

COMMUNITY MEETING REPORT
PETITIONER: CAROLINAS PROPERTIES, LLC
REZONING PETITION #2025-133

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 (4534 Wynbrook Way and N I-85 Hwy, Charlotte, NC 28269) 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 February 18, 2026. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held virtually on March 10, 2026 at 7pm.

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

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Michael Barnes and Josh Butler.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's agent, Michael Barnes, welcomed the attendees and introduced the Petitioner's team. Barnes indicated that the Petitioner proposed to rezone an approximately 11 acre site (the "Site") located at 4534 Wynbrook Way and N I-85 Hwy from N1-B to N1-E(CD). Barnes generally explained the rezoning process and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and to respond to questions and concerns from nearby residents and property owners.

Barnes and Butler presented the site plan and indicated various commitments made by the Petitioner. Barnes and Butler used the site plan and aerial images to explain the housing site lay out, ingress/egress, buffers, and lot sizes.

Respectfully submitted, the 12th day of March 2026.

cc: Charlotte Planning, Design and Development Department -rezoning staff

COMMUNITY MEETING MINUTES
PETITIONER: CAROLINAS PROPERTIES, LLC
REZONING PETITION #2025-133

MEETING MINUTES

The meeting was called to order at 7:05pm by Michael Barnes. Barnes explained the purpose of the rezoning request indicating that the proposal included the development of up to 27 single family homes.

The following questions were asked by the residents in attendance.

- 1- How will residents access the site? The answer was that Pine Meadow Drive would be the sole means of ingress/egress as there is no other road connection.
- 2- Will there be buffer between the existing homes and the site and the existing truck facility and the site? The answer was that there should be an approximate 74 foot buffer between the existing homes and the site and at least a 50 foot buffer between the site and the truck facility.
- 3- Will the lots be smaller than the existing homes' lots? The answer was that the lots sizes will be a little smaller due to constraints on the site, but the site will comply with the UDO.
- 4- Will the proposed development impact property tax? The answer was that it could, but there's no way for the petitioner to guarantee any positive or negative impact due to market conditions.
- 5- How long will it take to build the proposed site? The answer was that is to be determined.

The meeting ended at approximately 8:06pm.

EXHIBIT B
NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting -Rezoning Petition filed by Carolinas Properties, LLC to rezone approximately 11 acres located at 4534 Wynbrook Way and N I-85 Hwy to allow the development of up to 27 detached homes.

Date and Time of Meeting: March 10, 2026 from 7:00pm-8:00pm

Place of Meeting: Virtual Meeting
Google Meet joining info
Video call link: <https://meet.google.com/zaz-jhjf-svv>
Or dial: (US) Dial-in: 470-705-4021 PIN: 728 529 250#

Petitioner: Carolinas Properties, LLC

Petition No.: RZP-2025-133

I am assisting Carolinas Properties, LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone approximately 11 acres (the "Site") located at 4534 Wynbrook Way and N I-85 Hwy from the N1-B zoning district to N1-E(CD) zoning district. The purpose of the rezoning is to permit the development of single family homes.

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 10, 2026 at 7:00pm via Google Meet. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to the Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please contact Michael Barnes at mbarnes@vision21construction.com.

cc: Councilmember Dante Anderson

Date mailed: February 18, 2026

COMMUNITY MEETING ATTENDEES
PETITIONER: CAROLINAS PROPERTIES, LLC
REZONING PETITION #2025-133
EXHIBIT C

March 10, 2026 at 7:00pm via Google Meet.

Attendees:

Taylor Williams
Carol Mack
Chelsea's Notetaker
Read AI Meeting Notes
Tameika Pettus

Petitioner's representative:

Michael Barnes
Josh Butler