

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2026-023

Petitioner: Middleburg Communities
Rezoning Petition No.: 2026-023
Property: ±20.15 Acres located at 9101 Wilkinson Boulevard

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 4/13/2026. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The community meeting was held virtually on Monday, April 27, 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 Adam Ricketts with Middleburg, 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 south side of Wilkinson Boulevard, west of I-485 and Sam Wilson Road, east of the Catawba River. The site is currently zoned CG(General Commercial) and within both the Protected Area and Critical Area of the Lower Lake Wylie Watershed. The proposed zoning is N2-B(CD) (Neighborhood – 2, B, Conditional) to allow the development of the site with a multifamily residential community with up to 364 stacked dwelling units. The Charlotte Future 2040 Plan recommends Manufacturing & Logistics and a small portion of Commercial for the site. Ms. Grant reviewed the Proposed Policy Map Amendment. She shared the conceptual site plan detailing the location of access points, stormwater management, amenity center and the 12-foot shared use path and 8-foot wide planting strip along Wilkinson Boulevard. She also showed the open space within the site.

Ms. Grant 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 June 15, 2026, followed by Zoning Committee consideration on August 4, 2026, and a City Council decision on August 17, 2026.

The community meeting was then opened for questions from attendees.

II. Summary of Questions/Comments and Responses:

One attendee asked whether speed bumps could be installed on nearby streets to discourage potential cut-through traffic and expressed appreciation for the new access connection to Wilkinson Boulevard. Residents also requested clarification on the location of trash pickup areas, specifically seeking assurance that they would be situated away from existing residential units. A follow-up question focused on whether trash trucks would use neighborhood streets or the new Wilkinson Boulevard access. Residents did not raise concerns about residential use at the site, despite the long-range plan's support for manufacturing and logistics. The development team responded that trash collection areas are located a sufficient distance from existing residences and that trash trucks are expected to access the site via Wilkinson Boulevard rather than traveling through the existing neighborhood.

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
Adam Ricketts, Middleburg
Bridget Grant & Lisa Thompson, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILCITY	STATE	ZIPCODE
05321102	AREC 19 LLC				2727 N CENTRAL AVE	PHOENIX	AZ	85004
05321104	RAYMOND	JUDITH KAY		GRANTOR TRUST	7307 WESSIX PL	CHARLOTTE	NC	28226
05321105	JUDITH KAY RAYMOND GRANTOR	TRUST			PO BOX 668405	CHARLOTTE	NC	28226
05321106	PIEDMONT NATURAL GAS CO	INC			PO BOX 33068	CHARLOTTE	NC	28233
05321107	SPARROW	PHILLIP NEAL			9411 FAIRLANE DR	CHARLOTTE	NC	28214
05321108	SPARROW	PHILLIP NEAL			8808 WILKINSON BLVD	CHARLOTTE	NC	28214
05321123	GPT PARROTT DRIVE OWNER LP			C/O LINK LOGISTICS	PO BOX 2980	CHICAGO	IL	60690
05321124	GPT PARROTT DRIVE OWNER LP			C/O MPV PROPERTIES	2400 SOUTH BLVD STE 300	CHARLOTTE	NC	28203
05321125	WILKINSON COMMERCE PARK ASSOCIATION INC				2400 SOUTH BLVD	STE 300 CHARLOTTE	NC	28203
05321126	WILKINSON COMMERCE PARK ASSOCIATION INC				2400 SOUTH BLVD	STE 300 CHARLOTTE	NC	28203
11304101	LHG WILKINSON INC				4820 NATIONS CROSSING RD ST	CHARLOTTE	NC	28217
11304102	PARSONS	RYAN LEE	RONNIE CHARLES	PARSONS	PO BOX 587	BELMONT	NC	28012
11304103	PARSONS	RYAN LEE			9131 WILKINSON BLVD	CHARLOTTE	NC	28214
11304126	HYDRAULICS LTD				202 MACKENAN CT	CARY	NC	27511
11304127	LUCKEY	KATHRYN E			9928 PARKRIDGE DR	CHARLOTTE	NC	28214
11304128	PENA	SIXTO CARMONA	EDELMIRA ESCALANTE	BARRERA	9920 PARKRIDGE DR	CHARLOTTE	NC	28214
11304136	THE HUNTWOOD	TRUST			1203 LANE ROAD	MT HOLLY	NC	28120
11304137	JACKSON	ROBERT KEITH			9821 WILLILYN LN	CHARLOTTE	NC	28224
11304138	WATSON	DOUGLAS DARYL			9829 WILLILYN LN	CHARLOTTE	NC	28214
11304139	SALAZAR	JUAN E	CECILIA	GUZMAN	9905 WILLILYN LN	CHARLOTTE	NC	28214
11304140	THE HUNTWOOD	TRUST			1203 LANE ROAD	MT HOLLY	NC	28120
11304141	THE HUNTWOOD	TRUST			1203 LANE ROAD	MT HOLLY	NC	28120
11304142	TRIPLE R RESOURCES LLC				PO BOX 587	BELMONT	NC	28012-0587
11304143	BARNARD	NATALIE			9934 WILLILYN LN	CHARLOTTE	NC	28214
11304145	VALDEZ	JORGE A	JENNIFER	RICHARDSON	9912 WILLILYN LN	CHARLOTTE	NC	28214
11304146	VALDEZ	JAVEL	MATTHEW	HOOD	9912 WILLILYN LN	CHARLOTTE	NC	28214-9055
11304147	MENA	SANDRA	PEDRO	MANA	6720 CENTERLINE DR	CHARLOTTE	NC	28278
11304148	DIAZ	ISMAEL ARQUIMIDES TREJO	DEVORA YESSENIA OCHOA	GARCIA	9812 WILLILYN LN	CHARLOTTE	NC	28214
11304149	NORRIS	CARLTON RAY	BRENDA J	NORRIS	3114 S PARAHAM RD	YORK	SC	29745
11304150	ANGELS STEEL ERECTING & MISCELLANEOUS SERV				11616 SUNSWEPT LN	CHARLOTTE	NC	28226
11304201	COLEMAN	RICKY			196 CEDAR GROVE RD	CLOVER	SC	29710
11304202	FREEMAN	KERRY A			9742 WILLILYN LN	CHARLOTTE	NC	28214
11304203	TRAN	QUAN THE	KIM HOA	DUONG	9734 WILLILYN LN	CHARLOTTE	NC	28214
11304204	PEREZ	INGRID DORALY			11421 RED HICKORY LN	CHARLOTTE	NC	28273
11304205	PEREZ-WILLILYN LLC				11421 RED HICKORY LN	CHARLOTTE	NC	28273
11304206	DOAN	TRI VAN	NGUYEN TO	DO	10813 BERE ISLAND DR	CHARLOTTE	NC	28278
11304207	ZAMORA	J SALOMON AQUILAR			8810 JOYELAND CIRCLE	CHARLOTTE	NC	28214
11304208	BROWN	PHYLLIS MARIE			3805 MARWICK RD	CHARLOTTE	NC	28208
11304209	COSTILLA	ROGACINO LOZEZ	ROSBELIA HERNANDEZ	JAIMES	9704 WILLILYN LN	CHARLOTTE	NC	28214
11304210	ADAMS	EARL JR			3911 PARKAY PL	CHARLOTTE	NC	28214
11304301	PEREZ	VICTOR JOSE	INGRID DORALY	PEREZ	11421 RED HICKORY LN	CHARLOTTE	NC	28273
11304302	TRUONG	BICHIEN T	CHAN BAU	UNG	4337 OWLS PERCH DR	CHARLOTTE	NC	28278
11304303	PALACIOS	MACEDONIO ESCUTIA	LUCIA GUTIERREZ	ANALCO	4039 BRICKYARD RD	CHARLOTTE	NC	28214-9532
11304308	GRAY	MARGUERITE			3930 HATHAWAY HILLS DR	CHARLOTTE	NC	28214
11304309	REYES	EDVARDO	MARIA DEL CARMEN	VAZQUEZ	3926 HATHAWAY HILLS DR	CHARLOTTE	NC	28214
11304310	MOUNIE	VISHUN	ROMA	MOUNIE	8631-124TH ST	QUEENS	NY	11418
11304311	REYES	FRANCESCA ANN MARIE	EDUARDO E	REYES	3918 HATHAWAY HILLS DR	CHARLOTTE	NC	28214
11304312	CAO	HUONG THI KUAN	JOHN NGOI DINH	PHAN	521 MCMILLAN DR	INDIAN TRAIL	NC	28079-5220
11304313	FOSTER	PHYLLIS Y			3910 HATHAWAY HILLS DR	CHARLOTTE	NC	28214
11304314	CUETO	GERONIMO ARELLANDO	MARIA DEJESUS RIVERA	GARCIA	3906 HATHAWAY HILLS DR	CHARLOTTE	NC	28214
11304315	LITTLE	PAULA O			3902 HATHAWAY HILLS DR	CHARLOTTE	NC	28214
11304604	PIEDMONT WILKINSON LLC				568 JETTON ST STE 200	DAVIDSON	NC	28036-9322
11304606	LHG WILKINSON INC				4820 NATIONS CROSSING RD ST	CHARLOTTE	NC	28217
11304607	GS WEST CHARLOTTE LP			ATTN: JOSH GLOVER	465 MEETING ST	STE 500 CHARLESTON	SC	29403
11304608	BDE REALTY LLC				6010 KENLEY LN	CHARLOTTE	NC	28217
11304611	OLIVER	BARBARA K	TRUST	BARBARA K OLIVER LIVING TRUST	PO BOX 187	VILAS	NC	28692
11304612	OLIVER	BARBARA K	TRUST	BARBARA K OLIVER LIVING TRUST	PO BOX 187	VILAS	NC	28692
11304623	TEJADA	EDWARDS CEPEDA			9528 DEWEY DR	CHARLOTTE	NC	28214
11304624	KING	WILL R			4688 DABNEY VIGOR DR	CHARLOTTE	NC	28209
11304625	ANDREWS	CRAIG	RONALDA ELICIA	CHANEY	9520 DEWEY DR	CHARLOTTE	NC	28214
11304626	SFR JV-1 2021-1 BORROWER LLC			C/O RYAN LLC	PO BOX 4900	SCOTTSDALE	AZ	85261
11304627	TELLEZ-CERVANTES	ROBERTO	FRANCISCO	TELLEZ-CERVANTES	9512 DEWEY DR	CHARLOTTE	NC	28214
11304628	MCCANTS	CHANTE CHEREE	TRAVIS TREMAINE	MCMILLIAN	9508 DEWEY DR	CHARLOTTE	NC	28214
11304629	GALLO	FRANCISCO	VALERIA	WEDOLOWSKI	6550 SAND WEDGE CT	ALEXANDRIA	VA	22312
11304638	HATHAWAY HILLS HOMEOWNER ASSO			C/O OMNI MGMT SERVICES INC	6135 PARK SOUTH DR STE 510	CHARLOTTE	NC	28210
11304729	WASHINGTON	SHEILA Y			7810 MCGARRY TL	CHARLOTTE	NC	28214
11304730	HAULSEE	MARLEE	JOEL	HAULSEE	7806 MCGARRY TRL	CHARLOTTE	NC	28214-7650
11304731	HOME SFR BORROWER IV LLC				PO BOX 4090	SCOTTSDALE	AZ	85261
11304732	CARRYL	JACQUELINE P	TRUST	JACQUELINE P CARRYL REVOCABLE	3903 HATHAWAY HILLS DR	CHARLOTTE	NC	28214-7669
11304733	VIEYRA	JAIME REYES	MARIA ASCENCION	DELGADO	3907 HATHAWAY HILLS	CHARLOTTE	NC	28214
11304734	2906 OAKDALE RD LLC				324 MELBOURNE CT	CHARLOTTE	NC	28209
11304735	MORTON	DAVID			3915 HATHAWAY HILL DR	CHARLOTTE	NC	28214
11304736	ALVAREZ	CARLOS	JENNY	OCHOA ALVAREZ	3919 HATHAWAY HILLS	CHARLOTTE	NC	28214
11304737	JOHNSON	KIANDRA			269 EAST AVE	BRIDGEPORT	CT	06610
11304738	TAYLOR	ROBERT			3927 HATHAWAY HILLS DR	CHARLOTTE	NC	28214

Exhibit A (Cont.)

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Hathaway Hills	K	Harris	7817 MCGARRY TRL, CHARLOTTE, NC, 28214
The Free Indeed Project of Char	Janet	Butts	9308 DEWEY DRIVE, CHARLOTTE, NC, 28214
The Vineyards on Lake Wylie	Norma	Arnold	9046 CARNEROS CREEK RD, CHARLOTTE, NC, 28214
The Vineyards on Lake Wylie	Omar	Valera	8914 VALLEYMOON LN, CHARLOTTE, NC, 28214
Westerly Hills Neighborhood Ass	Emma	Potts	9025 LONGVIEW RD, CHARLOTTE, NC, 28214
Westmoreland Homeowners Associa	Larry	Ziegler	3433 FARRHILL RD, CHARLOTTE, NC, 28214
Westmoreland Homeowners Associa	Leah	Henrichsen	3317 SAINT EVANS RD, CHARLOTTE, NC, 28214
Westmoreland Homeowners Associa	Lynn	Cook	9110 THAYER RD, CHARLOTTE, NC, 28214

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2026-023

Subject: Rezoning Petition No. 2026-023

Petitioner/Developer: Middleburg Communities

Current Land Use: Residential & Vacant

Existing Zoning: CG (General Commercial)

Rezoning Requested: N2-B(CD) (Neighborhood 2 - B, Conditional)

Date and Time of Meeting: **Monday, April 27, 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# 2026-023.*

Date of Notice: 4/13/2026

Moore & VanAllen is assisting Middleburg (the “Petitioner”) with a recently filed rezoning request for an approximately ±20.15-acre site located at 9101 Wilkinson Boulevard in Charlotte, North Carolina (the “Site”). The request seeks to rezone the Site from CG to N2-B(CD) to allow development of a residential community.

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 Monday, April 27, 2026, at 6:00 p.m.

Please send an email by April 26th to CommunityMeeting@mvalaw.com to receive a secure virtual meeting link and reference Petition #2026-023.

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
Adam Ricketts, Middleburg
Bridget Grant, Moore & Van Allen, PLLC

Exhibit B (continued)

Site Location:



2026-023: Middleburg

Parcel(s):

11304101, 11304606

Current Zoning:

CG (General Commercial)

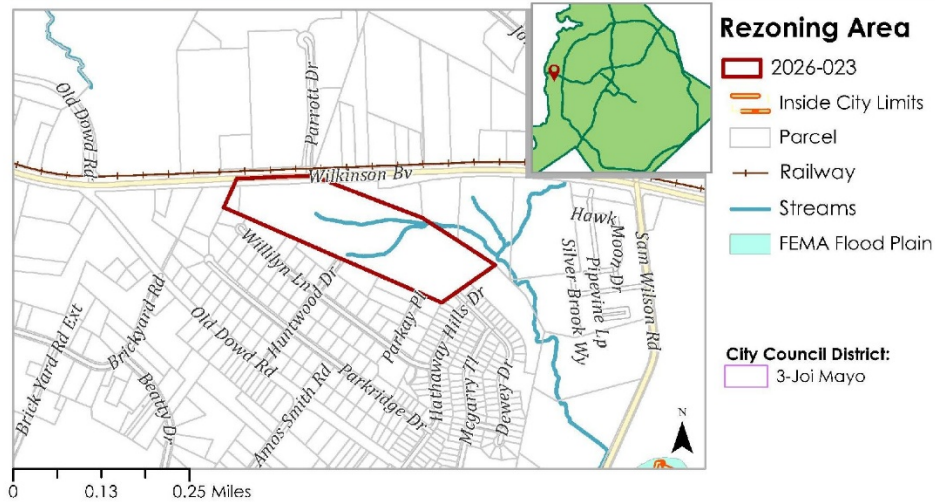
Requested Zoning:

N2-B(CD) (Neighborhood 2-B, Conditional)

Size:

Approximately 20.15 acres

Location of Requested Rezoning



Existing Zoning & Rezoning Request

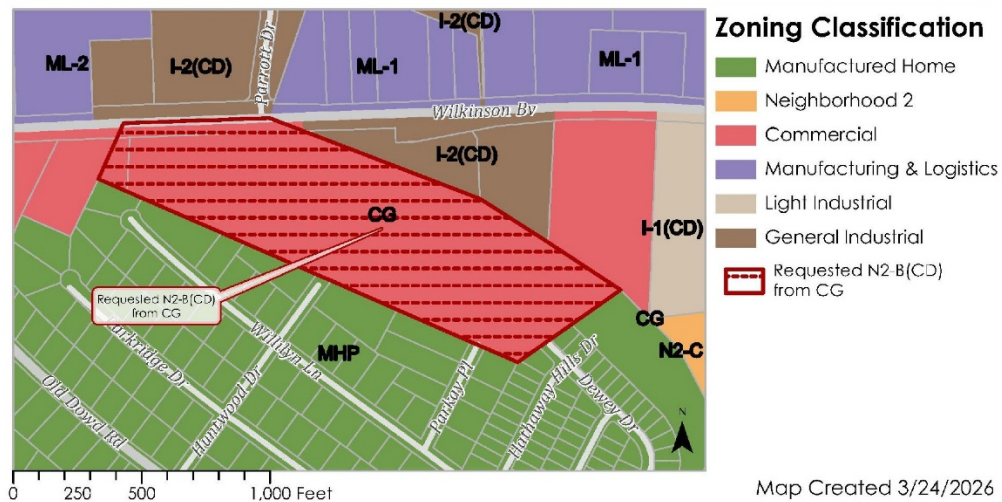


Exhibit C

<u>Name</u>	<u>Email</u>
<u>Natalie Barnard</u>	<u>nataliebarnard3@gmail.com</u>
<u>Ryan Parsons</u>	<u>a2bnic@gmail.com</u>
<u>BichLien Truong & Chan Bau Ung</u>	<u>lientruong36@gmail.com</u>
<u>Liemtruong</u>	<u>liembuu@gmail.com</u>
<u>Pete Kaliner</u>	<u>PeteKaliner@gmail.com</u>