

**EASTFIELD ROAD AND PROSPERITY ROAD
COMMUNITY MEETING REPORT
PETITIONER: GOLDEN VENTURES IX, LLC
REZONING PETITION NO. 2026-043**

This report memorializes the community meeting held in connection with the above-referenced rezoning petition and is submitted pursuant to Section 37.2 of the City of Charlotte Unified Development Ordinance.

A. Communication with Interested Persons and Organizations

A representative of the Petitioner mailed written notice of the date, time, and details of the community meeting to the individuals and organizations identified in **Exhibit A** by depositing the notice in the U.S. mail on July 31, 2026. A copy of the written notice is attached hereto as **Exhibit B**. The Petitioner additionally provided a copy of the written notice to the District 4 Neighborhood Coalition for electronic distribution to its members, as well as other individuals who expressed interest in the meeting.

B. Meeting Details

The meeting was held on Tuesday, August 10, 2026, via the Microsoft Teams platform. The meeting commenced at 6:10 p.m. and concluded at 8:11 p.m., reflecting robust community participation over the course of two hours. The virtual format ensured broad accessibility for residents in the surrounding community.

C. Attendance

The community meeting generated significant interest, with over 40 individuals RSVPing in advance and more than 35 attendees participating—a turnout that underscores the Petitioner’s effective outreach efforts and the community’s engagement with the project. A complete list of attendees is attached hereto as Exhibit C. Representing the Petitioner were Kurt Taylor and Stephanie Lanier of Golden Ventures IX, LLC; Sean Poole and Olivia Beck of Sheetz, Inc.; Alex Rodriguez of Kimley-Horn; and Terry Brown of Winston Taylor, LLP. Councilmember Renee Johnson also attended, demonstrating the visibility and importance of this project.

D. Summary of Discussion

Development Plan

Mr. Brown of Winston Taylor, LLP opened the meeting by explaining its purpose and format. He explained that the meeting was convened to gather community feedback on a proposed Sheetz convenience store in North Charlotte. Mr. Brown stated that, following a brief presentation, any member of the community who wished to ask a question or express a concern would have the opportunity to do so. He explained that the site is currently zoned NS (Neighborhood Service), a designation established in 2013 that permits commercial use without requiring community input but does not authorize the construction of a gas station or convenience store. Importantly, the proposed conditional rezoning process—unlike by-right development—affords the community a meaningful opportunity to shape the project. Mr. Brown emphasized that the Petitioners have

demonstrated a strong commitment to community engagement by holding multiple meetings with residents, neighborhood leaders, and Councilmember Johnson prior to filing this petition. He also noted that Sheetz has proactively engaged with the owners of the adjacent daycare facility, who have expressed no opposition to the project.

Ms. Beck of Sheetz, Inc. then provided an overview of the Sheetz brand, including its family-owned heritage spanning more than 70 years and the company's focus on high-quality fuel options and made-to-order food offerings. Ms. Beck proceeded to discuss the specifics of the proposed development, including architectural design and building elevations that complement the surrounding community character, the significant modifications Sheetz has made to the project in direct response to community feedback, the company's comprehensive efforts to minimize light and noise impacts on surrounding properties through enhanced screening and operational protocols, and Sheetz's plans for enhancing the greenspace abutting the property to provide community benefit.

Summary of Questions

The meeting featured active and constructive community participation, with nine attendees asking questions on camera and over 20 additional questions submitted through the Q&A feature. The diversity and substance of the questions reflect the community's genuine interest in understanding the project and ensuring thoughtful development. The questions and discussion topics included the following:

- Expressions of appreciation from community members for Sheetz's willingness to engage transparently with the community;
- Questions regarding the Sheetz employee programs and the number of jobs created in the community;
- Whether the project would have charging for electronic vehicles;
- Questions regarding the distinction between by-right development and conditional rezonings;
- Traffic flow along Prosperity Church Road and the surrounding area;
- Environmental considerations, including air quality impacts on the surrounding area;
- Market demand for an additional gas station and convenience store in the area;
- Wildlife preservation and habitat considerations;
- Plans for green space utilization and enhancement;
- Impacts on neighboring homes;
- Diversity of businesses within the area;

- Safety measures and Sheetz's partnership with Charlotte Mecklenburg Police Department;
- Infrastructure improvements to the surrounding area, including sidewalks;
- Anticipated construction timeline;
- Community reinvestment opportunities;
- Fuel pricing and types of gasoline to be offered; and
- Bicycle infrastructure and the incorporation of bike lanes.

Mr. Brown concluded the meeting by reaffirming the Petitioners' commitment to being responsible community partners and their willingness to continue dialogue with residents as the project progresses. Following the meeting, several attendees expressed appreciation for the thorough presentation and the Petitioners' transparent approach to community engagement.

E. Changes Made to the Site Plan as a Result of Community Feedback

The Petitioners have been actively engaged in discussions with City staff and community members to address feedback received during the community meeting and throughout the rezoning process. As a direct result of this ongoing dialogue, the Petitioners have already incorporated meaningful modifications to the site plan, including enhanced landscaping buffers, revised lighting plans to minimize spillover onto adjacent properties, and architectural elements designed to complement the surrounding neighborhood character. The Petitioners remain committed to continuing this collaborative approach with stakeholders throughout the approval process and will incorporate additional community input into the final site plan where feasible.

Exhibit A

Adjacent Property Owners

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADD CITY	STATE	ZIPCODE
02119101	CAMBRIDGE-PROSPERITY LLC				831 E MOREHEAD ST STE 245	CHARLOTT NC		28202
02119164	MCINNIS VILLAGE HOMEOWNERS ASSOCIATION INC			C/O CEDAR MANAGEMENT GROUP LLC	PO BOX 26844	CHARLOTT NC		28221
02119168	PKV HV LLC				610 N MATSON ST	KERSHAW SC		29067-1014
02119175	CAMBRIDGE-PROSPERITY LLC				831 E MOREHEAD ST STE 245	CHARLOTT NC		28202
02708282	PRESERVE AT PROSPERITY CHURCH HOMEOWNERS ASSOCIATION INC				535 PLAINFIELD RD STE B	WILLOWBRIL		60527-7608
02708328	NEWMAN	LYNN MARGARET	MICHAEL HARRY	JACKSON	12717 CARDINAL POINT RD	CHARLOTT NC		28269
02708329	JOYA	SILVIA	HECTOR A JOYA	RODRIGUEZ	12723 CARDINAL POINT RD	CHARLOTT NC		28269
02708330	WILSON	DEWEY W	VIRGINIA R	WILSON	6731 SUMMERGOLD WAY	CHARLOTT NC		28269-3197
02708331	AYOTTE	SHANNON ELIZABETH			6737 SUMMERGOLD WY	CHARLOTT NC		28269
02708332	BERLO	JESSICA LYN	RYAN F	BERLO	6740 SUMMERGOLD WAY	CHARLOTT NC		28269-3197
02708401	FULL MOON OF UNION COUNTY LLC			C/O THE MOSER GROUP LLC	231 POST OFFICE DR STE B8	INDIAN TRANC		28079
02708402	MSD2 PROSPERITY CHURCH LLC				155 FIRST ST STE 103	MINEOLA NY		11501
02708404	TOYER	NIGEL J		LEIGH JAYNE	6752 SUMMERGOLD WAY	CHARLOTT NC		28269-3197
02708405	PHAM	DZU T	TRANG X	NGO	6308 WOODLAND COMMONS DR	CHARLOTT NC		28269
02708406	BOGLE	OKELLO			6740 SUMMERGOLD WAY	CHARLOTT NC		28269
02708407	COOK	ELIZABETH L			6732 SUMMERGOLD WY	CHARLOTT NC		28269
02708408	DEWINS	HANK A			6724 SUMMERGOLD WAY	CHARLOTT NC		28269-3197
02708409	CATHEY	DENISE D			6716 SUMMERGOLD WAY	CHARLOTT NC		28269
02708410	FOSTER	ROBERT W			6710 SUMMERGOLD WAY	CHARLOTT NC		28269
02708411	JACOME	JOSE A			6704 SUMMERGOLD WY	CHARLOTT NC		28269
02708412	GRAMS	CARY R	ALISON R	GRAMS	6701 SUMMERGOLD WAY	CHARLOTT NC		28269-3197
02708413	FESETTE	DAWN			6705 SUMMERGOLD WAY	CHARLOTT NC		28269-3197
02708414	YARBROUGH	CHARLES			6711 SUMMERGOLD WY	CHARLOTT NC		28269
02929124	IVT EASTFIELD VILLAGE HUNTERSVILLE LLC			C/O INVENTRUST PROPERTIES CORP	3025 HIGHLAND PKWY STE 350	DOWNERS IL		60515
02929125	BANK OF AMERICA		ASSESSMENTS	ATTN: CORPORATE REAL ESTATE NC1-001-03081	PO BOX 32547	CHARLOTT NC		28232
02929126	IVT EASTFIELD VILLAGE HUNTERSVILLE LLC			C/O INVENTRUST PROPERTIES CORP	3025 HIGHLAND PKWY STE 350	DOWNERS IL		60515
02929138	EARLY CHILDHOOD PROPERTIES INC				10032 DAUPUSKIE DR	CHARLOTT NC		28278
02929139	EASTFIELD AT PROSPERITY VILLAGE MASTER POA INC				1043 EAST MOREHEAD ST UNIT 202	CHARLOTT NC		28204
02929283	LIPSCOMB	BARBARA C			8516 BEAVER CREEK DR	CHARLOTT NC		28269
02929284	COMPTON	PAIGE	CRATON	ANDERSEN	8512 BEAVER CREEK DR	CHARLOTT NC		28269-2821
02929285	TUDOR	SUSAN LEIDIG			8508 BEAVER CREEK DR UNIT 2	CHARLOTT NC		28269
02929286	FIGUEROA	IVONNE			8504 BEAVER CREEK DR	CHARLOTT NC		28269
02929299	MEETING STREET TOWNS AT HERON BAY			OWNERS ASSOCIATION INC	PO BOX 4810	DAVIDSON NC		28036
KENEREA S HOSKINS6403 ZIEGLER LANE CHARLOTTE NC 28269								

Neighborhood Organizations

full_name_neighborhood	first_name	last_name	physical_address	street address
Asbury Place	Yazmin	Price	9411 SWALLOWTAIL LANE, CHARLOTTE, NC, 28269	9411 SWALLOWTAIL LANE
Ballantyne Homeowners Associati	Julie	Hobbs	9718 KESTRAL RIDGE DRIVE, CHARLOTTE, NC, 28269	9718 KESTRAL RIDGE DRIVE
Claiborne Woods	Edward	Barkley	9718 KESTRAL RIDGE DRIVE, CHARLOTTE, NC, 28269	9718 KESTRAL RIDGE DRIVE
Highland Creek	Yvette	Mills	5603 FAIRVISTA DRIVE, CHARLOTTE, NC, 28269	5603 FAIRVISTA DRIVE
Highland Creek HOA	Stacie	Purcell	6121 CHAVEL LN, CHARLOTTE, NC, 28269	6121 CHAVEL LN
Highland Creek HOA	Theresa	RosaCorey	6428 STARGAZE LN, CHARLOTTE, NC, 28269	6428 STARGAZE LN
Holly Ridge Homeowners Associat	Patricia	Brown	9718 KESTRAL RIDGE DRIVE, CHARLOTTE, NC, 28269	9718 KESTRAL RIDGE DRIVE
Leadership Academy	Islands	Ruiz	4706 RIDGE RD, CHARLOTTE, NC, 28269	4706 RIDGE RD
Mallard Glen Village Homeowners	Carolyn	Sands	4503 RIDGE RD, CHARLOTTE, NC, 28269	4503 RIDGE RD
Preserve At Prosperity Church	Toya	Everett	8448 SUMMERFORD DRIVE, CHARLOTTE, NC, 28269	8448 SUMMERFORD DRIVE
Prosperity Ridge Homeowners Ass	Lenae	Martin	6116 PROSPERITY CHURCH RD, CHARLOTTE, NC, 28209	6116 PROSPERITY CHURCH RD
Prosperity Village Area Associa	Shila	Raynor	6403 RIDGEVIEW COMMONS DR, CHARLOTTE, NC, 28269	6403 RIDGEVIEW COMMONS DR
Prosperity Village Area Associa	Theresa	Rosa	6428 STARGAZE LN, CHARLOTTE, NC, 28269	6428 STARGAZE LN
Sinclair Place Homeowner Associ	Deirdre	Gill	10210 GREEN HEDGE AV, CHARLOTTE, NC, 28269	10210 GREEN HEDGE AV

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING COMMUNITY MEETING
PETITION #2026-043

Date and Time of Meeting: Tuesday, August 11, 2026, at 6:00 PM

Petitioners/Developers: Golden Ventures IX, LLC

Current Land Use: Commercial & Vacant

Existing Zoning: NS (Neighborhood Service)

Rezoning Requested: NC(CD) (Neighborhood Center, Conditional)

Date of Notice: July 30, 2026

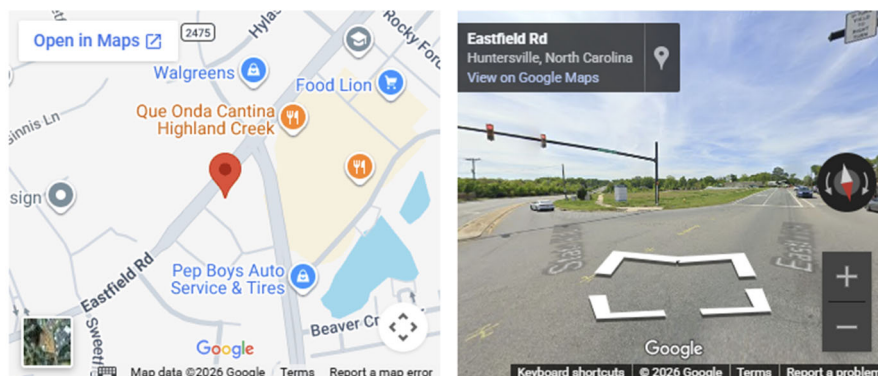
Neighbors,

You are invited to attend a community meeting regarding a Conditional Rezoning Petition in the City of Charlotte Planning, Design & Development Department seeking to rezone approximately 2.90 acres located on the southeast corner of Eastfield Road and Prosperity Church Road, and north of Summergold Way (the “Site”) from NS to NC(CD).

The request is to develop the Site with a convenience store and gas station. The Petitioners will hold a Virtual Community Meeting to discuss this rezoning proposal with neighbors, business owners, property owners, and community 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 invite you to participate in the upcoming Virtual Community Meeting on Tuesday, August 11, 2026, at 6:00 p.m. Please send an email by August 10th to CommunityHearings@Winston.com to receive a secure virtual meeting link and reference Petition #2026-043.

Representatives of the Petitioners look forward to sharing their plans for this community and this rezoning proposal with you at the Virtual Community Meeting. Thank you.



cc: Hon. Renee Perkins Johnson, Charlotte City Council District 4 Representative

Exhibit C

Community Member Attendees

Name	In-Meeting Duration	Registration Email
Pat Carter	2h 11m 41s	pgc1015@bellsouth.net
Lynette	10m 48s	laecook74@gmail.com
Larry Stinar	1h 22m 9s	stinar1961@gmail.com
Elizabeth Cook	2h 12m 41s	bcook1950@gmail.com
Leigh tt	2h 11m 27s	leigh-usa@hotmail.com
Dawn Fesette	2h 6m 52s	fesettefam@bellsouth.net
Lisa B.	2h 11m	mbrindle@bellsouth.net
Eileen	2h 9m 24s	
Jose	2h 8m 54s	jacome.j92@gmail.com
Catherine Crewson	2h 9m 5s	catherinecrewson@yahoo.com
Ky	2h 9m 37s	askkylereynolds@duck.com
Virginia R Wilson	2h 11m 11s	vrwilson44@gmail.com
Tiffany Jordan	1h 55m 49s	tjordan@universitycitypartners.org
Michael Marder	2h 5m 16s	
Nigel Toyer	2h 7m 7s	nigel.toyer@gmail.com
Shika Raynor	2h 5m 45s	
Jessica Finkel	45m 33s	
Shaunta Jones	1h 10m 11s	info@shauntaspeaks.com
Mark Dennis	2h 3m 43s	madennis15@carolina.rr.com
Wil Russell	1h 7m 13s	russellclt704@gmail.com
Eugene Hines Jr	2h 3m 17s	ehines06@gmail.com

Name	In-Meeting Duration	Registration Email
Ally Shaw	2h 2m 10s	allyeshaw97@gmail.com
Denise Cathey	1h 49m 55s	summergold9@att.net
Eshe Glover	1h 3m 50s	eglover@bluepepperpr.com
Daniel Danny	1h 46m 52s	pifreda@gmail.com
John Trunk	50m 5s	johnctrunk@gmail.com
Noe	1h 23m 51s	
Kay	1h 56m 51s	kaywilsonday@gmail.com
Terrye L Foster	1h 19m 20s	terryelfoster@yahoo.com
M Martinez	1h 56m 30s	
Anesia	52m 33s	anesiabaugh@gmail.com
April	43m 48s	telikaholder04@gmail.com
Juan Euvin	1h 2m 53s	juan.euvin@gmail.com
R Turner	1h 21m 45s	rakiaturner@gmail.com
Todd Hoskins	58m 38s	hoskins.alison@gmail.com