

COMMUNITY MEETING REPORT  
**Petitioner: Northway Homes, LLC**  
Rezoning Petition No. 2025-046

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

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:** David W. Murray, 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 June 12, 2025. A copy of the written notice is attached hereto as **Exhibit B**. A copy of the notice was also sent to all City Council members.

**DATE, TIME AND LOCATION OF MEETING:** The Community Meeting was held virtually on Wednesday, June 25, 2025, at 6:00 p.m. Link: <https://us02web.zoom.us/j/83078152377>

A call-in number was also available.

**PERSONS IN ATTENDANCE AT MEETING:** The Community Meeting was attended by one (2) community members and one City Council member as shown on the list attached hereto as **Exhibit C**. The Petitioners were represented at the Community Meeting by David W. Murray (agent and attorney for Petitioner) and Chris Thomasson (representative of Petitioner).

**SUMMARY OF PRESENTATION/DISCUSSION:** Mr. Murray prepared opening statements to introduce himself and the Petitioner. All people present for the virtual meeting stayed the entire meeting. A copy of the PowerPoint presentation is attached hereto as **Exhibit D**. The presentation began at approximately 6:07 p.m. and was complete at approximately 6:37 p.m. The Petitioner indicated that they proposed to rezone an approximately .172 acre site (the "Site") from CG to N1-C for the purpose of conforming the zoning to the 2040 Plan so that a house can be constructed. Petitioners explained that the rezoning was conventional and did not require a site plan.

The Petitioner explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and respond to questions and concerns from nearby residents and property owners.

The Petitioners asked if the attendees had any comments about the proposed plan.

- Ryan Sumner and Michelle Fox own a nearby house used as an office and had no concerns about the rezoning. They stated they were in support of it.
- Councilmember Mayfield asked to confirm that the site was currently vacant with no existing structure being torn down, which was confirmed by Petitioner.

The Petitioner gave the attendees the City's rezoning case number and deadlines so that they could know when to attend the public hearings or review the comments from staff online.

Submitted, this 11th day of July, 2025.

/s/ David W. Murray

David W. Murray  
Murray Law Firm, PLLC

## EXHIBIT

A

exhibitster.com

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!

2025-046	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2025-046	09109303A	KANCHERLA GROUP LLC				8504 BRENTFORD CT		WAXHAW	NC	28173
2025-046	09109303B	KANCHERLA GROUP LLC				8504 BRENTFORD CT		WAXHAW	NC	28173
2025-046	09109304	BAIRU	HABTEMICHALE			3435 PLAZA RD		CHARLOTTE	NC	28205
2025-046	09109801	CHARLOTTE MECKLENBURG BOARD OF EDUCATION				PO BOX 30035		CHARLOTTE	NC	28230
2025-046	09305103	MAHER	BRENT DAVID			3512 THE PLAZA		CHARLOTTE	NC	28205
2025-046	09305104	PLAZA 35 LLC				401 AUCLAND LN		MATTHEWS	NC	28104
2025-046	09305106	FORTE HOLDINGS LLC				3432 THE PLAZA		CHARLOTTE	NC	28205
2025-046	09305107	SAM'S COMMERCIAL PROPERTIES LLC				PO BOX 56607		ATLANTA	GA	30343
2025-046	09305109	MCMURRAY	KATIE	BRAD	YECKELY	3419 TAPPAN PLACE		CHARLOTTE	NC	28205
2025-046	09305110	CAROLINA BLUE SKY PROPERTY LLC				3111 CRAMER POND DR		CHARLOTTE	NC	28205
2025-046	09305111	CAROLINA BLUE SKY PROPERTY LLC				3111 CRAMER POND DR		CHARLOTTE	NC	28205
2025-046	09305112	JBF HOLDINGS LLC				270 CAR FARM RD STE 100		LINCOLNTON	NC	28092
2025-046	09305113	WILLIAMS	ONEAL JAY			1407 ANDERSON ST		CHARLOTTE	NC	28205
2025-046	09305115	CAROLINA BLUE SKY PROPERTY LLC				3111 CRAMER POND DR		CHARLOTTE	NC	28205
2025-046	09305117	PURELIFE4LIFE LLC				2313 DEAN ST 1ST FLOOR		BROOKLYN	NY	11233
2025-046	09305118	SPOKE & HAMMER CONSTRUCTION CO LLC				3724 MCMILLAN ST		CHARLOTTE	NC	28205
2025-046	09305119	NOTTE PROPERTIES LLC				149 CABELL WAY		CHARLOTTE	NC	28211-4093
2025-046	09305120	NOTTE PROPERTIES LLC				149 CABELL WAY		CHARLOTTE	NC	28211-4093
2025-046	09305121	NOTTE PROPERTIES LLC				149 CABELL WAY		CHARLOTTE	NC	28211-4093
2025-046	09305122	NOTTE PROPERTIES LLC				149 CABELL WAY		CHARLOTTE	NC	28211-4093
2025-046	09305123	NOTTE PROPERTIES LLC				149 CABELL WAY		CHARLOTTE	NC	28211-4093
2025-046	09305124	NOTTE PROPERTIES LLC				149 CABELL WAY		CHARLOTTE	NC	28211-4093
2025-046	09305201	STATEN	LEE HENRY			1402 ANDERSON ST		CHARLOTTE	NC	28205
2025-046	09305202	HILLMAN	SHAWN			3436 TAPPAN PLACE		CHARLOTTE	NC	28205
2025-046	09305203	MARTIN	JULIA			3428 TAPPAN PL		CHARLOTTE	NC	28205
2025-046	09305215	ALLOCCO	SCOTT R	ABIGAIL P	ALLOCCO	PO BOX 1333		MATTHEWS	NC	28106
2025-046	09305216	SCHICK	JOHN A			1403 ACADEMY ST		CHARLOTTE	NC	28205
2025-046	09305217	JERNIGAN	ALLANDA LASHAWN			1409 ACADEMY ST		CHARLOTTE	NC	28205
2025-046	09305218	WILSON	MEGAN NICOLE			1413 ACADEMY ST		CHARLOTTE	NC	28205
2025-046	09305222	VAKRATUNDA INVESTMENTS LLC				2204 SWEET PEA LN		HARRISBURG	NC	28075
2025-046	09305302	SUMNER	RYAN L	MICHELLE L	FOX	3485 CHAGALL CT		CHARLOTTE	NC	28205
2025-046	09305303	REBHOLZ	MARK E	LAURIE S	REBHOLZ	1403 HERRIN AV		CHARLOTTE	NC	28205
2025-046	09305304	WHITE DWARVES LLC				4410 HORSESHOE BEND		WEDDINGTON	NC	28104
2025-046	09305305	BLAIR	PETER B	TERESA A	BLAIR	4410 HORSESHOE BEND		WEDDINGTON	NC	28104
2025-046	09305306	LAMMAS	EDWARD			3703 BLUE RIDGE RD		RALEIGH	NC	27612
2025-046	09305321	STIMPSON	RANDALL JOSEPH			2520 SARDIS RD N UNIT 100		CHARLOTTE	NC	28227
2025-046	09305322	STIMPSON	RANDALL JOSEPH			2520 SARDIS RD N UNIT 100		CHARLOTTE	NC	28227
2025-046	09305323	SAYERS	MCKINZEY	NETTIE H	SAYERS	1420 ACADEMY ST		CHARLOTTE	NC	28205
2025-046	09305328	QCRE INVESTMETNS LLC				301 E TREMONT AVE UNIT 105		CHARLOTTE	NC	28203
2025-046	09305330	QCRE INVESTMETNS LLC				301 E TREMONT AVE UNIT 105		CHARLOTTE	NC	28203
2025-046	09305332	QCRE INVESTMETNS LLC				301 E TREMONT AVE UNIT 105		CHARLOTTE	NC	28203
2025-046	09305534	HUONG	TRAN T T		LE THANH NGUYEN	8513 SHUFFORD CT		CHARLOTTE	NC	28277
2025-046	09305536	DEAN DAIRY FLUID LLC				1405 N 98TH ST		KANSAS CITY	KS	66111

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!

2025-046	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	state	zip_code
2025-046	Carrying Clintwood	William	White	4925 CLINTWOOD DR., CHARLOTTE, NC, 28213		CHARLOTTE NC		28213
2025-046	Country Club Heights Neighborho	Adam	Raskoskie	2200 SHAMROCK DR, CHARLOTTE, NC, 28205		CHARLOTTE NC		28205
2025-046	Country Club Heights Neighborho	Jared	Yerg	3346 AIRLIE STREET, CHARLOTTE, NC, 28205		CHARLOTTE NC		28205
2025-046	Country Club Heights Neighborho	Mark	Landon	3340 AIRLIE STREET, CHARLOTTE, NC, 28205		CHARLOTTE NC		28205
2025-046	Highland Mill Montessori Parent	Tatjana	Eres	3201 CLEMSON AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE NC		28205
2025-046	Howie Acres Community	Vickie	Hayden	4058 REDWOOD AVE, CHARLOTTE, NC, 28205		CHARLOTTE NC		28205
2025-046	Howie Acres Community	Will	White	4925 CLINTWOOD DR., CHARLOTTE, NC, 28213		CHARLOTTE NC		28213
2025-046	Noda	Brionna	Spells	3327 N DAVIDSON ST, CHARLOTTE, NC, 28205		CHARLOTTE NC		28205
2025-046	Noda	Matt	Toffey	3027 N. MYERS ST., CHARLOTTE, NC, 28205		CHARLOTTE NC		28205
2025-046	Noda	Nicole	DPeterson	3013 WHITING AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE NC		28205
2025-046	Noda	Vincent	Bidez	1120 E. 36TH ST., CHARLOTTE, NC, 28205		CHARLOTTE NC		28205
2025-046	NoDa Neighborhood and Business	Gavin	Toth	3701 N DAVIDSON ST, CHARLOTTE, NC, 28211		CHARLOTTE NC		28211
2025-046	NoDa Neighborhood and Business	Lauren	Schalburg	816 E 37TH STREET, CHARLOTTE, NC, 28205		CHARLOTTE NC		28205
2025-046	NoDa Neighborhood Association	Chad	Maupin	1109 EAST 35TH ST, CHARLOTTE, NC, 28205		CHARLOTTE NC		28205
2025-046	NoDa Neighborhood Association	Chamiese	Marion	1120 LEIGH AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE NC		28205
2025-046	NoDa Neighborhood Association	Hollis	Nixon	3409 RITCH AV, CHARLOTTE, NC, 28206		CHARLOTTE NC		28206
2025-046	NoDa Vision	Jon	Branham	2604 PINCKNEY AV, CHARLOTTE, NC, 28277		CHARLOTTE NC		28277
2025-046	Northend Partners Neighborhood	Carol	Burke	3815 N TRYON ST., CHARLOTTE, NC, 28206		CHARLOTTE NC		28206
2025-046	Plaza Central Partners Neighbor	Garrett	LaDue	3325 MAYWOOD DR, CHARLOTTE, NC, 28205		CHARLOTTE NC		28205
2025-046	Plaza Midwood Merchants Associa	Clifton	Castelloe	2630 COUNTRY CLUB LN, CHARLOTTE, NC, 28205		CHARLOTTE NC		28205
2025-046	Plaza Midwood Neighborhood Asso	Susan	Walker	1819 BECKWITH PLACE, CHARLOTTE, NC, 28205		CHARLOTTE NC		28205
2025-046	Plaza Shamrock	April	Benson	1845 ACADEMY ST, CHARLOTTE, NC, 28205		CHARLOTTE NC		28205
2025-046	Plaza Shamrock Neighborhood Ass	Jimmy	Royster	3735 MCMILLAN STREET, CHARLOTTE, NC, 28205		CHARLOTTE NC		28205
2025-046	Plaza Shamrock Neighborhood Ass	Stephanie	Phelps	3735 MCMILLAN STREET, CHARLOTTE, NC, 28205		CHARLOTTE NC		28205
2025-046	Robinson Community Association	Clara	Konzelmann	3400 RITCH AV, CHARLOTTE, NC, 28206		CHARLOTTE NC		28206
2025-046	University Park Improvement Ass	Hattie	Watkins	845 WOODSIDE AV, CHARLOTTE, NC, 28205		CHARLOTTE NC		28205
2025-046	Villa Heights	Allison	Horinko	1109 LEIGH AVE, CHARLOTTE, NC, 28205		CHARLOTTE NC		28205
2025-046	Villa Heights	Steve	Sanders	2735 CLEMSON AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE NC		28205
2025-046	Villa Heights Community Organiz	Anne	Monsted	1100 WOODSIDE AVENUE, CHARLOTTE, NC, 28205		CHARLOTTE NC		28205

June 12, 2025

**NOTICE TO INTERESTED PARTIES OF REZONING VIRTUAL COMMUNITY MEETING**

**Subject:** Community Meeting – Rezoning Petition filed by Northway Homes, LLC, to rezone approximately 0.172 acres located at 3423 Tappan Place, Charlotte, NC, from CG (General Commercial) to N1-C (Neighborhood 1).

**Date and Time of Meeting:** Wednesday, June 25, 2025, at 6:00 p.m.

**Place of Meeting: Virtual via Zoom (see instructions to join below)**

Join Zoom Meeting: <https://us02web.zoom.us/j/83078152377>

Meeting ID: 830 7815 2377

Passcode: None

**Petitioner: Northway Homes, LLC**

**Petition No.: 2025-046**

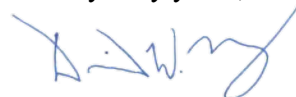
I am assisting Northway Homes, LLC (the “Petitioner”) with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 0.172 acre site (the “Site”) located at 3423 Tappan Place, Charlotte, NC, from CG zoning district to N1-C zoning district. The purpose of this rezoning is to make the lot conform to the Charlotte 2040 Plan which calls for residential.

In accordance with the requirements of the City of Charlotte Unified Development 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, I give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Wednesday, June 25, 2025, at 6:00 pm, virtually via Zoom. The Petitioner’s representatives look 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 or would like the Zoom link emailed to you, please email me, David W. Murray, attorney with Murray Law Firm, PLLC, at david@murraylawfirm.com.

Very truly yours,



David W. Murray

cc: Hon. Danté Anderson (District 1 Representative)

Date Mailed: June 12, 2025

**EXHIBIT**

**B**

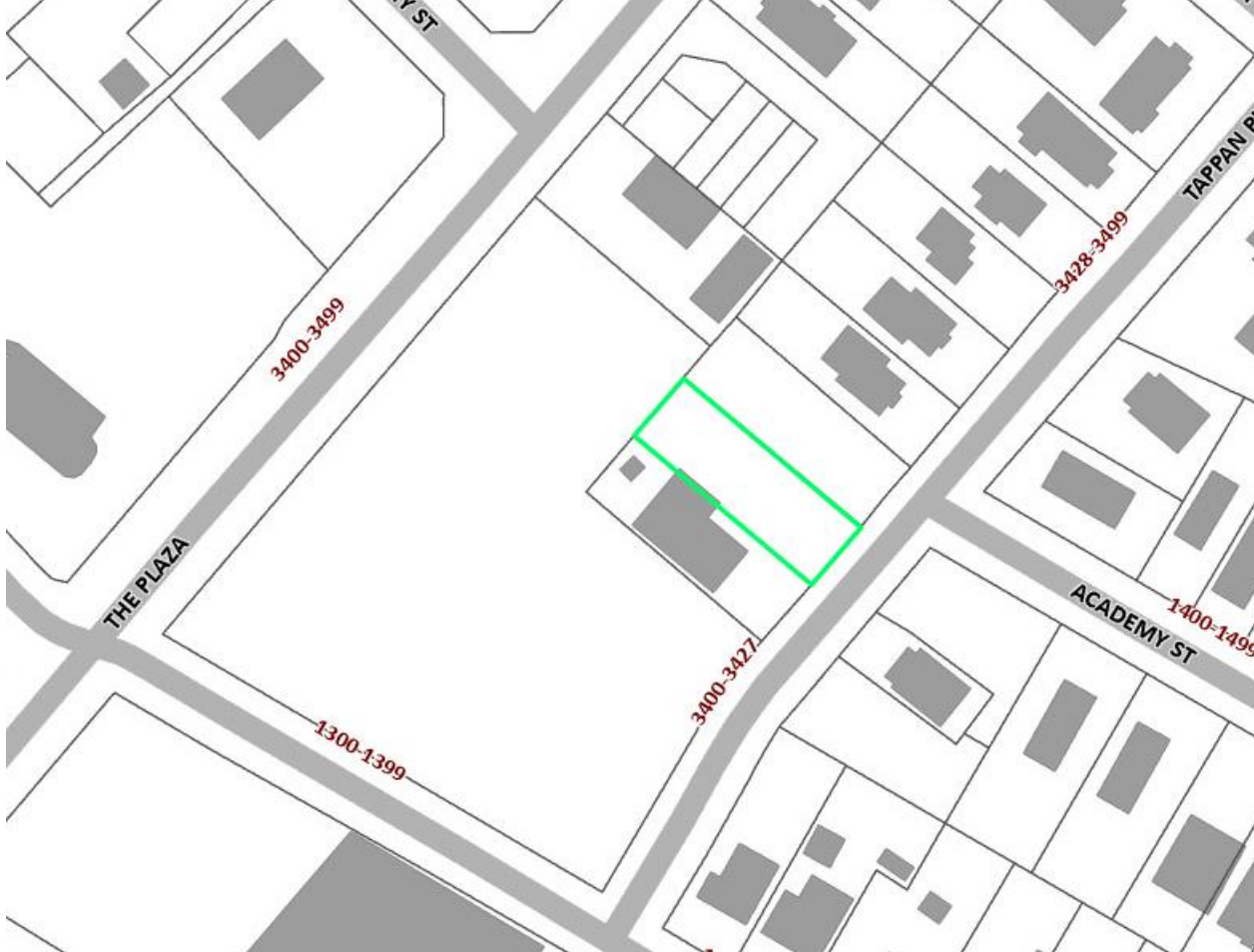
Community Meeting Attendee List  
Rezoning 2025-046  
June 25, 2025

1. Ryan Sumner – 3485 Chagall Ct, Charlotte, NC 28205 (owner of 1401 Herrin Ave)
2. Michelle Fox - 3485 Chagall Ct, Charlotte, NC 28205 (owner of 1401 Herrin Ave)
3. Council Member LaWana Mayfield, At-Large

EXHIBIT

D

exhibitsider.com



# Community Meeting Rezoning 2025-046 3423 Tappan Place

DAVID W. MURRAY, ESQ.  
DAVID@MURRAYLAWFIRM.COM

# Introductions

---

- Petitioner: Northway Homes, LLC
- Petitioner's Representative: Chris Thomasson
- Petitioner's Rezoning Agent: David W. Murray, Esq., Murray Law Firm, PLLC

# Meeting Agenda

---

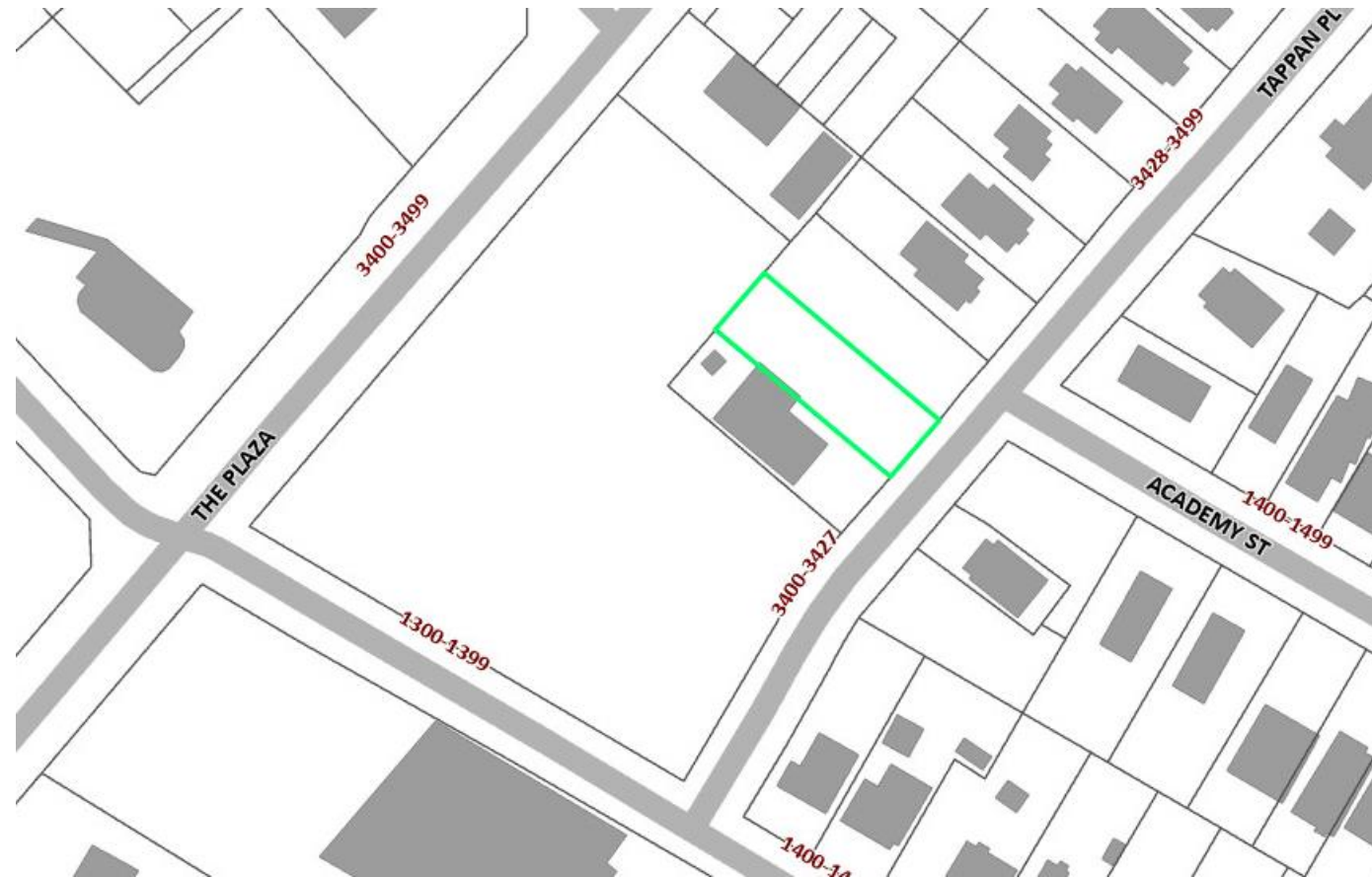
- Property Location
- Development Considerations
- Current Zoning
- Land Use Recommendation
- Proposed Rezoning
- Potential Rezoning Timeline
- Questions/Discussion



# Property Location

---

- Plaza-Shamrock neighborhood
- Located east of The Plaza and west fronting on Tappan Place













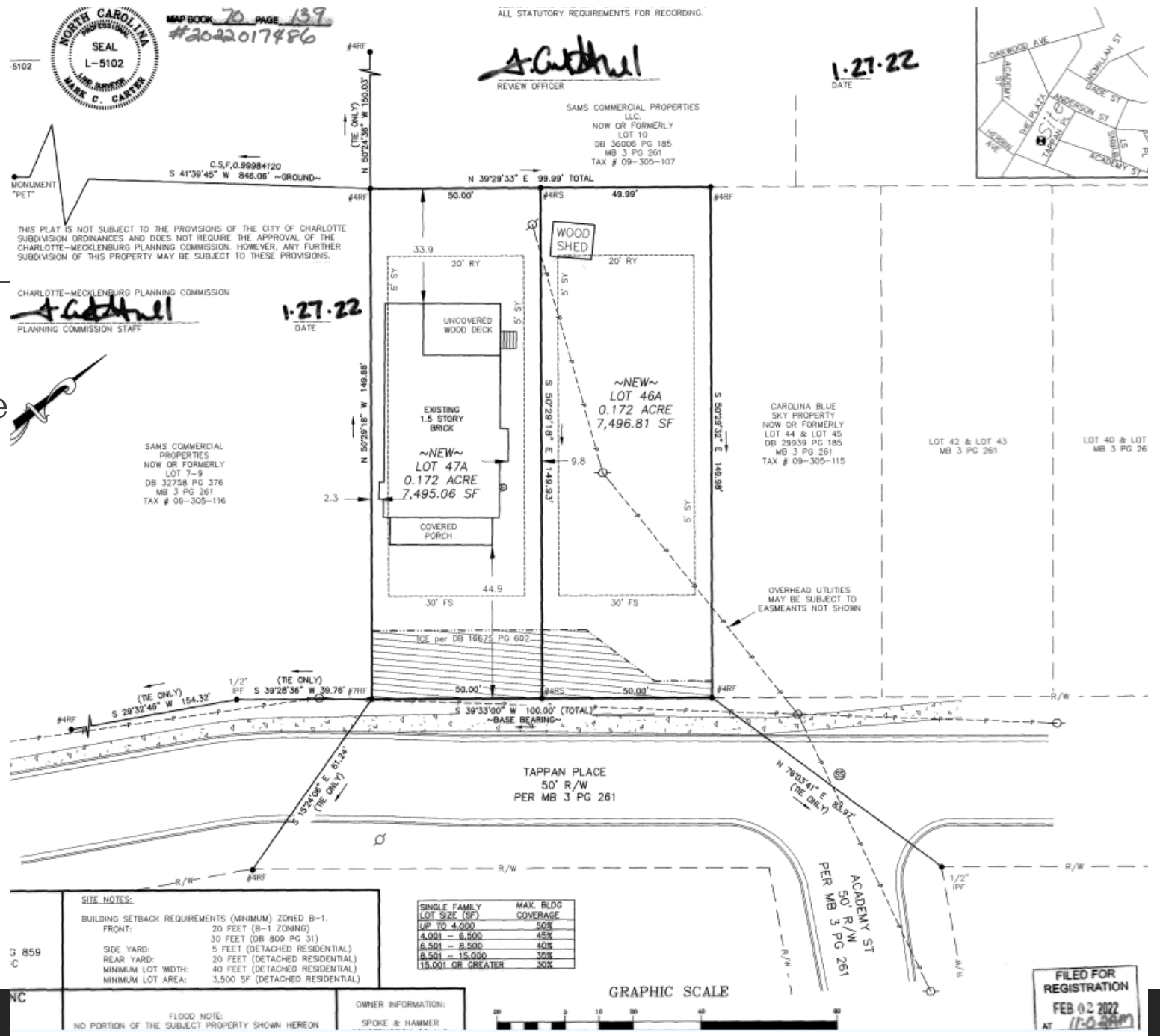
# Vacant Property

---



# Plat

Reestablished two lots,  
one with the existing house  
and one vacant for a new  
house.



# Development Considerations

---

- Existing Zoning
- Existing and Adjacent Uses
- UDO / Policy Requirements
- Charlotte 2040 Plan
- City Priorities
- Community and Neighbor Comments/Concerns
- Market Realities

# Existing Zoning – CG, General Commercial

---

Allows all types of general commercial uses typically found on major commercial corridors and roads.

Not typically fronting a street like Tappan Place which is residential in nature.



# Area Zoning

---

- CG – General Commercial
- OFC - Office
- N1-D – Neighborhood 1-D
- N2-B – Neighborhood 2-B
- N1-C – Neighborhood 1-C





# Existing Uses

---

- This site is currently vacant
- Property to the north/west (large tract) is zoned commercial CG and vacant.
- The adjacent property is zoned CG but has a house and single-family residential use.
- Across Tappan is a mix of houses zoned office and higher density residential.
- Prior to the UDO taking effect on June 1, 2023, the property was zoned B-1 (Business) zoning. B-1 zoning allowed single-family detached, duplex and triplex houses by-right.
- In the new UDO CG and OFC districts, only single-family detached, duplex and triplex dwellings existing prior to June 1, 2023, are allowed. Thus, the adjacent house in CG and house across the street in OFC are allowed, leaving this lot an isolated CG lot.

# Rezoning Process Generally

---

- There are two types of rezonings in Charlotte: conventional and conditional
- Conventional rezonings do not require a site plan and are limited only by the zoning ordinance.
- Conditional rezonings require a site plan with stated conditions and go through more detailed staff analysis and review before a determination is made.
- **This petition is a conventional rezoning without a site plan.**

# Proposed N1-C Zoning District

---

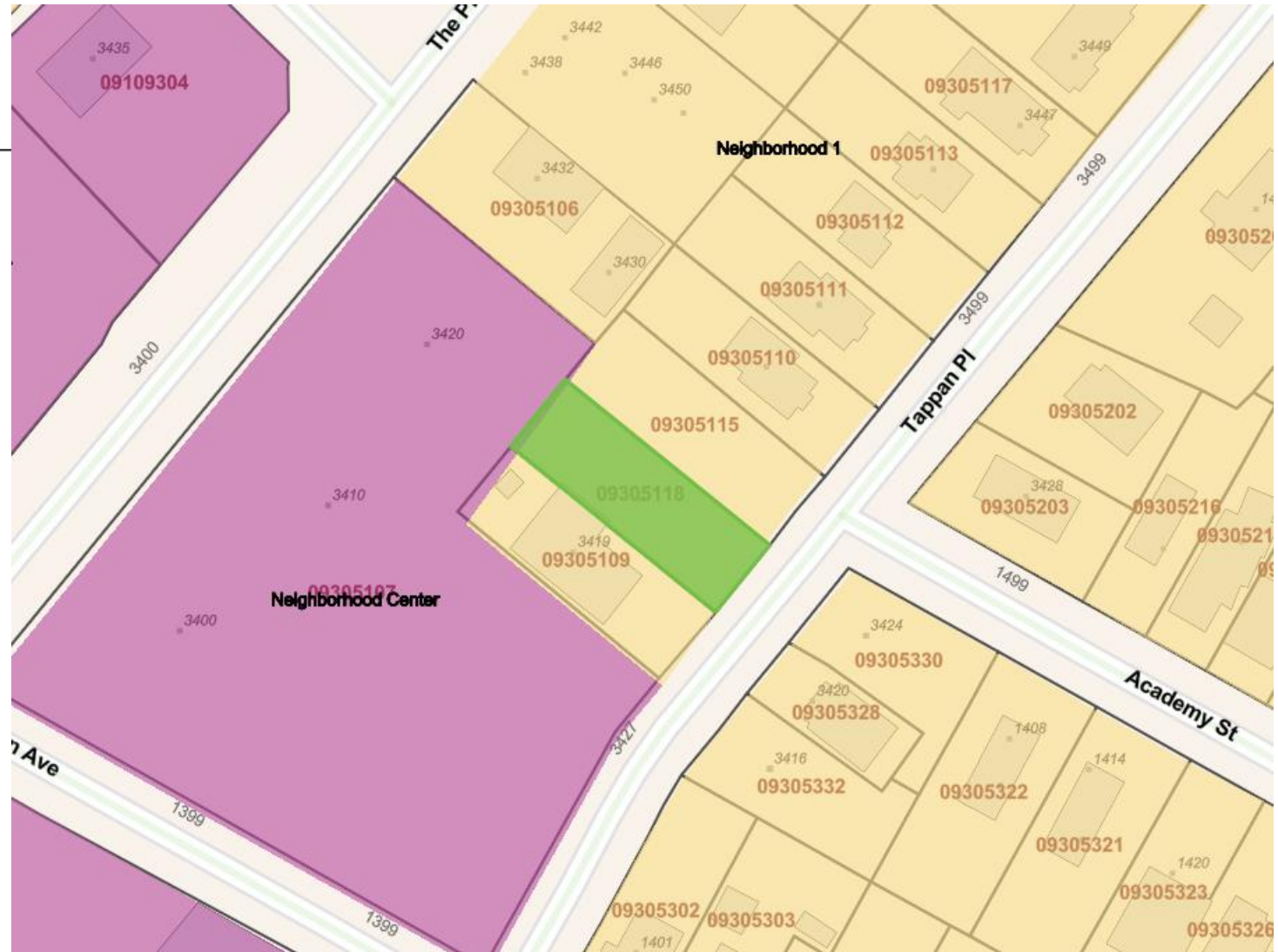
- A single-family zoning district which allows single-family detached, duplex and triplex houses.
- Minimum lot width is 50 feet.
  - The existing lot is 50 ft wide.

# Recommended Land Use Plan

---

- Place Type map for 2040 plan calls for Neighborhood 1 single –family type uses
  - This includes the proposed N1-C zoning district. N1-C was chosen because the existing lot dimensions match those of the N1-C district under the UDO, although N1-D zoning exists across the street. N1-D zoning, which has lesser requirements, would not benefit this property any more than N1-C zoning.
- This rezoning petition is consistent with the 2040 Plan Neighborhood 1 recommendation.

Purple is Neighborhood Center  
(a commercial type district)



# Potential Timeline (Subject to Change)

---

- Public Hearing: 8/18/25
- Planning Commission Zoning Committee Meeting: 9/2/25
- City Council Vote: 9/15/25

# Questions?

---

Click “Reactions” at bottom and then Click “Raise Hand”

Rezoning Contact – David Murray ([david@murraylawfirm.com](mailto:david@murraylawfirm.com))

City of Charlotte Rezoning Contact – Maxx Oliver ([maxx.oliver@charlottenc.gov](mailto:maxx.oliver@charlottenc.gov))

City Council District 1 Representative – Mayor Pro Tem Danté Anderson

Thank you for attending!