

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2025-138**

**Petitioner:** Coral Reef Investment Properties  
**Rezoning Petition No.:** 2025-138  
**Property:** ±8.62-acres at 615 Sleepy Hollow Road

This community meeting report is being filed with the City of Charlotte City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to 37.2 of the City of Charlotte Unified Development Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

A representative of the petitioner mailed a written notice of the date, time and details of the community meeting to the individuals and organizations set out on **Exhibit A** by depositing the notice in the U.S. mail on 1/9/2026. A copy of the written notice is attached as **Exhibit B**.

### **TIME AND DATE OF MEETING:**

The community meeting was held virtually on Thursday, January 22, 2026, at 6:00 PM.

### **PERSONS IN ATTENDANCE AT MEETING:**

The list of attendees from the meeting is attached as **Exhibit C**. The petitioner's representatives were Adrian Socolsky, Hannah Socolsky and Fabio Rabinovich with Coral Reef Investment Properties, David Starkel with Orsborn Design Group, and Bridget Grant with Moore & Van Allen, PLLC.

### **SUMMARY OF ITEMS DISCUSSED AT MEETING:**

#### **I. Introduction and Overview of Development Plan.**

Bridget Grant of Moore & Van Allen opened the meeting, introduced representatives of the petitioner, and outlined how the meeting would proceed.

Ms. Grant provided an overview of the site and location. The subject property is located on the east side of Tyvola Road, east of South Tryon Street, west of I-77, and south of Billy Graham Parkway. The site is currently zoned R-17MF(CD), and the proposed zoning is R-17MF(CD) SPA to allow minor amendments to the previously approved residential community (Petition #2021-235). The Charlotte Future 2040 Plan recommends the Neighborhood 1 Place Type for the site; however, the future designation of Neighborhood 2 has been identified but has not yet been adopted. The approved site plan associated with Petition #2021-235 was shown and includes 129 residential units, six (6) of which are designated as workforce housing units. The purpose of the Site Plan Amendment is to (1) combine three buildings into two, (2) increase the maximum number of units by five (5), (3) increase the number of workforce housing units from six (6) to seven (7), (4) eliminate the pedestrian connection due to grade constraints, and (5) modify site access.

Ms. Grant also reviewed the anticipated rezoning schedule. Following the community meeting, the petition will proceed through the City's formal review process, with a Public Hearing currently targeted for March 23, 2026, followed by Zoning Committee consideration on April 7, 2026, and a City Council decision on April 20, 2026.

The community meeting was then opened for questions from attendees.

## **II. Summary of Questions/Comments and Responses:**

Discussion during the community meeting focused primarily on connectivity, environmental considerations, and general concerns related to the proposed multi-family development.

Residents asked questions regarding potential pedestrian connectivity from Sleepy Hollow along the edge of the site, noting the absence of an existing street in that location; meeting participants generally expressed concerns and a lack of interest in establishing a pedestrian connection in that area.

Additional discussion addressed land disturbance and vegetation management, including the removal of existing kudzu, with one attendee requesting additional information regarding any chemicals that may be used due to concerns about water quality and airborne impacts. The development team indicated that additional information would be provided as it becomes available.

Residents also shared general concerns based on prior development activity in the area, including observations related to increased wildlife and pests.

Topics related to rental housing, vegetation removal, and pest concerns comprised a majority of the overall discussion.

There being no further questions, Ms. Grant closed the meeting by thanking attendees for their interest in the project.

## **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

No specific changes were made as a result of the Community Meeting. The petitioner's representatives continue to coordinate efforts with City Staff.

cc: Joi Mayo, Charlotte City Council District 3 Representative  
Holly Cramer, Charlotte Planning, Design and Development Department  
Adrian Socolsky, Coral Reef Investment Properties  
Bridget Grant, Moore & Van Allen, PLLC

## Exhibit A

### Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
16704101	JOYNER	KIMBEL M	GODENIA M	JOYNER	5734 SOUTHAMPTON RD	CHARLOTTE	NC	28210
16704102	NORIEGA	CAROLINA I	EDIN N	MATHEU	4834 MCALPINE LN	CHARLOTTE	NC	28212
16704126	KASA TRUST				5825 RIVER CABIN LN	CHARLOTTE	NC	28278
16704201	MCKEITHAM	DAVID J			5748 COULEE PL	CHARLOTTE	NC	28217-2517
16704202	WALSH	JOHN ZACHARY			5742 COULEE PL	CHARLOTTE	NC	28217
16704203	PIERCE	DORIS JEAN H			5736 COULEE PL	CHARLOTTE	NC	28217
16704204	SAMSON JRH PROPERITES LLC				3009 GRIFFITH ST	CHARLOTTE	NC	28203
16704205	SAMSON JRH PROPERITES LLC				3009 GRIFFITH ST	CHARLOTTE	NC	28203
16704246	TTI NC LLC				5131 GORHAM DR	CHARLOTTE	NC	28226
16704247	TYVOLA RESIDENTIAL LLC				5757 COLLINS AVE APT 1004	MIAMI BEACH	FL	33140-2305
16705101	DAWKINS	DEROTHEA			501 WESTHAM RIDGE RD	CHARLOTTE	NC	28217-2549
16705102	ORR	GILBERT W			509 WESTHAM RIDGE RD	CHARLOTTE	NC	28217
16705103	HOME SFR BORROWER IV LLC			C/O ALTISOURCE ASSET MANAGEMENT CORPORATION	PO BOX 4090	SCOTTSDALE	AZ	85261-4090
16705104	MC GILL	BETTY H			519 WESTHAM RIDGE RD	CHARLOTTE	NC	28217
16705105	TRAN THAM	PHILLIP			8800 LEINSTER DR	CHARLOTTE	NC	28277
16705106	SANTILLAN	SERGIO HUMBERTO			13523 PLOWSTONE DR	CHARLOTTE	NC	28278
16705108	TOUSIGNANT	STEPHEN			442 WESTHAM RIDGE RD	CHARLOTTE	NC	28217
16705109	JOHNSON	BETTY			436 WESTHAM RIDGE RD	CHARLOTTE	NC	28217
16705110	PUENTES	SANDRA			8297 NW 28TH ST	COOPER CITY	FL	33024
16705123	IBARRA	SILVIA CHAVEZ			445 W SHISPERING PINES DR W	CHARLOTTE	NC	28217
16705126	PARTEE	ANDREA L			517 SLEEPY HOLLOW RD	CHARLOTTE	NC	28217
16705127	ARMENEGOL-RUIZ	CIRENIA	LIZBETH YOBANA	GIJON-ARMENGOL	523 SLEEPY HOLLOW RD	CHARLOTTE	NC	28217
16705128	ALEXANDROVA	EKATERINA			14830 HAWICK MANOR LN	PINEVILLE	NC	28134
16705129	ACKERMAN	C O JR			3300 SHOPTON RD	CHARLOTTE	NC	28217
16705130	ALVAREZ	ROSA			601 SLEEPY HOLLOW RD	CHARLOTTE	NC	28217
16705131	TYVOLA RESIDENTIAL LLC				5757 COLLINS AVE APT 1004	MIAMI BEACH	FL	33140-2305
16705132	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202-2816
16705133	BRUSHETT	JULIA V			448 WESTHAM RIDGE RD	CHARLOTTE	NC	28217
16705319	PACHECO	JUANA ARACELY	MICHAEL F	PACHECO	5739 SOUTHAMPTON RD	CHARLOTTE	NC	28217
16705320	PROCAL HOMES LLC				307 ERWIN RD UNIT 100	CHAPEL HILL	NC	27514-5201
16705321	NOE	RODNEY F			518 SLEEPY HOLLOW RD	CHARLOTTE	NC	28217
16706101A	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202-2816
16706101B	LEATHERMAN GOLF LEARNING CENTER LLC				5845 S TRYON ST	CHARLOTTE	NC	28217
16706103	ALSON COURT INC				PO BOX 221709	CHARLOTTE	NC	28222-1709
16707328	WEST SHORE ANSLEY LLC				ONE INTERNATIONAL PLACE STE 3900	BOSTON	MA	02110
16707411	RUSSELL	WILLIAM			1507 TYVOLA RD	CHARLOTTE	NC	28210
16707412	HERRERA	MARIA D			441 WESTHAM RIDGE RD	CHARLOTTE	NC	28217
16707413	BRAVO	BALTAZAR TREJO	MARICELA LORA	RESENDIZ	443 WESTHAM RIDGE RD	CHARLOTTE	NC	28217
16708105	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202-2816
16708106	PETERS	ROY			2012 AUTUMN BLOSSOM LN	WAXHAW	NC	28173
16708107	TYVOLA APARTMENTS LLC		INC	C/O SWITZENBAUM & ASSOCIATES	255 SOUTH 17TH ST 20TH FL	PHILADELPHIA	PA	19103
16708202	CR TYVOLA LLC				1427 CLARKVIEW RD STE 500	BALTIMORE	MD	21209

### Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Empire Youth Foundation	Taryn	Jones	5638 FRANKLIN SPRINGS CIR, CHARLOTTE, NC, 28217
Mcclintock Woods Garden Club	Joy	Jarrett	1207 MCDOWELL FARMS DR, CHARLOTTE, NC, 28217
McDowell Farms	Vernon	Williams	6609 ANTRIM COURT, CHARLOTTE, NC, 28217
Mcdowell Farms Neighborhood Ass	jo	lindstrom	6610 GEORGEANNE CT, CHARLOTTE, NC, 28217
Mcdowell Farms Neighborhood Ass	JoanaJay	Lindstrom	6610 GEORGEANNE COURT, CHARLOTTE, NC, 28217
Mcdowell Farms Neighborhood Ass	Joey	Cortez	6414 MOUNTING ROCK RD, CHARLOTTE, NC, 28217
Mcdowell Farms Neighborhood Ass	Thanh	Vu	6626 MOUNTING ROCK ROAD, CHARLOTTE, NC, 28217
Nations Ford, Springfield and S	Jennifer	Ream	6921 NATIONS FORD RD, CHARLOTTE, NC, 28217
Nations Ford, Springfield and S	Jennifer	Ream	6921 NATIONS FORD ROAD, CHARLOTTE, NC, 28217
Southwest Community Development	Phillip	Davis	5901 NATIONS FORD RD, CHARLOTTE, NC, 28217
Spring Field Community Associat	Lois	Nwosu	517 ECHODALE DR, CHARLOTTE, NC, 28211
Spring Park Homeowners Associat	Stephen	Decosta	517 ECHODALE DR, CHARLOTTE, NC, 28217
Springfield Community	Angela	Edwards	748 EDGEGREEN DRIVE, CHARLOTTE, NC, 28217
Steele Creek Residents Associat	Faith	Triggs	6905 CULLODEN MORE CT, CHARLOTTE, NC, 28217
Tyvola Ridge At Yorkmont Park A	Martha	Parks	5701 SOUTHAMPTON RD, CHARLOTTE, NC, 28217
Windsong Trails Neighborhood As	Frances	Hayden	616 KNIGHT CT, CHARLOTTE, NC, 28217

**Exhibit B**

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION  
PETITION #2025-138**

Subject: Rezoning Petition No. 2025-138  
Petitioner/Developer: Coral Reef Investment Properties  
Current Land Use: Vacant  
Existing Zoning: R-17MF(CD) (Multi-Family Residential, Conditional)  
Rezoning Requested: R-17MF(CD) SPA (Multi-Family Residential, Conditional, Site Plan Amendment)

**Date and Time of Meeting:** **Thursday, January 22, 2026, at 6:00 PM**

**Virtual Meeting Registration:** *Please send an email to [CommunityMeeting@mvalaw.com](mailto:CommunityMeeting@mvalaw.com) to receive a secure meeting link and reference petition# 2025-138.*

Date of Notice: 1/9/2026

Moore & VanAllen is assisting Coral Reef Investment Properties (the “Petitioner”) on a recently filed request to rezone an approximately ±8.62-acre site located at 615 Sleepy Hollow Road in Charlotte, North Carolina (the “Site”) from R-17MF(CD) to R-17MF(CD)SPA. The request is to make minor site plan amendments to the residential community from petition #2021-235.

The Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

**Accordingly, we extend an invitation to participate in the upcoming Virtual Community Meeting to be held on Thursday, January 22, 2026, at 6:00 p.m.**

*Please send an email by January 21<sup>st</sup> to [CommunityMeeting@mvalaw.com](mailto:CommunityMeeting@mvalaw.com) to receive a secure virtual meeting link and reference Petition #2025-138.*

Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Joi Mayo, Charlotte City Council District 3 Representative  
Holly Cramer, Charlotte Planning, Design and Development Department  
Adrian Socolsky, Coral Reef Investment Properties  
Bridget Grant, Moore & Van Allen, PLLC

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## Exhibit B (continued)

**Site Location:**



### 2025-138: Coral Reef Investment Properties

**Parcel(s):**  
16704247, 16705131

**Current Zoning:**  
R-17MF(CD) (Multi-Family Residential, Conditional)

**Requested Zoning:**  
R-17MF(CD) SPA (Multi-Family Residential, Conditional, Site Plan Amendment)

**Size:**  
Approximately 8.62 acres

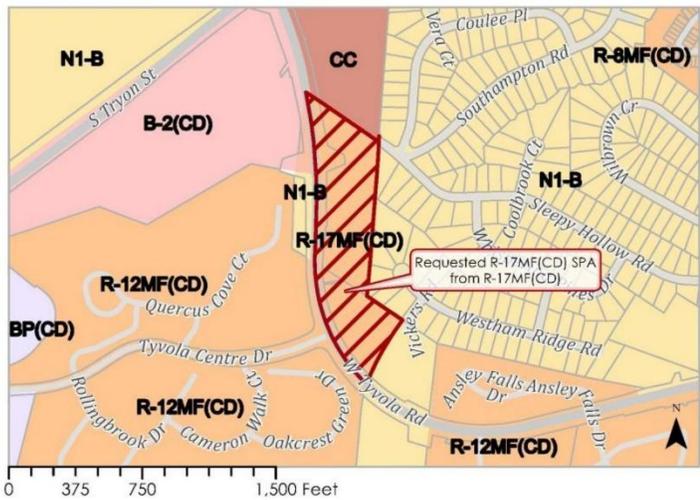
#### Location of Requested Rezoning



#### Rezoning Area

- 2025-138
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District:**
- 3-Tiawana Brown

#### Existing Zoning & Rezoning Request



#### Zoning Classification

- Neighborhood 1
- Multi-Family
- Business Park
- Business
- Commercial Center
- Requested R-17MF(CD) SPA from R-17MF(CD)

Map Created 1/8/2026

### Exhibit C

<b>Name</b>	<b>Email</b>
John Walsh (Zach)	<a href="mailto:walshjz91@gmail.com">walshjz91@gmail.com</a>
Joana Lindstrom	<a href="mailto:joana_lindstrom@outlook.com">joana_lindstrom@outlook.com</a>
Debra Pierce	<a href="mailto:dpierce0529@gmail.com">dpierce0529@gmail.com</a>
David McKeithan	<a href="mailto:dnightrain2000@bellsouth.net">dnightrain2000@bellsouth.net</a>
Ashley Juarez	<a href="mailto:ashleyjuarez52@gmail.com">ashleyjuarez52@gmail.com</a>
Stephen Tousignant	<a href="mailto:stephentous98@gmail.com">stephentous98@gmail.com</a>
Kenneth Panora	<a href="mailto:kpanora93@gmail.com">kpanora93@gmail.com</a>
Betty McGill	<a href="mailto:betty.mcgill@gmail.com">betty.mcgill@gmail.com</a>