

COMMUNITY MEETING REPORT

Petitioner: TRUE HOMES, LLC.

Petition No.: RZP-2026-014, DeArmon Townhomes

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 To Be Contacted:

A representative of the Petitioner mailed a written notice of the date, time, and location 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 June 26th, 2026. A copy of the written notice is attached hereto as Exhibit B.

Date, Time, and Location of Meeting:

The Community Meeting was held on Tuesday, July 7th, 2026 at 6:00pm virtually via Teams.

Persons in Attendance at Meeting (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the attendance sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Ron Staley (TRUE HOMES) and James McGivern (DPR DESIGN).

Summary of Presentation/Discussion:

The Petitioner's representative, Ron Staley, welcomed the attendees and introduced James McGivern. Mr. Staley explained the virtual meeting format, noting that questions would be answered at the end of the presentation and that all attendees would have an opportunity to provide comments.

Mr. Staley then explained that this was a Community Meeting for rezoning petition RZP-2026-014 and provided a brief overview of True Homes, LLC. During the presentation, he outlined the rezoning process—from the initial Community Meeting to the final City Council decision—and explained the meeting's purpose and goals. Mr. Staley introduced the proposed development, detailing the site location, area, existing zoning classification, and the 2040 CLT Future Land Use Map. He also reviewed the development team's design principles, presented the conceptual site plan and tentative rezoning schedule, and shared slides from the latest approved Community Area Plan.

Following the presentation, the meeting was opened for a question-and-answer session, which concluded at approximately 6:40 p.m. with no further questions. Mr. Staley invited attendees to share their email addresses in the chat, noting that DPR would email everyone a copy of the presentation along with the recent CDOT intersection improvement plan for DeArmon Road and Browne Road.

The following morning, DPR received an email from Tony Lowe, who stated he had attempted to join the meeting but was not admitted from the lobby. DPR replied via email to apologize for the oversight, noting that neither James McGivern nor Mr. Staley had seen Mr. Lowe in the virtual lobby, which may have been due to a technical

error. DPR subsequently emailed Mr. Lowe the presentation, the CDOT plan, and a summary of the meeting discussion. Mr. Lowe did not reply back in time for any comments to be included in this report.

This is a summary of the questions and responses.

- Mr. John Sharkey, President of Hampton Place, expressed concerns regarding a potential increase in traffic. Ron Staley replied that the currently approved conditional rezoning would allow for a gas station, whereas the proposed townhome development would generate significantly fewer trips. Mr. Staley later posted in the chat that a gas station could generate as many as 2,300 daily trips compared to approximately 183 trips for a townhome development, though he clarified during the discussion that these numbers were for illustrative purposes only and served as rough approximations. Mr. Sharkey also expressed concern that nearby single-family detached homes would be devalued—meaning their appraisal values would decrease—if townhomes were built. Mr. Staley explained that appraisers do not typically use different housing types as direct comparables, meaning the appraisal of a detached single-family home would not be reduced simply due to the presence of townhomes in the area. Lastly, Mr. Sharkey asked if a playground would be included in the development, noting a concern that if on-site amenities were not provided, residents of the new development might utilize the facilities within his subdivision; however, due to the flow of the conversation, this question went unanswered during the meeting.
- Mr. Lowell Raborn and his wife explained that large trucks frequently use Brownstone View Drive. They also expressed distinct concerns that the local intersection of DeArmon Road and Browne Road is dangerous. Ron Staley noted that the proposed townhome development would generate significantly fewer trips at the intersection than an approved gas station would. During the conversation, James McGivern explained that he had previously received a copy of a CDOT plan to improve the intersection, adding that this plan would be emailed to anyone who provided their email address in the chat.
- Here is a summary of some of the key aspects of the chat. Ron Staley verbally answered some of the chat questions. Screen shots of the chat are included in Exhibit D.
 - Pat Carter and Sarah Haley wrote to ask about the price point of the townhomes. During the presentation, Ron Staley clarified that the pricing would be within a range accessible to "working" individuals, though no specific figures were mentioned.
 - Talia Nazario wrote to note that a different rezoning petition for an N1-E classification had a meeting in June, during which city officials agreed that townhomes did not "fit" the neighborhood. In response, Ron Staley explained the approved Community Area Plan, highlighting that its goals are to provide diverse housing and to transition vacant land into N1 or N2 neighborhoods. He noted that this specific petition is proposing an N1-F classification, which accommodates smaller attached housing types.
 - Sarah Haley, who lives in the Meridale community across the street and serves as the neighborhood association's President, submitted several questions. In summary, she agreed that the projected traffic count for the townhomes was likely accurate and noted that a townhome development would be much better for the area than a gas station.
 - Please refer to the chat images below for further details. At the end of the meeting, there were no more questions or comments, and it appeared that the consensus was that the rezoning plan should proceed. It was better to have townhomes than a commercial development such as a gas station.

Respectfully submitted, July 10th, 2026.

cc: Charlotte Planning, Design & Development Department – Rezoning staff
Renee Johnson (City Council representative)
Shaun Gasparini (TRUE HOMES, LLC.)
Hy Nguyen (DPR DESIGN)

EXHIBIT A, RZP-2026-014
MAILING LISTS

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!

2026-014	full_name_neighborhood	first_name	last_name	physical_address	street address	apartment_unit_or_suite	city	state	zip code
2026-014	Amber Leigh Homeowners Associat	Homer	Fishburn	3125 AMESBURY HILL DRIVE, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-014	Amber Leigh Homeowners Associat	Joan	Higginbotham	7803 Wiltshire Ridge Road, Charlotte, NC, 28269, USA	N/A		Charlotte	NC	28269
2026-014	Ben Salem Presbyterian Church	Freddie	Sanders	10146 SPRING PARK DR., CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-014	Brownstone	Al	Wordsworth	12020 BROWNESTONE VIEW DR, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-014	Community Provider Coalition	Andrea	Callahan	8330 BROWNE RD, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-014	Devonshire Neighborhood Associa	Cindy	Peninger	4816 AVALON FOREST LN, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-014	Hucks Landing	Veronica	Hodges	5146 ELEMENTARY VIEW DRIVE, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-014	Hunter Downs HOA	Carolyn	Rice	11763 BLUE TICK COURT, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-014	Madison Park At Wallace Farms H	Joyce	Gonzalez	9302 WHITE ASPEN PL, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-014	Madison Park At Wallace Farms H	Patrick	Dewey	10324 MADISON PARK DRIVE, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-014	Madison Park At Wallace Farms H	Regina	Smith	11528 WOODFIRE RD, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-014	Madison Park At Wallace Farms H	Rozel	Tolliver	10145 MADISON PARK DR, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-014	Madison Park At Wallace Farms H	Tony	Lowe	11534 WOODFIRE RD, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-014	Meridale	Ashley	Johnson	11518 ALLEN BROWN ROAD, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-014	Meridale	Karin	Flanagan	7212 MERIDALE FOREST DR, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-014	Pond Side Homeowners Associatio	Frank	Erwin	12310 PANTHERSVILLE DR, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-014	Prosperity Village Area Associa	Brett	Kubricht	10210 PROSPERITY PARK DR, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-014	Rolling Oaks I	Vicky	Howard	12017 OLD TIMBER RD, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-014	Sinclair Place Homeowner Associ	Deidre	Gill	10210 GREEN HEDGE AV, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-014	Spring Park Homeowners Associat	Charlotte	Thompson	10923 HARRINGHAM LANE, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-014	Spring Park Homeowners Associat	Kurt	Brust	9810 NOTTINGHILL LN, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-014	Spring Park Homeowners Associat	Margaret	Paternostro	9939 SPRING PARK DR, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-014	Starkwood/Grafton	Henry	Mills	9938 BARBEE DR, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269

EXHIBIT A (CONTINUED), RZP-2026-014
MAILING LISTS

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!

2026-014	TAXPID	OWNERLASTN	OWNERFIRST	OWNERFIRS	OWNERLAST	MALLADDR1	MALLADDR2	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZIP CODE
2026-014	02709357	GRAHAM	DAVID LACY JR		REBECCA MCCONNELL	4941 WYNFORD CT		HARRISBURG	NC	28075	DEARMON RD CHARLOTTE NC	28269
2026-014	02709359	WILBURN	PATRICK KEVIN		WILBURN	11901 DEARMON RD		CHARLOTTE	NC	28269	11901 DEARMON RD CHARLOTTE NC	28269
2026-014	02709369	MCCONNELL	ELIZABETH			8764 BROWNE RD		CHARLOTTE	NC	28269	DEARMON RD CHARLOTTE NC	28269
2026-014	02709370	MCCONNELL	ELIZABETH			8764 BROWNE RD		HARRISBURG	NC	28269	DEARMON RD CHARLOTTE NC	28269
2026-014	02709371	GRAHAM	DAVID LACY JR		GRAHAM	8521 BROWNE RD		HARRISBURG	NC	28075	DEARMON RD CHARLOTTE NC	28269
2026-014	02717101	RABORN	BRENDA HUBBARD		RABORN	8617 BROWNE RD		CHARLOTTE	NC	28269	8521 BROWNE RD UNINC NC	28269
2026-014	02717102	SINGTO	MALAYPHET			8617 BROWNE RD		CHARLOTTE	NC	28269	8617 BROWNE RD CHARLOTTE NC	28269
2026-014	02717104	WILLIAMS	NEWTON D		WILLIAMS	8136 BROWNE RD		CHARLOTTE	NC	28269	8765 BROWNE RD CHARLOTTE NC	28269
2026-014	02717105	RABORN	BRENDA HUBBARD			8501 BROWNE RD		CHARLOTTE	NC	28269	BROWNE RD UNINC NC	28269
2026-014	027171123	RABORN	LOWELL S		BRENDA H %V C HUBBARD	8501 BROWNE RD		CHARLOTTE	NC	28269	8501 BROWNE RD CHARLOTTE NC	28269
2026-014	02717141	SINIARD	PATRICIA HUBBARD		STEPHEN MARK	8625 BROWNE RD		CHARLOTTE	NC	28269	8625 BROWNE RD CHARLOTTE NC	28269
2026-014	02717160	RABORN	BRENDA HUBBARD		RABORN	8501 BROWNE RD		CHARLOTTE	NC	28269	8515 BROWNE RD UNINC NC	28269
2026-014	027171501	QUATTLEBAUM	CURTIS		QUATTLEBAUM	11732 ALLEN A BROWN RD		CHARLOTTE	NC	28269	11732 ALLEN A BROWN RD CHARLOTTE NC	28269
2026-014	02717502	PEREZ	BENITO A JR			11724 ALLEN A BROWN RD		CHARLOTTE	NC	28269	11724 ALLEN A BROWN RD CHARLOTTE NC	28269
2026-014	02717503	FKH SFR C2 LP			C/O FIRSTKEY HOMES LLC	600 GALLERIA PARKWAY	STE 300	ATLANTA	GA	30339	11724 ALLEN A BROWN RD CHARLOTTE NC	28269
2026-014	02717548	FKH SFR PROPCO LP			ATTN FIRSTKEY HOMES LLC	600 GALLERIA PARKWAY	STE 300	ATLANTA	GA	30339	11719 ALLEN A BROWN RD CHARLOTTE NC	28269
2026-014	02717549	BARKER	ERICA MARIE			11731 ALLEN A BROWN RD		CHARLOTTE	NC	28269	11731 ALLEN A BROWN RD CHARLOTTE NC	28269
2026-014	02717201	LENG	FANG		LENG	10908 CADENCIA CT		CHARLOTTE	NC	28262	11803 BROWNSTONE VIEW DR CHARLOTTE NC	28269
2026-014	02717202	DAMON	MARK			8605 GALENA VIEW DR		CHARLOTTE	NC	28269	8605 GALENA VIEW DR CHARLOTTE NC	28269
2026-014	02717203	LNB EMPIRE 1111 LLC				1205 WINDROSE DR		FLOUJAY VARIAN NC	NC	27526-5717	8609 GALENA VIEW DR CHARLOTTE NC	28269
2026-014	02717204	VACHHANI	AKSHAY		VACHHANI	8613 GALENA VIEW DR		CHARLOTTE	NC	28269	8613 GALENA VIEW DR CHARLOTTE NC	28269
2026-014	02717205	PROGRESS RESIDENTIAL BORROWER 14 LLC				PO BOX 4090		SCOTSDALE	AZ	85261	8617 GALENA VIEW DR CHARLOTTE NC	28269
2026-014	02717206	SFR IV-1 2019-1 BORROWER LLC			C/O RYAN LLC	PO BOX 4900		SCOTSDALE	AZ	85261	8619 GALENA VIEW DR CHARLOTTE NC	28269
2026-014	02717207	SFR IV-1 2019-1 BORROWER LLC			C/O RYAN LLC	PO BOX 4900		SCOTSDALE	AZ	85261	8621 GALENA VIEW DR CHARLOTTE NC	28269
2026-014	02717208	HOFFERBERTH	LINDSAY P			8625 GALENA VIEW DR		CHARLOTTE	NC	28269	8625 GALENA VIEW DR CHARLOTTE NC	28269
2026-014	02717209	PROGRESS RESIDENTIAL BORROWER 1 LLC				PO BOX 4090		SCOTSDALE	AZ	85261	8626 GALENA VIEW DR CHARLOTTE NC	28269
2026-014	02717210	PARTLOW	SHONDRA			8622 GALENA VIEW DR		CHARLOTTE	NC	28269	8622 GALENA VIEW DR CHARLOTTE NC	28269
2026-014	02717211	FKH SFR PROPCO D LP			C/O FIRSTKEY HOMES	600 GALLERIA PARKWAY	STE 300	ATLANTA	GA	30339	8620 GALENA VIEW DR CHARLOTTE NC	28269
2026-014	02717212	OLYMPUS BORROWER LLC				PO BOX 4090		SCOTSDALE	AZ	85261	8618 GALENA VIEW DR CHARLOTTE NC	28269
2026-014	02717213	OLIVARES	GEOVANY HERNANDEZ			8614 GALENA VIEW DR		CHARLOTTE	NC	28269	8614 GALENA VIEW DR CHARLOTTE NC	28269
2026-014	02717214	IHS PROPERTY NORTH CAROLINA LP			C/O INVITATION HOMES	PO BOX 4900	ATTN RYAN LLC	SCOTSDALE	AZ	85261	11903 BROWNSTONE VIEW DR CHARLOTTE NC	28269
2026-014	02717215	AMH NC PROPERTIES LP				30601 AGOURA RD SUITE 200		AGOURA HILLS CA	91301		11907 BROWNSTONE VIEW DR CHARLOTTE NC	28269
2026-014	02717216	BASHER	BRETT		BASHER	11911 BROWNSTONE VIEW DR		CHARLOTTE	NC	28269-7175	11911 BROWNSTONE VIEW DR CHARLOTTE NC	28269
2026-014	02717247	GUZMAN	MARIO		GUZMAN	8635 MINERAL RIDGE WY		CHARLOTTE	NC	28269	8635 MINERAL RIDGE WY CHARLOTTE NC	28269
2026-014	02717248	SAF SN NC A LLC			C/O INVITATION HOMES	PO BOX 4900	ATTN RYAN LLC	SCOTSDALE	AZ	85261	8639 MINERAL RIDGE WY CHARLOTTE NC	28269
2026-014	02717301	ALDANA	ANA MARIA CASTILLO			11910 BROWNSTONE VIEW DR		CHARLOTTE	NC	28269	11910 BROWNSTONE VIEW DR CHARLOTTE NC	28269
2026-014	02717302	SIMS	SHONDA			11910 BROWNSTONE VIEW		CHARLOTTE	NC	28269	11910 BROWNSTONE VIEW DR CHARLOTTE NC	28269
2026-014	02717303	MCH SFR NC OWNER 3 LP				14355 COMMERCE WY		MIAMI LAKES FL	33016		11902 BROWNSTONE VIEW DR CHARLOTTE NC	28269
2026-014	02717304	VACHHANI	AKSHAY		VACHHANI	16 POPPY PL		RANDOLPH	NC	27869	8516 GALENA VIEW DR CHARLOTTE NC	28269
2026-014	02717305	SUNBELT INVESTORS ASSET COMPANY LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN TX	78746		8512 GALENA VIEW DR CHARLOTTE NC	28269
2026-014	02717326	MEDRANO	BRENDA			8509 GALENA VIEW DR		CHARLOTTE	NC	28269	8509 GALENA VIEW DR CHARLOTTE NC	28269
2026-014	02717327	MBOTE	CLEMENT		MBOTE	8513 GALENA VIEW DR		CHARLOTTE	NC	28269	8513 GALENA VIEW DR CHARLOTTE NC	28269
2026-014	02717328	SFR IV-1 2020-1 BORROWER LLC			C/O RYAN LLC	PO BOX 4900		SCOTSDALE	AZ	85261	8517 GALENA VIEW DR CHARLOTTE NC	28269
2026-014	02717329	SFR IV-1 2019-1 BORROWER LLC			C/O RYAN LLC	PO BOX 4900		SCOTSDALE	AZ	85261	8521 GALENA VIEW DR CHARLOTTE NC	28269
2026-014	02717330	CHINN	LATECIA R			8535 GALENA VIEW DR		CHARLOTTE	NC	28269	8535 GALENA VIEW DR CHARLOTTE NC	28269
2026-014	02717331	ROMAN	IONERIC			8526 REDSTONE VIEW DR		CHARLOTTE	NC	28269	8526 REDSTONE VIEW DR CHARLOTTE NC	28269
2026-014	02717332	HOJNE	CHERYL T			8522 REDSTONE VIEW DR		CHARLOTTE	NC	28269	8522 REDSTONE VIEW DR CHARLOTTE NC	28269
2026-014	02717333	PROGRESS RESIDENTIAL BORROWER 2 LLC				PO BOX 4090		SCOTSDALE	AZ	85261	8518 REDSTONE VIEW DR CHARLOTTE NC	28269
2026-014	02717334	TRUE NORTH PROPERTY OWNER C LLC				PO BOX 4090		SCOTSDALE	AZ	85261	8514 REDSTONE VIEW DR CHARLOTTE NC	28269
2026-014	02717335	MITCHELL	KIM S			8510 REDSTONE VIEW DR		CHARLOTTE	NC	28269	8510 REDSTONE VIEW DR CHARLOTTE NC	28269
2026-014	02717357	LIVINGSTON	KELLY			8511 REDSTONE VIEW DR		CHARLOTTE	NC	28269	8511 REDSTONE VIEW DR CHARLOTTE NC	28269
2026-014	02717358	SHEPARD	WILLIAM		SHEPARD	8515 REDSTONE VIEW DR		CHARLOTTE	NC	28269	8515 REDSTONE VIEW DR CHARLOTTE NC	28269
2026-014	02717359	TRICON SFR 2020-2 BORROWER LLC			C/O RYAN LLC	PO BOX 4900		SCOTSDALE	AZ	85261	8519 REDSTONE VIEW DR CHARLOTTE NC	28269
2026-014	02717360	2017-2 IH BORROWER LP			C/O INVITATION HOMES	PO BOX 4900	ATTN RYAN LLC	SCOTSDALE	AZ	85261	8523 REDSTONE VIEW DR CHARLOTTE NC	28269
2026-014	02717361	ALEXANDER	JEFFREY B			8527 REDSTONE VIEW DR		CHARLOTTE	NC	28269	8527 REDSTONE VIEW DR CHARLOTTE NC	28269

EXHIBIT B, RZP-2026-014 COMMUNITY MEETING NOTICE



NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by TRUE HOMES, LLC. to rezone approximately three acres located at 11803 Brownstone View Dr., Charlotte. This is the parcel at the corner of DeArmon Rd. and Brown Rd. The purpose of the rezoning is to allow a townhome subdivision.

Date and Time of Meeting: Tuesday, July 7th, 2026 at 6:00pm.

Place of Meeting: Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/264253603905475?p=l2evPyU9Ng7x1fXLhN>

Meeting ID: 264 253 603 905 475

Passcode: vZ7V9Gy9

Petitioner: TRUE HOMES, LLC.

Petition No.: RZP-2026-014

We are assisting TRUE HOMES, LLC. (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design, & Development Department seeking to rezone an approximately 3.0-acre site (the "Site") located at 11803 Brownstone View Rd. (corner of DeArmon Rd. and Brownstone View Rd.) from the B-1 (CD) zoning district to N2-A (Neighborhood 2) zoning district. The purpose of the rezoning is to permit a townhome development.

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, July 7th, 2026 at 6:00pm virtually via Teams. The Petitioner's representative(s) look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please email James McGivern with DPR DESIGN (jmcgivern@dpr.design). If you would like a digital copy of this letter which will have website links to the meeting, please reach out to James McGivern.

cc: Renee Johnson (City Council representative)
Shaun Gasparini (TRUE HOMES, LLC.)
James McGivern (DPR DESIGN)

Date Mailed: 2026.06.26

EXHIBIT C, RZP-2026-014

ATTENDANCE SHEET

ATTENDANCE SHEET:

JENNIFER RABORN jenn.ray1421@gmail.com

PAT CARTER pgc1015@bellsouth.net

TALIA NAZARIO tnazarios@gmail.com

JOHN SHARKEY j1906sharkey@gmail.com

NARDA RODNEY nardarodney@hotmail.com

LOWELL RABORN BHRaborn@gmail.com

BLAIR ENSINGER Blair.Ensinger@gmail.com

ED EVANS edevans65@gmail.com

CAROL WILBURN chwilburn59@gmail.com

SYDNEY GRAHAM grahamcoups@gmail.com |

SARAH HALEY semitchell1@gmail.com

NADINE MORGAN

EXHIBIT D, RZP-2026-014

SCREEN SHOTS OF CHAT WINDOW

Type a name

Share invite

- JM James McGivern Organizer
- JR Jennifer Raborn
- JS John Sharkey
- LR Lowell Raborn
- PC Pat Carter
- RS Ron Staley
- SH Sarah Haley

Others invited (3)

- LB Berrios, Luis No response
- RJ Johnson, Renee' Declined
- SG Shaun Gasparini Accepted

Jennifer Raborn and Lowell Raborn were invited to the meeting.

Sarah Haley was invited to the meeting.

Pat Carter was invited to the meeting.

Sarah Haley 5:59 PM

SH Hi, I'm excited to be here! I'm Sarah Haley. I live in the community across the street - Meridale - and I also serve as the Association President.

John Sharkey was invited to the meeting.

Ron Staley 6:00 PM

RS Thanks Sarah

S. G. was invited to the meeting.

Sarah Haley 6:07 PM

SH I look forward to understanding the price point of these townhomes given your emphasis on attainable.

Ed Evans was invited to the meeting.

Sarah Haley 6:08 PM

SH Hi Ed, thanks for joining from Meridale!

Neighborhood Center - what does that mean?

Nadine Morgan was invited to the meeting.

Sarah Haley 6:10 PM

SH Hi Nadine, thanks for joining from Meridale. #MeridaleStrong

Nadine Morgan left the chat.

Sarah Haley 6:12 PM

SH Can you address traffic considerations and your plan for building in an already congested area?

Sarah Haley 6:18 PM

SH Who does this trip analysis?

Pat Carter 6:19 PM

PC do you have a rear view of the units showing the parking allotments? Also, what is the price point on these units/

Cody was invited to the meeting.

Wilburn was invited to the meeting.

Cody left the chat.

Ensinger, Blair (SRT) was invited to the meeting.

Sarah Haley 6:20 PM

SH Oh hi John, I'm the President of Meridale. I would love to connect!

Talia Nazario was invited to the meeting.

Sarah Haley 6:22 PM

SH Can you give a timeline of the construction - if the city grants rezoning, when will construction start and when do you anticipate it ending?

Can you talk about the environment impact of the project?

I'm sorry to hear that, Lowell. The city does have a plan to expand DeArmon, so it's not going to be small for much longer.

Wilburn 6:27 PM

W And we are right across from it on DeArmon and can't even get in & out of our driveway now!

How much worse will it get with this plan?!?

Sarah Haley 6:28 PM

SH In my opinion, this is superior to a gas station.



Jennifer Raborn 6:33 PM

JR jenn.ray1421@gmail.com

Pat Carter 6:33 PM

PC Pat Carter - pgc1015@bellsouth.net

John Sharkey 6:33 PM

JS John Sharkey j1906sharkey@gmail.com

Rodney, Narda 6:34 PM

NR Narda Rodney nardarodney@hotmail.com

Lowell Raborn 6:34 PM

LR Lowell Raborn BHRaborn@gmail.com

Lowell Raborn 6:34 PM

LR Lowell Raborn BHRaborn@gmail.com

Ensinger, Blair (SRT) 6:34 PM

BE Blair.Ensinger@gmail.com

Ed Evans 6:34 PM

EE Ed Evans edevans65@gmail.com

Wilburn 6:34 PM

W Carol Wilburn chwilburn59@gmail.com

Sarah Haley 6:35 PM

SH Nevermind, I'm all good.



Wilburn 6:35 PM

W Thank you

Rodney, Narda 6:36 PM

NR Thank you

Sarah Haley 6:36 PM

SH Thank you. I would prefer this to a gas station.

Talia Nazario 6:36 PM

TN we attended June's zoning meeting at the government center. there is another developer that wants to develop another parcel on DeArmon. they were looking for a N1-e rezoning, and city officials agreed that's too small since the surrounding subdivisions are N1-a to N1-c. townhomes do not fit in the neighborhood

Sarah Haley 6:36 PM

SH semitchell1@gmail.com

Talia Nazario 6:36 PM

TN tnazarios@gmail.com

Ensinger, Blair (SRT) left the chat.

Sarah Haley 6:36 PM

SH I was going to make a supporting comment.

About traffic.

Wilburn left the chat.

S. G. 6:36 PM

SG Sydney Graham-arahamcoups@aail.com

EXHIBIT D (CONTINUED), RZP-2026-014 SCREEN SHOTS OF CHAT WINDOW

S. G. 6:36 PM

SG Sydney Graham-
grahamcoups@gmail.com

Thank you!



Ed Evans left the chat.

S. G. left the chat.

Pat Carter left the chat.

Shaun Gasparini was invited to the meeting.

Sarah Haley 6:37 PM

SH And norming of the 180 trips - this is
about 6.66 trips per home which is
VERY similar to our recent speed
study in Meridale with the city of
charlotte

so I appreciate the attention to this
and believe this accurate 🤔

Ron Staley 6:37 PM

RS 2300 vs 183

Sarah Haley 6:37 PM

SH And I would love to be included in
future communication as the
Association President in Meridale

Again, better than a gas station.
Thank you!

Have a great evening!

Ron Staley 6:38 PM

