

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Queen City Land
Rezoning Petition No. 2025-032

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff pursuant to the provisions of the City of Charlotte Unified Development Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed written notice of the date, time and virtual format for 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 April 16, 2025. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Thursday, May 8th at 5:30 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

MEETING PARTICIPATION:

The Virtual Community Meeting had eight (8) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Cole Hunt, as well as by Petitioner's agents Collin Brown and Brittany Lins with Alexander Ricks.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials of the approximately sixteen-acre site located at the southwest intersection of Plaza Road Extension and Hood Road. Mr. Brown noted that the Petitioner's team organized an early outreach meeting that was held in early April. The Petitioner received valuable feedback from members of the community in that initial meeting and looks forward to continuing those discussions.

Mr. Brown summarized the broader issues such as community concerns, environmental constraints, and market realities that are considered with a rezoning petition. He noted coordination with County Commissioner Mark Jerrell and pointed to the site's proximity to Reedky Creek park and greenway. Mr. Brown explained that the site is currently zoned for an outdated strip shopping center from twenty years ago to allow up to 70,000 square feet of retail uses. Conversely, the 2040 Policy Map recommends the Neighborhood 1 (low density residential) placetype for the site despite having an existing commercial zoning designation.

The Petitioner is proposing a rezoning that acknowledges both the residential 2040 Plan recommendation and the community's desire for more neighborhood-serving commercial uses for the area. The Petitioner's team recognized initial community feedback indicating that residents feel there is already a significant amount of housing in the area but not many options for neighbors to gather for coffee, food, and other active amenities. The Petitioner is requesting a conditional rezoning to the N2-A zoning district for medium-density townhomes and the NC zoning district for the northern portion of the site for future neighborhood-serving commercial uses. The rezoning site plan shows a significant amount of the site along Hood Road to remain undeveloped to help protect the existing wetlands and environmentally sensitive areas while providing walking trails for future and existing residents of the area to use and enjoy the natural features. The rezoning plan reflects a maximum of ninety-six townhomes and 35,000 square feet of neighborhood retail uses, with several "less desirable" commercial uses specifically prohibited as part of the rezoning conditions. The Petitioner's team is open to discussing additional uses to add to the prohibited list based on community feedback.

Mr. Brown displayed several early concept renderings for a potential neighborhood-serving commercial idea that includes a pickleball facility with a possible food and beverage component. In response to community feedback at the previous initial outreach meeting, the Petitioner's team also added a dog friendly concept. Mr. Brown noted that the location of the commercial area would not be adjacent to any residential backyards. He stated that the Petitioner's interest are aligned with existing neighbors to ensure that the proposed commercial use is an amenity and not a nuisance since the Petitioner is developing the residential units. The Petitioner is seeking a commercial use that complements the neighborhood and does not have a negative impact on the community as a whole. The Petitioner's team asked for members of the community to continue providing suggestions for potential operators in the commercial space.

Mr. Cole Hunt gave a brief overview of the Petitioner, Queen City Land. Mr. Brown concluded the meeting by stating that the rezoning timeline could result in a public hearing in June and City Council decision in August, at the earliest.

The virtual meeting was then opened for discussion:

One attendee opined that pickle ball courts may not be the most appropriate use for the community.

In response to a community member's concern for coyotes and deer on the property, the Petitioner's team stated that a significant amount of the site on the eastern side along Hood Road would remain undeveloped as a commitment in the rezoning plan.

In response to a request for quadraplex condos along with the proposed townhomes, the Petitioner's team stated that they are already proposing some duplex, triplex, and quadraplex townhome style buildings. Having stacked condos instead of townhome-style may be less marketable.

An attendee asked about 10-minute neighborhoods. The Petitioner's team responded that adding the NC zoning area for future neighborhood-serving commercial uses would add amenities that

are walking distance from existing and future residential units to fit with the 10-minute neighborhood policy goal of the City's 2040 plan.

One attendee suggested a community recreation center in the NC commercial area in addition to pickleball. The Petitioner's team responded that they would talk with County representatives about a pocket park but didn't want to take away from Reedy Creek Park that is very large and nearby and may be a better location for a future community recreation center by the County.

Several adjacent property owners provided their contact information and the Petitioner's team promised to follow up with site visits to further discuss buffering options and layout for the site.

The meeting concluded at approximately 6:10 p.m. without any further questions or discussion from the community.

Respectfully submitted this 12th day of May 2025.

cc: Stuart Valzonis, Charlotte-Mecklenburg Planning Department

EXHIBIT A

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT
US WITH ANY QUESTIONS. THANK YOU!

2025-032	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	state	zip_code
2025-032	Brawley Farms Homeowners Associ	Felicia	Tucker	8005 DONET TERRACE DR, CHARLOTTE, NC, 28215		CHARLOTTE NC		28215
2025-032	Civic Leadership Academy	Betty	Wicker	10844 GOLD PAN RD, CHARLOTTE, NC, 28215		CHARLOTTE NC		28215
2025-032	Far East Neighborhoods Coalitio	Vernetta	Mitchell	10936 GOLD PAN RD, CHARLOTTE, NC, 28215		CHARLOTTE NC		28215
2025-032	Farmwood North Homeowners Assoc	Angela	Burns	9216 WILLOWGLEN TRAIL, CHARLOTTE, NC, 28215		CHARLOTTE NC		28215
2025-032	Farmwood North Homeowners Assoc	Ellison	Clinton	8917 CROSSTIMBER DR, CHARLOTTE, NC, 28215		CHARLOTTE NC		28215
2025-032	Farmwood North Homeowners Assoc	Leonard	Jones	8935 CROSSTIMBERS DR, CHARLOTTE, NC, 28215		CHARLOTTE NC		28215
2025-032	Inlivian	Lasheda	Grady	8211 FOUR SISTERS LANE, CHARLOTTE, NC, 28215		CHARLOTTE NC		28215
2025-032	Mcclintock Woods Garden Club	Anna	Gosnell	9708 WINDRIFT RD, CHARLOTTE, NC, 28215		CHARLOTTE NC		28215
2025-032	Pinecrest Community Club	John	Patillo	8815 PLAZA PARK DR, CHARLOTTE, NC, 28215		CHARLOTTE NC		28215
2025-032	Reedy Creek Plantation	Lasheda	Nelson-Grady	8211 FOUR SISTERS LANE, CHARLOTTE, NC, 28215		CHARLOTTE NC		28215
2025-032	Reedy Creek Plantation	Sherri	Akins	10229 LITTLE WHITEOAK RD, CHARLOTTE, NC, 28215		CHARLOTTE NC		28215
2025-032	Reedy Creek Plantation	TARSHIA	FANIEL	11423 GOLD PAN RD, CHARLOTTE, NC, 28215		CHARLOTTE NC		28215
2025-032	Reedy Creek Plantation Homeowne	Adrienne	Trent	3010 FAWN CROSSING CT, CHARLOTTE, NC, 28215		CHARLOTTE NC		28215
2025-032	Zechariah Alexander	Patricia	Campbell	9164 PLEASANT RIDGE RD, CHARLOTTE, NC, 27215		CHARLOTTE NC		27215

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2025-032	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2025-032	10513202	DOVER	BROOKS JENNINGS			10325 PLAZA RD EXT		CHARLOTTE	NC	28215
2025-032	10513203	DOVER	BROOKS JENNINGS	LESLIE	DOVER	10325 PLAZA RD EXT		CHARLOTTE	NC	28215
2025-032	10513204	NASRALLAH	ZIAD	ALAN	CHAKRA	7400 E INDEPENDENCE BLVD		CHARLOTTE	NC	28227
2025-032	10513206	GARCIA	DENIS A	KAREN JULISSA TURCOTTE	GOMEZ	8700 WILLIAM WYLIE DR		CHARLOTTE	NC	28215
2025-032	10513207	DOVER	BROOKS JENNINGS	LESLIE H	DOVER	10325 PLAZA RD EXTENSION		CHARLOTTE	NC	28215
2025-032	10514238	LIVING FAITH BAPTIST CHURCH				8600 HOOD RD		CHARLOTTE	NC	28215
2025-032	10812102	DULIN	ANDY THOMAS			6715 CONSERVATORY LN		CHARLOTTE	NC	28210
2025-032	10812103	MINISTERIO INTERNACIONAL NUEVA VIDA	INC			10328 PLAZA ROAD EXTENSION		CHARLOTTE	NC	28215
2025-032	10812106	HELMS	THOMAS WOODROW	SHIRLEY L	HELMS	10200 WINDRIFT RD		CHARLOTTE	NC	28215
2025-032	10812107	DEAL	JERRY EDWARD		PEGGY JO	10124 WINDRIFT RD		CHARLOTTE	NC	28215
2025-032	10812108	KRAUSE	ELIZABETH ANN	DONALD ROBERT JR	MOSHER	10116 WINDRIFT RD		CHARLOTTE	NC	28215
2025-032	10812109	TILLMAN	LASHUNDA			10108 WINDRIFT RD		CHARLOTTE	NC	28215
2025-032	10812110	GRON	ESPERANZA			10100 WINDRIFT RD		CHARLOTTE	NC	28215
2025-032	10812111	MCINTYRE	CAROL E			10028 WINDRIFT RD		CHARLOTTE	NC	28215
2025-032	10812112	MENDOZA	SABINA VALLEJO	OSCAR R PAREDES	BERLANGA	10018 WINDRIFT RD		CHARLOTTE	NC	28215
2025-032	10812401	WRAY TIMOTHY	AKERIA	SHURLANA	TIMOTHY	5005 PAINSWICK PL		CHARLOTTE	NC	28215
2025-032	10812402	DEMULA	NAGARAJU			5009 PAINSWICK PLACE		CHARLOTTE	NC	28215
2025-032	10812403	GADDEM	RANJITH REDDY	RAVALI	BAMPELLE	5013 PAINSWICK PL		CHARLOTTE	NC	28215
2025-032	10812404	SAMUEL	SAMUELSON DESIRAJ SING			5017 PAINSWICK PL		CHARLOTTE	NC	28215
2025-032	10812405	RAYAMAJHI	ASHISH JUNG	SHRISTY	CHHETRI	5021 PAINSWICK PL		CHARLOTTE	NC	28215
2025-032	10812406	KVRREALTY LLC				9012 DAISY PL		CHARLOTTE	NC	28262
2025-032	10812407	EHC HOMES LP				8008 CORPORATE CENTER DR STE 300		CHARLOTTE	NC	28226
2025-032	10812408	WONG	CHI P	PO Y	LAM	4021 PECKHAM PL		CHARLOTTE	NC	28215
2025-032	10812409	SETTLES	DEIRDRE L			4025 PECKHAM PL		CHARLOTTE	NC	28215
2025-032	10812410	SINGER	ANDREA L			4029 PECKHAM PL		CHARLOTTE	NC	28215
2025-032	10812411	HAILE	MEHARI	LWAM	GESSEHATSION	4101 PECKHAM PL		CHARLOTTE	NC	28215
2025-032	10812412	KENNINGTON HOMEOWNERS ASSOCIATION INC				8008 CORPORATE CENTER DR STE 300		CHARLOTTE	NC	28226
2025-032	10812413	KENNINGTON HOMEOWNERS ASSOCIATION INC				8008 CORPORATE CENTER DR STE 300		CHARLOTTE	NC	28226
2025-032	10812434	KOTHI	SAI MOUNIKA REDDY	SANDEEP REDDY	REDREDDY	6024 BALHAM CT		CHARLOTTE	NC	28215
2025-032	10812435	BACHINENI	SANTHI SWAROOP	KAVYA SRI	SUNKAVALLI	6020 BALHAM CT		CHARLOTTE	NC	28215
2025-032	10812436	KOLA	MAHESH	SHRUTHI	ARRA	6005 BALHAM CT		CHARLOTTE	NC	28215
2025-032	10812437	MADLAPELLI	SRINIVAS	SRILEKHA	RACHAMALLA	6009 BALHAM CT		CHARLOTTE	NC	28215
2025-032	10812438	PENMETSA	MITRA	BHAVYA MOUNIKA	MUDUNURI	6013 BALHAM CT		CHARLOTTE	NC	28215
2025-032	10812439	CHILUKURI	SHAREEN	VENKATA SUMALATHA	CHILUKURI	6017 BALHAM CT		CHARLOTTE	NC	28215
2025-032	10812440	ANEMONI	SRICANTH	SANDHYARANI	PUTTALA	6021 BALHAM CT		CHARLOTTE	NC	28215
2025-032	10812441	TEEGELA	PURUSHOTHAM REDDY	SNEHIKA REDDY	KOMANPALLY	6025 BALHAM CT		CHARLOTTE	NC	28215
2025-032	10812442	VUJAYKUMAR	CHANDAN GUDAVI	SAHANA	THRILOCHAN	6029 BALHAM CT		CHARLOTTE	NC	28215
2025-032	10812443	ALEXANDER	APRYL			6033 BALHAM CT		CHARLOTTE	NC	28215
2025-032	10812444	HAIJAMIS	ARCHANA	UDAY	HAIJARNIS	6037 BALHAM CT		CHARLOTTE	NC	28215
2025-032	10812445	KENNINGTON HOMEOWNERS ASSOCIATION INC				8008 CORPORATE CENTER DR STE 300		CHARLOTTE	NC	28226
2025-032	10812446	KENNINGTON HOMEOWNERS ASSOCIATION INC				8008 CORPORATE CENTER DR STE 300		CHARLOTTE	NC	28226
2025-032	10812503	GHANATHEY	SUNNY	SHIVANI	NEEMKAR	5018 PAINSWICK PL		CHARLOTTE	NC	28215
2025-032	10812504	LOCKLEAR	AMY F			5014 PAINSWICK PL		CHARLOTTE	NC	28215
2025-032	10812505	ISAAC	SHELBY J			5010 PAINSWICK PL		CHARLOTTE	NC	28215
2025-032	10812506	SADULA	SAINATH REDDY	SINDHUJA	KOLUGURI	5006 PAINSWICK PLACE		CHARLOTTE	NC	28215
2025-032	10812507	CHELIMELA	JEEVAN KUMAR	HARIKA	RAMAVARAM	6105 BALHAM CT		CHARLOTTE	NC	28215
2025-032	11101108	REAL ESTATE OF NC INC				2000 N TRYON ST STE 200		CHARLOTTE	NC	28206
2025-032	11154130	TALATHI	AMIT MILIND	KRIPA VIPUL	PANDYA	4405 WILD RIDGE DR		CHARLOTTE	NC	28215
2025-032	11154131	MOREIRA	ELENA HERLINDA DELGADO			4409 WILD RIDGE DR		CHARLOTTE	NC	28215
2025-032	11154132	NIMLEY	MOSES B	OLIVIA B	NIMLEY	4411 WILD RIDGE DR		CHARLOTTE	NC	28215
2025-032	11154133	MOYE	ANITA BURTON			4415 WILD RIDGE DR		CHARLOTTE	NC	28215
2025-032	11154134	GONZALEZ	MARTHA MARIA MARTINE			4419 WILD RIDGE DR		CHARLOTTE	NC	28215
2025-032	11154135	KOPPURAPU	ADVITH REDDY			4423 WILD RIDGE DR		CHARLOTTE	NC	28215
2025-032	11154136	BIRRU	WORKINEH	SARA TAMIRU	TERFASSA	4427 WILD RIDGE DR		CHARLOTTE	NC	28215
2025-032	11154137	GURUNG	BIKRAM	BIMALA	PUN	4431 WILD RIDGE DR		CHARLOTTE	NC	28215
2025-032	11154138	WORKE	BELESTY AYENEW			4435 WILD RIDGE DR		CHARLOTTE	NC	28215
2025-032	11154139	MANOKAR	PRAVEENKUMAR	VUJAYPRIYA	RAMAMURTHY	4439 WILD RIDGE DR		CHARLOTTE	NC	28215
2025-032	11154140	SANDERFORD	DARRELL WAYNE JR	CANDICE NICHOLE	WILEY	4443 WILD RIDGE DR		CHARLOTTE	NC	28215
2025-032	11154141	MANAN	ALEJANDRO			4447 WILD RIDGE DR		CHARLOTTE	NC	28215
2025-032	11154142	FATTAH	MAJD			6007 SILVERWING DR		CHARLOTTE	NC	28215
2025-032	11154143	ATOORI	PAVAN KUMAR			6006 SILVERWING DR		CHARLOTTE	NC	28215
2025-032	11154144	PATEL	CHETAN REDDY			4408 WILD RIDGE DR		CHARLOTTE	NC	28215
2025-032	11154145	ROBLES	CHRISTIAN GUADALUPE LC			4404 WILD RIDGE DR		CHARLOTTE	NC	28215
2025-032	11154146	ASH	DINANATH	APARAJITA	DEY	4400 WILD RIDGE DR		CHARLOTTE	NC	28215
2025-032	11154147	LOWERY	KAMILAN AURIELLE			4316 WILD RIDGE DR		CHARLOTTE	NC	28215
2025-032	11154148	BROWN	MIRANDA			4312 WILD RIDGE DR		CHARLOTTE	NC	28215
2025-032	11154149	MITCHELL	JOSEPH EMERSON	DORIS ROBINSON	MITCHELL	5216 RUSTLING PINES CT		CHARLOTTE	NC	28215

2025-032	11154190	CREEKSIDE GROVE OWNERS ASSOCIATION INC			1612 MILITARY CUTOFF RD	STE 108	WILMINGTON	NC	28403
2025-032	11154191	CREEKSIDE GROVE OWNERS ASSOCIATION INC			1612 MILITARY CUTOFF RD	STE 108	WILMINGTON	NC	28403
2025-032	11154227	PATEL	SHAMIN		4301 WILD RIDGE DR		CHARLOTTE	NC	28215
2025-032	11154228	WINFIELD	CURTIS ALBERT		4305 WILD RIDGE DR		CHARLOTTE	NC	28215
2025-032	11154229	POMERLEAU	KRISTEN C	KEENAN E	POMERLEAU		CHARLOTTE	NC	28215
2025-032	11154230	CHILAMAKURU	ARUNKUMAR		4313 WILD RIDGE DR		CHARLOTTE	NC	28215
2025-032	11154231	PATEL	MAYURKUMAR BHARATKULISHWABEN MAYURKU	PATEL	4317 WILD RIDGE DR		CHARLOTTE	NC	28215

EXHIBIT B

April 16, 2025

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Thursday, May 8th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Queen City Land
Petition No.: 2024-144

Dear Charlotte Neighbor:

As you may already be aware, our firm represents Queen City Land (the “Petitioner”) in its proposal to rezone an approximately 16.8-acre development project at the southwest intersection of Plaza Road Extension and Hood Road (Tax Parcel ID: 10812102). A property map is attached for reference. The Petitioner is exploring a rezoning from the B-1(CD) zoning district to the NC and N2-A(CD) zoning districts to accommodate residential and community-serving commercial development plans. A property map is included for your reference. A preliminary introductory meeting was previously held on April 9th.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this site plan amendment proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Thursday, May 8th at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Lisa@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the petitioner (“Queen City Land”) or the property location (“Plaza Ext/Hood”) in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact Lisa@alexanderricks.com or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Collin W. Brown

EXHIBIT C

zm

Participants (12)

Find a participant



Brittany Lins (Host, me)





collin brown





Cole Hunt





collin brown





Andrea Singer





Aqil Mohammed





Betty Wicker





Dee S





Iwam fish





Patricia Campbell





Rush Dunaway





SHAREEN CHILUKURI



EXHIBIT D

POTENTIAL REZONING #2025-032

@ PLAZA EXT & HOOD ROAD

QUEEN CITY LAND

Official Rezoning Community Meeting

May 8, 2025

MEETING AGENDA

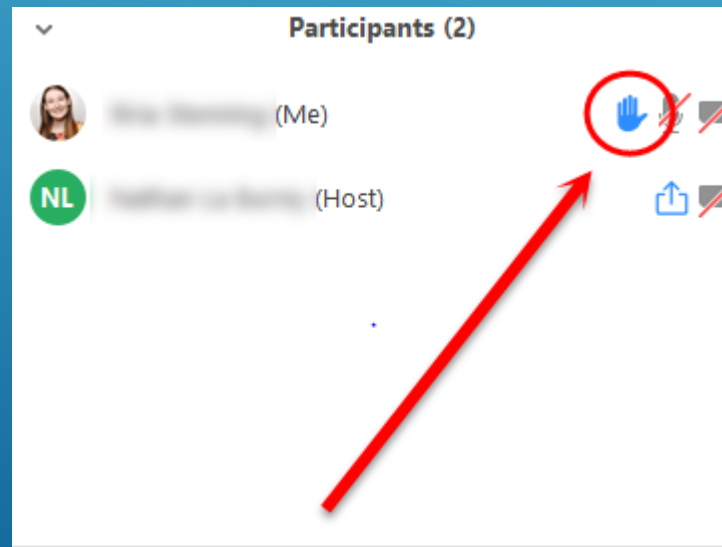
- Introductions
 - Property Location
 - Development Considerations
 - Current Zoning
 - 2040 Plan Recommendation
 - Proposed Rezoning
 - Concept Renderings
 - Petitioner's Background
 - Potential Timeline
 - Questions/Discussion
- 
- A series of three parallel white diagonal lines are located in the bottom right corner of the slide, extending from the bottom edge towards the right edge.

AT THE END: QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owner: **Andy Dulin**

Petitioner: **Queen City Land**

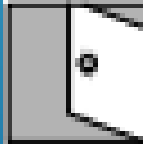
Cole Hunt, Carl Fochler

QUEEN CITY LAND

Client Focused. Results Driven.

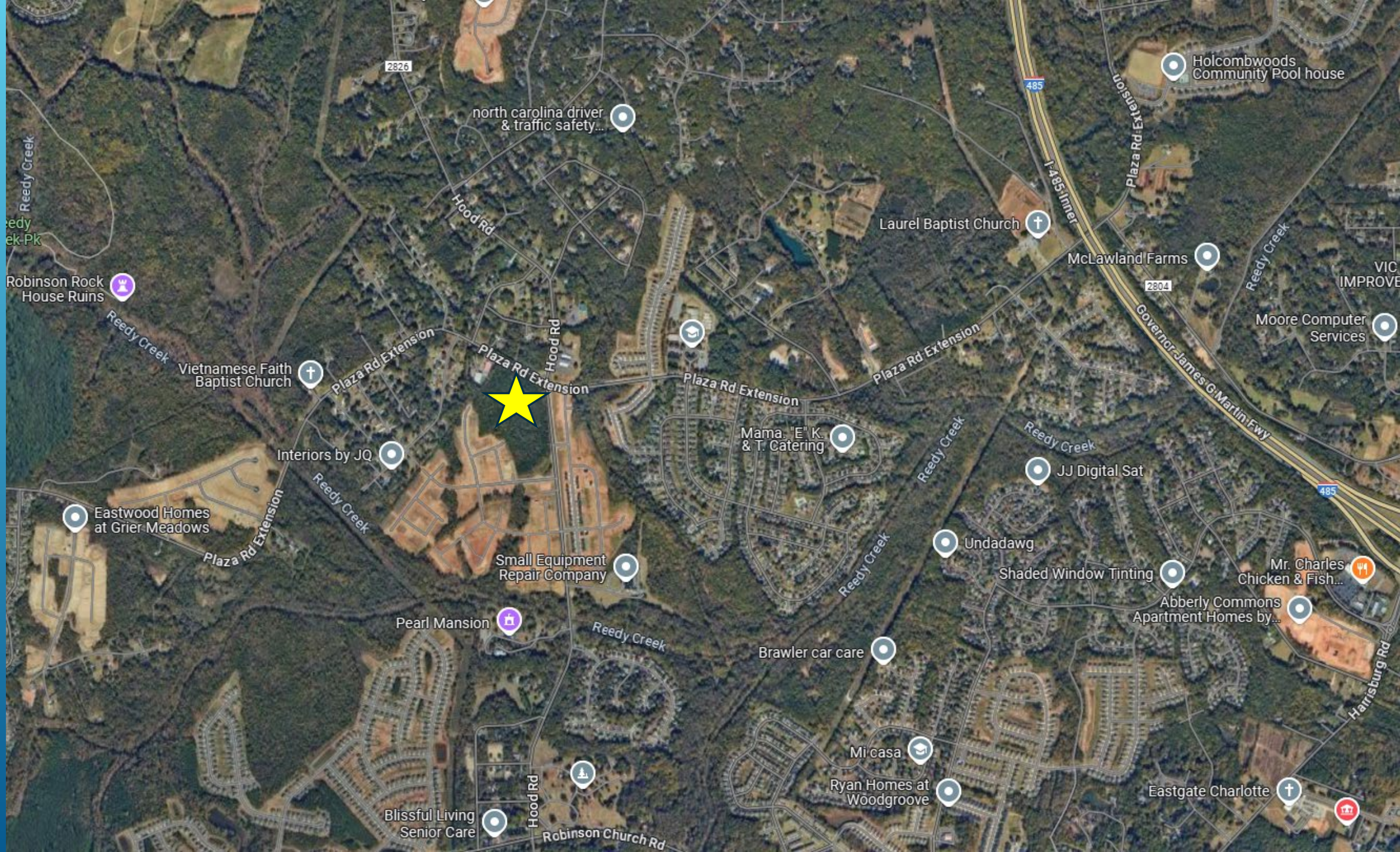
Alexander
Ricks
PLLC

Collin Brown &
Brittany Lins

 GATEWAY DESIGN
GROUP, PLLC

Josh Butler

PROPERTY LOCATION



Reedy Creek
Reedy Creek Pk

Robinson Rock
House Ruins

Vietnamese Faith
Baptist Church

Eastwood Homes
at Grier Meadows

Interiors by JQ

Pearl Mansion

Blissful Living
Senior Care

north carolina driver
& traffic safety...

Hood Rd

Plaza Rd Extension

Small Equipment
Repair Company

Reedy Creek

Robinson Church Rd

Laurel Baptist Church

McLawland Farms

Mama, E. K.
& T. Catering

Reedy Creek

JJ Digital Sat

Undadawg

Shaded Window Tinting

Mr. Charles
Chicken & Fish...

Abberly Commons
Apartment Homes by...

Brawler car care

Mi casa

Ryan Homes at
Woodgrove

Eastgate Charlotte

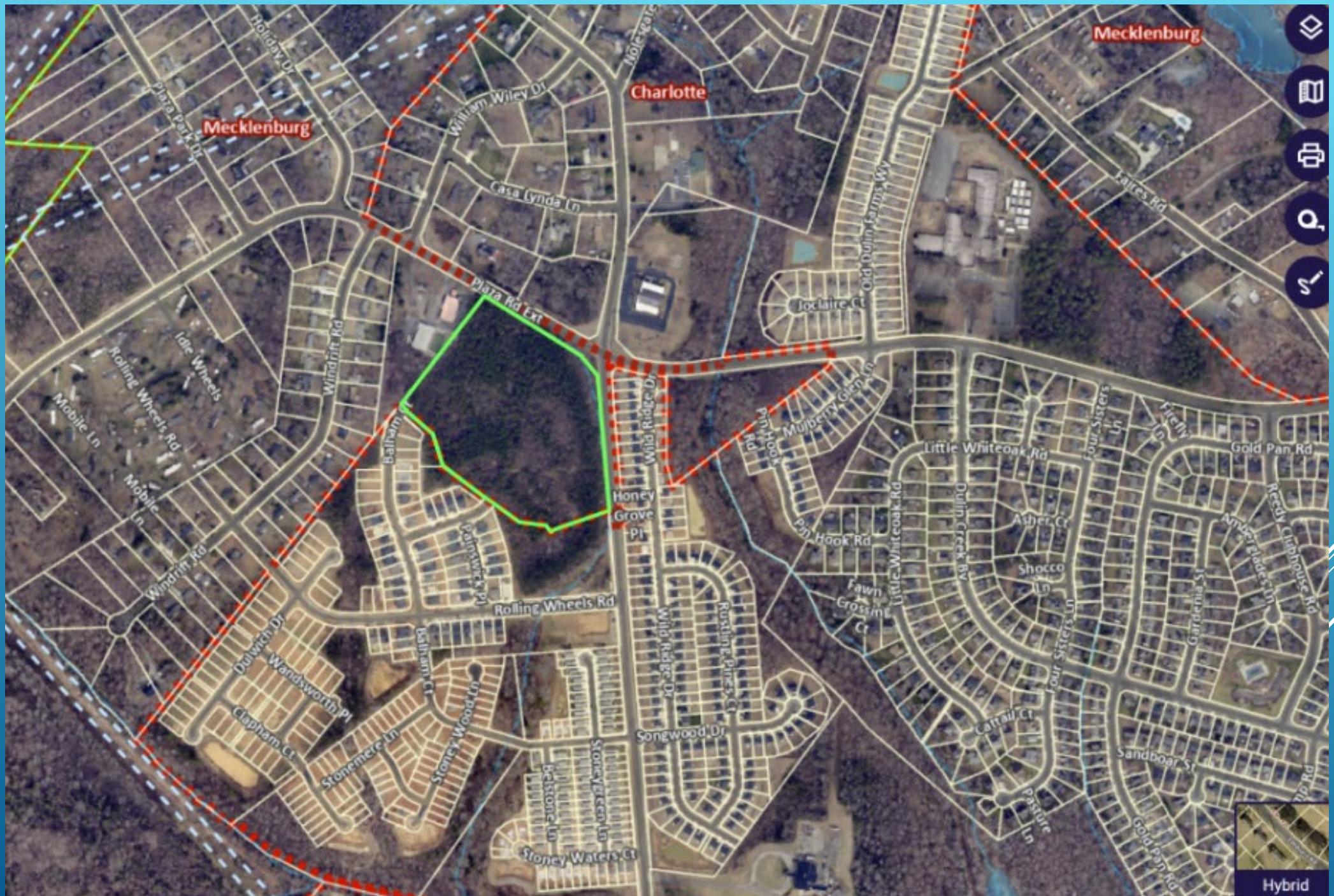
Holcombwoods
Community Pool house

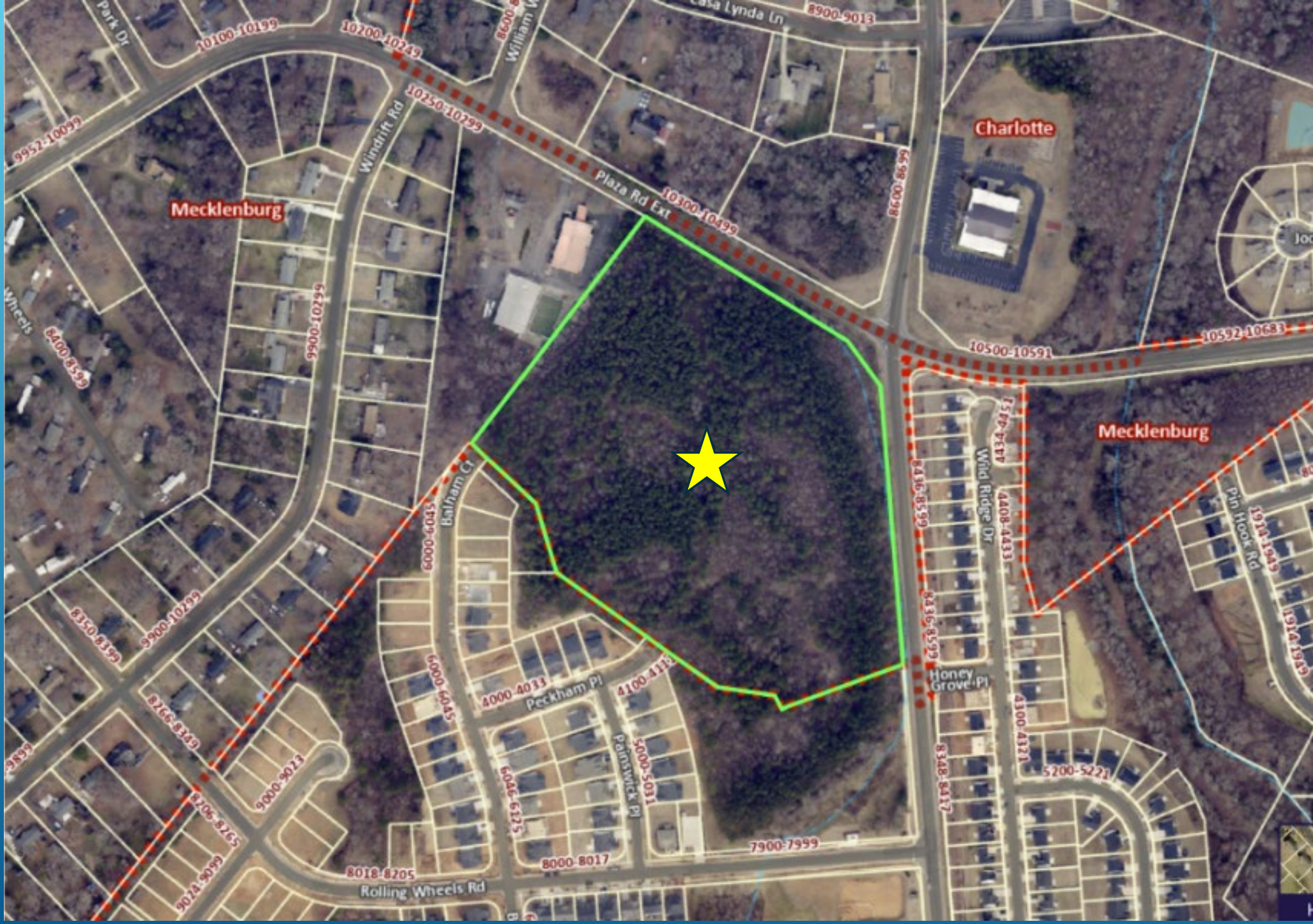
VIC
IMPROVE

Moore Computer
Services

Governor James G. Martin Fwy

Harrisburg Rd





2025-032: Queen City Land

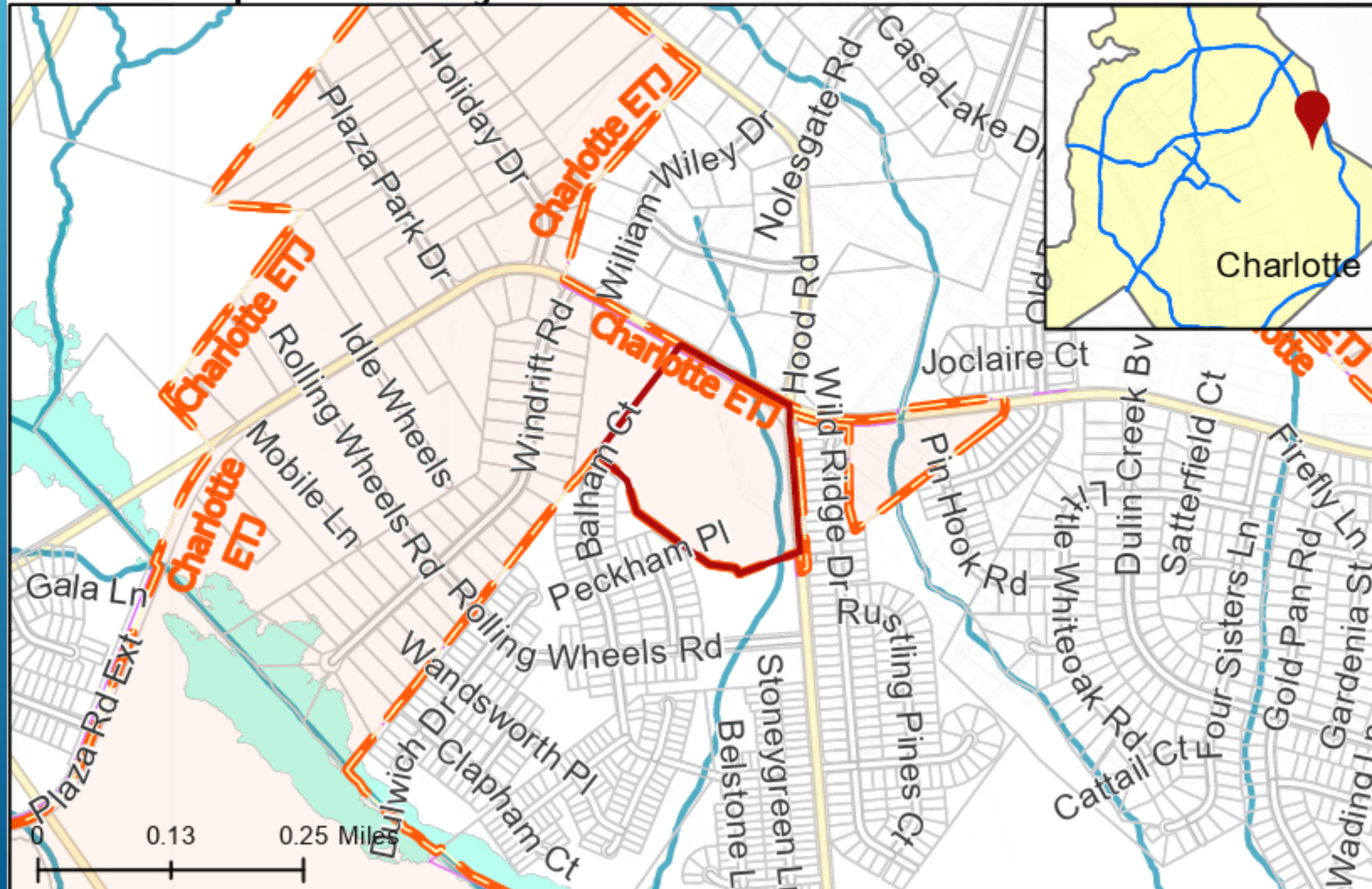
Parcel(s) 10812102

Current Zoning B-1 (CD) (Neighborhood Business, Conditional)

Requested Zoning NC(CD) (Neighborhood Center, Conditional), N2-A(CD) (Neighborhood 2-A, Conditional)

Approximately 15.8 acres

Location of Requested Rezoning



Rezoning Map



- 2025-032
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- City Council District
- 5-Marjorie Molina

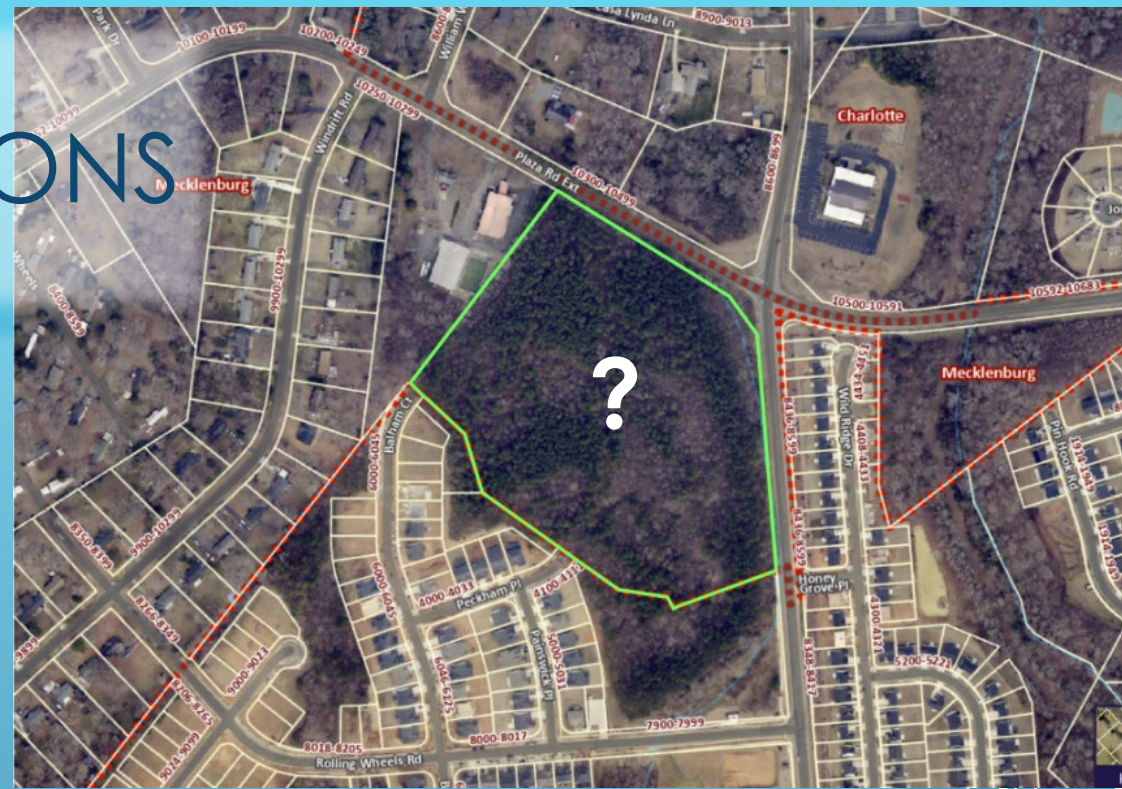


DEVELOPMENT CONSIDERATIONS



DEVELOPMENT CONSIDERATIONS

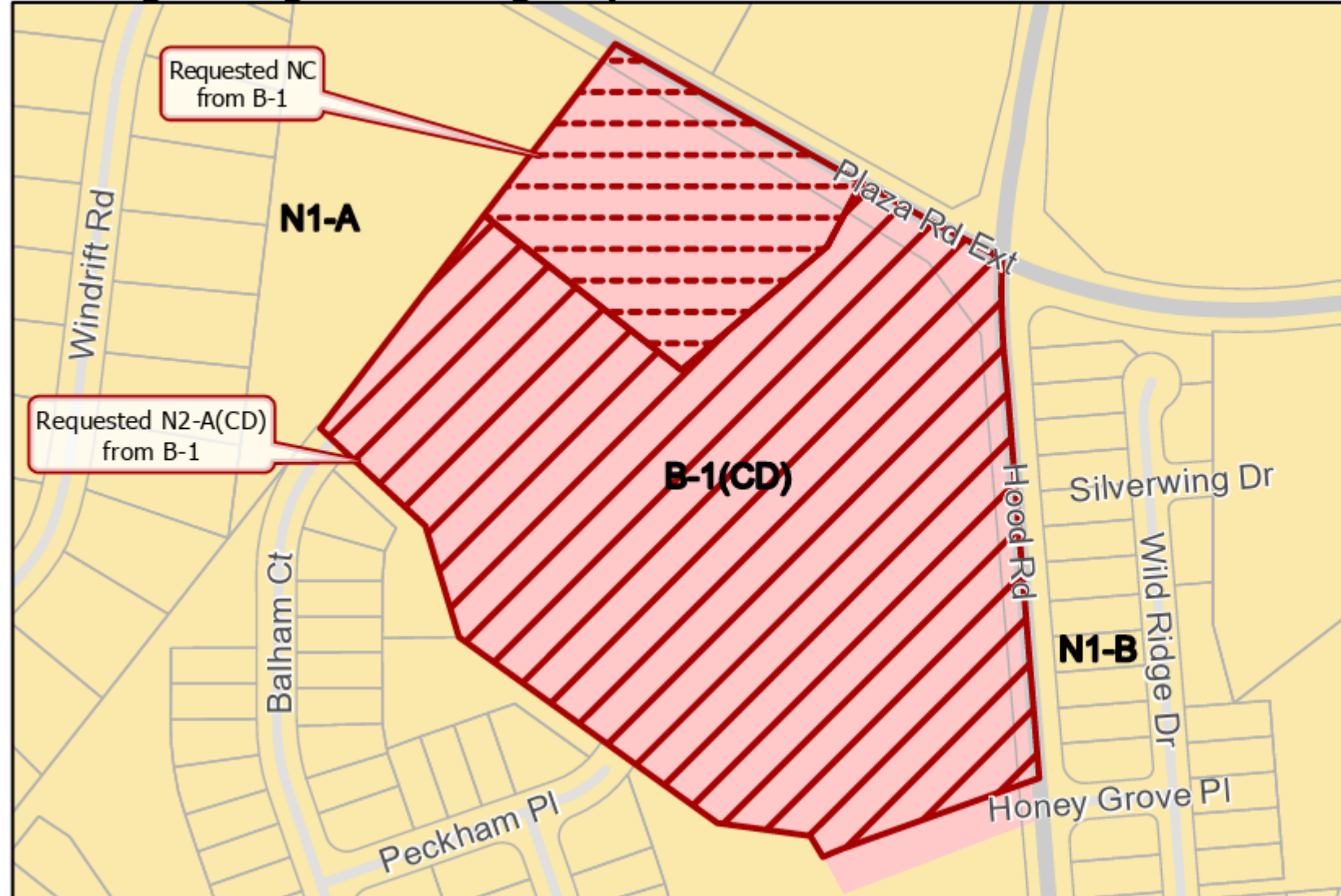
- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted 2040 Plan and other Policy Recommendations
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities



EXISTING ZONING

CURRENT ZONING: B1-(CD)

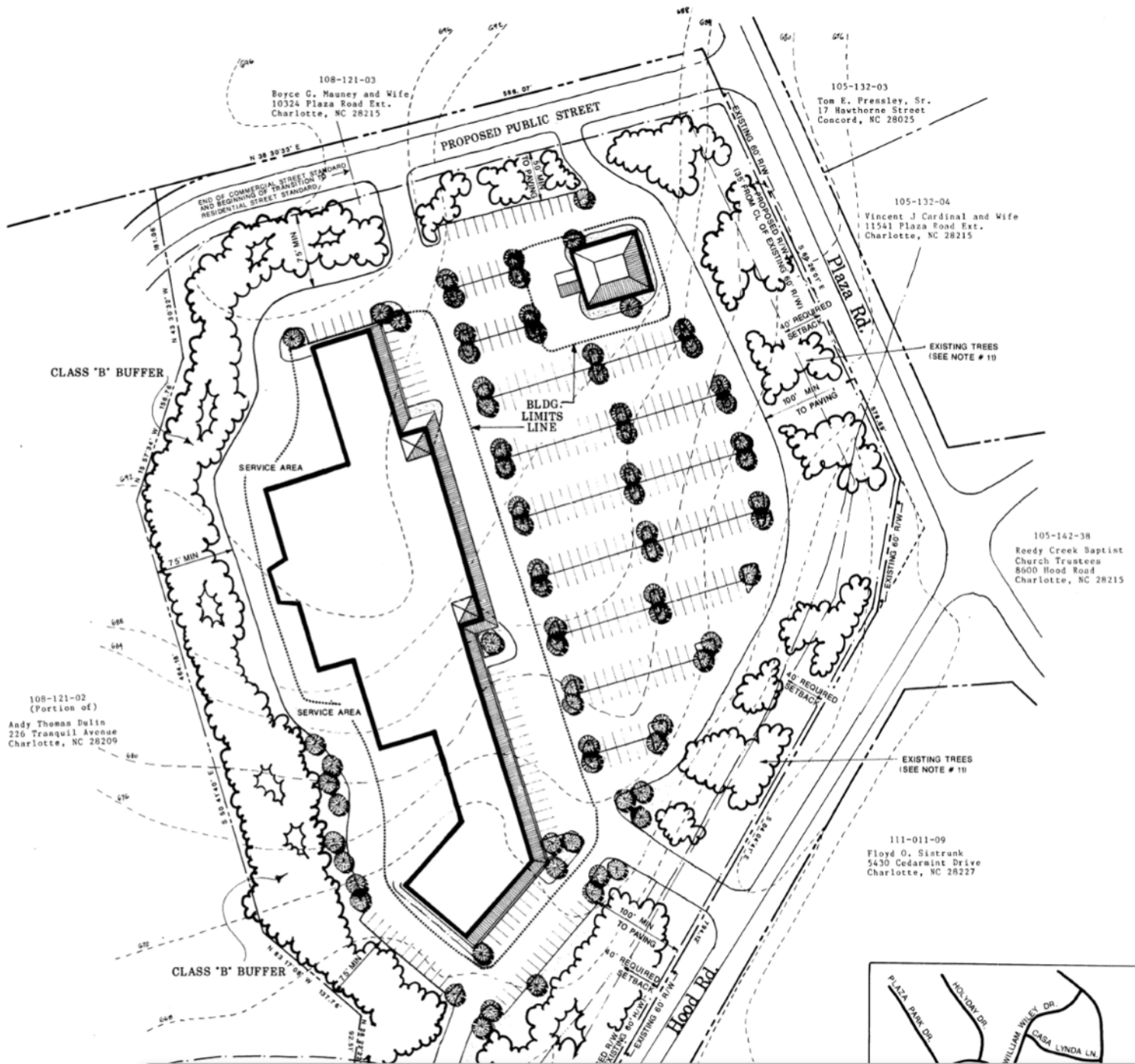
Existing Zoning & Rezoning Request



-  Requested NC from B-1
-  Requested N2-A(CD) from B-1
- Zoning Classification**
 -  Neighborhood 1
 -  Business



Map Created 3/24/2025



DEVELOPMENT DATA:

SITE AREA: 14.9 Ac
 EXISTING ZONING: R-3
 PROPOSED ZONING: B-1(CD)
 PROPOSED USE: NEIGHBORHOOD CONVENIENCE SHOPPING CENTER
 MAXIMUM BLDG. AREA: 70,000 S.F.
 PARKING: TO MEET OR EXCEED ORDINANCE REQUIREMENTS

NOTES:

1. This site plan is intended to show only general development character. Minor adjustments in building, drive and parking lot size and arrangement will be permitted to accommodate final architectural designs and to adjust to site features. Buildings shall be constructed within "Building Limits" line shown on plan.
2. Boundary information taken from deeds. Topographic information taken from Mecklenburg County aerial topographic maps.
3. Maximum building height shall be 40'.
4. Parking and loading space shall be provided which meets or exceeds the requirements of Mecklenburg County parking and loading regulations.
5. Driveways shown shall be subject to final design approval of NCDOT and Mecklenburg County Engineering Department.
6. Left turn lanes shall be provided by petitioner/owner on both Hood Rd. and Plaza Rd. at the proposed public streets, provided adequate public R/W exists to allow such widening.
7. Screening and buffers shall be provided in accordance with the applicable sections of the Mecklenburg County Zoning Ordinance. Trees and existing vegetation may be used as alternative screening and buffering in accordance with Section 12.304 and with the approval of the zoning administrator.
8. Buffers and screening may be crossed by public and private utility lines, provided the requirements of Section 12.302 (12) are met.
9. Stormwater management and erosion control measures will be provided in accordance with the applicable regulations in effect at the time of development. Stormwater management may be provided in the low area along Hood Road. Stormwater management facilities shall be designed to minimize disturbance of existing tree cover in setback area. It is not anticipated that stormwater detention will create a problem for the existing trees to remain, as noted in Note 11 below.
10. Signage will be in accordance with the applicable regulations and ordinance.
11. Existing trees in dense wooded areas adjacent to Plaza and Hood Roads may be trimmed and selectively removed to allow for grading and utilities and to provide views from the street into the businesses. However, a majority of the existing large trees (10" DBH or larger) will be preserved. A majority means more than half.
12. Right-of-way equal to 35' from centerlines of Plaza Road and Hood Road shall be dedicated prior to the issuance of a building permit.
13. Project signage shall be ground mounted; not more than 20 ft. high; with a maximum area of 80 sq. ft.
14. Parking lot lighting shall be no higher than 20 ft. and shall be designed to be directed away from adjacent properties.
15. Minor adjustments to this plan may be made if necessary to avoid grading in the 75' required Class B buffer.

APPROVED BY COUNTY COMMISSION
 DATE January 18, 1994

Proposed Rezoning
 Schematic Site Plan

for Andy Dulin

2040 POLICY MAP RECOMMENDATION





Charlotte Future 2040 Policy Map



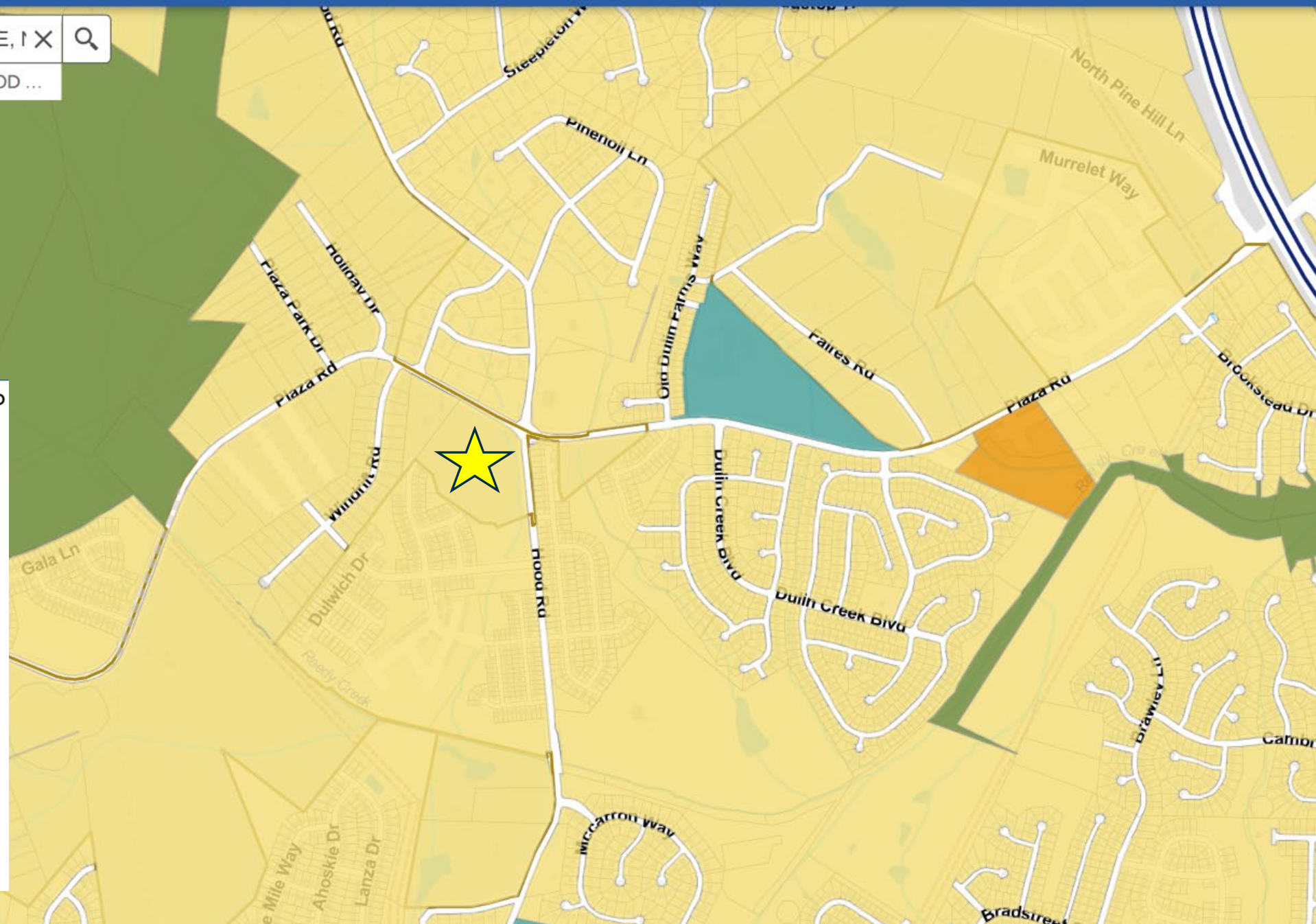
▼ HOOD RD, CHARLOTTE, NC



Show search results for HOOD ...

Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center



Place Types: Neighborhood 1



Goal: Provide places for neighborhoods with a variety of housing types, where single-family housing is still the predominant use.

Neighborhood 1 places are the lower density housing areas across Charlotte, where most of the city's residents live, primarily in single-family or small multi-family homes or ADUs.

Land Use



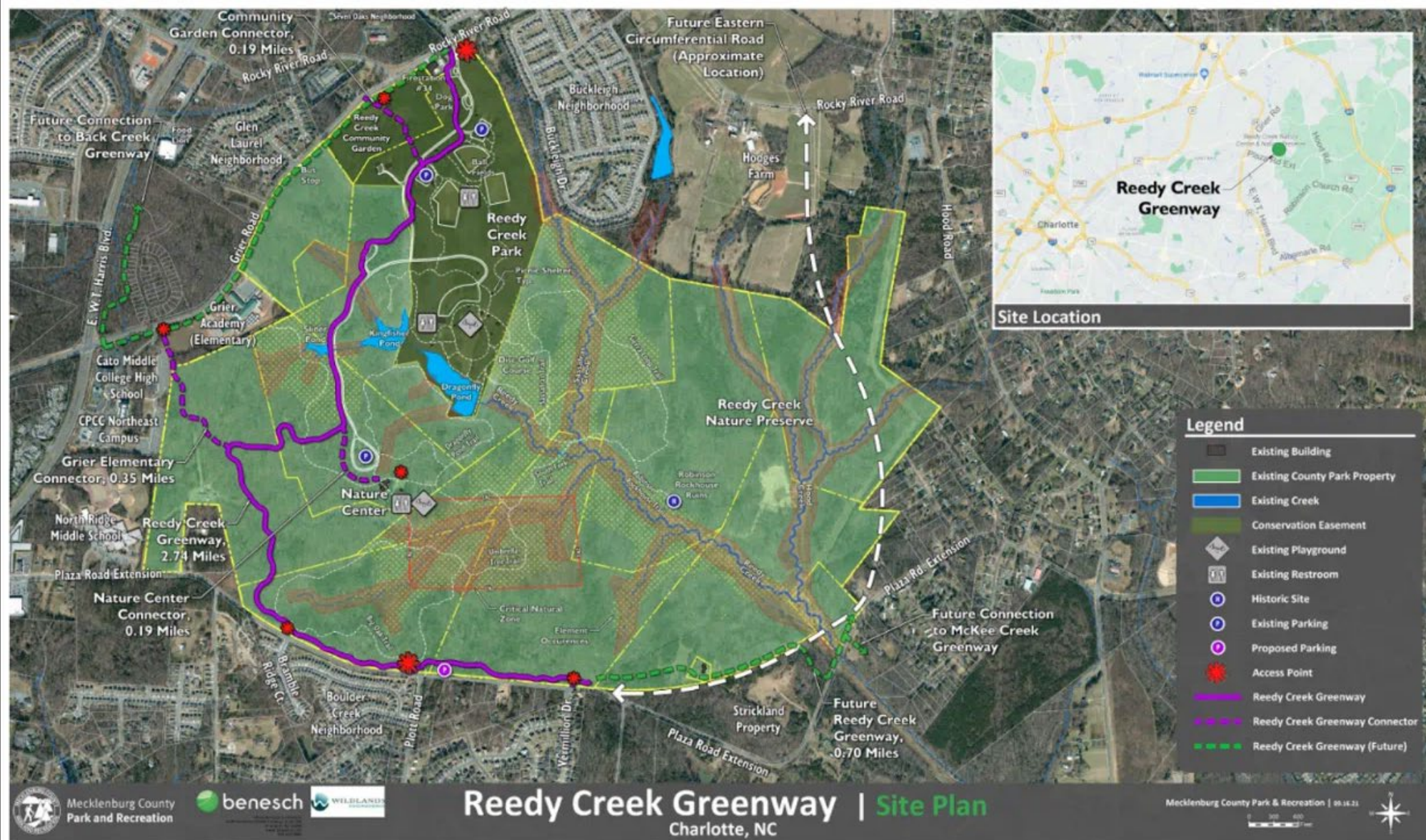
Mostly Residential Land Uses

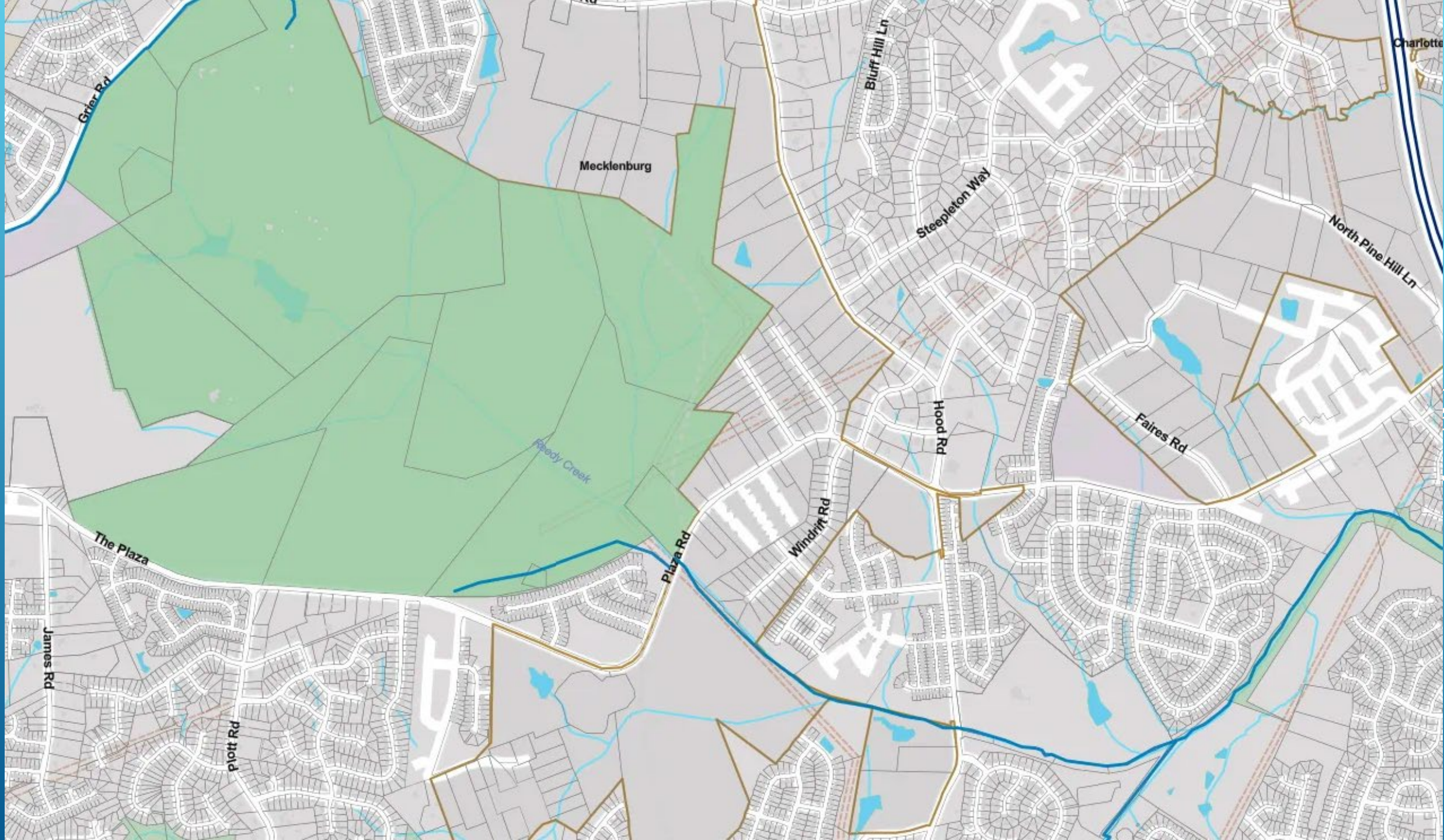
- Single-family detached homes on lots are the primary use in this Place Type. Accessory Dwelling Units are frequently found on the same lots as individual single-family detached homes.
- Duplexes, triplexes, quadraplexes, and civic uses, such as parks, religious institutions, and neighborhood scaled schools, may also be found in this Place Type. Smaller lot single-family detached developments, small townhome buildings, and small multi-family buildings, as well as civic uses, are also found on some 4+ lane arterials. These building types provide a transition between higher volume streets and the interior of neighborhoods.
- The greatest density of housing in this Place Type is located within a ½ mile walk of a Neighborhood Center, Community Activity Center, or Regional Activity Center and is located on an arterial, with a high frequency bus or streetcar route. In some cases, small neighborhood commercial buildings are found in older neighborhoods.



AREA AMENITIES

Reedy Creek Greenway Public Meeting

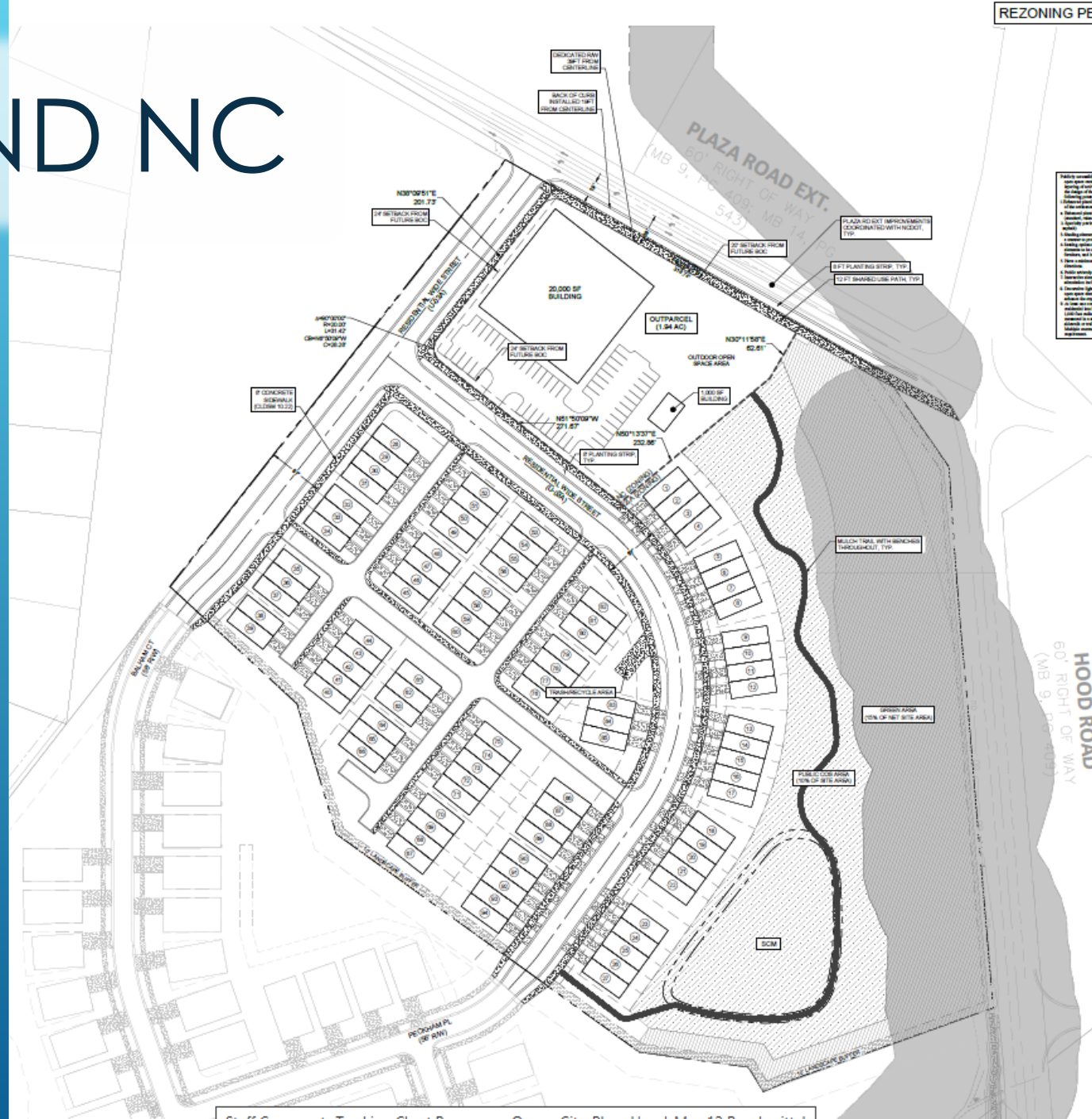




REZONING REQUEST

Several thin, parallel white lines of varying lengths and slopes are positioned in the bottom right corner of the slide, creating a modern, geometric design element.

N2-A AND NC

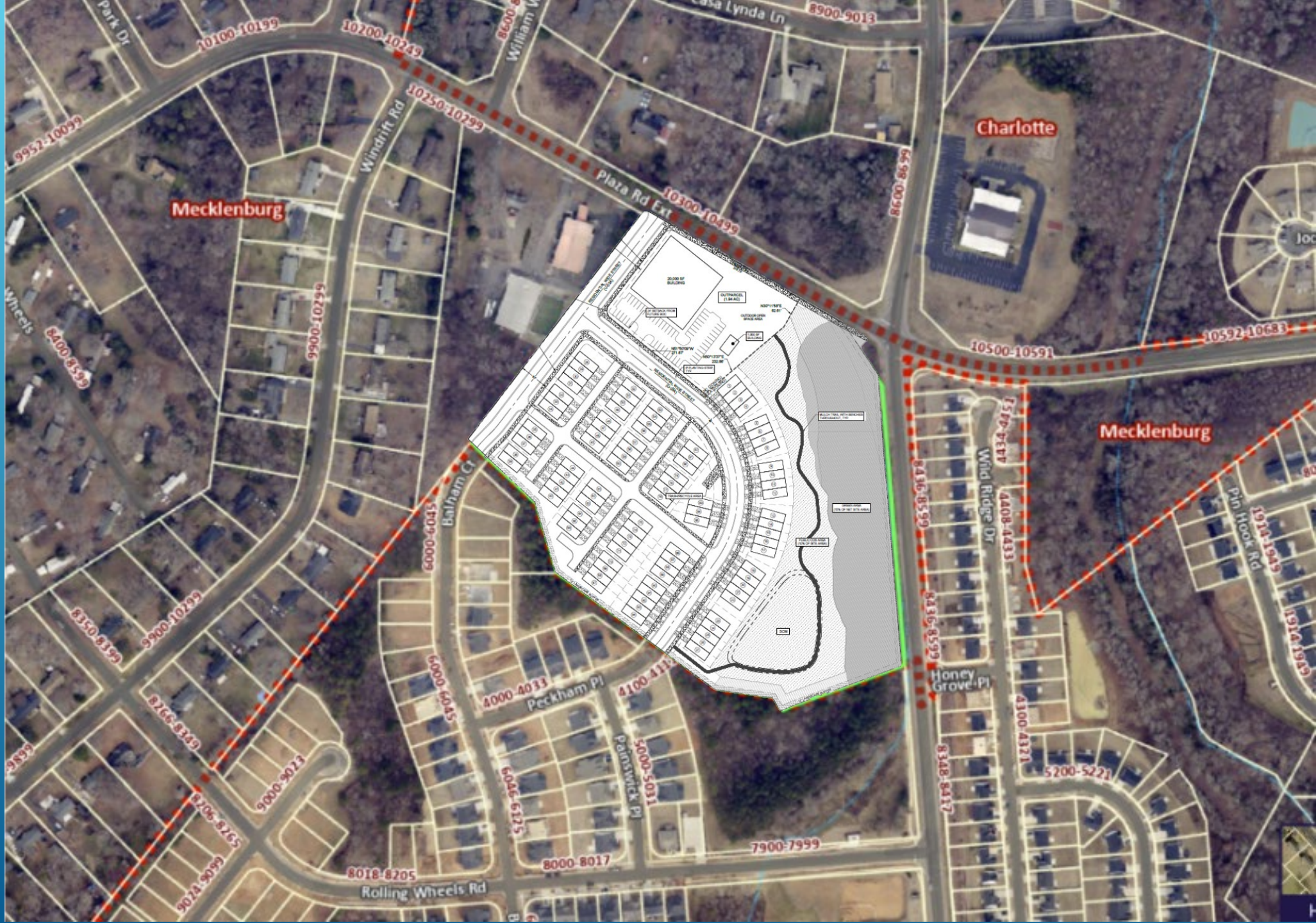


II. Permitted Uses, Maximum Development, and Prohibited Uses

The N2-A portion of the Site shall contain a maximum of ninety-six (96) Single-family Attached (Townhome) Residential Units and accessory and incidental uses as permitted in the UDO.

The NC portion of the Site shall contain a maximum of 35,000 square feet of neighborhood-serving non-residential uses. However, the following uses shall be **prohibited**:

- Residential Uses
- Vehicle fueling facility
- Vehicle rental, enclosed
- Vehicle repair facility, minor
- Beneficial fill site
- Parking lot as principal use
- Cemetery
- Accessory drive-through



NC CONCEPT RENDERINGS



345,376 views

Published on May 31, 2023

SHARE



Pickleball Courts

- 📍 Clarks Creek Park
- 📍 Colonel Francis J. Beatty Park
- 📍 Freedom Park
- 📍 Latta Park
- 📍 Martin Luther King Park
- 📍 Tuckaseegee Recreation Center



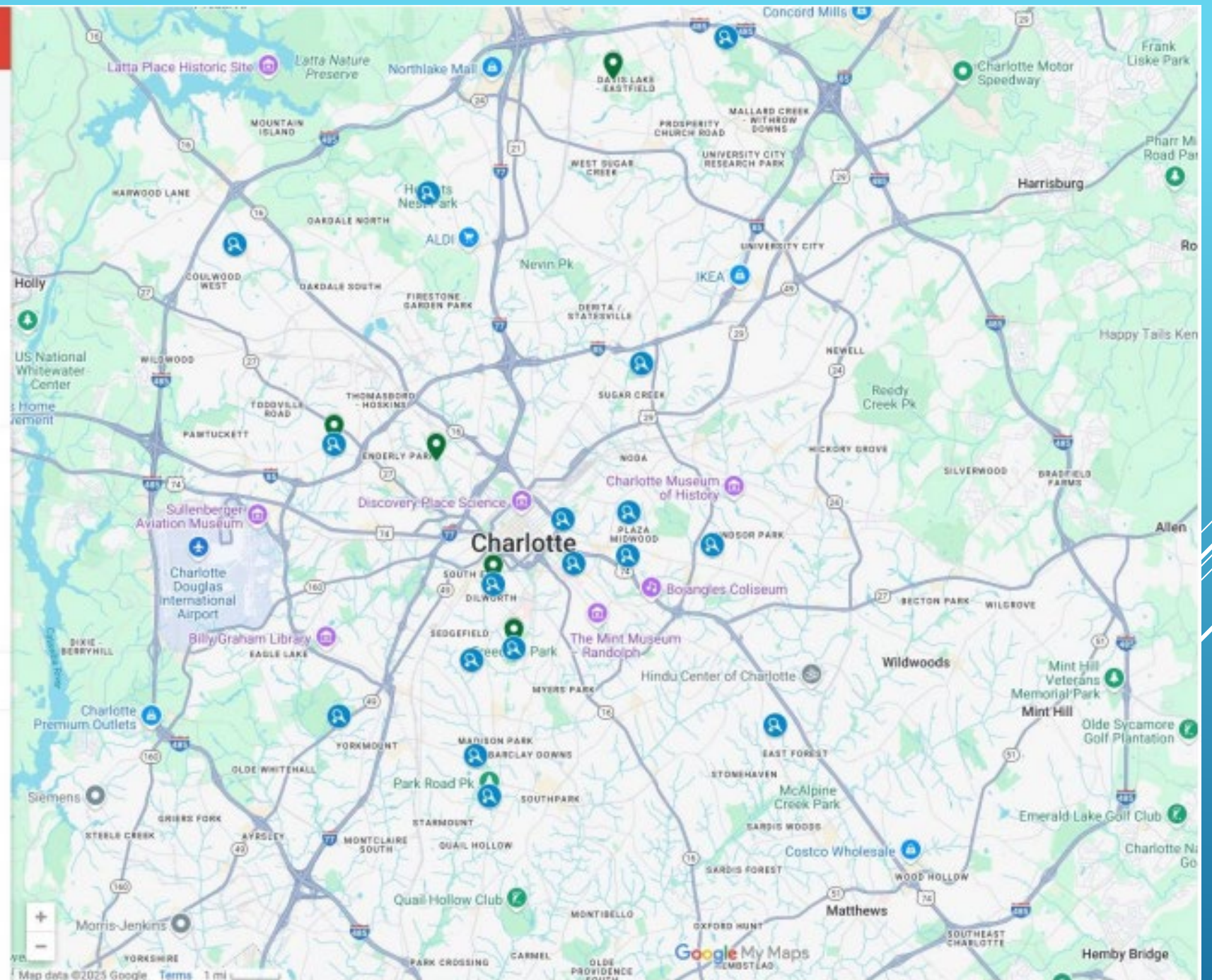
Tennis Courts



- 📍 Alexander Street Park
- 📍 Colonel Francis J. Beatty Park
- 📍 Coulwood Park
- 📍 EB Moore Park
- ... 15 more



Volleyball Courts



Made with Google My Maps

Map data ©2023 Google Terms 1 mi

Google My Maps



QUEEN CITY LAND

Client Focused. Results Driven.

WHERE WE ARE

Queen City Land is a privately held, best in class real estate operating company with industry-leading capabilities across residential, multifamily, and hospitality sectors. As both owners and investors, we have built a reputation for consistently delivering on our commitments.

STADIUM LOFTS

BLUME ESTATES

LONG FARMS

Cresswind Rocky River

EDGEWATER ON LAKE TILLERY

THE RETREAT ON LAKE TILLERY

HERON CREEK

STEELE CREEK

GLENNHURST

BROADMOOR

HERITAGE IN INDIAN TRAILS

CRESSWIND WESLEY CHAPEL

COTTAGE PARK

OLD TOWN VILLAGE

QUEEN CITY LAND

RECENT PROJECTS



CRESSWIND WESLEY CHAPEL

Wesley Chapel, NC

Total Homesites

610 Age Targeted Homesites



HERITAGE IN INDIAN TRAIL

Indian Trail, NC

Total Homesites

316 Age Targeted Homesites



COTTAGE PARK

Waxhaw, NC

Total Homesites

229 Homesites & Commercial

RECENT PROJECTS



RETREAT AT LAKE TILLERY

Mt. Gilead, NC

Total Homesites

1,116 Age Targeted Homesites & 80 Acres Commercial



STEELE CREEK

Charlotte, NC

Total Homesites

84 Townhome Sites

RECENT PROJECTS



STADIUM LOFTS

Kannapolis, NC

Total Units

43 Apartment Lofts & Commercial



HERON CREEK

Mint Hill, NC

Total Homesites

80 Single-Family Detached Homesites



EDGEWATER ON LAKE TILLERY

Norwood, NC

Total Homesites

65 Single-Family Detached Homesites

“BEST CASE SCENARIO” REZONING TIMELINE

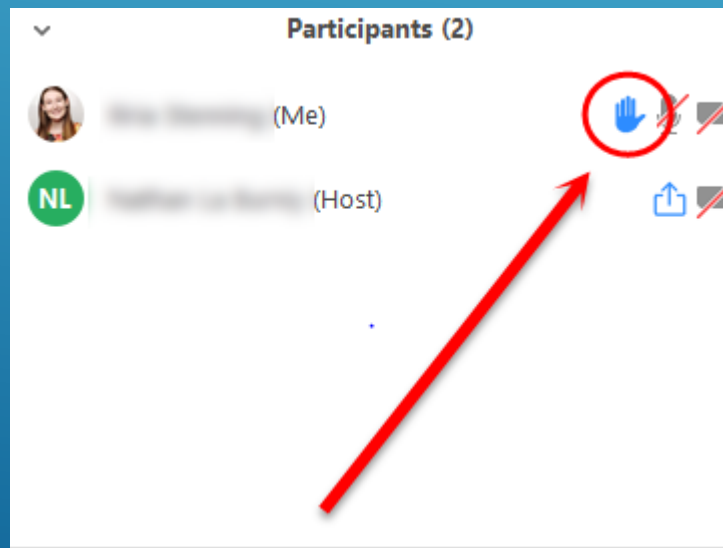
- Rezoning Application Submitted: March 15th
 - Initial Outreach Meeting: April 9th
 - Staff Review/1st Round of Comments: Early May
 - Official Community Meeting: **Today, May 8th**
 - 1st Revised Plan Submittal: by May 12th
 - Earliest Possible Public Hearing: June 16th
 - Zoning Committee: August 5th
 - Earliest Possible Decision: August 22nd
- 

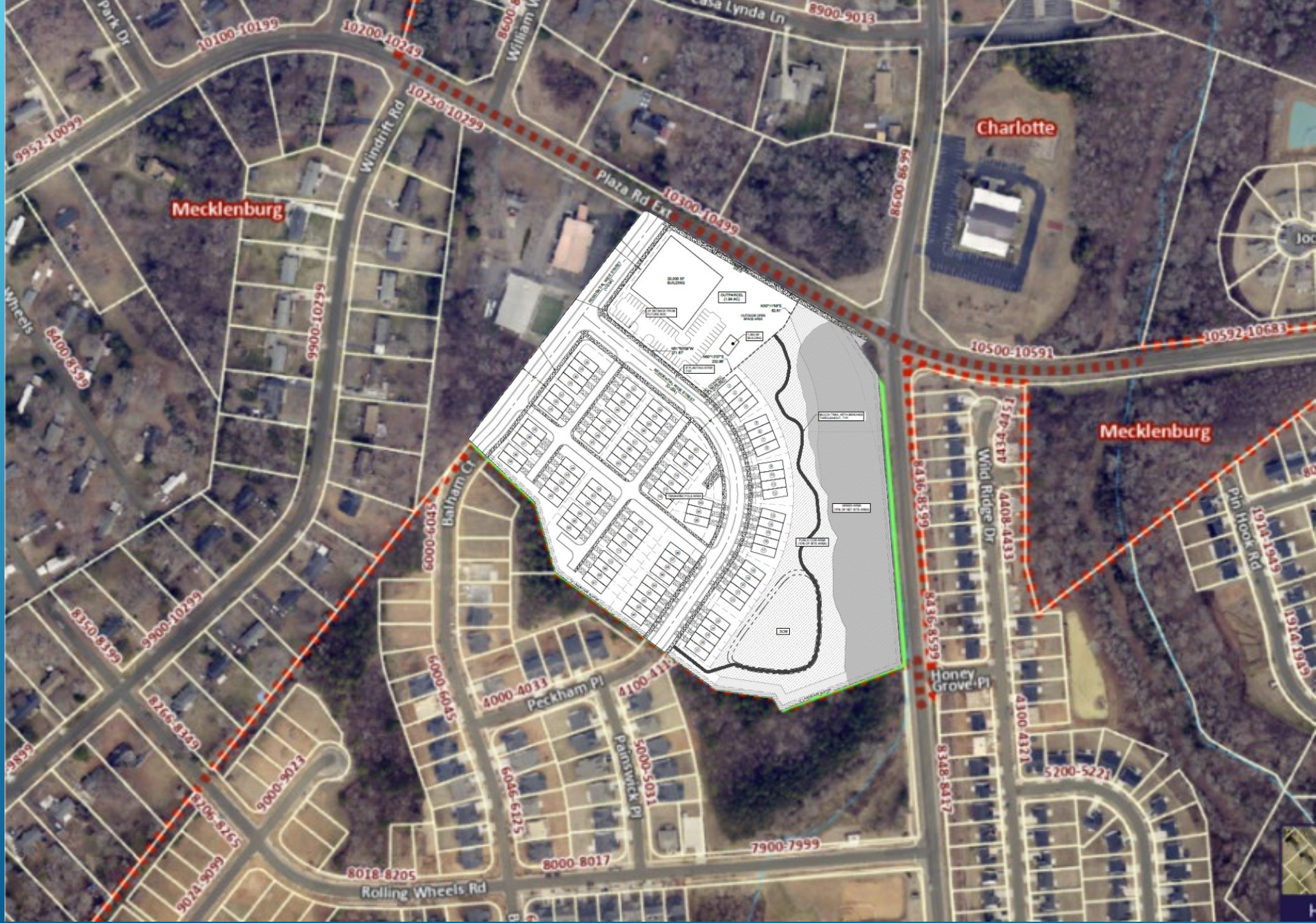
QUESTIONS?

Type your
questions



Or ask out loud





THANK YOU!