

COMMUNITY MEETING REPORT

Petitioner: Rachel Regalado

Owners: Jaime Roberto De La Garza Rodriguez & Ivette De La Garza

Rezoning Petition Number: 2026-029

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 AND HOW CONTACTED:

The petitioner mailed 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 12, 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 Tuesday, July 7, 2026, at 6:30 pm EST. The meeting occurred on Zoom, and the Zoom meeting details were provided in the Notice of Community Meeting Letter that was mailed out as well as emailed to anyone who RVSP'd.

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

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The petitioner, Rachel Regalado, and owner, Ivette De La Garza, were also present at the Community Meeting.

SUMMARY OF PRESENTATION/DISCUSSION:

1. Presentation Overview

The meeting was called to order by Petitioner to present the rezoning proposal for a **3.063-acre** tract located inside the Charlotte city limits at **5217 Henderson Circle [the "Site"]**.

Petitioner explained the agenda for the meeting and stated that the purpose of the meeting was to discuss the rezoning request and to respond to questions and concerns from nearby residents and property owners.

Petitioner focused on the Site from various map and satellite views and pointed out the following details:

Existing Structures: There are two existing properties currently on the land. The petitioner and owner confirmed they **do not plan to touch or alter** these existing properties, but their current plans are non-binding and not completely finalized.

Environmental & Site Layout: A small stream runs through the property. A formal flood study will be conducted, and the stream will not be disturbed. The current plans are to extend the property line from 5321 Henderson Circle to 5127 Henderson Circle, yielding an estimated **6 new lots**.

Surrounding Context: The area features a mix of housing types; to the south are existing trailers, while single-family homes sit to the north. The Henderson Oaks community is located directly to the north which are single-family residences. Additionally, there is active new construction to the northwest, northeast, and southeast, all within a one-mile radius.

Development Standards: The requested N1-C zoning focuses on building forms that ensure compatible neighborhood development. The final project must strictly adhere to city standards regarding setbacks and landscaping to build **six new construction single-family homes** on the six proposed lots.

Petitioner explained that the rezoning request is asking for zoning to change from MHP (Manufactured Home Park) to N1-C Neighborhood 1 Zoning District. Petitioner showed that the rezoning request for the Site falls inline with the 2040 Charlotte Future Policy Map. 5217 Henderson Circle is planned/proposed on the policy map as Neighborhood 1, which will agree with N1-C Neighborhood 1 Zoning District.

2. Project Timeline:

Petitioner closed presentation with timeline of past and future milestones for the rezoning application process:

- **May 2026:** Application submitted
- **June 12, 2026:** Community Meeting Notice emailed to affected community members
- **July 7, 2026:** Community Meeting (Current Stage)
- **July 17, 2026:** Public Comment Period Closes (Open for 10 days post-meeting; any comments received by Petitioner will be compiled and submitted back to the City)
- **August 17, 2026 (Estimated):** Public Hearing
- **September 1, 2026:** Zoning Committee Meeting
- **September 21, 2026:** City Council Decision

3. Q&A and Public Comment:

After the presentation, the floor was opened for questions.

- **Question/Comment (Gary Young):** I think everything was presented very well and clear. How can residents reach out if they have further questions or want to follow up?
- **Response (Rachel Regalado):** Rachel provided her direct phone number and email address to the attendees for any subsequent inquiries and the information was also on the final slide of the presentation.

Respectfully submitted, July 10, 2026

cc: Charlotte Planning, Design & Development Department – Rezoning staff

**PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW /
ANY QUESTIONS. THANK YOU**

2026-029	full_name_neighborhood	first_name	last_name	physical_address
2026-029	Barclay Downs	Christian	Hunt	4937 VICTORIA AVE, CHARLOTTE, NC, 28269
2026-029	Henderson Oaks HOA	Tanisha	Walker	6812 JAMISON LANE, CHARLOTTE, NC, 28269
2026-029	Lexington	Veronica	Foster	6929 SILVER GARDEN LN, CHARLOTTE, NC, 28216
2026-029	Milton Commons Homeowners Assoc	Eugene	Austin	6812 JAMISON LANE, CHARLOTTE, NC, 28227
2026-029	Oakbrooke Community Homeowners	Mario	French	5103 MINTVALE DR, CHARLOTTE, NC, 28269
2026-029	Rebuilding Lives in North Carol	Christian	Hunt	4937 VICTORIA AVE, CHARLOTTE, NC, 28269
2026-029	Scotsborough Homeowners Associa	Bonnie	Jackson	6938 AULTON LINK CT, CHARLOTTE, NC, 28269
2026-029	Scotsborough Homeowners Associa	Michelle	Ridgley	4525 BRANDIE GLEN RD, CHARLOTTE, NC, 28269
2026-029	Scotsborough Homeowners Associa	Scott	Hall	4427 BRANDIE GLEN RD, CHARLOTTE, NC, 28269

AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH
!

street address	apartment_unit_or_suite	city	state	zip code
		CHARLOTTE NC		28269
		CHARLOTTE NC		28269
		CHARLOTTE NC		28216
		CHARLOTTE NC		28227
		CHARLOTTE NC		28269
		CHARLOTTE NC		28269
		CHARLOTTE NC		28269
		CHARLOTTE NC		28269
		CHARLOTTE NC		28269

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW

2026-029	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS
2026-029	03720311	CHONG	CHONG B	DANIEL H
2026-029	03720312	CHONG	CHONG B	DANIEL H
2026-029	03720313	QUICK	DAVID DENNIS SR	
2026-029	03720314	RODRIGUEZ	J ROBERTO DELAGARZA	IVETTE
2026-029	03720345	CLPF METROLINA LLC		
2026-029	03721203	DANCY HOMES INC		
2026-029	03722323	ARC RENTAL MSR I LLC		
2026-029	03722324	DENAMBILI	NAPHIE S	
2026-029	03722325	PHAM	HUY	LINH
2026-029	03722326	SEWELL	IAN	WENDY
2026-029	03722327	BRIDGE SFR IV SEED BORROWER LLC		
2026-029	03722328	GARCIA	RAMON	MARTHA
2026-029	03722329	OPENDOOR PROPERTY TRUST I		
2026-029	03722330	HENDERSON OAKS HOMEOWNERS ASSO	INC	
2026-029	03722331	HOBBS	MALCOLM L III	
2026-029	03722332	JONES	EDWIN R.	
2026-029	03722333	GREEN	TERRI LYNN	
2026-029	03722334	CULBRETH	SHANICE ANTONIA	
2026-029	03722335	SFR JV-1 2021-1 BORROWER LLC		

OW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK

COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE
CHONG	3732 COLE MILL RD		CHARLOTTE	NC
CHONG	3732 COLE MILL RD		CHARLOTTE	NC
	5201 HENDERSON CIR		CHARLOTTE	NC
DELAGARZA	12415 ASBURY CHAPEL RD		HUNTERSVILLE	NC
C/O CLARION PARTNERS LLC	2323 VICTORY AV STE 1500		DALLAS	TX
	20428 STAGHORN CT		CORNELIUS	NC
C/O GLOBAL ATLANTIC FINANCIAL	150 GREENWICH ST	4 WORLD TRADE CENTER 51ST FL	NEW YORK	NY
	5235 HENDERSON CIRCLE		CHARLOTTE	NC
CHAU	4016 CANTERBROOK DR		CHARLOTTE	NC
SEWELL	2093 PHILADELPHIA PIKE UNIT 40		CLAYMONT	DE
	6836 MORRISON BLVD STE 320		CHARLOTTE	NC
HERNANDEZ	7140 HENDERSON VALLEY LN		CHARLOTTE	NC
	1295 W WASHINGTON ST STE 110		TEMPE	AZ
C/O CEDAR MANANGEMENT GROUP	PO BOX 26844		CHARLOTTE	NC
	PO BOX 3635		PINEHURST	NC
	10210 WINDRIFT ROAD		CHARLOTTE	NC
	5737 HENDERSON OAKS DR		CHARLOTTE	NC
	5741 HENDERSON OAKS DR		CHARLOTTE	NC
C/O RYAN LLC	PO BOX 4900		SCOTTSDALE	AZ

[YOU!

ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZIP CODE
28270	5123 HENDERSON CR CHARLOTTE NC	#NAME?
28270	5131 HENDERSON CR CHARLOTTE NC	#NAME?
28269	5201 HENDERSON CR CHARLOTTE NC	#NAME?
28078-4638	5217 HENDERSON CR CHARLOTTE NC	#NAME?
75219	5224 GIBBON RD CHARLOTTE NC	#NAME?
28031	5200 HENDERSON CR CHARLOTTE NC	#NAME?
10007	5231 HENDERSON CR CHARLOTTE NC	#NAME?
28269	5235 HENDERSON CR CHARLOTTE NC	#NAME?
28269	5239 HENDERSON CR CHARLOTTE NC	#NAME?
19703	5243 HENDERSON CR CHARLOTTE NC	#NAME?
28211	7146 HENDERSON VALLEY LN CHARLOTTE NC	#NAME?
28269	7140 HENDERSON VALLEY LN CHARLOTTE NC	#NAME?
85288-1233	7136 HENDERSON VALLEY LN CHARLOTTE NC	#NAME?
28221	HENDERSON VALLEY LN CHARLOTTE NC	28269
28374	7116 HENDERSON VALLEY LN CHARLOTTE NC	#NAME?
28215	7112 HENDERSON VALLEY LN CHARLOTTE NC	#NAME?
28269	5737 HENDERSON OAKS DR CHARLOTTE NC	#NAME?
28269	5741 HENDERSON OAKS DR CHARLOTTE NC	#NAME?
85261	5745 HENDERSON OAKS DR CHARLOTTE NC	#NAME?

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition to rezone 3.063 acres

Location of Rezoning: 5217 Henderson Circle, Charlotte, NC 28269

Date & Time of Meeting: Tuesday, July 7th, 2026, at 6:30 p.m.

Place of Meeting: Virtual Zoom Meeting

Owners: Jaime Roberto De La Garza Rodriguez & Ivette De La Garza

Petitioner & Petition No.: Rachel Regalado / RZP-2026-029

I, Rachel Regalado (the "Petitioner"), am assisting the owners, Jaime Roberto De La Garza Rodriguez & Ivette De La Garza, with a Conventional Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to change the zoning for an approximately 3.063-acre site (the "Site") located at 5217 Henderson Circle, Charlotte, NC 28269, from the MHP (Manufactured Home Park) zoning district to N1-C (Neighborhood 1C) zoning district.

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, we give you notice that the Petitioner will hold a Virtual Community Meeting regarding this Rezoning Petition on Tuesday, July 7, 2026, at 6:30 p.m. We look forward to sharing this petition with you and answering any questions you may have regarding it.

Please RSVP with your email address to: Rachel.RegaladoRealEstate@gmail.com. I will send the Zoom link to your email a few days prior to the meeting as well. If you are unable to attend the meeting, I can send you a hardcopy of the presentation via email ahead of the meeting.

Zoom Meeting Link:

<https://us04web.zoom.us/j/73362163919?pwd=bA9d2MqtMbb16zWXBvNDtFNdQfU65G.1>

Meeting ID: 733 6216 3919 / Passcode: DFJ6V9

Please reach out to me with any concerns via my email (above) or call me at: 704-763-4763.

Warm Regards,

Rachel Regalado

Cc: Malcolm Graham, District 2 Councilman; Emma Knauerhase, CoC Planning Dept.

Community Meeting Attendance Sheet

****This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition.****

Petitioner: *Rachel Regalado on behalf of Owners*
Owners: *Jaime Roberto De La Garza & Ivette De La Garza*
Rezoning Petition Number: *RZP-2026-029*
Date: *7/7/2026*

[illegible]

COMMUNITY REZONING MEETING

5217 HENDERSON CIRCLE

RZP: 2026-029

Prepared by: Rachel Regalado

July 7, 2026



AGENDA

Comment Period: This rezoning request will be open for comments for the next 10 days, ending on Friday, July 17, 2026.

If you have any comments related to this presentation, please email them to:
rachel.regaladorealestate@gmail.com.

They will be shared with the City of Charlotte Planning, Design & Development Department.

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graph TD; A[Site Analysis & Current Zoning] --- B[Area Development & Policy Map]; B --- C[Rezoning Request & Timeline];
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Site Analysis & Current Zoning

Area Development & Policy Map

Rezoning Request & Timeline

The SITE

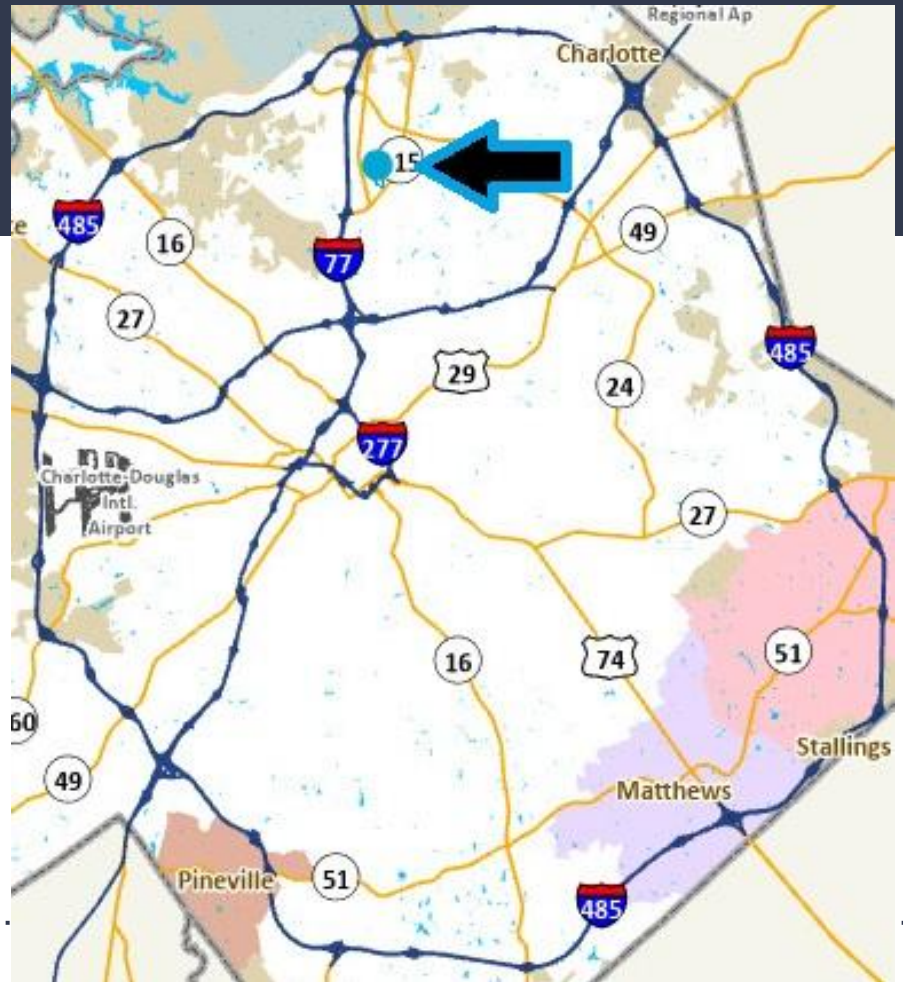
Located at: 5217 Henderson Circle

Lot Size: 3.063 Acres

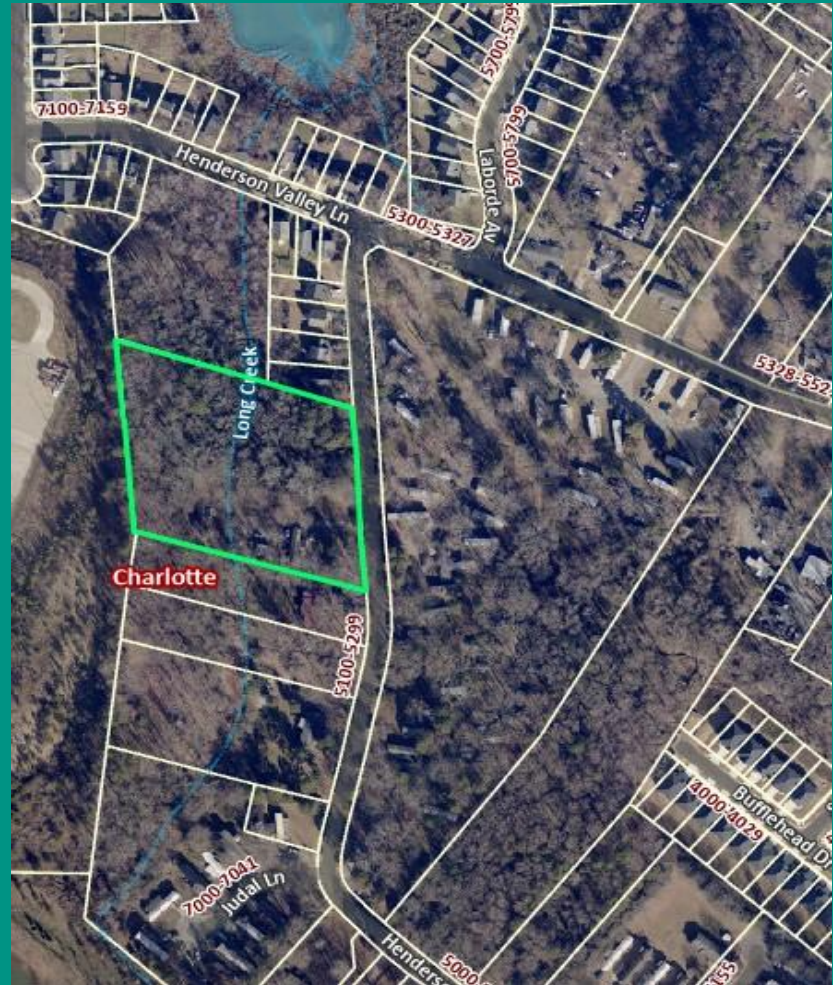
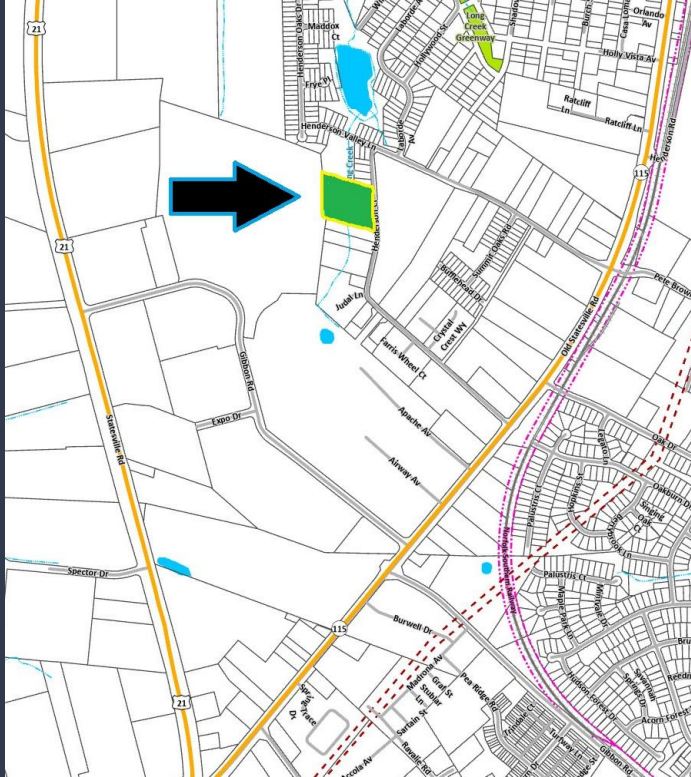
City of Charlotte: Inside City Limits

Area: North of City Center

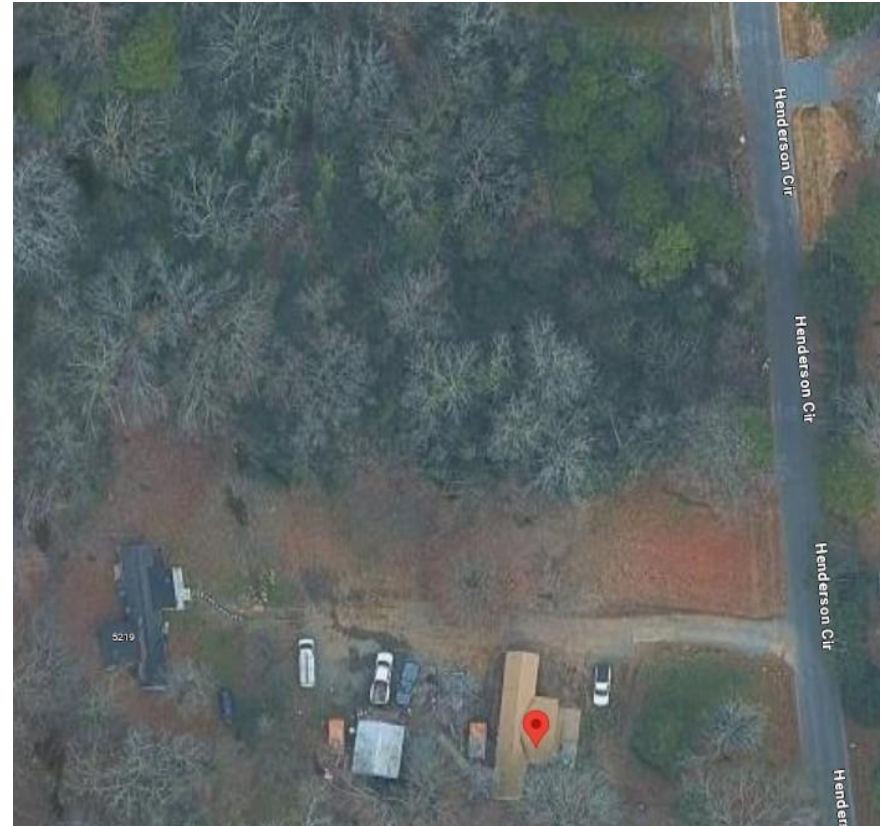
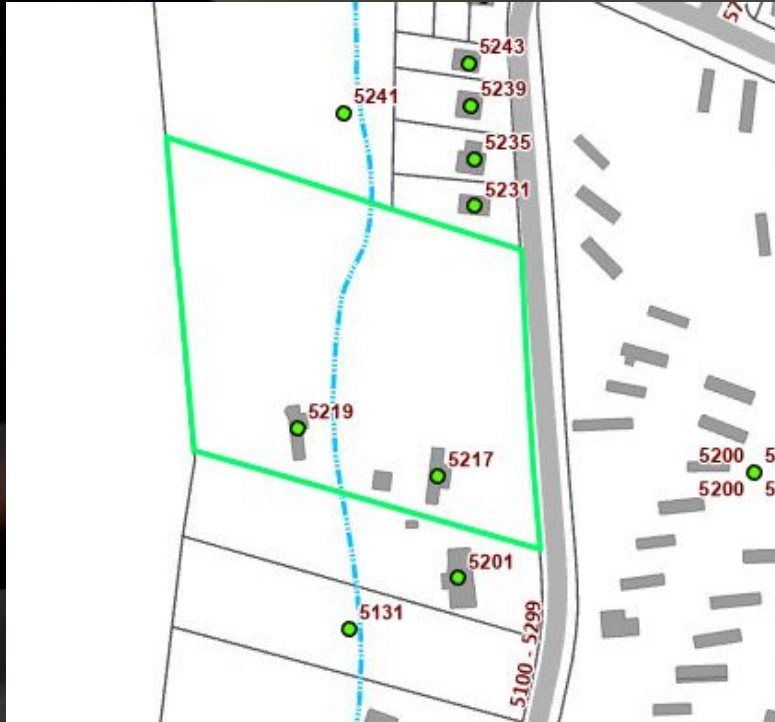
City Council District 2: Malcolm Graham



Site: Area/Neighborhood



Site: Bird's Eye



Current Site Zoning:

MHP - Manufactured Home Park

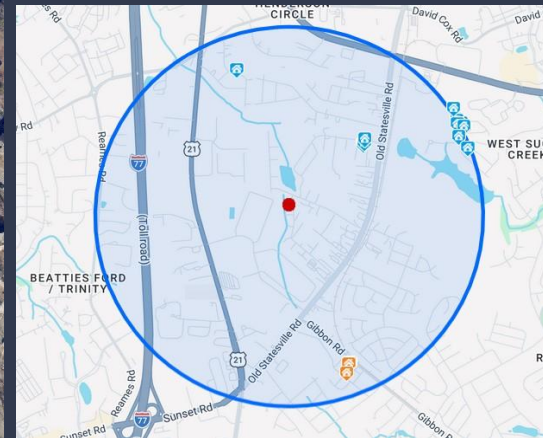


AREA DEVELOPMENT



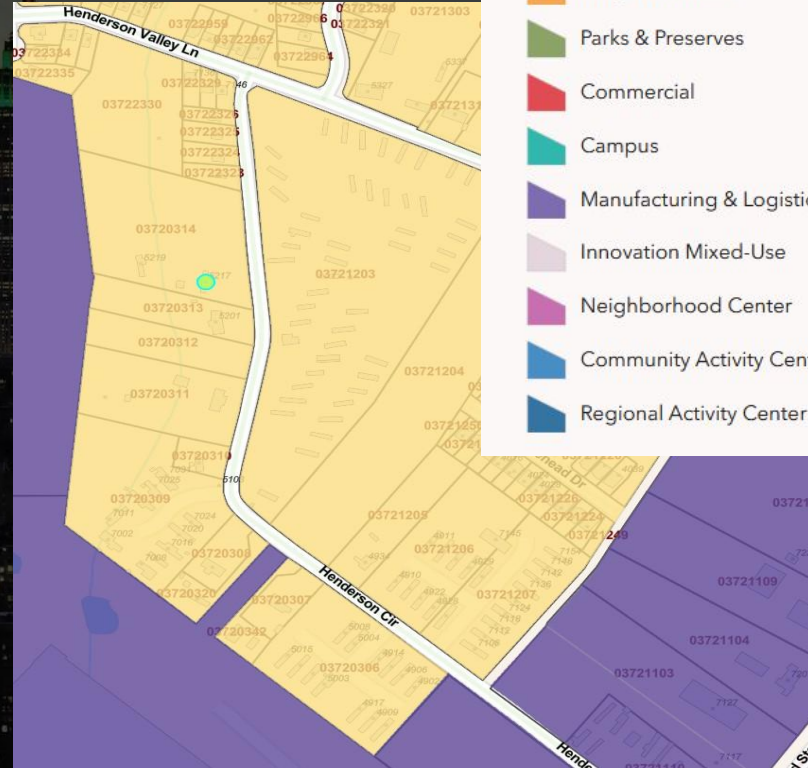
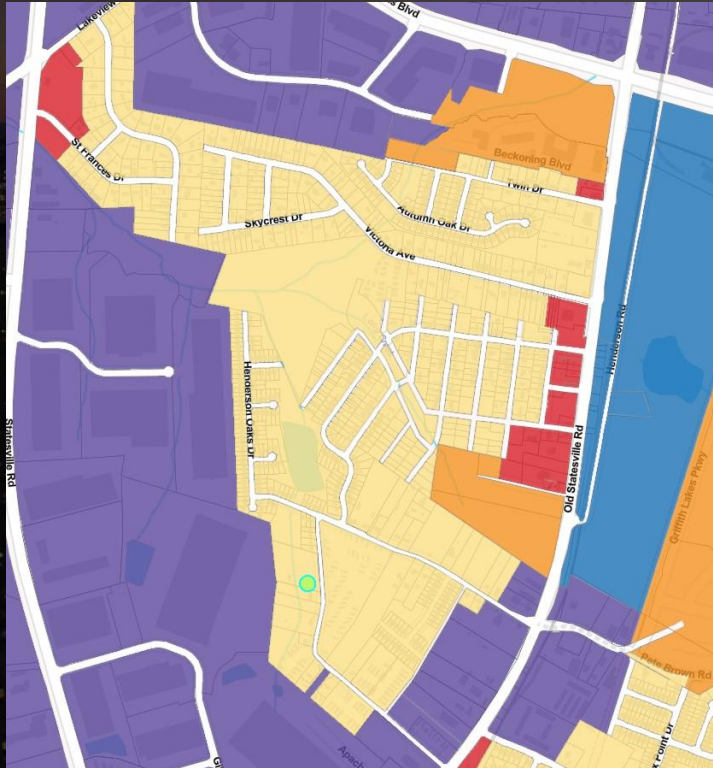
Single-Family
right of Site

Neighborhood
above Site



New Construction
Activity

2040 POLICY MAP



Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center

Rezoning Request:

N1-C Neighborhood 1 Zoning District
(from MHP)

The N1-C Zoning District allows for the development of residential dwellings on lots of 6,000 square feet or greater. The N1-C Zoning District is typically applied to established neighborhoods.

Charlotte's Unified Development Ordinance:

"The Neighborhood 1 Zoning Districts respect the character and development patterns of Charlotte's established residential neighborhoods and promote new residential neighborhood development in a manner that implements the City's vision for the future...

Specific standards within each of the zoning districts address building form and promote context-sensitive, compatible neighborhood development [applies to landscaping as well]...

The N1-A through N1-E Zoning Districts allow for the development of single-family, duplex, and triplex dwellings on all lots."

-From Article 4. Neighborhood 1 Zoning Districts, charlotteudo.gov

REZONING TIMELINE

Application Submitted

Community Meeting

City Council Decision:
9/21/2026

May

June

July

August

September

Meeting Notice Mailed

Public Hearing:
8/17/2026

Zoning Committee Meeting:
9/1/2026

QUESTIONS?

Rachel Regalado, Regalado Real Estate, 704-763-4763

For hardcopy of the presentation or to submit comments,
please email: rachel.regaladorealestate@gmail.com