

Community Meeting Report
Petitioner: Christopher Martin
Rezoning Petition No. 2025-039

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:

The Cooper Legal Firm, PC, on behalf 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 July 25, 2025. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on August 7, 2025 at 6:30pm via Zoom.

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

The Community Meeting was attended by the petitioner, as well as those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was also represented at the Community Meeting by Stephanie DeMaioribus, Esq. of the Cooper Legal Firm, PC.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner's Agent, Stephanie DeMaioribus, Esq. of the Cooper Legal Firm, PC, welcomed attendees and indicated that the Petitioner proposed to rezone an approximately 16,217 sq. ft. (0.372 acre) lot known as Lot 8 of Selwyn Park Addition #6, located at 4210 Murrayhill Rd., Charlotte, NC, 28209 (the "Site") from N1-B to N1-C. The Agent introduced the Petitioner to the meeting attendees.

Petitioner introduced himself to everyone and explained how he came to own the property. He and his partner found another property they liked better, and he now needs to sell the subject property in a housing market that has softened since his purchase. He is trying to find a way to sell the property without taking a loss. He thought that splitting the lot into two lots would be a good solution. His new home is not far away from the subject property, so he considers himself part of the community. He showed some examples of new construction that he feels would fit nicely into the neighborhood.

The Agent introduced Eli Pitman, the Petitioner's real estate agent. She also pointed out that the homes the Petitioner showed are for demonstrative purposes only and there are no actual plans

for constructions on the subject property at this time. The Agent reviewed the difference between N1-B and N1-C zoning for attendees who were not at the first meeting as far as lot width, and then opened the floor to questions.

Kathryn Howard asked whether the Petitioner intended to develop the lots. Petitioner advised that he has no plans to develop the property himself. Eli Pitman added that the plan would be to sell the lots to individual buyers who would hopefully build single-family homes, rather than leaving the lot as it is now and have someone come along and build a multi-family unit on the lot. Eli explained that there are rules about how much of a lot can be non-permeable which would keep new homes consistent in size with the existing homes. Kathryn asked what value of home they anticipate someone building on the subdivided lots. Eli explained that new construction should match the value of the surrounding properties so they don't undervalue the property or price themselves out of the market.

Lynne Gilbert Albright would like the property to stay as one lot.

Leslie joined the meeting late. Petitioner offered to recap for her what she missed but she declined his offer and voiced her opinion that she does not want any lot in the neighborhood to be split. She also asked that Petitioner take care of the lawn and flower beds. Leslie and Lynne brought up potential drainage issues arising with new construction. The Agent assured them that any developer of the lot(s) would need to get drainage plans approved by the City.

Leslie asked about minimum square footage of lots in the neighborhood under the Covenants, Conditions and Restrictions for the neighborhood, and the Agent pointed out that minimum square footage in such restrictive covenants does not impact rezoning.

Leslie mentioned that Ursula and some other nearby neighbors did not receive invitations to the meetings. The Agent pointed out that everyone on the invitation list provided by Zoning were mailed invitations to both meetings. Ursula, who has attended both meetings, was not on the list of required invitees.

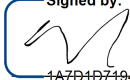
Leslie asked about setback requirements. The Agent pointed out that the plat for the subdivision requires a 45 foot front setback for Petitioner's lot which would supersede minimum county setbacks.

With no further questions, the Petitioner thanked everyone for attending and the Agent ended the meeting.

Respectfully submitted, this August day of 8, 2025.

Agent For the Petitioner: Cooper Legal Firm, PC

Signed by:



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By: Stephanie L. DeMaioribus, Esq.

CC: Charlotte Planning, Design & Development Department – Rezoning Staff

EXHIBIT A

2025-039	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	state	zip_code
2025-039	Ashbrook Neighborhood Associati	Carla	Weyrick	1315 HOLMES DR, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Ashbrook Neighborhood Associati	Judy	Smith	1300 DREXEL PLACE, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Ashbrook Neighborhood Associati	Kristen	Conner	1357 DREXEL PLACE, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Ashbrook Neighborhood Associati	Mike	Rains	1312 BYWOOD LN, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Barringer Woods Community	Patty	Shomaker	1525 WALTON ROAD, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2025-039	Collingwood Neighborhood Associ	Kathy	Murray	3909 Haverhill Dr, Charlote, NC, 28209, USA		CHARLOTTE	NC	28209
2025-039	Collingwood Neighborhood Associ	Tim	Bookout	4443 APPLGATE RD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Collins Park	Susan	Posego	819 MANHASSET ROAD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Colonial Village Neighborhood A	Alison	Hall	3624 TRENT ST, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Colonial Village Neighborhood A	Lisa	Yarrow	408 WEBSTER PL, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Colonial Village Neighborhood A	Michelle	Taylor	3732 CONWAY AVE., CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Colonial Village Neighborhood A	Peter	Yarborough	501 WEBSTER PLACE, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Coulwood Hills Community Council	Louis	Scarnechia	1416 HARTFORD AV, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Freeland Park	Anita	Zarey	3800 DEWITT LANE, CHARLOTTE, NC, 28217		CHARLOTTE	NC	28217
2025-039	Freeland Park	Anita	Zarey	3800 Dewitt Lane, Charlotte, NC, 28217, USA		CHARLOTTE	NC	28217
2025-039	Freeland Park	David	Holit	3827 ELLENWOOD PL, CHARLOTTE, NC, 28217		CHARLOTTE	NC	28217
2025-039	Hillside West Condo Owners Asso	Dorian	Gunter	859 PARK SLOPE DR, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Hope Creek Neighborhood Associa	Patrick	Schaber	4244 CASTLEWOOD RD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Little Hope Creek Neighborhood	Laura	Paynter	4231 CASTLEWOOD ROAD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Madison Glen Homeowners Associa	Warren	Williams	1249 EAST WOODLAWN RD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Madison Park	Ann	Batson	5201 MURRAYHILL ROAD, CHARLOTTE, NC, 28210		CHARLOTTE	NC	28210
2025-039	Madison Park	Billy	Helmke	718 E WOODLAWN ROAD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Madison Park Neighborhood Assoc	Douglas	Welton	5601 MURRAYHILL ROAD, CHARLOTTE, NC, 28210		CHARLOTTE	NC	28210
2025-039	Madison Park Neighborhood Assoc	Kay	Tawney	4532 WENTWORTH PLACE, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Madison Park Neighborhood Assoc	Morris	Rosen	5107 MURRAYHILL ROAD, CHARLOTTE, NC, 28210		CHARLOTTE	NC	28210
2025-039	Madison Park Neighborhood Assoc	Ruth	Tansill	5514 MURRAYHILL ROAD, CHARLOTTE, NC, 28210		CHARLOTTE	NC	28210
2025-039	Madison Park Neighborhood Assoc	Spencer	Brown	4454 HALSTEAD DR, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	MeckMIN	LeDayne	Polaski	3618 ANNLIN AVENUE, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	NE Madison Park	Margaret	Sexton	4512 WENTWORTH PLACE, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Oberbeck Farm Neighborhood Asso	Kathleen	Baron	2720 HEIDLEBURG LN, CHARLOTTE, NC, 28210		CHARLOTTE	NC	28210
2025-039	other	David	McGibbon	229 Freeland Ln		CHARLOTTE	NC	28217
2025-039	Other	Nicole	Frambach	3325 ANSON ST, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Pines Of Woodlawn Homeowners As	Pamela	Hayes	1201 SCALEYBARK RD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Preston Flats	Rachel	Chen	1000 E. WOODLAWN APT. 316, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Scaleybark Place HOA	Suzanne	Piri	871 AUTUMN RAIN LANE, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Sedgefield Neighborhood Associa	Beth	Johns	945 SEDGEFIELD ROAD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Sedgefield Neighborhood Associa	Jennifer	Seaton	939 SEDGEFIELD RD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Sedgefield Neighborhood Associa	Katie	Zender	3221 MAYFIELD AV, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Sedgefield Neighborhood Associa	Liz	Porter	946 SEDGEFIELD RD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Sedgefield Neighborhood Associa	Michael	Seaton	939 SEDGEFIELD RD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	Sedgewood Circle/Meadowbrook	Richard	Alexander	3105 LEASIDE LN, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	South Village HOA	Korinne	Kobes	3736 SKY HAVEN DRIVE, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-039	YWCA Youth Programs	Sheila	Ijames	3420 PARK ROAD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209

2025-039	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2025-039	14911123	AKITA BLUE LLC				4117 PARK RD		CHARLOTTE	NC	28209
2025-039	14911207	WALL	TERESA			4146 WALL ST		CHARLOTTE	NC	28209
2025-039	14911208	SMIT	PETER B			4142 WALL ST		CHARLOTTE	NC	28209
2025-039	14911209	BAGLINO	MICHAEL DAVID	JESSICA ANN	BAGLINO	4138 WALL ST		CHARLOTTE	NC	28209
2025-039	14911210	MERSCH	TIMOTHY P	SARAH D	WALSH	4132 WALL ST		CHARLOTTE	NC	28209
2025-039	14911211	LONG	WILLIAM CHRISTOPHER			4126 WALL ST		CHARLOTTE	NC	28209
2025-039	14911219	RUTH	MICHAEL	ELIZABETH	RUTH	4123 MURRAYHILL RD		CHARLOTTE	NC	28209
2025-039	14911220	MCCALL	JIMMIE			4129 MURRAYHILL RD		CHARLOTTE	NC	28209
2025-039	14911221	BUSCH	DANIEL W	PATRICIA C	BUSCH	4135 MURRAYHILL RD		CHARLOTTE	NC	28209
2025-039	14911222	KAPERONIS	NICK S			4201 MURRAYHILL RD		CHARLOTTE	NC	28209
2025-039	14911223	NGUYEN	NAM VAN		NHAN THI TRAN	4209 MURRAYHILL RD		CHARLOTTE	NC	28209
2025-039	14911224	MURPHY	KEVIN			4211 MURRAYHILL RD		CHARLOTTE	NC	28209
2025-039	14911225	CROTTY	WILLIAM G	KEPPIE SICZEK	CROTTY	4215 MURRAYHILL RD		CHARLOTTE	NC	28209
2025-039	14911226	BACCOCH JR	CHARLES T			4221 MURRAYHILL RD		CHARLOTTE	NC	28209
2025-039	14911227	LARSEN	THOMAS J JR			3121 SELWYN AVE		CHARLOTTE	NC	28209
2025-039	14911228	PATTERSON	JOHN A JR			713 LOCHRIDGE RD		CHARLOTTE	NC	28209
2025-039	14911229	GLENNEY	JEFFREY W			3713 PELHAM LN		CHARLOTTE	NC	28211
2025-039	14911306	PAGE	BRANDI REEDER			4327 APPELEGATE RD		CHARLOTTE	NC	28209
2025-039	14911307	BOST	JENNIFER MARTIN			3955 STARRADOUNT DR		GREENSBORO	NC	27410
2025-039	14911308	LOEBER	DAVID R	ELIZABETH J	LOEBER	4335 APPELEGATE RD		CHARLOTTE	NC	28209
2025-039	14911309	PRITCHARD	LAUREN	PATRICK	BELLUCCI	4341 APPELEGATE RD		CHARLOTTE	NC	28209
2025-039	14911310	JEFFERIS	ROBERT C	MARTHA C	JEFFERIS	4347 APPELEGATE RD		CHARLOTTE	NC	28209
2025-039	14911311	JOHNSON	PRESTON SAMUEL			4353 APPELEGATE RD		CHARLOTTE	NC	28209
2025-039	14911312	DIAZ	JESSICA	AARON	VILLARET	4357 APPELEGATE RD		CHARLOTTE	NC	28209
2025-039	14911313	KAUTZMAN	JULENE M			4361 APPELEGATE RD		CHARLOTTE	NC	28209
2025-039	14911314	MCKENZIE	RANDALL DEAN			601 LOCKRIDGE RD		CHARLOTTE	NC	28209
2025-039	14911315	CASTANEDA	ERWIN	ELYANN	LEBRON	609 LOCKRIDGE RD		CHARLOTTE	NC	28209
2025-039	14911316	TOMLINSON	MEGAN			629 LOCHRIDGE RD		CHARLOTTE	NC	28209
2025-039	14911317	KOURAKOS	DEMETRE	DIMITRA	KOURAKOS	4226 MURRAYHILL RD		CHARLOTTE	NC	28209
2025-039	14911318	MCNELL	DAVID GRAHAM			4220 MURRAYHILL RD		CHARLOTTE	NC	28209
2025-039	14911319	MCKENNA	PATRICK			5350 MURRAYHILL RD		CHARLOTTE	NC	28210
2025-039	14911320	MARTIN	CHRISTOPHER			4210 MURRAYHILL RD		CHARLOTTE	NC	28209
2025-039	14911321	WEBER	CRISTY			1013 EQUIPOISE DR		INDIAN TRAIL	NC	28079
2025-039	14911322	KODZAI	TENDAI	ELIZABETH R	KODZAI	4132 MURRAYHILL RD		CHARLOTTE	NC	28209
2025-039	14911323	HUYNH	VINH VAN			4126 MURRAYHILL RD		CHARLOTTE	NC	28209
2025-039	14911324	BANKHEAD	CHRISTOPHER S	JENNIFER	BANKHEAD	4120 MURRAYHILL RD		CHARLOTTE	NC	28209
2025-039	14911411	BASS	WILLIAM BLACKMON			4364 APPELEGATE RD		CHARLOTTE	NC	28209
2025-039	14911412	HOWARD	KATHRYN	JEREMY	HOWARD	4358 APPELEGATE RD		CHARLOTTE	NC	28209
2025-039	14911413	CARLSON	LESLIE KENNEDY		KENNETH CRAIG	4352 APPELEGATE RD		CHARLOTTE	NC	28209
2025-039	14911414	MORRIS	JOHN HARDIN	KATHERINE	MORRIS	4346 APPELEGATE RD		CHARLOTTE	NC	28209
2025-039	14911415	CARPENITO	PATRICK B	LEAH	CARPENITO	4340 APPELEGATE RD		CHARLOTTE	NC	28209
2025-039	14911416	ROYSTER	SAMUEL M			4334 APPELEGATE RD		CHARLOTTE	NC	28209
2025-039	14911417	GILBERT ALBRIGHT	LYNNE			147 SPICE HOLLOW RD		JOHNSON CITY	TN	37604
2025-039	14911418	ARIS	SONIA M			4322 APPELEGATE RD		CHARLOTTE	NC	28209
2025-039	14911535	HICE	RYAN C			4300 MURRAYHILL RD		CHARLOTTE	NC	28209
2025-039	14911536	MARSHALL JR	ROBERT E			628 LOCHRIDGE RD		CHARLOTTE	NC	28209
2025-039	14911537	ALEXANDER	W D			608 LOCHRIDGE RD		CHARLOTTE	NC	28209
2025-039	14911538	JONES	STEPHANIE L			600 LOCHRIDGE RD		CHARLOTTE	NC	28209

Also in attendance were Elijah Pitman (petitioner's real estate agent) and Ursula Heiseler.
Also invited, but not in attendance, was Michael Russell, Planning Project Coordinator-Rezoning.

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Christopher Martin to rezone approximately 0.372 acres located at 4210 Murrayhill Road, Charlotte, NC 28209 to allow subdivision of the parcel into two lots.

Date/Time of Meeting: Virtual/Zoom Meeting to be held on Thursday, August 7, 2025 at 6:30pm. Please respond to **sherlyn@cooperlegalfirm.com** with your email address so you can receive a link to access the Zoom meeting.

Petitioner: Christopher Martin

Petition No.: RZP-2025-039

The Cooper Legal Firm, PC, along with Petitioner Christopher Martin, is hosting this follow-up meeting to provide community members another opportunity to discuss Mr. Martin's petition for rezoning of an approximately 0.372 acre site (the "Site") located at 4210 Murrayhill Road, Charlotte, NC 28209 from the N1-B zoning district to N1-C zoning district. The purpose of the rezoning is to permit the subdivision of the parcel into two lots.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition to discuss this rezoning proposal 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 adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, August 7, 2025 at 6:30pm via Zoom. The Petitioner looks forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Stephanie DeMaioribus, Esq. at 704-940-3236.

cc: Dante Anderson, Mayor Pro Tem District 1 Representative
Date Mailed: July 25, 2025

Community Meeting Attendance Sheet

** This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. **

Petitioner: Christopher Martin

Rezoning petition Number 2035-039

Date: August 7, 2025

Name	Address	Phone	Email
Christopher Martin (Petitioner)	4210 Murrayhill Rd.		cmartink08@gmail.com
Kathryn Howard	4358 Applegate Rd.		jeremysells@kw.com
Elijah Roy Naone Pitman, Jr. Petitioner's Real Estate Agent			elijahpitman@jasonmitchellgroup.com
Leslie Carlson	4352 Applegate Rd.		kandlcarlson@carolina.rr.com
Lynn Gilbert Albright	4328 Applegate Rd. Charlotte, NC 28209		lynneintn@gmail.com
Ursula Heiseler	4311 Murrayhill Rd.		ursheis@aol.com
Douglas Welton	Madison Park Neighborhood Assn. 5601 Murrayhill Rd.		douglas_welton@earthlink.net

Add additional sheets as needed