

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2026-001

Petitioner: MPV Properties & Mission Properties
Rezoning Petition No.: 2026-001
Property: ±12.67-acres located at 10129 and 10039 Mt. Holly 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 2/25/2026. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The community meeting was held virtually on Wednesday, March 11, 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 Bailey Patrick, Jr. with MPV Properties, Jason McArthur with Mission Properties, Thomas Haapapuro with Design Resource Group, and John Floyd and Lisa Thompson with Moore & Van Allen, PLLC.

SUMMARY OF ITEMS DISCUSSED AT MEETING:

I. Introduction and Overview of Development Plan.

Mr. Floyd of Moore & Van Allen opened the meeting by explaining how the meeting would proceed. Mr. Floyd then explained that the purpose of the community meeting was to obtain feedback from the community on a proposed multifamily development and that the rezoning was still very early in the process. Mr. Floyd then introduced representatives of the Petitioner.

Mr. McArthur of Mission Properties then introduced himself and explained that the Petitioner was interested in pursuing a multi-family development on the site, which he thought was preferable to other potential uses on the site. Mr. McArthur also explained that the Petitioner would not be interested in pursuing other types of development on the site, but that something less desirable could be developed on the property under the current zoning. Mr. McArthur also stated that Petitioner was not interested in pursuing a development in the area without community support.

Mr. Floyd then explained the meaning of "by-right" development and the difference between conventional and conditional rezoning. He then provided an overview of the site, its location, and the area zoning. Specifically, the subject property is located on the west side of Mt. Holly Road, adjacent to a public storage facility, west of I-485 and east of the Catawba River. The site is currently zoned ML-1 (Manufacturing & Logistics, 1), and the proposed zoning is N2-B(CD) (Neighborhood-2, B) to allow the development of a residential community with approximately 180 multi-family stacked units. Area zoning is not uniform as there are apartment complexes, townhomes, single family residential, and commercial uses in the area.

Mr. Floyd then showed the draft site plan for the project and noted some key features, including the location of the buildings and amenity area for the project, the Piedmont & Northern Railway right-of-way, which impacts the developable area of the site, buffers, a 12-foot shared multi-use path with an 8-foot planting strip, stormwater management, and potential tree save area. Mr. Floyd also discussed the access point from Mt. Holly Road and the potential traffic improvements that could be constructed, such as turn lanes into the site, which would help keep traffic flowing on Mt. Holly Rd. Mr. Floyd then showed sample elevations, precedent imagery, and landscaping images demonstrating what the project could look like. He also provided photographs of other projects of Mission Properties to demonstrate Mission Properties' experience with similar developments.

Mr. Floyd and Mr. McArthur also discussed the proposed amenities for the project, which would include a resort-style pool, fitness center, clubhouse, dog park, and other customary amenities for a multifamily development. Mr. McArthur also explained that the Petitioner was considering some unique amenities such as a small market and a business center/office space to help further reduce traffic along Mt. Holly Road as residents could get basic food and dry goods from the market and utilize workspace without leaving the community.

Mr. Floyd then explained that the Charlotte Future 2040 Plan recommends the Neighborhood 1 Place Type for the site and the site is adjacent to Neighborhood 1, Neighborhood 2 and Manufacturing & Logistics place types. The site is within ½ mile of two bus stops and a Community Activity Center and fronts an arterial street—making the site a good candidate for a change to a Neighborhood 2 Place Type. Mr. Floyd also noted the impact of the existing rail line on the property such as limiting the ability to develop any type of single-family residential product. Mr. Floyd reviewed how the proposed plan advances the city's priority goals identified in the small area plan, as well as the location of bus routes and greenway that are in close proximity to the site.

Mr. Floyd then showed a list of uses allowed under the existing zoning, many of which would likely be objectionable to the area residents. He also explained that trip generation for some of the uses would be higher than the proposed multifamily development.

Mr. Floyd reviewed the anticipated rezoning schedule, explained the process going forward, and noted that dates could change as the Petitioner took time to address community feedback. The community meeting was then opened for questions from attendees.

II. Summary of Questions/Comments and Responses:

Several residents raised concerns about traffic impact of the development and emphasized that Mt. Holly Road becomes gridlocked during rush hour and cannot handle additional volume without improvements. The residents described Mt. Holly Road as having a lot of commuter traffic and noted that the nearby Rhyne Road was being used as a cut-through. Residents commented on the amount of development occurring in the corridor and expressed concerns that additional projects could exacerbate traffic congestion. The Petitioner explained that they were aware of traffic issues on Mt. Holly Road and believed that although the Petitioner could not alleviate the traffic, the Petitioner would take steps to help alleviate any traffic impact from the development.

Attendees asked about the status of a future traffic signal at the intersection of Rhyne Road and Mt Holly Road and noted they had heard the signal was already funded and that construction was anticipated to begin in April. Mr. Floyd stated he had heard otherwise but would look into the timeline. It was also noted that Mt. Holly Road is a state-maintained NCDOT roadway, and the state's slower response time to congestion was mentioned.

Attendees inquired about future roadway capacity on Mt. Holly Road and whether right-of-way would be reserved for future widening to four lanes. A resident reiterated that the corridor is included for future widening in the CRTPO 2034 Comprehensive Transportation Plan. The Petitioner confirmed that the project is required to dedicate right-of-way and will install planting strips, curb, and gutter in anticipation of later widening.

A resident off Stony Ridge Drive asked about realigning the intersection and potential for a future signal. The Petitioner explained that right-of-way acquisition and a signal-warrant analysis would determine feasibility but committed to reviewing the concern further and considering a chance to the site access.

Residents expressed frustration that other developments in the area have promised improvements that were not delivered and raised concerns about “bait-and-switch” scenarios. Mr. Floyd clarified that this project is a conditional rezoning, meaning the commitments shown are binding and any substantial deviation would require returning through the public rezoning process.

Parking was also discussed, and the Petitioner stated that the development will exceed the City’s minimum parking requirements with a goal of one parking space per bedroom. The Petitioner noted that adequate parking supports rental values and tenant satisfaction. Attendees expressed interest in the proposed co-working space; the Petitioner described how residents could use the space for remote work while also enabling access for outside users who may rent coworking areas.

A question was asked regarding the definition of a Community Activity Center. Mr. Floyd explained that this designation reflects a mixed-use area intended to serve more than one subdivision that typically incorporates a mix of housing, restaurants, and neighborhood service and retail.

One resident asked why the Petitioner was proposing multi-family rather than single-family homes. The Petitioner explained that due to the site’s location on a major thoroughfare, land costs, and physical constraints created by the nearby railroad tracks, the property is much more feasible for multi-family development. A single-family developer would not pay the necessary land cost given the limited yield lower potential purchase prices arising from buyers being reluctant to purchase a home so close to the railroad tracks. Clarification was also requested about whether the proposed units would be rentals, and the Petitioner confirmed that all units would be market rate rental.

The Petitioner stated that they will look into a potential intersection alignment with Stony Ridge Drive, identify specific strategies to improve traffic, and ensure no loopholes or changes occur after approval.

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

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

Following the Community Meeting, the Petitioner relocated the access point to align with Stony Ridge Drive, reduced the size of one building and the total number of units, and worked with CDOT and NCDOT to develop a traffic plan that would provide for left turn lanes to both the site and Stony Ridge Road to help facilitate traffic flow along Mt. Holly Rd. The Petitioner’s representatives continue to coordinate efforts with City Staff.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Bailey Patrick, Jr., MPV Properties
Jason McArthur, Mission Properties
John Floyd, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADD1 CITY	STATE	ZIPCODE
03105140	IPPOLITO	BETTY J			1226 STONEYRIDGE DR	CHARLOTTE	NC	28214
03105141	BOWEN	MARK A	GINGER C	BOWEN	11009 IDLEWILD RD	MATTHEWS	NC	28105
03105142	BOWEN	MARK A	GINGER C	BOWEN	11009 IDLEWILD RD	MATTHEWS	NC	28105
03105143	DAVIS	MARCIA ELIZABETH			10006 MOUNT HOLLY RD	CHARLOTTE	NC	28214
03105148	COULWOOD AT CATAWBA APARTMENTS LLC				332 MILITARY CUTOFF RD	WILMINGTON	NC	28405
03109104	JONES	JAMES B			101 PINE ISLAND DR	CHARLOTTE	NC	28214
03109105	JONES	JAMES BRYSON	ANGELA LAWING	BENNETT	101 PINE ISLAND DR	CHARLOTTE	NC	28214
03109106	WEGERT	SAMUEL			PO BOX 28	AMHERST	VA	24521
03109201	ONWUBIKO	IHEANYI	EZICHI SANDRA	ONWUBIKO	10144 MOUNT HOLLY RD	CHARLOTTE	NC	28214
03109202	BELL	RUTH T			PO BOX 744	PAW CREEK	NC	28130
03109203	DIAZ	CARLOS CANO	IRIS GUADALUPE CERRATO	LARA	10128 MOUNT HOLLY RD	CHARLOTTE	NC	28214
03109204	OPENDOOR PROPERTY TRUST I				1295 W WASHINGTON ST STE 115	TEMPE	AZ	85288-1233
03109205	BARNES	JAMES ROBERT III	MELISSA	BARNES	10112 MOUNT HOLLY RD	CHARLOTTE	NC	28214
03109207	RADFORD	WILLIAM GARY			1227 STONEYRIDGE DR	CHARLOTTE	NC	28214
03109208	CAMP	CHARLES JERRY	GLENDA H	CAMP	10119 LITTLEFIELD RD	CHARLOTTE	NC	28214
03109210	MELTON	VIRGINIA ROSEMAN		JAMES C JR	10135 LITTLEFIELD RD	CHARLOTTE	NC	28214
03109211	PAUL	KATHERINE H			2843 CHELSEA DR	CHARLOTTE	NC	28209
03109558	HOWARD	JEROME	JANET H	HOWARD	209 PINE ISLAND DR	CHARLOTTE	NC	28214
05302217	U S NATIONAL WHITEWATER CENTER INC				5000 WHITEWATER CENTER PARKWAY	CHARLOTTE	NC	28214
05326104	POWELL	MYRTLE H			PO BOX 1593	MATTHEWS	NC	28106
05326105	BEACON RCP LLC			C/O BEACON PARTNERS	3600 SOUTH BLVD STE 250	CHARLOTTE	NC	28209
05326106	WEST CHARLOTTE BRIDGE REVOCABLE	TRUST			8022 PROVIDENCE RD STE 500-149	CHARLOTTE	NC	28277
05326107	BELK	L A			10021 MOUNT HOLLY RD	CHARLOTTE	NC	28214-9216
05326108	KOTHADIA	JAMNADAS M	BINDU	KOTHADIA	6049 OXFORDSHIRE RD	WAXHAW	NC	28173
05326109	YOUNG	EDWIN T JR	JANIS R	YOUNG	2007 STEDWICK PL	CHARLOTTE	NC	28211
05326110	PS NC III LP			C/O PUBLIC STORAGE	701 WESTERN AVE	PS 25910	GLENDAL	CA 91201
05326111	HEIER JR	GARY L	SHANA B	SINCLAIR	10227 MT. HOLLY RD	CHARLOTTE	NC	28214
05326114	HEIER JR	GARY L	SHANA B	SINCLAIR	10227 MR. HOLLY RD	CHARLOTTE	NC	28214

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Belmeade Green Homeowners Assoc	Gina	Gupton	733 BELMEADE GREEN DR, CHARLOTTE, NC, 28214
Cedar Mill Homeowners Associati	Chiquena	Moody	507 KNOTHOLE LN, CHARLOTTE, NC, 28214
Cedar Mill Homeowners Associati	Elaine	Tanner	9741 TURNING WHEEL DRIVE, CHARLOTTE, NC, 28214
Cedar Mill Homeowners Associati	Khadijah	Karriem	2222 SONOMA VALLEY DR, CHARLOTTE, NC, 28214
Cedar Mill Homeowners Associati	Maurice	Karriem	2222 SONOMA VALLEY DRIVE, CHARLOTTE, NC, 28214
Cedar Mill Homeowners Associati	Myna	Watford	500 KNOTHOLE LANE, CHARLOTTE, NC, 28214
Cedar Mill Homeowners Associati	Ronnie	Lail	2705 GRAIN MILL LN, CHARLOTTE, NC, 28214
Pine Island	Lesley	McKendrick	1940 STONEYRIDGE DR., CHARLOTTE, NC, 28214
Pine Island	Rachel	Irias	924 PINE FOREST RD., CHARLOTTE, NC, 28214
Rapids at Belmeade HOA	Kimberly	Helms	2230 VERDE CREEK RD., CHARLOTTE, NC, 28214
Stoney Pointe Neighborhood Orga	Reggie	King	2109 COLONY HILL DR, CHARLOTTE, NC, 28214

Exhibit B

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION #2026-001**

Subject: Rezoning Petition No. 2026-001
Petitioners/Developers: MPV Properties & Mission Properties
Current Land Use: Residential
Existing Zoning: ML-1 (Manufacturing & Logistics, 1)
Rezoning Requested: N2-A(CD) (Neighborhood 2-A, Conditional)
Date and Time of Meeting: **Wednesday, March 11, 2026, at 6:00 PM**
Virtual Meeting Registration: *Please send an email to CommunityMeeting@mvalaw.com to receive a secure meeting link and reference petition# 2026-001.*
Date of Notice: 2/25/2026

Moore & VanAllen is assisting MPV Properties and Mission Properties (the “Petitioner”) on a recently filed request to rezone an approximately ±12.67-acre site located at 10129 and 10039 Mount Holly Road in Charlotte, North Carolina (the “Site”) from ML-1 to N2-A(CD). The request is to develop the site with a residential community.

The Petitioners 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 Wednesday, March 11, 2026, at 6:00 p.m.

Please send an email by March 10th to CommunityMeeting@mvalaw.com to receive a secure virtual meeting link and reference Petition #2026-001.

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

cc: Malcolm Graham, Charlotte City Council District 2 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Bailey Patrick, Jr., MPV Properties
Jason McArthur, Mission Properties
John Floyd, Moore & Van Allen, PLLC

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Exhibit B (continued)

Site Location:



2026-001: MPV Properties & Mission Properties

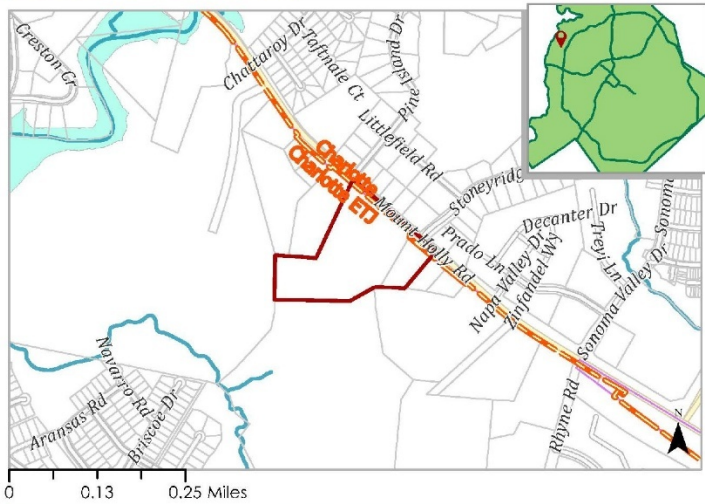
Parcel(s):
05326108, 05326109

Current Zoning:
ML-1 (Manufacturing and Logistics-1)

Requested Zoning:
N2 A(CD) (Neighborhood 2 A, Conditional)

Size:
Approximately 12.67 acres

Location of Requested Rezoning



Rezoning Area

- 2026-001
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

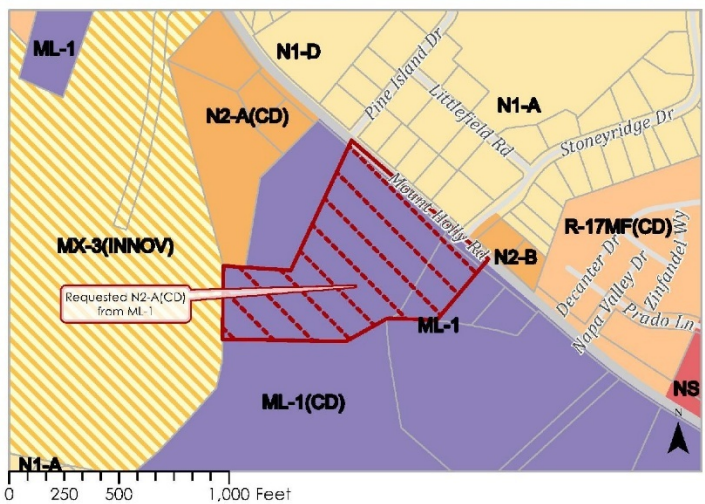
Adjacent to City Council District

- 2-Malcolm Graham

County Commissioner

- 2-Vilma D. Leake

Existing Zoning & Rezoning Request



Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Multi-Family
- Mixed Residential
- Commercial
- Manufacturing & Logistics
- Requested N2 A(CD) from ML-1

Map Created 1/21/2026

Exhibit C

Name	Email
Tresca McSwain	thmcswain@gmail.com
Jessie Scott	jessiejenellenj@gmail.com
William Schick	wjs8596531330@gmail.com
Douglas Welton	douglas_welton@einsteinslegacy.com
Trey Barnes	eggolf14@gmail.com
Erin Oliverio	oliverio.erin@gmail.com
Gregory & Myrtle Powell	events@recreational.com
Gregory & Myrtle Powell	onefungp@gmail.com
Renee Carlton	face4art@icloud.com
Pamela J. Garn	pgarn@garncpa.com
Deanna Hamm	Deanna.Hamm@advocatehealth.org
Philip J. Nutter	j.nu77er@gmail.com

**REPORT OF SUPPLEMENTAL COMMUNITY MEETING FOR
REZONING PETITION NO. 2026-001**

Petitioner: MPV Properties & Mission Properties
Rezoning Petition No.: 2026-001
Property: ±12.67-acres located at 10129 and 10039 Mt. Holly Road

This report of supplemental community meeting is being filed with the City of Charlotte City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department to provide a summary of the voluntary supplemental community meeting that was held for Rezoning Petition No. 2026-001.

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

A representative of the Petitioner sent an email to all individuals that had attended the first Community Meeting notifying them of the date, time and details of a supplemental community meeting to discuss updates to the proposed site plan. A copy of the email is attached as **Exhibit A**.

TIME AND DATE OF MEETING:

The community meeting was held virtually on Tuesday, March 14, 2026, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The Petitioner's representatives were Bailey Patrick, Jr. with MPV Properties, Jason McArthur with Mission Properties, Thomas Haapapuro with Design Resource Group, and John Floyd with Moore & Van Allen, PLLC.

SUMMARY OF ITEMS DISCUSSED AT MEETING:

Mr. Floyd began the meeting by noting that the meeting was intended to be supplemental to the first community meeting, would focus on changes that had been made to the site plan, and was not intended to provide the same information that had previously been presented. Mr. Floyd then reminded the attendees about the location of the site and showed the original site plan that had been presented.

Mr. Floyd then showed a new site plan, and he and Mr. McArthur explained that the Petitioner had relocated the access point for the site to Mt. Holly Road to align with Stoney Ridge Drive. This change resulted in a reduction in size of one building and a reduction in the total number of units proposed for the development. Mr. Floyd then explained that the Petitioner had worked with CDOT and NCDOT to develop a traffic plan that would provide for left turn lanes to both the site and Stoney Ridge Drive and a right turn lane into the site, all of which would help facilitate traffic flow along Mt. Holly Rd. Mr. Floyd also informed attendees that the Petitioner had looked into the status of an installation of a signal at the intersection of Rhyne Road and Mt. Holly Road and understood that the signal was fully funded.

Multiple attendees expressed their appreciation for the changes that the Petitioner had made and noted that the Petitioner appeared to have listened to the community's concerns and addressed them as much as was reasonably possible.

One question was asked regarding the amenities that would be available for the development, and Mr. McArthur provided a summary of all the different amenities that had been discussed at the first community meeting.

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

cc: Malcolm Graham, Charlotte City Council District 2 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Bailey Patrick, Jr., MPV Properties
Jason McArthur, Mission Properties
John Floyd, Moore & Van Allen, PLLC

Exhibit A

Drenna Hannon

From: Drenna Hannon
Sent: Tuesday, April 7, 2026 9:19 AM
To: Drenna Hannon
Subject: Community Meeting Link - Tuesday, April 14th at 6:00 p.m.

Follow Up Flag: Follow up
Flag Status: Completed

Thank you for registering to attend the Virtual Community Meeting for MPV & Mission's Mt. Holly Road Rezoning, pet. #2026-001.
The meeting link is provided below. We look forward to seeing you on Tuesday, April 14th at 6 pm.

Please use the link below for this meeting.

Microsoft Teams meeting

Join:

<https://teams.microsoft.com/meet/256273513607139?p=Xlpy33SIlgYHaGZgNY>

Meeting ID: 256 273 513 607 139
Passcode: s9WP7RT6

[Need help?](#) | [System reference](#)

Dial in by phone

[+1 980-729-7651,312294577#](#) United States, Charlotte
[\(855\) 570-2868,312294577#](#) United States (Toll-free)

[Find a local number](#)

Phone conference ID: 312 294 577#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

Please let me know how I may assist further.

Drenna Hannon
Administrative Project Coordinator
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F 704.331.2475
drennahannon@mvalaw.com

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