

COMMUNITY MEETING REPORT
Petitioner: SAVALEX HOMES, LLC
Rezoning Petition No. 2026-032

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 WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a 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 or before June 26, 2026. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, July 8, at 6:00 pm (on Zoom) as a virtual meeting.

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

The community meeting was attended by Petitioner's development team: Russell Fergusson and Renee Poteat, Kevin Brungardt and Charles Brungardt. One person, the adjacent residential neighbor attended the meeting. Sign-in sheet is attached as Exhibit C. Petitioner representative offered to attend meetings and encouraged the attendee to share the agent's contact information with her neighbors.

SUMMARY OF PRESENTATION/DISCUSSION:

Russell Fergusson, Petitioner's Agent was prepared to go through a presentation and invited discussion. It covered the general nature of the rezoning petition, the tier 1 conditional notes, the Charlotte 2040 Plan for the area, existing uses in this area, current permitted plans for the properties, important rezoning process dates and petitioner's pending revisions to the proposed site plan.

The attendee is the immediately adjacent resident. She asked for information on the purpose of the rezoning and generally preferred the rezoning plans over the permitted project to build townhome style duplexes. She and petitioner's agents explored topics regarding timing of construction, location of buildings and the existing fence in context of plans. Attendee concerns were not specific to plans but more generally with construction and safety. Petitioner and the attendee had previously coordinated to address safety concerns on the vacant land and discussed that the removal of the old shed seems to have alleviated the problem but that persons continue to drink at night in the area adjacent to the church on the other side of the lots being rezoned.

Petitioner will continue to be available going forward to meet with any neighbors. Petitioner's agent will offer to have follow-up meetings with the attendees and other interested neighbors upon request.

Respectfully submitted, this 13th day of July, 2026

By Russell Fergusson, Petitioner's Agent

cc: Charlotte-Mecklenburg Planning Department

Exhibit A: Notice Mailing List

OWNERLASTN	OWNERFIRST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZIP CODE
BANKS	ESSENCE MONAE and WARREN	1557 WESTDALE DR		CHARLOTTE	NC	28208	1557 WESTDALE DR CHARLOTTE NC	28208
FLORES	MARIA DORA	9283 LADSON RD		FORT MILL	SC	29707-8414	1561 WESTDALE DR CHARLOTTE NC	28208
SALEEM	ROSEMARIE W	1663 EBINPORT RD		ROCK HILL	SC	29732	1567 WESTDALE DR CHARLOTTE NC	28208
SALEEM LIVING TRUST		1663 EBINPORT RD		ROCK HILL	SC	29732	1567 WESTDALE DR CHARLOTTE NC	28208
ZCM REAL ESTATE LLC		2301 W MOREHEAD ST STE A		CHARLOTTE	NC	28208	1571 WESTDALE DR CHARLOTTE NC	28208
SIMMS	EULA V	1572 WESTDALE DR		CHARLOTTE	NC	28208	1572 WESTDALE DR CHARLOTTE NC	28208
BROOKS	MONICA MOORE	404 NANNY POINT DR		MONROE	NC	28110	1566 WESTDALE DR CHARLOTTE NC	28208
RAD PROPERTY HOLDINGS LLC		14 WOODGREEN LN		ROSLYN HEIGHTS	NY	11577	1556 WESTDALE DR CHARLOTTE NC	28208
1546 WESTDALE DRIVE LLC		5928 LANCELOT DR		CHARLOTTE	NC	28270-0430	1546 WESTDALE DR CHARLOTTE NC	28208
JAM-IS-ON LLC		6041 PROVIDENCE COUNTRY CLB		CHARLOTTE	NC	28277-2631	1538 WESTDALE DR CHARLOTTE NC	28208
HOME SFR BORROWER IV LLC C/O ALTISOURCE ASSE		PO BOX 4090		SCOTTSDALE	AZ	85261-4090	1530 WESTDALE DR CHARLOTTE NC	28208
GRIER	SALLY ANN and CHARLES	1522 WESTDALE DR		CHARLOTTE	NC	28208	1522 WESTDALE DR CHARLOTTE NC	28208
DAVILA-DIAZ	GIOVANNA EMMA	1520 WESTDALE DR		CHARLOTTE	NC	28208	1520 WESTDALE DR CHARLOTTE NC	28208
LOCKLEAR	TEDDY	1515 THRIFTWOOD DR		CHARLOTTE	NC	28208	1515 THRIFTWOOD DR CHARLOTTE NC	28208
RODRIGUEZ	JAVIER HERNANDEZ	1519 THRIFTWOOD DR		CHARLOTTE	NC	28208	1519 THRIFTWOOD DR CHARLOTTE NC	28208
BLAKE	MARY A	1531 THRIFTWOOD DR		CHARLOTTE	NC	28208	1531 THRIFTWOOD DR CHARLOTTE NC	28208
CHARLOTTE FREEDOM CHRISTIAN CENTER INC		4020 FREEDOM DR		CHARLOTTE	NC	28208	4000 FREEDOM DR CHARLOTTE NC	28208
SAVALEX HOMES LLC		2206 WRENWOOD POND CT		CHARLOTTE	NC	28211-1800	THRIFTWOOD DR CHARLOTTE NC	28208
SAVALEX HOMES LLC		2206 WRENWOOD POND CT		CHARLOTTE	NC	28211-1800	THRIFTWOOD DR CHARLOTTE NC	28208
SAVALEX HOMES LLC		2206 WRENWOOD POND CT		CHARLOTTE	NC	28211-1800	THRIFTWOOD DR CHARLOTTE NC	28208
SAVALEX HOMES LLC		2206 WRENWOOD POND CT		CHARLOTTE	NC	28211-1800	THRIFTWOOD DR CHARLOTTE NC	28208
SAVALEX HOMES LLC		2206 WRENWOOD POND CT		CHARLOTTE	NC	28211-1800	THRIFTWOOD DR CHARLOTTE NC	28208
SAVALEX HOMES LLC		2206 WRENWOOD POND CT		CHARLOTTE	NC	28211-1800	THRIFTWOOD DR CHARLOTTE NC	28208
CHARLOTTE MECKLENBURG BOARD OF EDUCATION		PO BOX 30035		CHARLOTTE	NC	28230	BROWNS AV CHARLOTTE NC	28208
CHARLOTTE MECKLENBURG BOARD OF EDUCATION		PO BOX 30035		CHARLOTTE	NC	28230	538 BRADFORD DR CHARLOTTE NC	28208
DILLAHUNT	BRANDON	11507 TAVERNAY PKWY		CHARLOTTE	NC	28262	1602 THRIFTWOOD DR CHARLOTTE NC	28208
TRAN	THU and PHUC	9549 GREYSON HEIGHTS DR		CHARLOTTE	NC	28277	1548 THRIFTWOOD DR CHARLOTTE NC	28208
CHAU	THUY HANG NGOC	1542 THRIFTWOOD DR		CHARLOTTE	NC	28208	1542 THRIFTWOOD DR CHARLOTTE NC	28208
RUBZIN 11 LLC		PO BOX 34614		CHARLOTTE	NC	28234	1538 THRIFTWOOD DR CHARLOTTE NC	28208
LE	MUON THI	1532 THRIFTWOOD DR		CHARLOTTE	NC	28208	1532 THRIFTWOOD DR CHARLOTTE NC	28208
CARCAMO	ADILIA and JORGE	1526 THRIFTWOOD DR		CHARLOTTE	NC	28208	1526 THRIFTWOOD DR CHARLOTTE NC	28208
NGUYEN	THANH-BINH	2013 WEAVER FOREST WAY		MORRISVILLE	NC	27560	1520 THRIFTWOOD DR CHARLOTTE NC	28208
LIFE LONG HOUSING LLC		573 BLACKWELL RD		YANCEYVILLE	NC	27379-9105	1512 THRIFTWOOD DR CHARLOTTE NC	28208
MELLENDEZ	CYNTHIA and MANUEL	4111 WESTGATE LN		CHARLOTTE	NC	28208	4111 WESTGATE LN CHARLOTTE NC	28208
KERNS	JOE PARKS, JR & W	1601 FORSYTHIA CIR		CHARLOTTE	NC	28208	1601 FORSYTHIA CR CHARLOTTE NC	28208
VAUGHAN	MOLLY ELIZABETH	1609 FORSYTHIA CIR		CHARLOTTE	NC	28208	1609 FORSYTHIA CR CHARLOTTE NC	28208
MONTAGNARD BUNONG ALLIANCE CHURCH		7109 ARISTA CT		CHARLOTTE	NC	28214	4116 FREEDOM DR CHARLOTTE NC	28208
ORTEZ	OBELINA and JOSE A	1438 MANDY PLACE CT		CHARLOTTE	NC	28216	1615 FORSYTHIA CR CHARLOTTE NC	28208
ZMUDA	ANGELA M LP	1629 FORSYTHIA CIR		CHARLOTTE	NC	28208-1835	1629 FORSYTHIA CR CHARLOTTE NC	28208

2026-032	full_name_neighborhood	first_name	last_name	physical_address	street address	apartment_unit_or_suite	city	state	zip code
2026-032	A Brighter Day Ministries	Beverly	Knox Davis	501 Sinclair St, Charlotte, NC, 28208, USA			Charlotte	NC	28208
2026-032	Bent Oaks Tenants Association	Rebecca	Carriker	3948 TILLMAN ROAD, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Benton Woods	Bill	Riggs	4157 TILLMAN RD, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Brookfield Neighborhood Associa	LaTonya	Steele	418 S Ramsey St, Charlotte, NC, 28208, USA			Charlotte	NC	28208
2026-032	CMPD Freedom Division Advisory	Cheryl	Dover	2921 MACVEAN LANE, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Edgewood Community	Leslia	Thomas	4414 LOCHLEVEN ST, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Enderly Park	Kristine	Arnau	3205 FREEDOM DR, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Enderly Park Neighborhood Assoc	George	Casey	1109 TENNYSON DRIVE, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Eva B. Barber Park Neighborhood	Shamaiye	Haynes	319 GOFF STREET, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Giverny Homeowners Association	Scott	Campbell	3900 FREEDOM DR, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Glenwood Neighborhood Associati	Cora	Robinson	3900 BARLOWE RD, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Glorious Church Of God Inc	Doretha	Huey	601 DEWOLFE ST, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Historic Hoskins Coalition Grou	Beverly	Davis	501 SINCLAIR STREET, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Lake Arbor Tenant Association	Apryl	Lewis	4100 GLENWOOD DR, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Mulberry Pond HOA	Stephanie	Logan	2223 GOOSEBERRY ROAD, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Northampton Homeowners Associat	Kay	Weaver	1839 J JULIAN LN, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Northampton Condos	Elson	Baldwin	1855 J JULIAN LANE, CONDO G, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Reid Meadows Neighborhood Watch	CHERYL	DOVER	2921 MACVEAN LANE, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Reid Meadows Neighborhood Watch	Nick	Young	2709 REID MEADOWS DR, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Thomasboro Neighborhood Associa	Julia	Camenisch	4801 HOVIS ROAD, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Thomasboro Neighborhood Associa	Linda	Brooks	4716 WILLARD ST, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Thomasboro Neighborhood Associa	Mary	Wallace	119 BRADFORD DR, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Thomasboro Neighborhood Associa	Renee	Jones	4125 WELLING AV, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Westchester	Natasha	Young-Davis	1335 MARBLE STREET, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Westchester	Rosita	Bruce	4833 WESTRIDGE DR, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Westchester	Tasha	West	4652 BROOKTREE DRIVE, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Westchester Community Developme	Marcia	Kirkpatrick	708 RANCH ROAD, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Westchester Community Neighborh	LaNette	Williams	1248 ALLENBROOK DRIVE, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208
2026-032	Westchester Community Neighborh	Sharman	Beebe	5000 BROOKTREE DRIVE, CHARLOTTE, NC, 28208			CHARLOTTE	NC	28208

Exhibit B: Copy of Notice

NOTICE TO INTERESTED PARTIES

COMMUNITY MEETING FOR ZONING PETITION #2026-032

Subject: Community Meeting - Rezoning Petition by Savalex Homes LLC to rezone approximately 1.391 acres located on five parcels on Thriftwood Dr. (1535, 1539, 1543, 1547, 1551, 1555 Thriftwood Dr.) Parcel ID # 06305154, 06305155, 06305156, 06305157, 06305158 (the "Site"). The purpose of the rezoning is to change the rezoning from the current N1-C zoning district to a to N1-D Conditional Rezoning (Tier 1), to allow for a single-family residential development in accordance with the Unified Development Ordinance.

Date and Time of Meeting: Wednesday, July 8 from 6:00- 7:00 pm via Zoom Meeting

Place of Meeting: We will have the meeting on Zoom. Please RSVP to rwf@russellwfergusson.com and include "RZP 2026-032 Community Meeting" in the subject line and You will receive a return email with the link to meeting and login instructions)

Petitioner: SAVALEX HOMES, LLC

Petition No.: RZP-2026-032

Dear Neighbors and Community Leaders:

I am assisting SAVALEX HOMES LLC (the "Petitioner") with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 1.391 acre parcel. The purpose of the rezoning is to change the zoning designation from the current N1-C neighborhood zoning district to a N1-D (CD Tier 1) neighborhood zoning district to allow single-family residential development..

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner is holding a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal and schedule 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 is near the Site.

On behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition via Zoom on **Wednesday, July 8, from 6:00-7:00pm**. We look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Petition. The rezoning information can also be accessed online on the Charlotte Planning Website under the "2026 Petitions" tab, which will be updated by the city during the rezoning process. Please RSVP with your name and address via email to rwf@russellwfergusson.com with "RZP 2026-032 Community Meeting" in the subject line and I will send a digital link to access the zoom meeting.

If you cannot attend the meeting at this time, but are interesting in the petition, please contact me directly. In the meantime, should you have any questions or comments about this matter, please contact me.

Russell W. Fergusson,
P.O. Box 5645, Charlotte, NC 28299
Email: rwf@russellwfergusson.com
Phone: (704) 234-7488

cc: Councilmember Malcolm Graham

Date Mailed: on or before 6/26/2026

Exhibit C

COMMUNITY MEETING SIGN-IN SHEET (virtual)
PETITIONER: REZONING PETITION NO.: 2024-057

This information is used by the Planning Department to distribute material regarding this petition.
Contact information given from the participants on the Zoom (virtual) meeting.

Name	Address	Mail / Email Address
Mrs. Angie Blake	1531 THRIFTWOOD DR CHARLOTTE	angieblake53@gmail.com