

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2026-035

Petitioner: DreamKey Partners

Rezoning Petition Nos.: 2026-035

Property: ±6.0 acres located at 3998 Beatties Ford 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 6.203 of the City of Charlotte Zoning 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 Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 6/16/2026. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Monday, June 29, 2026, at 6:00 p.m.

PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representative at the required Community Meeting were Dan Cimaglia with DreamKey Partners, Bre Lundahl with Seamon Whiteside, the designer for the project, and Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Ms. Grant, with Moore & Van Allen, welcomed and thanked the participants for their interest in Rezoning Petition No. 2026-035.

Ms. Grant and the Petitioner's representative provided the following information during the presentation:

Ms. Grant explained that the proposed development is on 6.0 acres located on the east side of Beatties Ford Road (3998 Beatties Ford) and west of I-77. Existing zoning is N1-B, which allows for single-family residential. They are looking to rezone to N2-A to allow for a residential community with duplex, triplex and quadraplex units. This will be a small-scale 61-unit, multi-family neighborhood compatible with surrounding context.

Ms. Grant explained the Charlotte Future 2040 Plan Place Type recommendation is Neighborhood 1, surrounded by neighborhoods with commercial, and manufacturing and logistics to the south. The proposed site plan includes a 24-foot setback from Beatties Ford Road along with a 12-foot multi-use path and 8-foot planting strip, an access point connection from the attached neighborhood, wetlands and stormwater management areas. Adjacent to the site is the 70-foot Piedmont Natural Gas easement.

Plan benefits include compatible with surrounding community/initial phase, continued extension of street network, additional housing opportunities, the extension of multi-use paths/sidewalks and it maintains significant open space. Ms. Grant reviewed the tentative timeline, stating that this is the early stages, but they are planning for a Public Hearing on August 17, Zoning Committee on September 1 and City Council Decision September 21, 2026.

The meeting was then opened for questions and answers.

II. Summary of Questions/Comments and Responses:

A participant asked for clarification of community identity and design and while there will be similarities, this new development will maintain scale with design element variations. Concern was raised about availability and posting of environmental and traffic studies. It was clarified that a traffic study is not required for this phase, but the city continuously reviews opportunities for area improvements such as traffic signals and sidewalk connections. A tree survey is required as part of the project. A resident noted the nearby rock quarry operations, including dust, explosions and traffic affect current and future residents and requested that the concerns be seriously considered in development planning.

There were questions about the streetscape, and the development team indicated the setback from Beatties Ford Road is a minimum of 24-feet from the back of the curb, including an 8-foot planting strip and 12-foot multi-use path. This is done to encourage safe pedestrian and bicycle travel off the main road. Landscaping will include street trees and potentially shrubs between the sidewalk and building facades to provide buffering and aesthetic appeal. Units are required to face Beatties Ford Road with front doors oriented to the street, while vehicular access is provided via alleys at the rear. Representatives confirmed no curb cuts or driveways will be created on Beatties Ford Road, enhancing pedestrian safety and street aesthetics. The project will provide the required percentage of open space, primarily passive green areas with seating, benches and landscaping. There are no plans for active amenities such as playground or community buildings, but proximity to nearby YMCA, and natural areas on the site offer recreational opportunities.

Questions were raised about including pre-wiring or infrastructure for electric vehicle charging. It was noted that garages allow residents to plug in adapters for EVs, but no formal pre-wiring or charging stations have been determined yet.

Participants were thanked for their time and interest in the development. As of this report, all registered attendees were sent the presentation.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to coordinate efforts with City Staff.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Dan Cimaglia, DreamKey Partners
Bridget Grant, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
03916105	YMCA OF CHARLOTTE	& MECKLENBURG	C/O CHARLES R DAUL	400 E MOREHEAD ST 5TH FL	CHARLOTTE	NC	28202
03923119	MARTIN MARIETTA MATERIALS REAL ESTATE INVE			PO BOX 54788	LEXINGTON	KY	40555
03923120	MARTIN MARIETTA MATERIALS REAL ESTATE INVE			PO BOX 54788	LEXINGTON	KY	40555
03923121	MARTIN MARIETTA MATERIALS INC			PO BOX 54788	LEXINGTON	KY	40555
03923122	MARTIN MARIETTA MATERIALS INC			PO BOX 54788	LEXINGTON	KY	40555
04108103	OLYMPIA & WRIGHT LLC			1800 CAMDEN ROAD STE 107-18	CHARLOTTE	NC	28203
04108104	KING	PATRICIA E		4000 BEATTIES FORD RD	CHARLOTTE	NC	28216
04108105	OSIPOV	VLADIMIR		1824 SLATER RD	CHARLOTTE	NC	28216
04108107	FUNDERBURKE	BETTY J		4028 BEATTIES FORD RD	CHARLOTTE	NC	28216
04108108	US SEVEN LLC			4229 LA BREA DR	CHARLOTTE	NC	28216
04108109	KING	PATRICIA E		4000 BEATTIES FORD RD	CHARLOTTE	NC	28216
04108110	MOVEMENT RESOURCES			PO BOX 79264	CHARLOTTE	NC	28271
04108112	AVELINE OLD POINT COMFORT LLC			4601 CHARLOTTE PARK DR STE 3	CHARLOTTE	NC	28217
04108113	SOUTH ATLANTIC CONFERENCE	ASSOC OF 7TH DAY ADV INC		1801 DOUBLE OAKS RD	CHARLOTTE	NC	28206
04108121	OSIPOV	VLADIMIR		1824 SLATER RD	CHARLOTTE	NC	28216
04108123	LEISY	WILLIAM D JR		3045 RIVERSIDE DR	FERNANDINA	FL	32034

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Charlotte Community Group For D	Joshua	Richardson	1244 PLUMSTEAD ROAD, CHARLOTTE, NC, 28216
choice_2298	Samuel	Reid	3040 CRICKETEER DR, CHARLOTTE, NC, 28216
choice_2299	Mary	Williams	1621 NORTHBROOK DR., CHARLOTTE, NC, 28216
Garden City Firestone Neighborh	Daphne	Smith	501 MILAN RD. EAST, CHARLOTTE, NC, 28216
Garden Park Neighborhood Associ	Rachel	Proctor	1429 STANDISH PL, CHARLOTTE, NC, 28216
Garden Park/Northwood Park/Nort	Mary	Gill	1609 GRIERS GROVE ROAD, CHARLOTTE, NC, 28216
Garden Park/Northwood Park/Nort	Valarie	Adams	1408 FERN VALLEY DRIVE , CHARLOTTE, nc, 28216
Garden Park/Northwood Park/Nort	valerie	adams	1408 Fern Valley Drive, Charlotte, NC, 28216, USA
Griers Grove	Melanie	Dunston	3242 BRADEN DRIVE, CHARLOTTE, NC, 28216
Northwood Estates Community Org	Aaron	Orr	3132 DAWNSHIRE AV, CHARLOTTE, NC, 28216
Northwood Estates Community Org	Delores	Sanders	1808 NORTHBROOK DR, CHARLOTTE, NC, 28216
Northwood Estates Community Org	Ronald	Ross	3108 DAWNSHIRE AVE., CHARLOTTE, NC, 28216
Northwoods Homeowners Associati	Rachel	Proctor	1429 STANDISH PLACE, CHARLOTTE, NC, 28216
Tae Foundation	Angeleen	Harris	1904 CHARNELL LANE, CHARLOTTE, NC, 28216
United Missionary Baptist Assoc	Glencie	Rhedrick	1100 BERRY TREE COURT, CHARLOTTE, NC, 28216

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2026-035

Subject: Rezoning Petition No. 2026-035
Petitioner/Developer: DreamKey Partners
Current Land Use: Residential
Existing Zoning: N1-B (Neighborhood -1, B, Conditional)
Rezoning Requested: N2-A (CD) (Neighborhood -2, A, Conditional)

Date and Time of Meeting: **Monday, June 29, 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# 2026-035.*

Date of Notice: 6/16/2026

Moore & VanAllen is assisting DreamKey Partners (the "Petitioner") on a recently filed request to rezone an approximately ±6.0-acre site located at 3998 Beatties Ford Road in Charlotte, North Carolina (the "Site") from N1-B to N2-A(CD). The request is to allow development of the site with a residential community consisting of duplex, triplex and quadraplex units. Access to the site will be from the Old Point Comfort Phase 1 neighborhood adjacent to the site, and off Beatties Ford Road.

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, June 29, 2026, at 6:00 p.m.

Please send an email by June 26th to CommunityMeeting@mvalaw.com to receive a secure virtual meeting link and reference Petition #2026-035.

Representatives of the Petitioner 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
Dan Cimaglia, DreamKey Partners
Bridget Grant, Moore & Van Allen, PLLC

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Exhibit B (Continued)

Site Location:



2026-035: DreamKey Partners

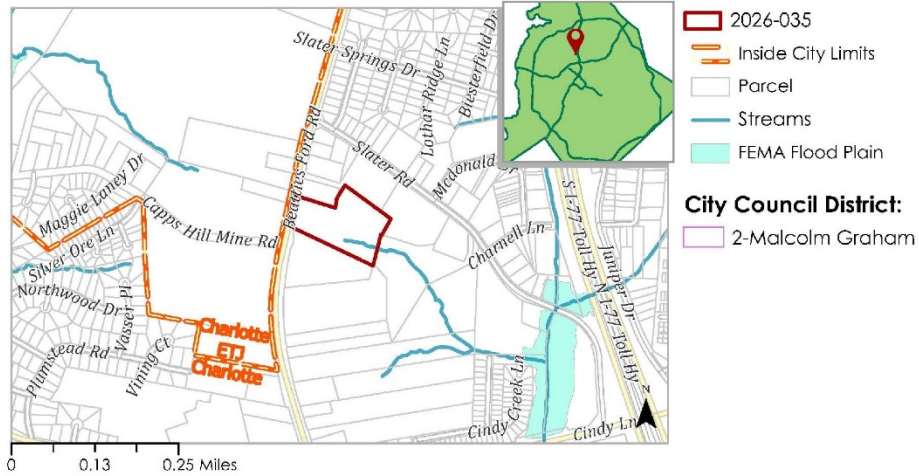
Parcel(s):
04108110

Current Zoning:
N1-B (Neighborhood 1-B)

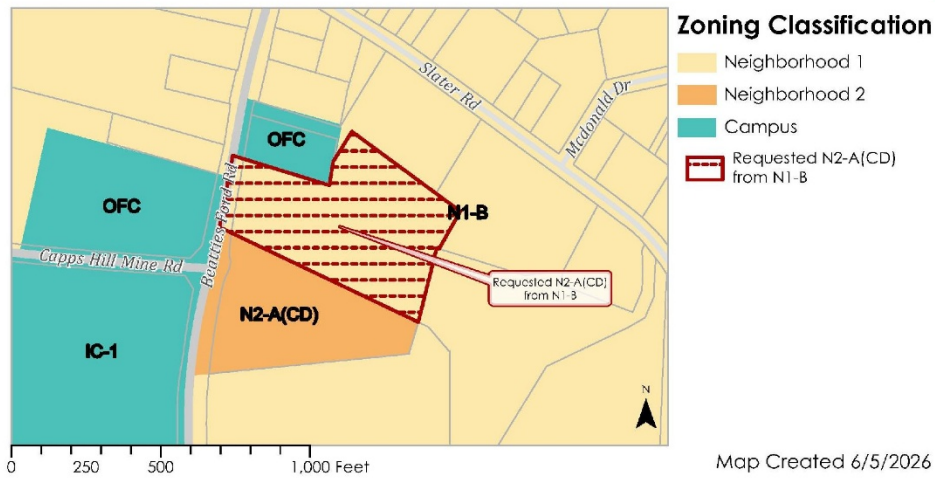
Requested Zoning:
N2-A(CD) (Neighborhood 2-B)

Size:
Approximately 6 acres

Location of Requested Rezoning



Existing Zoning & Rezoning Request



Map Created 6/5/2026

Exhibit C

Name	Email
Ronald E. Ross	roneross@gmail.com
Kevin Rogers	Krogers@sacsd.org