

COMMUNITY MEETING REPORT
Petitioner: Hopper Communities, Inc.
Rezoning Petition No. 2025-132

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and 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 and time of the Virtual Community Meeting, and information on how to access the Virtual Community Meeting, to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on January 15, 2026. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Virtual Community Meeting was held on Wednesday, January 28, 2026, at 6:30 p.m. The Virtual Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The Virtual Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Virtual Community Meeting were Trey Hopper and Jack Roberts of the Petitioner and John Carmichael and Aaron Houck of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives used a PowerPoint presentation during the Virtual Community Meeting, a copy of which is attached hereto as Exhibit C.

Aaron Houck welcomed the attendees to the Virtual Community Meeting. He stated that this is the official Community Meeting relating to Rezoning Petition No. 2025-132 and introduced himself and the Petitioner's representatives. He stated that a report of the meeting would be filed with the city.

Mr. Houck provided the current schedule of events for this rezoning request:

- Monday, March 16, 2026, at 5:00 p.m.—Public Hearing before Charlotte City Council and the Zoning Committee;
- Tuesday, April 7, 2026, at 5:30 p.m.—Zoning Committee Work Session; and
- Monday, April 20, 2026, at 5:00 p.m.—City Council Decision.

Mr. Houck explained that these dates mark the earliest possible dates for these events, as they could be deferred to later dates.

Mr. Houck shared a map of the site and stated that the site contains 0.441 acres and is located on the west side of Providence Road, at the northwest corner of the intersection of Providence Road and Edgemont Road. He shared an aerial photograph of the site and the surrounding area, with the site outlined in green. He shared a zoomed-in aerial photograph of the site, and he shared a

photograph of the site taken from the northbound lanes on Providence Road using Google’s “Street View” imagery.

Mr. Houck shared a map of the current zoning of the site and the surrounding parcels. He stated that the site is currently zoned R-8MF(CD), which is an old multi-family conditional zoning district under Charlotte’s legacy zoning ordinance. He stated that the “(CD)” signifies that the site’s current zoning is a conditional zoning district. That means that there were conditions—and in this case a site plan—associated with the site.

Mr. Houck stated that when the UDO went into effect on June 1, 2023, all then-existing conditional zoning districts were left as-is while parcels without conditional zoning were subject to a mass rezoning. He stated that the zoning map shows that almost every other parcel in the vicinity of the site is zoned N1-A, a residential district. He stated that, in all likelihood, these parcels were all zoned for the R-3 zoning district under the legacy ordinance, but with the change to the UDO these parcels are now zoned for the N1-A zoning district.

Mr. Houck stated that the conditional zoning for the site was approved approximately 33 years ago, in 1993. He shared the site plan for the 1993 conditional zoning, showing the detached single-family house that is still on the site marked on the 1993 site plan as “existing house.”

Mr. Houck shared the development notes from the 1993 conditional zoning. Among the requirements of the development notes include a note limiting improvements and structures on the site to those that existed on the site at the time and a note limiting the use of the site to single-family residential and a bed and breakfast.

Mr. Houck stated that the Petitioner is requesting that the site be rezoned to the N1-A zoning district, which would accommodate uses permitted in the N1-A zoning district on the site. He stated that this is a conventional rezoning request, so there is no site plan and there are no conditions beyond the generally applicable requirements and restrictions for the N1-A zoning district set out in the UDO.

Mr. Houck stated that the permitted uses on a site zoned for the N1-A zoning district include a detached single-family dwelling, a duplex, or a triplex. He stated that apartments and townhomes are not permitted in the N1-A zoning district.

Mr. Houck stated that the Petitioner currently does not have firm plans for the site, but their current expectation and intention is to build either a duplex or a triplex on the site.

Mr. Houck stated that if the site were rezoned to the N1-A zoning district, the permitted development and use of the site would be no different from any other parcels zoned N1-A, which is the zoning for most of the parcels in the vicinity of the site.

Mr. Houck shared an image of the 2040 Policy Map. He stated that the Policy Map places every parcel into a “Place Type.” The Policy Map places the site in the Neighborhood 1 Place Type, so the rezoning request is consistent with the Policy Map.

Mr. Houck shared the Petitioner’s website and encouraged attendees to visit the site for more information about the Petitioner and its projects.

The Virtual Community Meeting was then devoted to a question, answer, and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- An attendee characterized the rezoning request as “nefarious” because the change to N1-A would remove a very narrowly tailored conditional approval that is consistent with the spirit and character of the neighborhood. The attendee stated that the rezoning would be an expansion of development rights. The attendee stated that they had not seen anything demonstrated that would require reasonable development of the site and shared the belief that the development would be unreasonable. The attendee stated that the homes the Petitioner would intend to build would not be consistent with the area. The attendee stated that because the site is a corner lot on Providence Road, the attendee expected to see a future lot split, which would set a precedent along Providence Road. The attendee stated that this is not a welcomed rezoning in the eyes of the neighborhood.
- An attendee agreed with the comment that the rezoning is not welcome. The attendee expressed unhappiness with other development across Providence Road from the site—development that included turning 3 houses into 15 townhomes and the addition of a triplex.
- An attendee asked whether there was driveway access to the site from Providence Road. Mr. Houck and Trey Hopper stated that they were unsure of whether there was a driveway. The Google “Street View” image did not show a driveway. Further discussion from attendees and review of aerial photography suggested that the site does contain a driveway with access from Providence Road.
- An attendee stated a belief that the site is subject to covenants from the 1950s, when the area was initially developed. Mr. Houck stated that the meeting was focused on the matter of zoning and stated that he took no position on the existence of valid covenants that restrict the use of the site.
- In response to a question, Mr. Houck stated that if the rezoning were approved, the setback requirements would be the standard setback requirements for the N1-A zoning district as set out in the UDO.
- In response to a question, Mr. Hopper stated that the Petitioner’s intention would be to sell the units in the duplex or triplex.
- An attendee stated that the N1-A is the lowest-intensity zoning district in the UDO. The attendee stated that any parcel zoned N1-A can be developed for a duplex or triplex by right.
- In response to a question, Mr. Hopper stated that at this time there are no building elevations for a proposed project. He stated that the Petitioner desires to develop a nice product consistent with other nice projects the Petitioner has developed such as The Nolen, Kings Square, and Endhaven Terraces. He stated that the Petitioner wants to match the neighborhood. He stated that they want the project to look good so they can sell the units and so it will be a good part of the Petitioner’s résumé.
- In response to a question, Mr. Houck stated that the maximum residential building height in the N1-A zoning district is 48 feet. He stated that the maximum sidewall height for duplexes and triplexes in the N1-A zoning district is 20 feet.
- An attendee stated a belief that the site is subject to restrictive covenants that are stricter than what is allowed in the N1-A zoning district.
- In response to a question, Mr. Hopper stated that the Petitioner is expecting to build something that is 2 or 2.5 stories tall. He stated that the buildings would not be 48 feet tall.
- In response to a question, Mr. Hopper stated that the project would have to include on-site parking for residents and the units would have garages.

- In response to a question, Mr. Hopper stated that the Petitioner built the Gardner Triplex, a 2-story triplex, next to the 5 West Terraces development. Jack Roberts stated that the Gardner Triplex is next to but separate from a townhome development with 3-story and 4-story units.
- In response to a question, Mr. Houck stated that a public benefit from the rezoning would be the addition of new housing to a growing city.
- In response to a question, Mr. Houck stated that under the site's current conditional zoning the existing house could not be demolished and replaced with another single-family dwelling.
- An attendee stated that there would be support for a conditional zoning that limited the development of the site to a detached single-family dwelling.
- In response to a question about whether other neighbors whose property is zoned for the N1-A zoning district could build a duplex or triplex, Mr. Houck stated that parcels zoned N1-A and with no valid restrictive covenants could be developed as a duplex or a triplex by right under N1-A zoning.
- An attendee stated that they have concerns about the adoption of the UDO and the change it permits in established neighborhoods. The attendee stated that they moved here in order to live in a single-family neighborhood. The attendee stated that the Charlotte City Council overruled that with the adoption of the UDO. The attendee stated that Democrats decided to vote for density. The attendee stated that residents get what they voted for or what they didn't vote for. The attendee stated that they had a meeting with the area's previous district representative, during which they talked about the heartburn new City Council members had about the UDO and the former district representative encouraged people to reach out to the new district representative.
- In response to a question, Mr. Houck shared the current rezoning schedule for the petition.

There were no further questions or comments.

Mr. Houck stated that the attendees could contact him if they had additional questions or comments. Mr. Houck thanked the attendees for attending the meeting, and the meeting adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Virtual Community Meeting.

Respectfully submitted this 6th day of February 2026.

Hopper Communities, Inc., Petitioner

cc: Ms. Sheighla Tippett, Charlotte Planning, Design & Development Department (via email)

Exhibit A-1

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!

2025-132	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZIP CODE
2025-132	18308203	WILE	BRADLEY ELLIS	SHERYL ELIZABETH	PAYNE	1625 CAVENDISH CT		CHARLOTTE	NC	28211	1625 CAVENDISH CT CHARLOTTE NC	28211
2025-132	18308204	WILLIAMS	KENNETH D	ELIZABETH G	WILLIAMS	1615 CAVENDISH CT		CHARLOTTE	NC	28211	1615 CAVENDISH CT CHARLOTTE NC	28211
2025-132	18308205	MCGHEE	JAMES ERNEST JR	LINDA M	MCGHEE	1601 CAVENDISH CT		CHARLOTTE	NC	28211	1601 CAVENDISH CT CHARLOTTE NC	28211
2025-132	18309101	WARTHAM	AMY	MARK	WARTHAM	3710 PROVIDENCE RD		CHARLOTTE	NC	28211	3710 PROVIDENCE RD CHARLOTTE NC	28211
2025-132	18309102	PELTIER	TOBY W	TRUST	TOBY W PELTIER	3718 PROVIDENCE RD		CHARLOTTE	NC	28211	3718 PROVIDENCE RD CHARLOTTE NC	28211
2025-132	18309103	JBH DEVELOPMENT CORP LLC				1616 CLEVELAND AVE		CHARLOTTE	NC	28309	3726 PROVIDENCE RD CHARLOTTE NC	28211
2025-132	18309104	CHANDRA	RADHIKA	GAURANG	PANDYA	620 EDMONT RD		CHARLOTTE	NC	28211	620 EDMONT RD CHARLOTTE NC	28211
2025-132	18309105	MORRISON	JOHN D JR	AMANDA S	THORNHILL	630 EDMONT RD		CHARLOTTE	NC	28211	630 EDMONT RD CHARLOTTE NC	28211
2025-132	18309106	FARDER	PHILLIP REID	LLOREN MCKENZIE	HILE	638 EDMONT RD		CHARLOTTE	NC	28211	638 EDMONT RD CHARLOTTE NC	28211
2025-132	18309502	BREALX	HENRY J	MELISSA M	BREALX	3831 WARRINGTON DR		CHARLOTTE	NC	28211	3831 WARRINGTON DR CHARLOTTE NC	28211
2025-132	18309503	GRIFFIN	JOEL B	DONNA R	BOATWRIGHT	1818 CLOISTER DR		CHARLOTTE	NC	28211-3984	1818 CLOISTER DR CHARLOTTE NC	28211
2025-132	18309504	WASHBURN	LESLIE ANN PAYNE	THOMAS ALLEN	WASHBURN	1808 CLOISTER DR		CHARLOTTE	NC	28211	1808 CLOISTER DR CHARLOTTE NC	28211
2025-132	18309505	DECRISTOFORO	DAMON F	VERONICA P	DECRISTOFORO	3800 PROVIDENCE RD		CHARLOTTE	NC	28211-3936	3800 PROVIDENCE RD CHARLOTTE NC	28211
2025-132	18309506	OCONNELL	JOSHUA C	MELONIE S	OCONNELL	615 EDMONT RD		CHARLOTTE	NC	28211	615 EDMONT RD CHARLOTTE NC	28211
2025-132	18309507	MORRISON	RUSSELL	PATRICIA	ZODER	633 EDMONT RD		CHARLOTTE	NC	28211	633 EDMONT RD CHARLOTTE NC	28211
2025-132	18309508	BUENO	NICHOLAS	IDA VINGE BUENO	CHRISTIANSEN	639 EDMONT RD		CHARLOTTE	NC	28211-3949	639 EDMONT RD CHARLOTTE NC	28211
2025-132	18309510	BOOTHBY	THOMAS ROBERT	AMANDA MAE	BOOTHBY	619 EDMONT RD		CHARLOTTE	NC	28211-3949	619 EDMONT RD CHARLOTTE NC	28211
2025-132	18309511	GUGLIELMO	ROBERT T	NATASIA K	GUGLIELMO	3819 WARRINGTON DR		CHARLOTTE	NC	28211	3819 WARRINGTON DR CHARLOTTE NC	28211
2025-132	18505401	CLARK	LYNNE OWSLEY	DAVID ALEXANDER	CLARK	3611 PROVIDENCE RD		CHARLOTTE	NC	28211	3611 PROVIDENCE RD CHARLOTTE NC	28211
2025-132	18505402	BRUSH	BARRY L	BRIDGET L	BRUSH	3601 PROVIDENCE RD		CHARLOTTE	NC	28211	3601 PROVIDENCE RD CHARLOTTE NC	28211
2025-132	18508222	AGGH LLC				5131 GORHAM DR		CHARLOTTE	NC	28226-6405	3621 PROVIDENCE RD CHARLOTTE NC	28211
2025-132	18508230	BURKE	PHILIP MICHAEL	CATHERINE M	HUNTER	4005 JAEGER LN		CHARLOTTE	NC	28211	4005 JAEGER LN CHARLOTTE NC	28211
2025-132	18508231	WATERS	NAOMI G	BRETT L	WATERS	4009 JAEGER LN		CHARLOTTE	NC	28211	4009 JAEGER LN CHARLOTTE NC	28211
2025-132	18508232	DAVIS	IAN	ALLYSON	WEISS	4013 JAEGER LN		CHARLOTTE	NC	28211	4013 JAEGER LN CHARLOTTE NC	28211
2025-132	18508242	MATTISON	SETH	KRISTEN	MATTISON	2014 ENCLAVE PARK DR		CHARLOTTE	NC	28211	2014 ENCLAVE PARK DR CHARLOTTE NC	28204
2025-132	18508243	PERKINS	RYDER LEE	DONNA WILHOIT	PERKINS	2010 ENCLAVE PARK DR		CHARLOTTE	NC	28211	2010 ENCLAVE PARK DR CHARLOTTE NC	28204
2025-132	18508244	GRAVADOR	DARCY ZAM	MERIAM	TAN	2006 ENCLAVE PARK DR		CHARLOTTE	NC	28211	2006 ENCLAVE PARK DR CHARLOTTE NC	28204
2025-132	18508245	THE ENCLAVE AT PROVIDENCE PARK HOMEOWNERS				PO BOX 35654		CHARLOTTE	NC	28235	ENCLAVE PARK DR CHARLOTTE NC	28204
2025-132	18508246	THE ENCLAVE AT PROVIDENCE PARK HOMEOWNERS				10205 STONEMEDE LN		MATTHEWS	NC	28105	ENCLAVE PARK DR CHARLOTTE NC	28204
2025-132	18508247	ASPEN CITY HOMES TOPPING LLC				101 E MATTHEWS ST		MATTHEWS	NC	28105	PROVIDENCE RD CHARLOTTE NC	28207
2025-132	18508248	ASPEN CITY HOMES TOPPING LLC				101 E MATTHEWS ST		MATTHEWS	NC	28105	PROVIDENCE RD CHARLOTTE NC	28207
2025-132	18508249	ASPEN CITY HOMES TOPPING LLC				101 E MATTHEWS ST		MATTHEWS	NC	28105	PROVIDENCE RD CHARLOTTE NC	28207
2025-132	18508C99	3615 PROVIDENCE ROAD CONDOMINIUM				3615 PROVIDENCE ROAD TRIPLEX CONDOMINIUM	PROVIDENCE RD	CHARLOTTE	NC		PROVIDENCE RD CHARLOTTE NC	28207

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!

2025-132	full_name_neighborhood	first_name	last_name	physical_address	street address	apartment_unit_or_suite	city	state	zip code
2025-132	Burleigh Street	Leigh	Frame	311 BURLEIGH STREET, CHARLOTTE, NC, 28211			CHARLOTTE NC		28211
2025-132	Carmel Park Neighborhood Associ	Todd	Stewart	4533 OGLUKIAN RD, CHARLOTTE, NC, 28226			CHARLOTTE NC		28226
2025-132	Charlotte Metro	Adam	Hawthorne	2907 PROVIDENCE ROAD, CHARLOTTE, NC, 28211			CHARLOTTE NC		28211
2025-132	Columbine Homeowners Assn.	Carolyn	Carlborg	4409 COLUMBINE COURT, CHARLOTTE, NC, 28226			CHARLOTTE NC		28226
2025-132	Cotswold	Connie	Long	4743 WOODLARK LANE, CHARLOTTE, NC, 28211			CHARLOTTE NC		28211
2025-132	Cotswold Neighborhood Associati	John	Hallman	308 WONDERWOOD DRIVE, CHARLOTTE, NC, 28211			CHARLOTTE NC		28211
2025-132	Cotswold/Sheraton Park Neighbor	Heather	Renner	2611 DANBURY ST, CHARLOTTE, NC, 28211			CHARLOTTE NC		28211
2025-132	Foxcroft East Homeowners Associ	Hildy	Strasser	4351 ARBOR WAY, CHARLOTTE, NC, 28211			CHARLOTTE NC		28211
2025-132	Foxcroft Homeowners Association	Allen	Nedrich	2101 SEDLEY RD, CHARLOTTE, NC, 28211			CHARLOTTE NC		28211
2025-132	Giverny Homeowners Association	Robin	Gill	4527 GAYNOR RD, CHARLOTTE, NC, 28211			CHARLOTTE NC		28211
2025-132	Greentree Neighborhood Associat	Scott	Wallace	951 GREENTREE DR, CHARLOTTE, NC, 28211			CHARLOTTE NC		28211
2025-132	Greylyn Drive Neighborhood Asso	Rick	Glassen	1234 GREYLYN DRIVE, CHARLOTTE, NC, 28226			CHARLOTTE NC		28226
2025-132	Heathmoor Homeowners Associatio	Diedrich	Oglesbee	2938 HEATHMOOR LANE, CHARLOTTE, NC, 28211			CHARLOTTE NC		28211
2025-132	Huntingtowne Farms Neighborhood	Doug	Bell	236 HUNTER LN, CHARLOTTE, NC, 28211			CHARLOTTE NC		28211
2025-132	Lansdowne	Durann	Archer	423 MAMMOTH OAKS DRIVE, CHARLOTTE, NC, 28270			CHARLOTTE NC		28270
2025-132	Old Foxcroft	Kent	Lineberger	1916 SHARON LANE, CHARLOTTE, NC, 28211			CHARLOTTE NC		28211
2025-132	Olde Cotswold Neighborhood Orga	Mary	Lee	2627 DANBURY ST, CHARLOTTE, NC, 28211			CHARLOTTE NC		28211
2025-132	Olde Foxcroft Homeowners Associ	Dan	Owens	2701 ROTHWOOD DR, CHARLOTTE, NC, 28211			CHARLOTTE NC		28211
2025-132	Providence Park Neighborhood Or	Ross	Payne	242 BECKHAM CT, CHARLOTTE, NC, 28211			CHARLOTTE NC		28211
2025-132	Providence Park Neighborhood Wa	Eric	Banks	4619 MONTCLAIR AV, CHARLOTTE, NC, 28211			CHARLOTTE NC		28211
2025-132	Talitha Cumi House Of Prayer	Steven	Yeboah	3926 PROVIDENCE ROAD APT L, CHARLOTTE, NC, 28211			CHARLOTTE NC		28211
2025-132	The Cotswolds Condominium Homeo	Bill	Williams	209 SLOANE SQUARE WY, CHARLOTTE, NC, 28211			CHARLOTTE NC		28211
2025-132	Vietnamese Association of Charl	Michael	Nguyen	338 S SHARON AMITY RD, CHARLOTTE, NC, 28211			CHARLOTTE NC		28211

Exhibit A-2

**NOTICE TO INTERESTED PARTIES
OF VIRTUAL COMMUNITY MEETING**

Subject: Virtual Community Meeting – **Rezoning Petition No. 2025-132** filed by Hopper Communities, Inc. to request the rezoning of an approximately 0.441-acre site located on the northwest corner of the intersection of Providence Road and Edgemont Road (see enclosed map)

Date and Time of Meeting: Wednesday, January 28, 2026, at 6:30 p.m.

Place of Meeting: See Below for Information on How to Access the Virtual Community Meeting

We are assisting Hopper Communities, Inc. (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 0.441-acre site located on the northwest corner of the intersection of Providence Road and Edgemont Road (see enclosed map) from the R-8MF(CD) zoning district to the N1-A zoning district. The purpose of this rezoning request is to accommodate uses permitted by-right and under prescribed conditions in the N1-A zoning district.

The Petitioner will hold a virtual 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 Planning, Design & Development Department’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 site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Wednesday, January 28, 2026, at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their email addresses to communitymeeting@rbh.com to receive an electronic invitation and link to the virtual Community Meeting (please include “Hopper Communities/Providence Road Rezoning” in the subject or body of the email). If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and would like a hard copy of the presentation mailed to you, please contact Aaron Houck at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions. You can also continue to contact us with questions and comments after the virtual Community Meeting.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions. In the meantime, should you have any questions or comments, please call Aaron Houck at (704) 377-8164 or email Aaron Houck at ahouck@rbh.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Kimberly Owens, Charlotte City Council District 6 (via email)
Ms. Sheighla Tippet, Charlotte Planning, Design & Development Department (via email)

Date Mailed: January 15, 2026

2025-132: Hopper Communities, Inc.

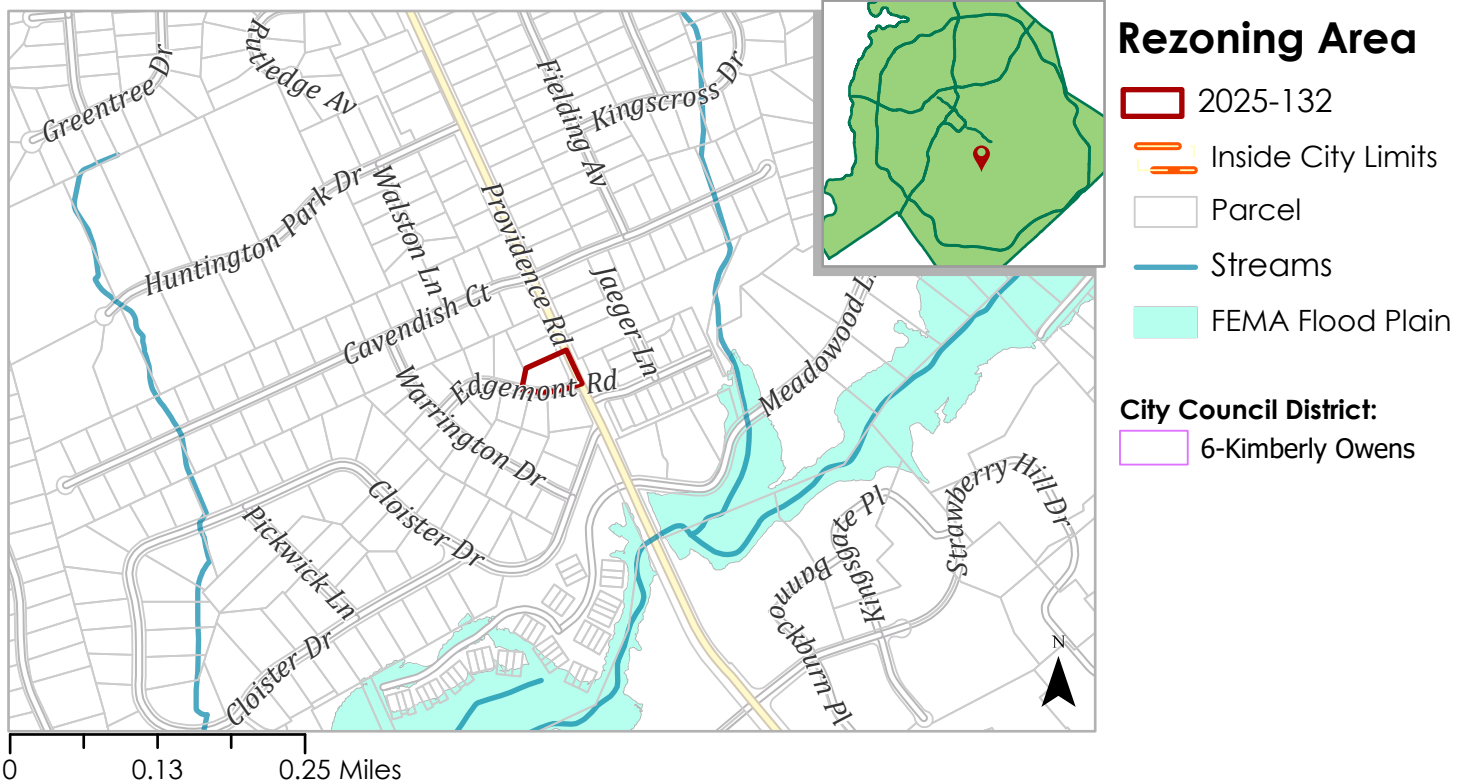
Parcel(s):
18309103

Current Zoning:
R-8MF(CD) (Multi-Family Residential, Conditional)

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

Size:
Approximately 0.441 acres

Location of Requested Rezoning



Existing Zoning & Rezoning Request

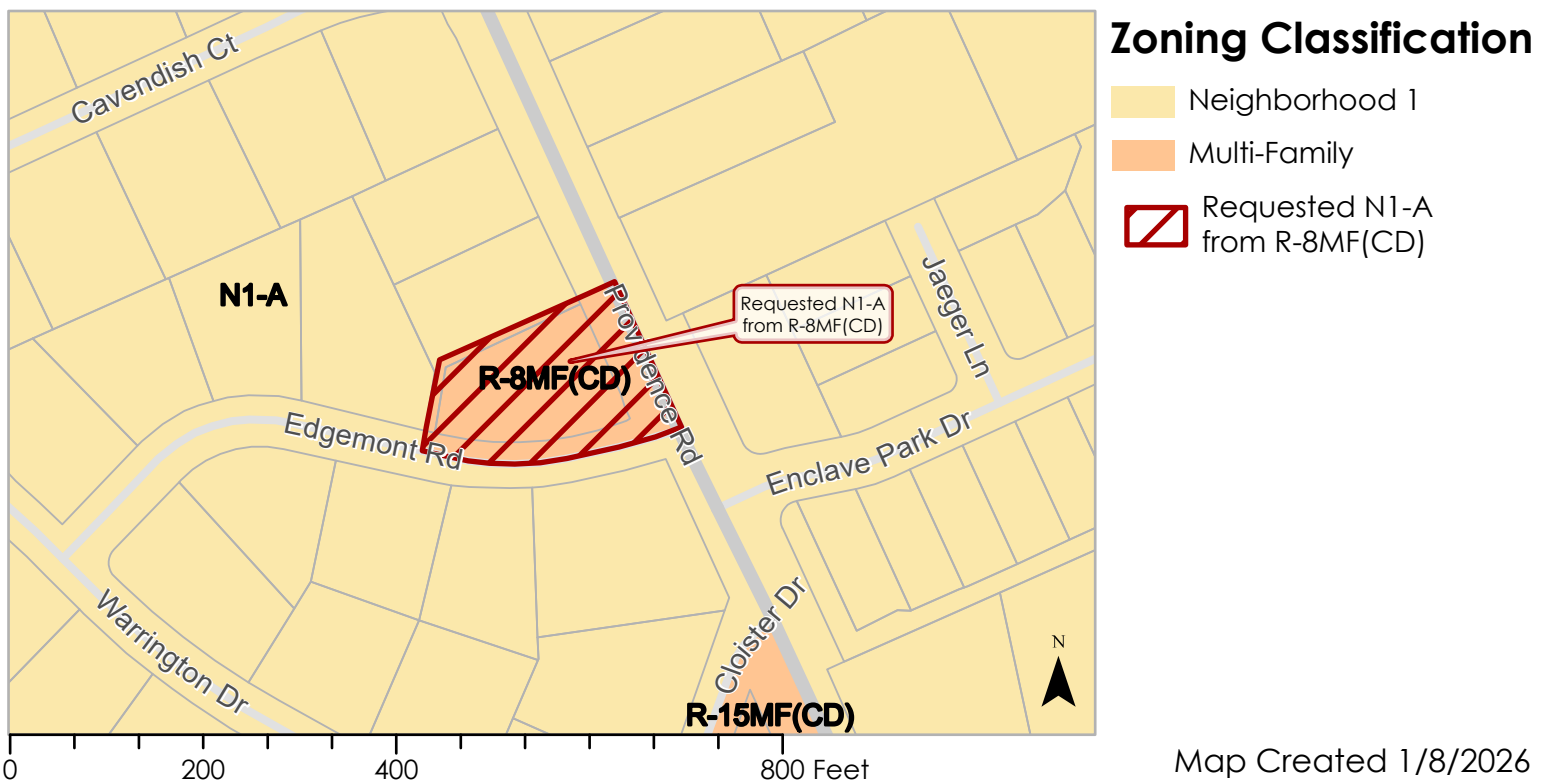


Exhibit B

Attendee Report

Report generated time 1/29/2026 12:50

Topic	Webinar ID	Actual Start Time	Actual Duration (minutes)	# Registrants	# Cancelled registrants	Unique Viewers	Total Users	Max Concurrent Views	Enable Registration
Virtual Community Meeting — Rezoning Petition No. 2025-132	989 6635 2539	1/28/2026 17:56		81	17	0	15	23	17 Yes

Host Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	Aaron Houck	ahouck@robinsonbradshaw.com	1/28/2026 18:18		1/28/2026 19:17	59 No	United States

Panelist Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
Yes	John Carmichael	jcarmichael@robinsonbradshaw.com	1/28/2026 17:56		1/28/2026 19:17	81 No	United States
Yes	Trey Hopper	thopper@hoppercommunities.com	1/28/2026 18:17		1/28/2026 19:17	60 Yes	United States
Yes	Jack Roberts	jroberts@hoppercommunities.com	1/28/2026 18:17		1/28/2026 19:17	60 Yes	United States

Attendee Details

Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time	Approval Status	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
No	Thomas	Thomas	Boothby	tboothby25@gmail.com	1/19/2026 15:48	approved	--	--	--	--	
Yes	Leslie Anne Washburn	Leslie Anne	Washburn	lawashbu@gmail.com	1/21/2026 16:31	approved	1/28/2026 18:30	1/28/2026 19:17	47	Yes	United States
Yes	Allyson Weiss	Allyson	Weiss	allysonjoyweiss@gmail.com	1/24/2026 13:34	approved	1/28/2026 18:31	1/28/2026 19:17	46	Yes	United States
No	Lynne	Lynne	Clark	clarkandclark@gmail.com	1/26/2026 8:54	approved	--	--	--	--	
Yes	Amy Wartham	Amy	Wartham	awartham@gmail.com	1/26/2026 13:53	approved	1/28/2026 18:30	1/28/2026 19:17	47	Yes	United States
No	Radhika	Radhika	Chandra	rad_chandra17@gmail.com	1/26/2026 18:06	approved	--	--	--	--	
Yes	Radhika Chandra	Radhika	Chandra	rad_chandra@icloud.com	1/26/2026 18:08	approved	1/28/2026 18:30	1/28/2026 19:17	47	Yes	United States
Yes	Nicholas Bueno	Nicholas	Bueno	nmb59@law.georgetown.edu	1/27/2026 10:51	approved	1/28/2026 18:30	1/28/2026 19:17	47	Yes	United States
Yes	Nicholas Bueno	Nicholas	Bueno	nmb59@law.georgetown.edu			1/28/2026 18:30	1/28/2026 19:17	48	Yes	United States
Yes	Henry Breaux	Henry	Breaux	hbreaux@providencegroup.com	1/27/2026 15:35	approved	1/28/2026 19:09	1/28/2026 19:17	8	Yes	United States
Yes	Sean Jones	Sean	Jones	seanmichaeljones@me.com	1/28/2026 10:37	approved	1/28/2026 18:31	1/28/2026 19:17	46	Yes	United States
Yes	Sean Jones	Sean	Jones	seanmichaeljones@me.com			1/28/2026 18:33	1/28/2026 19:17	44	Yes	United States
Yes	Zoe Shook	Zoe	Shook	Zoe@chotomy.com	1/28/2026 11:32	approved	1/28/2026 18:30	1/28/2026 19:16	47	Yes	United States
Yes	Kenneth Williams	Kenneth	Williams	Kewilliams80@gmail.com	1/28/2026 11:53	approved	1/28/2026 18:30	1/28/2026 18:31	2	Yes	United States
Yes	Kenneth Williams	Kenneth	Williams	Kewilliams80@gmail.com			1/28/2026 18:30	1/28/2026 19:17	47	Yes	United States
Yes	Andrew Sobel	Andrew	Sobel	asobel@brixton.net	1/28/2026 16:53	approved	1/28/2026 18:30	1/28/2026 19:17	47	Yes	United States
Yes	Bridget Brush	Bridget	Brush	blbrush@gmail.com	1/28/2026 17:16	approved	1/28/2026 18:30	1/28/2026 19:17	48	Yes	United States
Yes	catherine hunter	catherine	hunter	catherine.hunter@raymondjames.com	1/28/2026 18:19	approved	1/28/2026 18:30	1/28/2026 19:17	47	Yes	United States
Yes	Veronica DeCristoforo	Veronica	DeCristoforo	veronica@halobrand.com	1/28/2026 18:28	approved	1/28/2026 18:30	1/28/2026 19:17	48	Yes	United States
Yes	Joshua O'Connell	Joshua	O'Connell	joshuacoconnell@gmail.com	1/28/2026 18:29	approved	1/28/2026 18:30	1/28/2026 19:17	47	Yes	United States

Other Attended

User Name	Join Time	Leave Time	Time in Session (minutes)	Is Guest	Country/Region Name
19806660498	1/28/2026 18:52		1/28/2026 19:17	25 Yes	United States
19806660498	1/28/2026 18:30		1/28/2026 18:31	2 Yes	United States

Exhibit C

ROBINSON
BRADSHAW

Rezoning Petition No. 2025-132

Hopper Communities, Inc., Petitioner

Community Meeting

January 28, 2026

Team

- Trey Hopper, Hopper Communities, Inc.
- Jack Roberts, Hopper Communities, Inc.
- John Carmichael, Robinson Bradshaw
- Aaron Houck, Robinson Bradshaw

Current Rezoning Schedule

- Public Hearing: Monday, March 16, 2026, at 5:00 p.m.
at the Charlotte-Mecklenburg
Government Center
- Zoning Committee: Tuesday, April 7, 2026, at 5:30 p.m.
at the Charlotte-Mecklenburg
Government Center
- City Council Decision: Monday, April 20, 2026, at 5:00 p.m.
at the Charlotte-Mecklenburg
Government Center

Site – 0.441 Acres

Location of Requested Rezoning



Site



Site

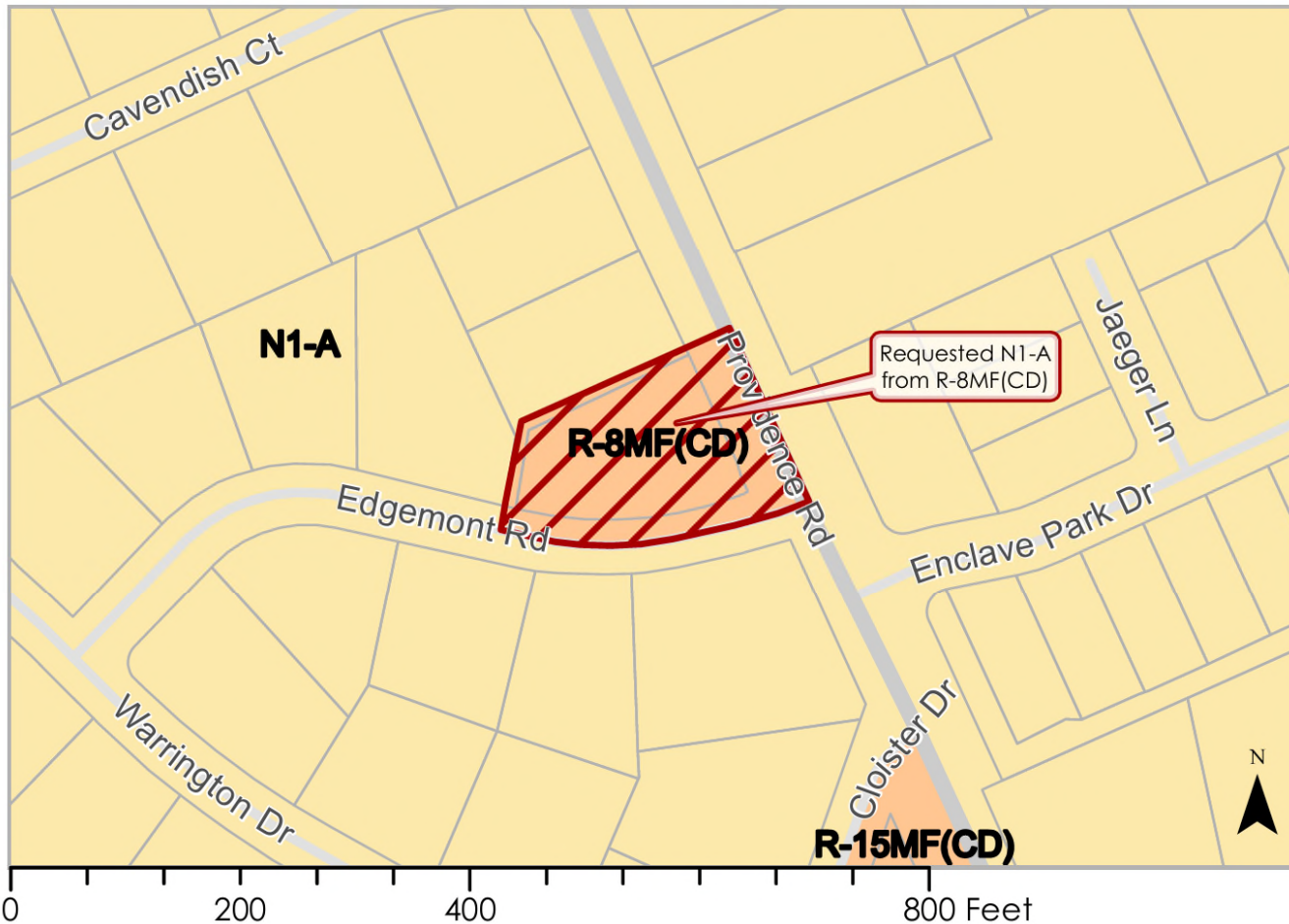


Site (from Providence Road)



Zoning of the Site and Surrounding Parcels

Existing Zoning & Rezoning Request



Zoning Classification

- Neighborhood 1
- Multi-Family
- Requested N1-A from R-8MF(CD)

Map Created 1/8/2026

Approved Rezoning Plan (Development Notes)

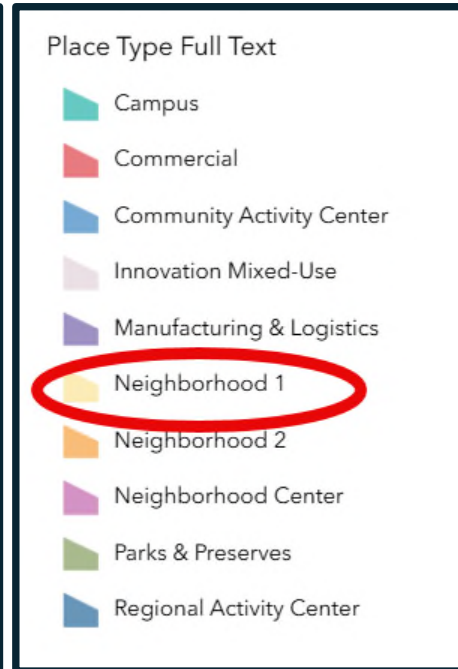
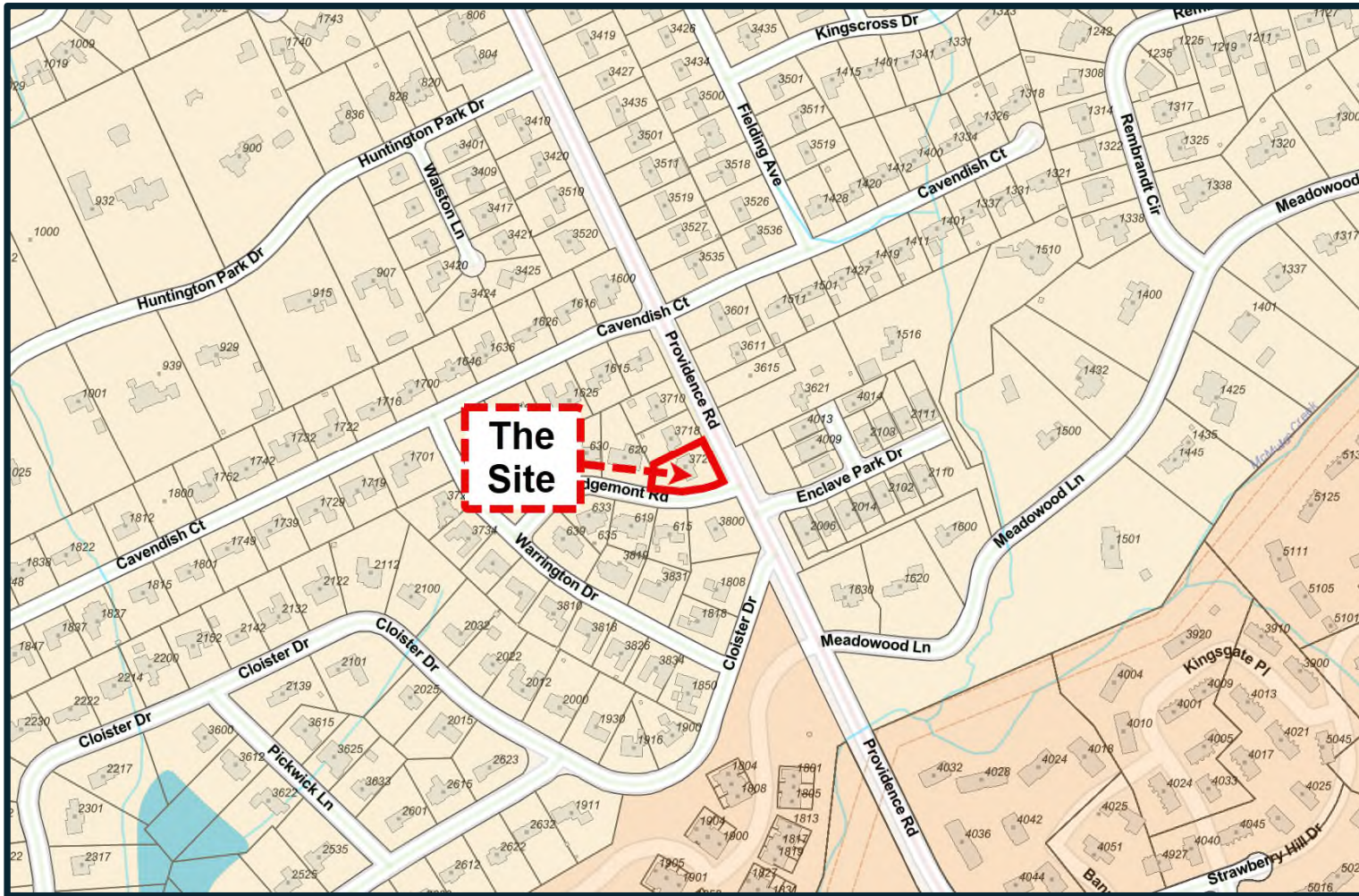
Development Notes

1. IMPROVEMENTS AND STRUCTURES PERMITTED ON THIS PROPERTY SHALL BE LIMITED TO THAT WHICH CURRENTLY EXISTS ON THE SITE, EXCEPT FOR DRIVEWAY MODIFICATIONS NOTED ON PLAN. REPAIRS, MINOR EXTERIOR MODIFICATIONS OR INTERIOR RENOVATIONS WILL BE PERMITTED.
2. USES OF THE PROPERTY WILL BE LIMITED TO SINGLE FAMILY RESIDENTIAL AND BED AND BREAKFAST (BOARDING HOUSE PER SECTION 9.302(1) OF ZONING ORDINANCE). INN SHALL BE LIMITED TO A MAXIMUM OF 8 BOARDERS IN NOT MORE THAN 4 BEDROOMS.
3. SCREENING AND BUFFERS SHALL BE PROVIDED AS SHOWN ON PLAN AND TO MEET ALL ORDINANCE REQUIREMENTS.
4. PARKING SHALL BE PROVIDED AS SHOWN. (6 PROVIDED, 6 REQUIRED)
5. SIGNAGE MAY BE PROVIDED IN ACCORDANCE WITH PROVISIONS OF ZONING ORDINANCE; HOWEVER IDENTIFICATION SIGNAGE SHALL BE SIMILAR TO THAT WHICH EXISTS AT THE SITE. (SEE SKETCH ON PLAN)
6. DRIVEWAYS DO NOT MEET CDOT RECOMMENDED POLICY FOR WIDTH OR MINIMUM DISTANCE FROM PROPERTY LINE. IN ORDER TO MAINTAIN RESIDENTIAL SCALE OF THIS SITE AND STREETSCAPE ALONG PROVIDENCE RD. AND EDMONT DRIVE, AND TO AVOID DAMAGE TO EXISTING TREES, THIS PETITION SPECIFICALLY REQUESTS THAT THE DRIVEWAY IMPROVEMENTS BE LIMITED TO THOSE SHOWN ON PLAN.
7. SITE SHALL MEET REQUIREMENTS OF CITY TREE ORDINANCE AS IT MAY BE AMENDED FROM TIME TO TIME.
8. ADDITIONAL HIGHWAY 16 R/W EQUAL TO 50' FROM THE EXISTING CENTERLINE WILL BE DEDICATED PRIOR TO ISSUANCE OF A CHANGE OF USE PERMIT.
9. BOUNDARY AND SURVEY INFORMATION TAKEN FROM A PHYSICAL SURVEY BY ZOUTEWELLE LAND SURVEYORS. SURVEY DATED FEBRUARY 25, 1991. (MODIFIED BY DPR BASED UPON FIELD OBSERVATION OF ACTUAL DRIVEWAY LOCATION).

Rezoning Request

Requesting that the site be rezoned from the R-8MF(CD) zoning district to the N1-A zoning district to accommodate uses permitted in the N1-A zoning district on the site.

2040 Policy Map



Hopper Communities

For more information on Hopper Communities,
please visit their website at
<https://hoppercommunities.com>.



Questions