B zoning plan as compared to the existing BP zoning permitted uses. Also, there would likely be an expectation of heavier truck traffic with a business park development under the current zoning than with the proposed multifamily residential development. A full traffic study is being completed and is currently pending CDOT review. Several off-site transportation improvements, including turn lanes, are contemplated in the traffic study.

Mr. Brown concluded the meeting by stating that the rezoning timeline could result in a public hearing in March and City Council decision in April, at the earliest. He acknowledged that the Petitioner's team has presented to the Steele Creek Residents Association (SCRA) and received a response that they are "not opposed" to the rezoning request. He volunteered to share presentation materials and have members of the Petitioner's team follow up with anyone who is who may wish to walk the site and discuss the proposed development in further detail.

The virtual meeting was then opened for discussion:

There were no questions or comments other than requests to share the presentation materials. The Petitioner's team responded to those requests immediately following the meeting.

The meeting concluded at approximately 6:00 p.m. without any further questions or discussion from the community.

Respectfully submitted this 9th day of February 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!

2025-128	full_name_neighborhood	first_name	last_name	physical_address	street address	apartment_unit_or_suite	city	state	zip code
2025-128	Berewick	Melinda	Lilly	10020 PERTH MOOR RD, CHARLOTTE, NC, 28278			CHARLOTTE NC		28278
2025-128	Berewick	Tifini	Bradbury	5659 GARROW GLEN ROAD, CHARLOTTE, NC, 28278			CHARLOTTE NC		28278
2025-128	Berewick Homeowners Association	Diedra	Pinson	6625 Berewick Commons Pkwy, Charlotte, NC, 28278, USA			Charlotte NC		28278
2025-128	Berewick Homeowners Association	Victor	Brown	9445 GLENBURN LANE, CHARLOTTE, NC, 28278			CHARLOTTE NC		28278
2025-128	Berewick Neighborhood Associati	Beverly	Berglass	6327 BRECKFIELD COURT, CHARLOTTE, NC, 28278			CHARLOTTE NC		28278
2025-128	Clearview Acres	William	Harraman	9100 PARAGON DR, CHARLOTTE, NC, 28273			CHARLOTTE NC		28273
2025-128	Steeleberrry Acres Neighborhood	Michelle	Stone	8914 STEELEBERRY DR, CHARLOTTE, NC, 28217			CHARLOTTE NC		28217
2025-128	Stoney Ridge Homeowners Associa	Frank	Matthews	9006 GERALD DR, CHARLOTTE, NC, 28217			CHARLOTTE NC		28217
2025-128	Village at Prestwick HOA	Jonathan	DuBose	5649 TIPPERLINN WAY, CHARLOTTE, NC, 28278			CHARLOTTE NC		28278

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!

2025-128	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZIP CODE
2025-128	14117105	COLLINS CHARLOTTE SPE LLC				1005 17TH AV S STE 700		NASHVILLE	TN	37212	1310 STONECLIFF RD UNINC NC	28278
2025-128	14117110	5508 SHOPTON ROAD LLC				5625 FAIRVIEW RD		CHARLOTTE	NC	28209-3619	5508 SHOPTON RD UNINC NC	28278
2025-128	14117111	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202-2816	5910 DIXIE RIVER RD CHARLOTTE NC	28278
2025-128	14117112	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202-2816	DIXIE RIVER RD CHARLOTTE NC	28278
2025-128	14117120	MECKLENBURG COUNTY				600 EAST FOURTH ST		CHARLOTTE	NC	28202-2816	SHOPTON RD CHARLOTTE NC	28278
2025-128	14117122	5508 SHOPTON ROAD LLC				5625 FAIRVIEW RD		CHARLOTTE	NC	28209-3619	DIXIE RIVER RD UNINC NC	28278
2025-128	14117132	COLLINS CHARLOTTE SPE LLC				1005 17TH AVE S STE 700		NASHVILLE	TN	37212	STONECLIFF RD UNINC NC	28278
2025-128	19924113	CHARLOTTE OUTLETS LLC				PO BOX 6120		INDIANAPOLIS	IN	46206	5404 NEW FASHION WY CHARLOTTE NC	28278

EXHIBIT B

January 7, 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, January 22nd at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: AREG US OPP IV SHOPTON RD HOLDCO LLC
Petition No.: 2025-128

Dear Charlotte Neighbor:

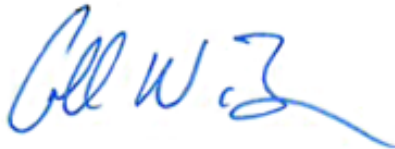
Our firm represents AREG US OPP IV SHOPTON RD HOLDCO LLC (the "Petitioner") in its proposal to rezone an approximately 15.16-acre site located north of Shopton Road, east of Stonecliff Road, and west of I-485. The Petitioner is requesting a rezoning from the BP(CD) (business park – conditional) zoning district to the N2-B(CD) (Neighborhood 2 – conditional) zoning district to accommodate a residential development.

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, January 22nd 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 ("AREG") or the property location ("Shopton") 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

🔍 Find a participant



























-  Brittany Lins (Host, me)  
-  Collin Brown 
-  Collin Brown  
-  Blake Bryant  
-  Eddie Moore  
-  Jamie Shanks  
-  Julia Hernandez  
-  Palmer McArthur  
-  Tal Keel  

EXHIBIT D

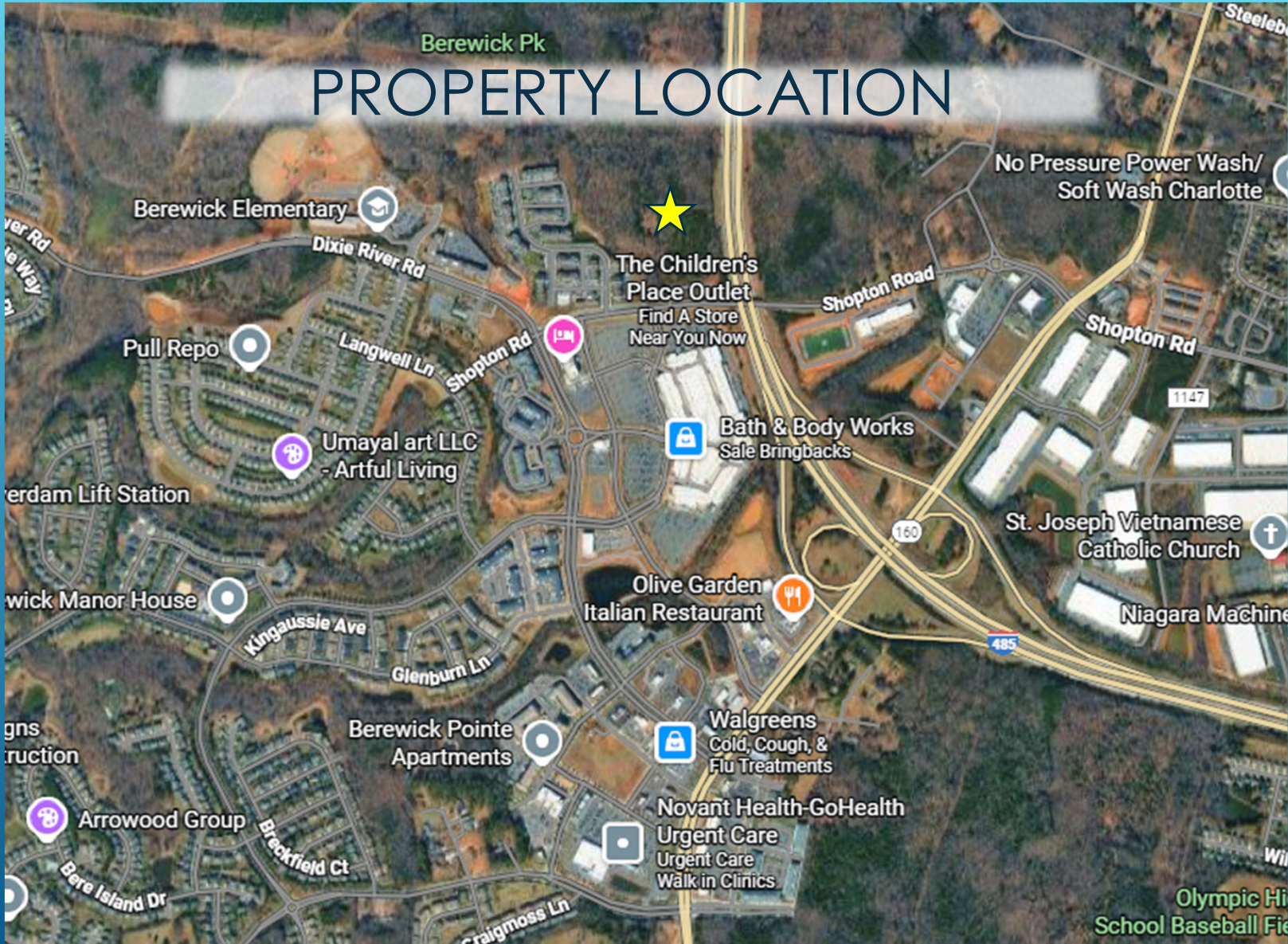
**Proposed Rezoning
@ Shopton Rd/I-485
#2025-128**

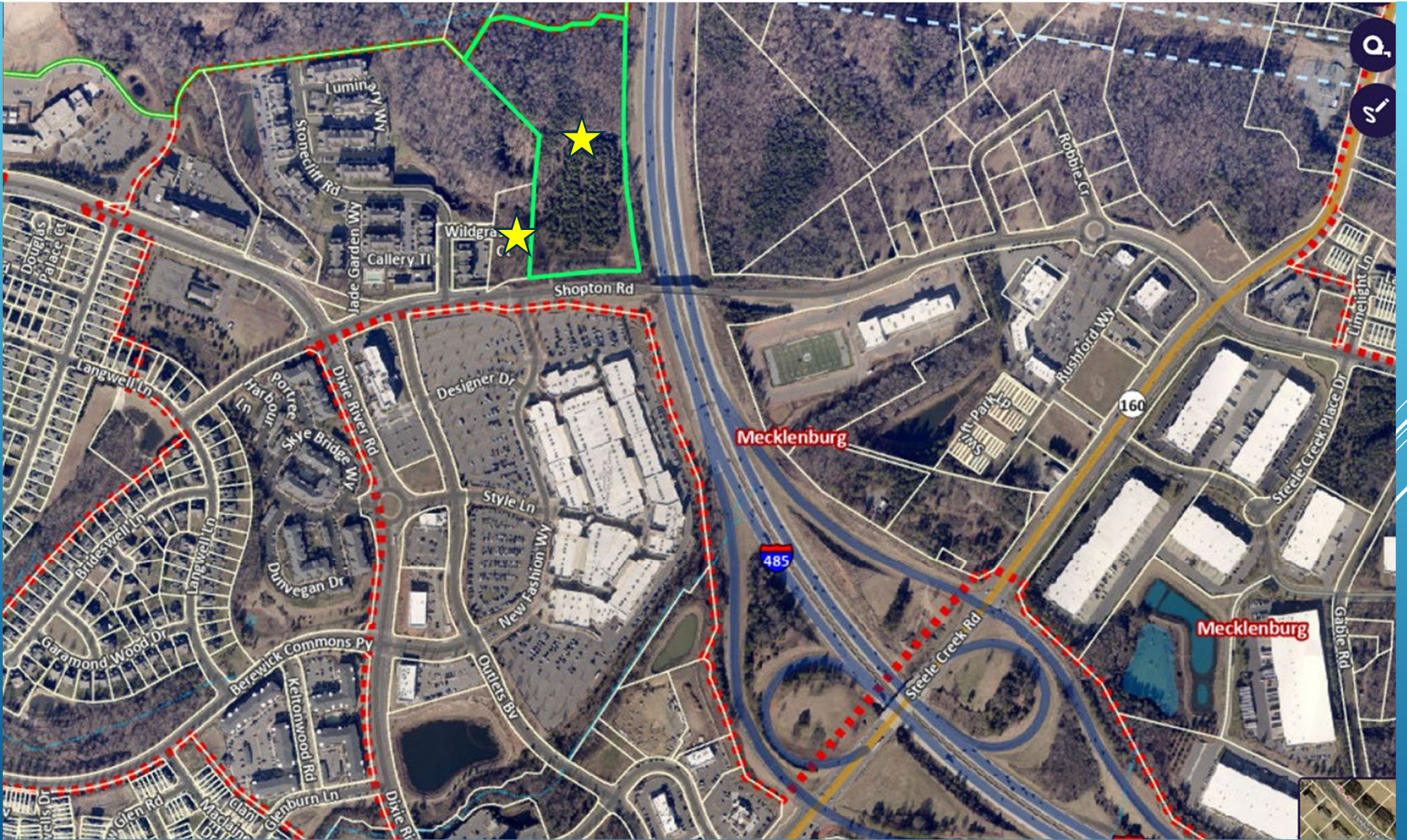
AREG US OPP IV, LLC

Official Community Meeting
January 22, 2026

Alexander
Ricks
PLLC

PROPERTY LOCATION



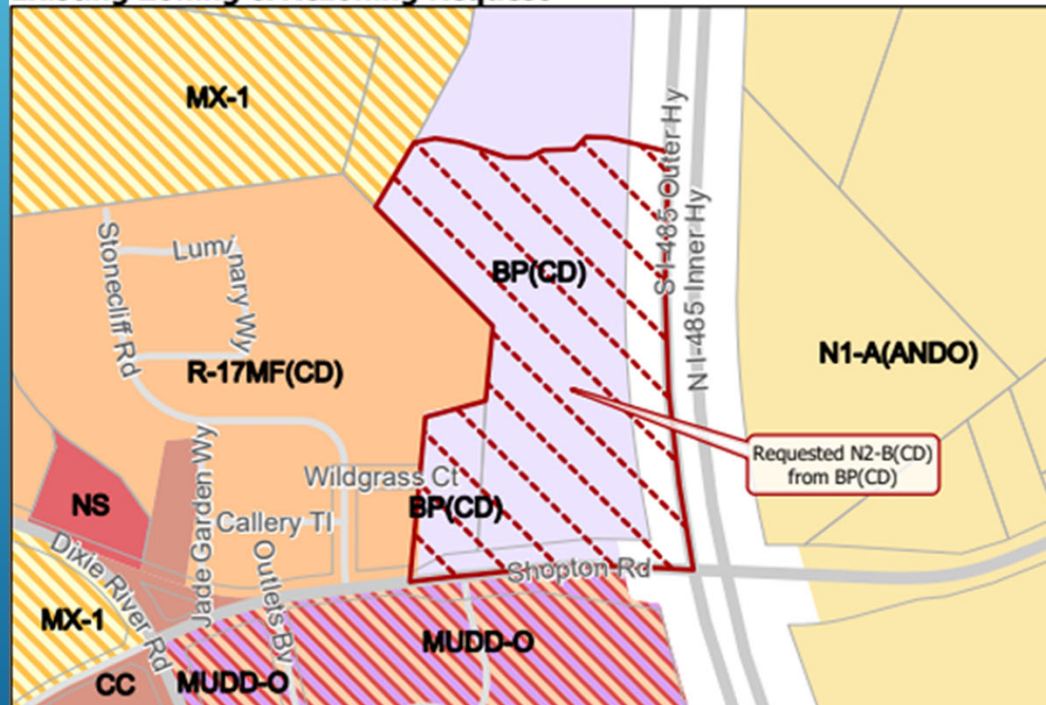


Adjacent to The Collins apartment,
Developed by RangeWorks



CURRENT ZONING: BP (BUSINESS PARK) ADJACENT: R-17MF

Existing Zoning & Rezoning Request



Requested N2-B(CD) from BP(CD)

Zoning Classification

- Neighborhood 1
- Multi-Family
- Mixed Residential
- Business Park
- Commercial
- Commercial Center
- Mixed Use

Table 3-1: Zoning Districts Translation

Previous Conventional Zoning District	UDO Zoning District
R-8MF	N2-A
R-12MF	N2-B
R-17MF	N2-B
R-22MF	N2-B
R-43MF	N2-B

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 Future 2040 Policy Map - Manufacturing & Logistics

Place Type Manufacturing & Logistics
Adoption Type Comprehensive Plan
Adoption Date 3/27/2022

[Zoom to](#)



CHARLOTTE FUTURE | 2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft
Published October 31, 2020

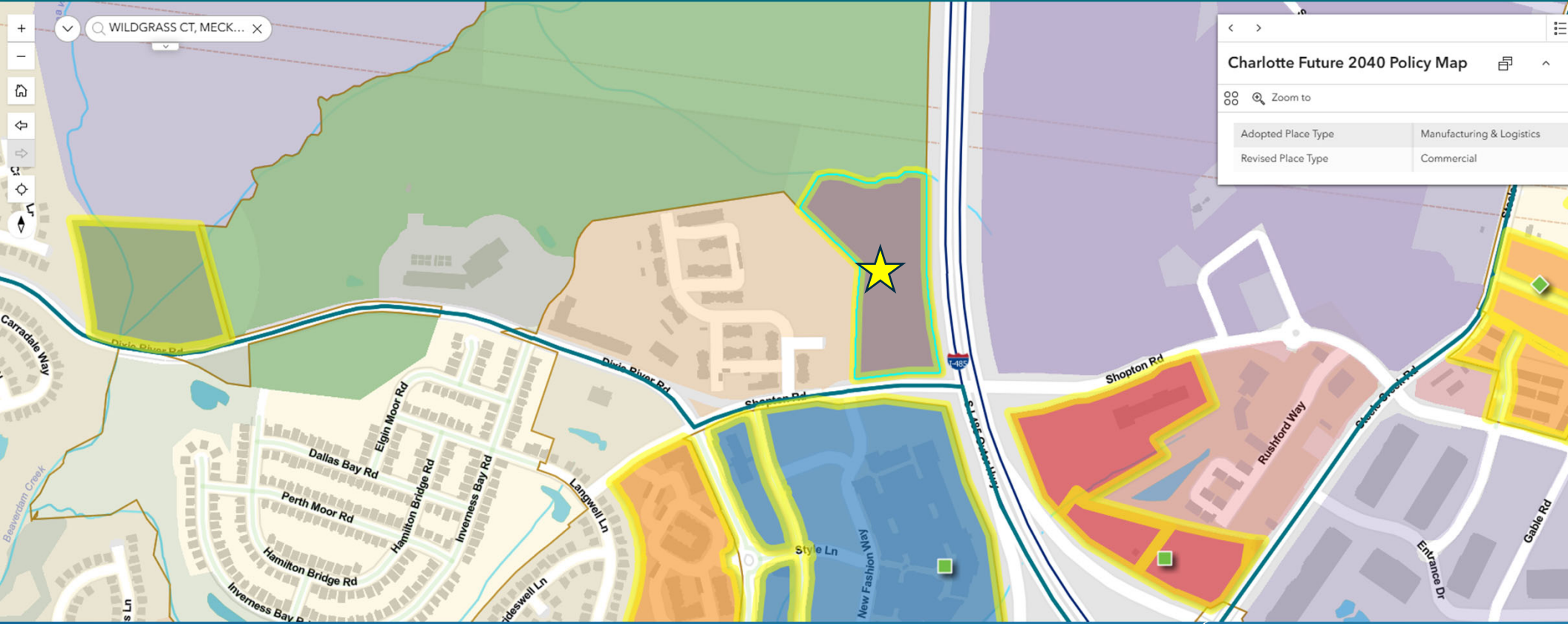
 CITY OF CHARLOTTE

The cover page features a dark blue background with a white geometric pattern. It includes a collage of circular images showing various city scenes and icons representing different urban planning goals like 'EQUITABLE', 'RESILIENT', and 'INTEGRATED'.



2040 Revised Policy Map

created by the Planning, Design, and Development Department



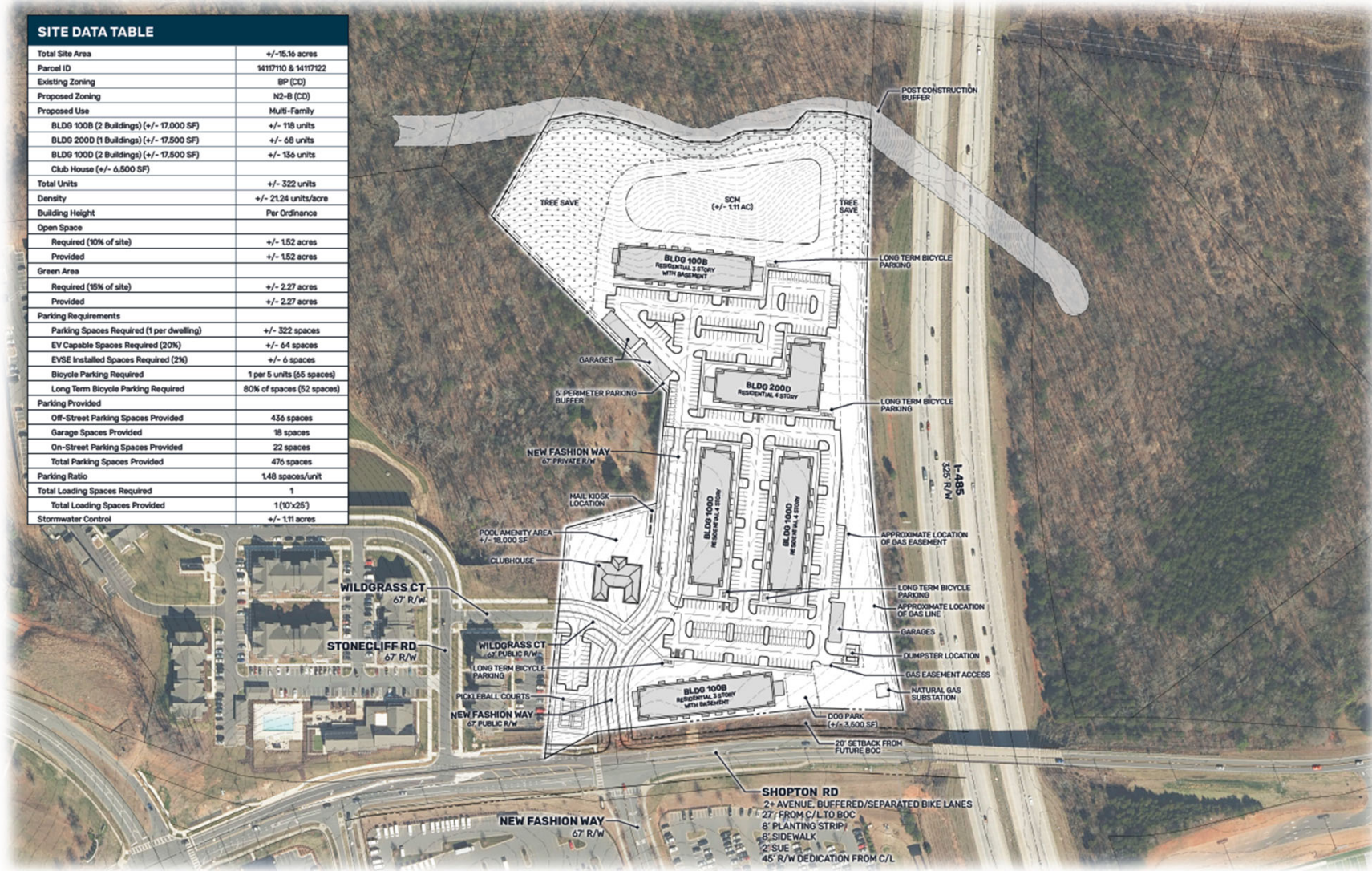
Charlotte Future 2040 Policy Map

Zoom to

Adopted Place Type	Manufacturing & Logistics
Revised Place Type	Commercial

SITE DATA TABLE

Total Site Area	+/- 15.16 acres
Parcel ID	14117110 & 14117122
Existing Zoning	BP (CD)
Proposed Zoning	N2-B (CD)
Proposed Use	Multi-Family
BLDG 100B (2 Buildings) (+/- 17,000 SF)	+/- 118 units
BLDG 2000 (1 Building) (+/- 17,500 SF)	+/- 68 units
BLDG 100D (2 Buildings) (+/- 17,500 SF)	+/- 136 units
Club House (+/- 6,500 SF)	
Total Units	+/- 322 units
Density	+/- 21.24 units/acre
Building Height	Per Ordinance
Open Space	
Required (10% of site)	+/- 1.52 acres
Provided	+/- 1.52 acres
Green Area	
Required (15% of site)	+/- 2.27 acres
Provided	+/- 2.27 acres
Parking Requirements	
Parking Spaces Required (1 per dwelling)	+/- 322 spaces
EV Capable Spaces Required (20%)	+/- 64 spaces
EVS/E Installed Spaces Required (2%)	+/- 6 spaces
Bicycle Parking Required	1 per 5 units (65 spaces)
Long Term Bicycle Parking Required	80% of spaces (52 spaces)
Parking Provided	
Off-Street Parking Spaces Provided	436 spaces
Garage Spaces Provided	18 spaces
On-Street Parking Spaces Provided	22 spaces
Total Parking Spaces Provided	476 spaces
Parking Ratio	1.48 spaces/unit
Total Loading Spaces Required	1
Total Loading Spaces Provided	1 (10x25)
Stormwater Control	+/- 1.11 acres



SHOPTON ROAD MULTI-FAMILY CONCEPT PLAN

CHARLOTTE, NORTH CAROLINA



Rezoning Transportation Analysis

Petition Number: 2025-128

General Location Identifier: 14117110, 14117112

Trip Generation

Scenario	Land Use	Intensity	Trip Generation			Source
			Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips	
Existing Use	Vacant	-	-	-	-	<i>Tax Record</i>
Entitlement with Current Zoning	Retail (BP, 15.16 acres)	100,000 SF	6,752	173	519	<i>General Guidance from Planning</i>
Proposed Zoning	Multifamily (N2-B, 15.16 acres)	330 DUs	1,489	130	126	<i>Site Plan: 11-14-25</i>

Traffic study underway

POTENTIAL REZONING TIMELINE

- Rezoning Application Submitted: November 2025
- Initial SCRA Introduction: January 13, 2026
- **Official Community Meeting: TODAY - January 22nd**
- Revised Plan Submittal: February 9th
- SCRA Meeting: February 10th
- Earliest Possible Public Hearing: March 16th
- Zoning Committee: April 7th
- Earliest Possible Decision: April 20th

QUESTIONS?

