

## COMMUNITY MEETING REPORT

### **Petitioner: Steven Imobersteg**

Rezoning Petition #2023-086

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 11/21/2023. A copy of the written notice is attached hereto as "4347 Castleton Rd NOTICE TO INTERESTED PARTIES OF REZONING PETITION".

### **6:00 PM Virtual Meeting on 11/27/2023:**

The Community Meeting was virtually held on (Monday 11/27/2023) at 6:00PM

### **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 "Community Meeting Attendance Sheet". The Petitioner was represented at the Community Meeting by Steven Imobersteg

### **SUMMARY OF PRESENTATION/DISCUSSION:**

Example of minutes: The Petitioner's agent, Steven Imobersteg, welcomed the attendees and indicated that the Petitioner proposed to rezone an approximately .48 acres site "4347 Castleton Rd" from N1-A to N1-C. Steven explained the rezoning process in general and stated that the purpose of the meeting was to discuss the conventional rezoning request with no associated site plan and respond to questions and concerns from nearby residents and property owners.

The participants listened to everything and only one question was asked. The sole question was asking if the properties had to face Castleton Rd and Steven Imobersteg referenced section 4.3 "In the case of a lot abutting both a local or collector street and a parallel arterial street (through lot), buildings shall orient toward the local or collector street."

Respectfully submitted, November, 27, 2023

# Castleton Rezoning Mailing List

2023-086	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAIL/ CITY	STATE	ZIPCODE
2023-086	15720311	CHARLOTTE YORK RITE BODIES			C/O A&L MULTISERVICES LLC	1229 N SHARON AMITY RD	CHARLOTTE	NC	28211
2023-086	15720315	HIJAZ	HIND ALAYASH	OMAR FAOUZI	HIJAZ	4326 CASTLETON RD	CHARLOTTE	NC	28211
2023-086	15720316	CLEMENTI AT PARK ROAD LLC				PO BOX 471904	CHARLOTTE	NC	28247
2023-086	15720333	MOOK	PHILIP LEROY			4305 WORDSWORTH LN	CHARLOTTE	NC	28211
2023-086	15720334	MANLEY	CHRISTOPHER	CATHERINE	MANLEY	4311 WORDSWORTH LN	CHARLOTTE	NC	28211
2023-086	15720335	CARTA	ROBERT F	MICHAEL W	ICENHOUR	4319 WORDSWORTH LN	CHARLOTTE	NC	28211
2023-086	15720336	LEVESQUE	MATHILDE CATHERINE			4401 WORDSWORTH LN	CHARLOTTE	NC	28211
2023-086	15720337	SCHOLD	JOSEPH G	SUSAN E	SCHOLD	4409 WORDSWORTH LN	CHARLOTTE	NC	28211
2023-086	15720338	CHILLAG	JEFFREY	SANELA	CHILLAG	4414 WORDSWORTH LN	CHARLOTTE	NC	28211
2023-086	15720358	SALT + LIGHT BUILDERS LLC				400 ROSELAWN PL	CHARLOTTE	NC	28211
2023-086	15720359	MONSTED	ANNE			1134 EASTVIEW DR	CHARLOTTE	NC	28211
2023-086	15720360	MONSTED	ANNE			1134 EASTVIEW DR	CHARLOTTE	NC	28211
2023-086	15720603	JESSURUN	DEBORAH	PAUL	ANDREWS	4327 CASTLETON RD	CHARLOTTE	NC	28211
2023-086	15720604	HUBARA	TARA	OFER	HUBARA	4329 CASTLETON RD	CHARLOTTE	NC	28211
2023-086	15720605	4339 CASTLETON ROAD LLC				2101 DILWORTH ROAD WEST	CHARLOTTE	NC	28203
2023-086	15720606	RMJ DEVELOPMENT LLC				801 MCALWAY RD	CHARLOTTE	NC	28211
2023-086	15720607	JOSEY	GINA			4401 CASTLETON RD	CHARLOTTE	NC	28211
2023-086	15720608	GAMBIL	JAMES W			4411 CASTLETON RD	CHARLOTTE	NC	28211
2023-086	15720609	MOYO	SIBUSISO	APRIL ANGELA	MOYO	4419 CASTLETON RD	CHARLOTTE	NC	28211
2023-086	15720611	COWICK	RONALD PETER	CAROL L	COWICK	1325 N SHARON AMITY RD	CHARLOTTE	NC	28211
2023-086	15720612	BROWN	WADE L	KELLY G	BROWN	4420 CRAIG AVE	CHARLOTTE	NC	28211
2023-086	15720613	COWICK	RONALD P	CAROL L	COWICK	4410 CRAIG AVE	CHARLOTTE	NC	28211
2023-086	15720614	ELDRETH	JUSTIN ROYCE	NICHOLAS JAMES	MORRIS	4400 CRAIG AVE	CHARLOTTE	NC	28211
2023-086	15720615	WEATHERFORD	DAVID E JR	CAROL G	WEATHERFORD	104 TERRACE DR	SENECA	SC	29762
2023-086	15720616	BAILEY	DANIEL	LYUDMYLA	GORBACH	1838 SHUMARD LN	CHARLOTTE	NC	28205
2023-086	15720617	PATTERSON	RUTH HORNSBY			4330 CRAIG AVE	CHARLOTTE	NC	28211
2023-086	15720618	GLENN	JOE H	KIMBERLY D	GLENN	932 HENLEY PL	CHARLOTTE	NC	28207
2023-086	15720621	UNKNOWN	UNKNOWN			UNKNOWN	CHARLOTTE	NC	28200
2023-086	15720718	GREENBERG	ROBERT DAVID			4327 CRAIG AVE	CHARLOTTE	NC	28211
2023-086	15720719	BROWN	BENJAMIN JOSEPH	CHRISTIE DRIGGERS	BROWN	4314 WOODLARK LN	CHARLOTTE	NC	28211
2023-086	15720720	HUFFMAN	DAVID	JULIE	HUFFMAN	4343 CRAIG AV	CHARLOTTE	NC	28211
2023-086	15720721	BAKER	WILLIAM THOMPSON JR			4409 CRAIG AVE	CHARLOTTE	NC	28211
2023-086	15720722	BAKER	FRANCINE M			4411 CRAIG AVE	CHARLOTTE	NC	28211
2023-086	15720723	THOMSEN	BRYANT			4419 CRAIG AVE	CHARLOTTE	NC	28211

2023-086	full_name_neighborhood	first_name	last_name	physical_address	ment_unit_or_	city	zip_code
2023-086	Amity Gardens Neighborhood Asso	Donna	Thomas	5362 BUENA VISTA AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-086	Amity Gardens Neighborhood Asso	Luke	Carter	5237 LYNNVILLE AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-086	Amity Gardens Neighborhood Asso	Suzanne	Guimond	5368 BUENA VISTA AVE, CHARLOTTE, NC, 28205		CHARLOTTE	28205
2023-086	Amity Place Homeowners Associat	Michael	Icenhour	4319 WORDSWORTH LN, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-086	Burleigh Street	Leigh	Frame	311 BURLEIGH STREET, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-086	Collinswood Neighborhood Associ	Mike	Farell	4808 WALKER RD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-086	Cotswold	Doug	Macomb	1052 CHURCHILL DOWNS COURT, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-086	Cotswold Neighborhood Associati	Will	Geter	1021 CHURCHILL DOWNS CT, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-086	Cotswold Wicks	Gail	Tinker	465 MERWICK CIRCLE, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-086	Cotswold Wicks	Liana	Humphrey	4415 BARWICK RD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-086	Givemy Homeowners Association	Robin	Gill	4527 GAYNOR RD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-086	Hubbard Glen Homeowners Associa	Sandra	Vazquez	1114 NANCY DR, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-086	Inlivan	Melody	Heath	6005 FLORENCE AVENUE #A, CHARLOTTE, NC, 28212		CHARLOTTE	28212
2023-086	Ramblewood Neighborhood Associa	Hal	Tumer	4733 GAYNOR RD, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-086	Randolph Park Civic Association	Maureen	Cherry	516 CHILLINGWORTH LN, CHARLOTTE, NC, 28211		CHARLOTTE	28211
2023-086	Woodburn Neighborhood Community	Stephen	Bruce	5842 MCNAIR RD, CHARLOTTE, NC, 28212		CHARLOTTE	28212

NOTICE TO INTERESTED PARTIES OF REZONING PETITION  
PETITION # 2023-086 RMJ Development LLC

Subject: Rezoning Petition No. 2023-086

Petitioner/Developer: RMJ Development LLC

Current Land Use: Single Family Home

Existing Zoning: N1-A

Rezoning Requested: N1-C

Date and Time of Meeting: Monday, November 27, 2023, at 6:00 PM

Virtual Meeting Registration: Please send an email to Steven Imobersteg at [Steven@givingtreerealty.com](mailto:Steven@givingtreerealty.com) to receive a meeting link.

Date of Notice: 11/15/2023

Steven Imobersteg is assisting RMJ Development LLC (the "Petitioner") on a recently filed request to rezone an approximately .48 acre site located at 4347 Castleton Rd, Charlotte, NC 28211 (the "Site") from N1-A to N1-C. The request is to allow the development of the Site with all uses permitted in N1-C zoning district.

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 a property near the Site.

**Accordingly, we are extending an invitation to participate in the upcoming Virtual Community Meeting to be held on Monday, November 27, 2023 at 6:00 PM.**

**Please send an email by November 26<sup>th</sup> to Steven Imobersteg at [Steven@Givingtreerealty.com](mailto:Steven@Givingtreerealty.com) in order to receive a virtual meeting link and reference Petition #2023-086**

Residents who expect they will be unable to access the virtual meeting or have questions about this matter are asked to email [Steven@Givingtreerealty.com](mailto:Steven@Givingtreerealty.com) or call 704-779-6840 to make alternative arrangements to receive the information. Information will be shared upon request after the virtual meeting.

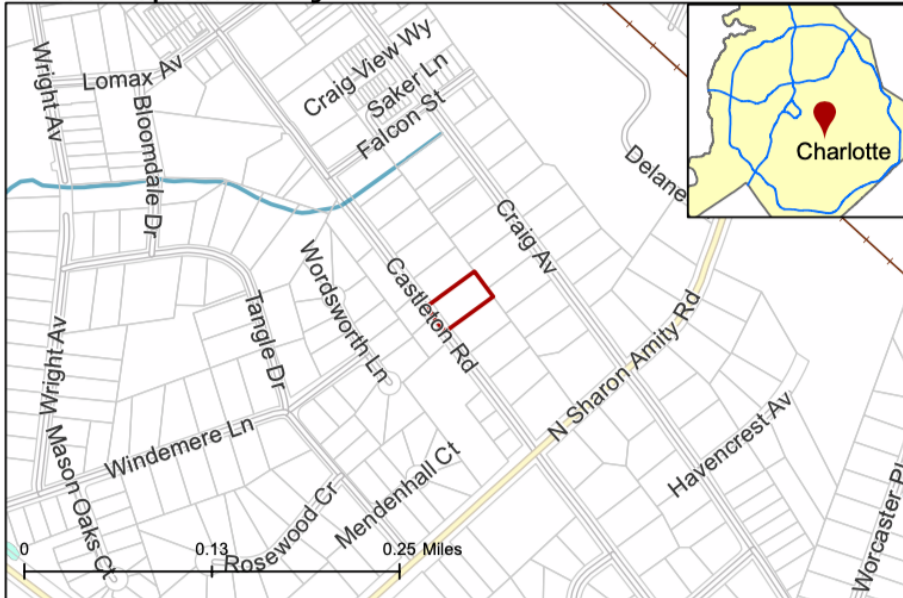
Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Virtual Community Meeting. Thank you.

**2023-086: Steven Imobersteg**

**Current Zoning** N1-A (Neighborhood 1-A)  
**Requested Zoning** N1-C (Neighborhood 1-C)

Approximately 0.47 acres

**Location of Requested Rezoning**



**Rezoning Map**

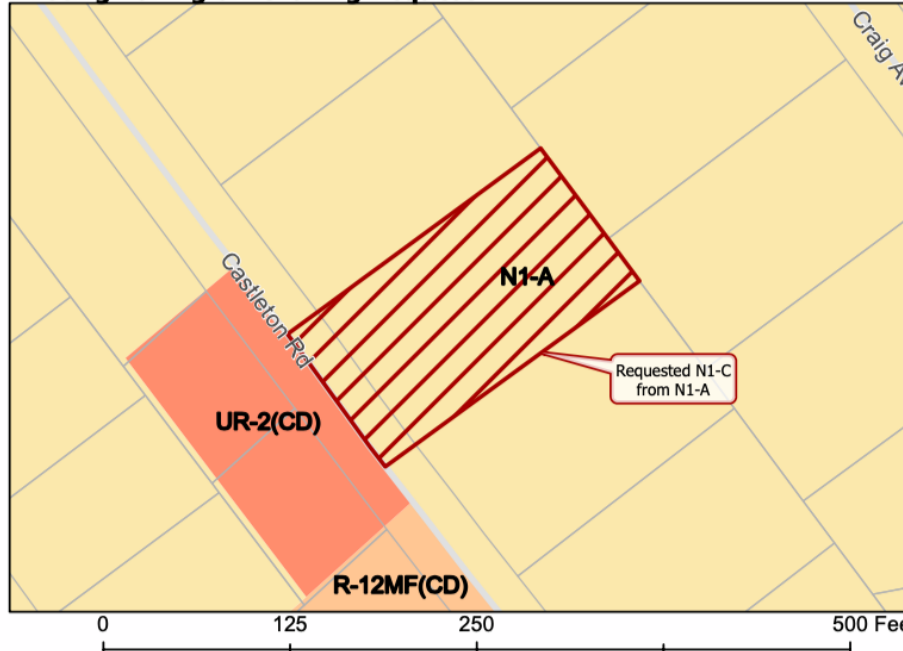


- 2023-086
- Inside City Limits
- Parcel
- Railway
- Streams
- FEMA Flood Plain

City Council District  
5-Marjorie Molina



**Existing Zoning & Rezoning Request**



- Requested N1-C from N1-A
- Zoning Classification
- Neighborhood 1
- Multi-Family
- Urban Residential



Map Created 9/6/2023

