

Meeting Minutes

Project: Sandy Porter Conditional Rezoning Petition

Date: August 4, 2026

Time: 6:00 PM

Location: Virtual Presentation

Meeting Type: Staff-Level Pre-Submittal Meeting

Attendees

- Paul Pennell – Urban Design Partners
- Graham Drury – The Drox Group

Registrants

- Prachi Ghadi – pghadi@primroselakewylie.com
- Tissa Easter – tissaeaster@hotmail.com
- Jessica Kopasakis – Jessica.kopasakis@gmail.com
- Aaron Sloan – asloan@themontroseteam.com
- Julia Ray – jrayj@icloud.com

1. Overview

This consultation addressed updates to a townhome rezoning and site plan adjacent to multiple Charlotte-Mecklenburg Schools (CMS). The project increased total units from sixty-five to seventy, introduced pedestrian-friendly internal sidewalks, and earmarked seven units at eighty percent AMI for affordable housing targeting teachers. Stakeholders included an HOA member/homeowner and mother (Jessica) and a preschool owner (Prachi) across the street. Primary concerns focused on traffic congestion on Sandy Porter Road during school drop-off and pick-up, entrance design, and the timeline for road widening by NCDOT. Desired outcomes included improved traffic flow, clarity on widening plans, assurance that the conditional rezoning plan will be honored, and support for attainable housing for educators.

2. Project Description

The meeting involved Paul Pennell presenting site plan updates to local stakeholders, including an HOA representative (Jessica) and a nearby preschool owner (Prachi).

- The development is a seventy-unit townhome project with garages and driveways, tree save areas, and full site buffering.
- Changes since the prior community meeting:

- Sidewalks moved from the external property line to the internal drive aisle to enhance pedestrian safety.
- Unit count increased from sixty-five to seventy.
- Seven units designated as affordable at eighty percent AMI, deed-restricted, intended to support teachers working nearby.
- The site is surrounded by CMS school property, with only one planned entrance.
- The City of Charlotte plans a future widening of Sandy Porter Road to a four-lane avenue with a median; right-of-way is being reserved by the petitioner.
- Project entitlement timeline:
 - Public hearing: September 21, 2026
 - Zoning committee recommendation vote: October 6, 2026
 - City council decision: October 19, 2026
 - Post-approval, construction documents and NCDOT review could take an estimated ten months; potential construction approval by December 2027; construction start in 2027; homes potentially delivering in early 2029.
- The affordable units will remain deed-restricted whether the homes are sold or rented.