

COMMUNITY MEETING REPORT  
**Petitioner: Image Custom Homes, LLC c/o Jeff Imobersteg**  
Rezoning Petition No. 2025-078

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 September 25, 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 Tuesday, October 7, 2025, at 7:00 p.m. Link: <https://us02web.zoom.us/j/81268056054>

A call-in number was also available.

**PERSONS IN ATTENDANCE AT MEETING:** The Community Meeting was attended by two (2) community members 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 Steven and Jeff Imobersteg (managing member 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 7:15 p.m. and was complete at approximately 7:40 p.m. The Petitioner indicated that they proposed to rezone an approximately .455 acre site (the "Site") from N1-A to N1-C for the purpose of dividing the 100' lot into two 50' lots, as the other adjacent and recently rezoning lots have been divided. 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.

- Mr. Nick Clanton had questions about the construction timing and plans for construction. His property is located immediately adjacent to the site. Petitioners advised of timing being next year.
- Mr. Bernard Morgan had questions about sidewalks and storm water being added to Castleton Rd. His property is located immediately adjacent to Mr. Clanton's property. Petitioners advised that those issues come up during the permitting process and if he was having runoff issues to contact Charlotte 311 since his lot was not immediately adjacent to any of the recent construction sites.

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 13th day of October, 2025.

/s/ David W. Murray

David W. Murray  
Murray Law Firm, PLLC

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!

2025-078	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2025-078	15720304	SCHLEICHER	DIANE LYNN		SUSANNE LEE CORRADO	4301 TANGLE DR		CHARLOTTE	NC	28211
2025-078	15720311	CHARLOTTE YORK RITE BODIES			C/O ABL MULTISERVICES LLC	1229 N SHARON AMITY RD		CHARLOTTE	NC	28211
2025-078	15720315	HUAZ	HIND ALAYASH	OMAR FAOLZI	HUAZ	4326 CASTLETON RD		CHARLOTTE	NC	28211
2025-078	15720316	CLEMENTI AT PARK ROAD LLC				PO BOX 471904		CHARLOTTE	NC	28247-1904
2025-078	15720317	GARDNER	JAMES L			4300 CASTLETON RD		CHARLOTTE	NC	28203-4454
2025-078	15720329	KEETER	CAMRYN ANNE	COLIN DOUGLAS	ROHR	4314 WORDSWORTH LN		CHARLOTTE	NC	28211
2025-078	15720330	SPENCER	TINA I	CHARLES W	SPENCER	4308 WORDSWORTH LN		CHARLOTTE	NC	28211
2025-078	15720331	FORD	COREY EDWIN	AMY REAGIN	FORD	4304 WORDSWORTH LN		CHARLOTTE	NC	28211
2025-078	15720332	SIMON	SCOTT J	RANDI J	SIMON	4300 WORDSWORTH LN		CHARLOTTE	NC	28211
2025-078	15720333	MOOK	PHILIP LEROY			4305 WORDSWORTH LN		CHARLOTTE	NC	28211
2025-078	15720334	MANLEY	CHRISTOPHER	CATHERINE	MANLEY	4311 WORDSWORTH LN		CHARLOTTE	NC	28211
2025-078	15720335	CARTA	ROBERT F	MICHAEL W	ICENHOUR	4319 WORDSWORTH LN		CHARLOTTE	NC	28211
2025-078	15720336	LEVESQUE	MATHILDE CATHERINE			4401 WORDSWORTH LN		CHARLOTTE	NC	28211
2025-078	15720337	SCHOLD	JOSEPH G	SUSAN E	SCHOLD	4409 WORDSWORTH LN		CHARLOTTE	NC	28211
2025-078	15720359	KOWAR	JACKSON			4338 CASTLETON RD		CHARLOTTE	NC	28211
2025-078	15720360	CONDON	EOIN PIERCE	JESSICA COVINGTON	CONDON	4334 CASTLETON RD		CHARLOTTE	NC	28211
2025-078	15720601	BAILEY	MICHAEL F	ERIKA	LARSEN	4301 CASTLETON RD		CHARLOTTE	NC	28211
2025-078	15720602	MORGAN	RASHIDAH SONYA LOPEZ	BERNARD	MORGAN	4439 WHITBY LN		CHARLOTTE	NC	28211
2025-078	15720603	JRCITRANO	JACQUELINE ANN	NICHOLAS HALL	CLANTON	4327 CASTLETON RD		CHARLOTTE	NC	28211
2025-078	15720604	IMAGE CUSTOM HOMES LLC				1800 CAMDEN RD STE 107-260		CHARLOTTE	NC	28203
2025-078	15720605	4339 CASTLETON ROAD LLC				2101 DILWORTH ROAD WEST		CHARLOTTE	NC	28203
2025-078	15720607	JOSEY	GINA			4401 CASTLETON RD		CHARLOTTE	NC	28211
2025-078	15720613	COWICK	RONALD P	CAROL L	COWICK	4410 CRAIG AVE		CHARLOTTE	NC	28211
2025-078	15720614	ELDRETH	JUSTIN ROYCE	NICHOLAS JAMES	MORRIS	4400 CRAIG AVE		CHARLOTTE	NC	28211
2025-078	15720615	WEATHERFORD	DAVID E JR	CAROL G	WEATHERFORD	104 TERRACE DR		SENECA	SC	29762
2025-078	15720616	KEEN BUILDING COMPANY LLC				4412 PARK RD		CHARLOTTE	NC	28209
2025-078	15720617	PATTERSON	RUTH HORNSBY			4330 CRAIG AVE		CHARLOTTE	NC	28211
2025-078	15720618	LOGAN RENTAL PROPERTIES LLC				932 HENLEY PL		CHARLOTTE	NC	28207
2025-078	15720619	SCHWEHM	BENJAMIN ROSS	RACHEL ELIZABETH	SCHWEHM	4310 CRAIG AV		CHARLOTTE	NC	28211
2025-078	15720620	MOSES	LEONARD F JR			2605 LABURNUM AVE		CHARLOTTE	NC	28205-6132
2025-078	15720622	RMJ DEVELOPMENT LLC				801 MCALWAY RD		CHARLOTTE	NC	28211
2025-078	15720623	RMJ DEVELOPMENT LLC				801 MCALWAY RD		CHARLOTTE	NC	28211
2025-078	15720716	SHAH	RAJ J	DALEENA E	SHAH	4311 CRAIG AVE		CHARLOTTE	NC	28211-3111
2025-078	15720717	RADLEY	MARY VERONICA			8927 TREE HAVEN DR		CHARLOTTE	NC	28270
2025-078	15720718	GREENBERG	ROBERT DAVID			4327 CRAIG AVE		CHARLOTTE	NC	28211
2025-078	15720719	BROWN	BENJAMIN JOSEPH	CHRISTIE DRIGGERS	BROWN	4314 WOODLAKE LN		CHARLOTTE	NC	28211
2025-078	15720720	HUFFMAN	DAVID	JULIE	HUFFMAN	4343 CRAIG AV		CHARLOTTE	NC	28211
2025-078	15720721	BAKER	WILLIAM THOMPSON JR			4409 CRAIG AVE		CHARLOTTE	NC	28211

EXHIBIT

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exhibitclear.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!

2025-078	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	state	
2025-078	Amity Gardens Neighborhood Asso	Donna	Thomas	5362 BUENA VISTA AVE, CHARLOTTE, NC, 28205		CHARLOTTE	NC	28205
2025-078	Amity Gardens Neighborhood Asso	Luke	Carter	5237 LYNNVILLE AVE, CHARLOTTE, NC, 28205		CHARLOTTE	NC	28205
2025-078	Amity Gardens Neighborhood Asso	Suzanne	Guimond	5368 BUENA VISTA AVE, CHARLOTTE, NC, 28205		CHARLOTTE	NC	28205
2025-078	Amity Place Homeowners Associat	Michael	Icenhour	4319 WORDSWORTH LN, CHARLOTTE, NC, 28211		CHARLOTTE	NC	28211
2025-078	Burleigh Street	Leigh	Frame	311 BURLEIGH STREET, CHARLOTTE, NC, 28211		CHARLOTTE	NC	28211
2025-078	Collinswood Neighborhood Associ	Mike	Farrell	4808 WALKER RD, CHARLOTTE, NC, 28211		CHARLOTTE	NC	28211
2025-078	Cotswold	Doug	Macomb	1052 CHURCHILL DOWNS COURT, CHARLOTTE, NC, 28211		CHARLOTTE	NC	28211
2025-078	Cotswold Neighborhood Associati	Will	Geter	1021 CHURCHILL DOWNS CT, CHARLOTTE, NC, 28211		CHARLOTTE	NC	28211
2025-078	Cotswold Wicks	Gail	Tinker	466 MERWICK CIRCLE, CHARLOTTE, NC, 28211		CHARLOTTE	NC	28211
2025-078	Cotswold Wicks	Liana	Humphrey	4415 BARWICK RD, CHARLOTTE, NC, 28211		CHARLOTTE	NC	28211
2025-078	Giverny Homeowners Association	Robin	Gill	4527 GAYNOR RD, CHARLOTTE, NC, 28211		CHARLOTTE	NC	28211
2025-078	Hubbard Glen Homeowners Associa	Sandra	Vazquez	1114 NANCY DR, CHARLOTTE, NC, 28211		CHARLOTTE	NC	28211
2025-078	Inilivian	Melody	Heath	6005 FLORENCE AVENUE #A, CHARLOTTE, NC, 28212		CHARLOTTE	NC	28212
2025-078	Oakhurst Community Neighborhood	Liz	MillsapsHaigler	1420 CHIPPENDALE ROAD, CHARLOTTE, NC, 28205		CHARLOTTE	NC	28205
2025-078	Ramblewood Neighborhood Associa	Hal	Turner	4733 GAYNOR RD, CHARLOTTE, NC, 28211		CHARLOTTE	NC	28211
2025-078	Randolph Park Civic Association	Maureen	Cherry	516 CHILLINGWORTH LN, CHARLOTTE, NC, 28211		CHARLOTTE	NC	28211
2025-078	Woodburn Neighborhood Community	Stephen	Bruce	5842 MCNAIR RD, CHARLOTTE, NC, 28212		CHARLOTTE	NC	28212

September 25, 2025

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

**Subject:** Community Meeting – Rezoning Petition filed by Image Custom Homes, LLC c/o Jeff Imobersteg to rezone approximately 0.455 acres located at 4329 Castleton Road, Charlotte, NC 28211, from N1-A to N1-C.

**Date and Time of Meeting:** Tuesday, October 7, 2025, at 7:00 p.m.

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

Join Zoom Meeting Link: <https://us02web.zoom.us/j/81268056054>

Meeting ID: 812 6805 6054

Passcode: None

**Petitioner: Image Custom Homes, LLC c/o Jeff Imobersteg**

**Petition Number (Type): 2025-078 (Conventional Rezoning)**

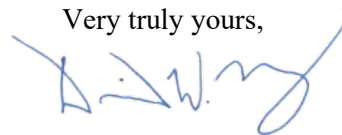
I am assisting Jeff Imobersteg (the “Petitioner”) with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 0.455 acre site (the “Site”) located at the subject addresses above from N1-A (Neighborhood 1 Residential) zoning district to N1-C (Neighborhood 1 Residential) zoning district.

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, I give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, October 7, 2025, at 7:00 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 or the call-in number, please email me, David W. Murray, attorney with Murray Law Firm, PLLC, at david@murraylawfirm.com.

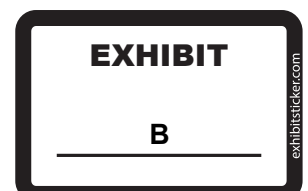
Very truly yours,



David W. Murray

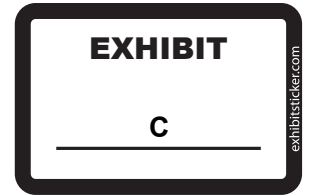
cc: Hon. Marjorie Molina (District 5 Representative)

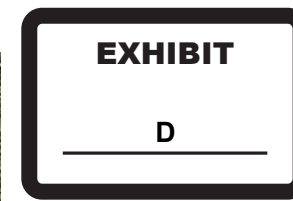
Date Mailed: September 25, 2025



Community Meeting Attendee List  
(excluding Petitioner/Representatives)  
Rezoning 2025-078  
October 7, 2025

1. Nicholas H. Clanton – 4327 Castleton Road, Charlotte, NC 28211
2. Bernard Morgan – 4313 Castleton Road, Charlotte, NC 28211





Community Meeting  
Rezoning 2025-078  
4329 Castleton Road

DAVID W. MURRAY  
DAVID@MURRAYLAWFIRM.COM

# Introductions

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- Petitioner: Image Custom Homes, LLC (owner)
- Petitioner's Representative: Jeff Imobersteg
- Rezoning Agent: David W. Murray, Attorney, Murray Law Firm, PLLC

# Zoom Suggestions

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- During the presentation, please keep your Mic muted
- During the Question session if you would like to speak, please click on the “reactions” button at the bottom and the click “Raise Hand”

# Meeting Agenda

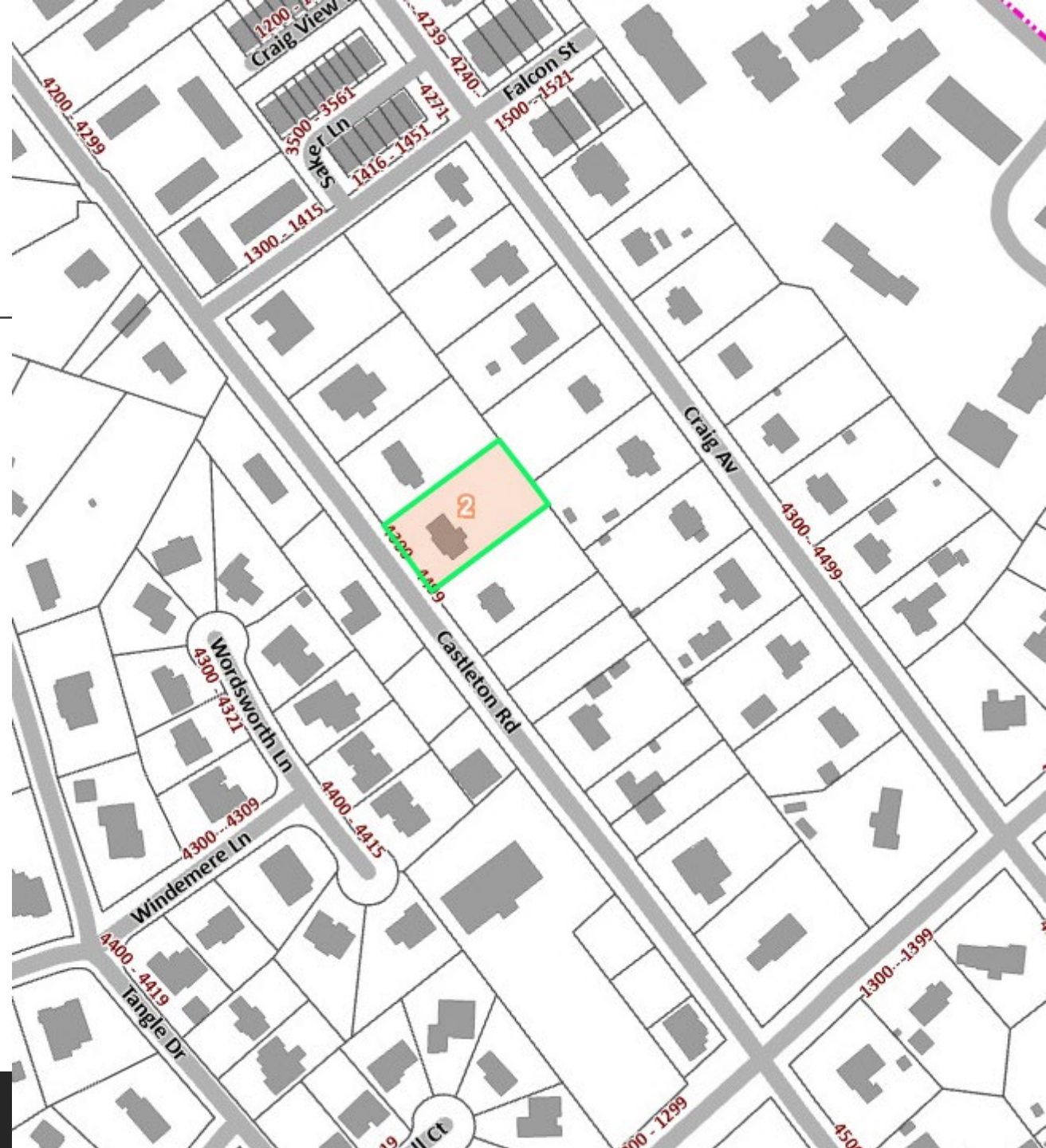
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- Property Location
- Development Considerations
- Current Zoning
- Land Use Recommendation
- Proposed Rezoning
- Potential Rezoning Timeline
- Questions/Discussion

# Property Location

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- Cotswold area
- Located on north side of Castleton Road.







# Property Improvements (Structures)

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# Development Considerations

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

# Rezoning Process Generally

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- 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.**

# Existing Zoning – N1-A (Neighborhood 1)

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Allows single-family detached, duplexes and triplexes.

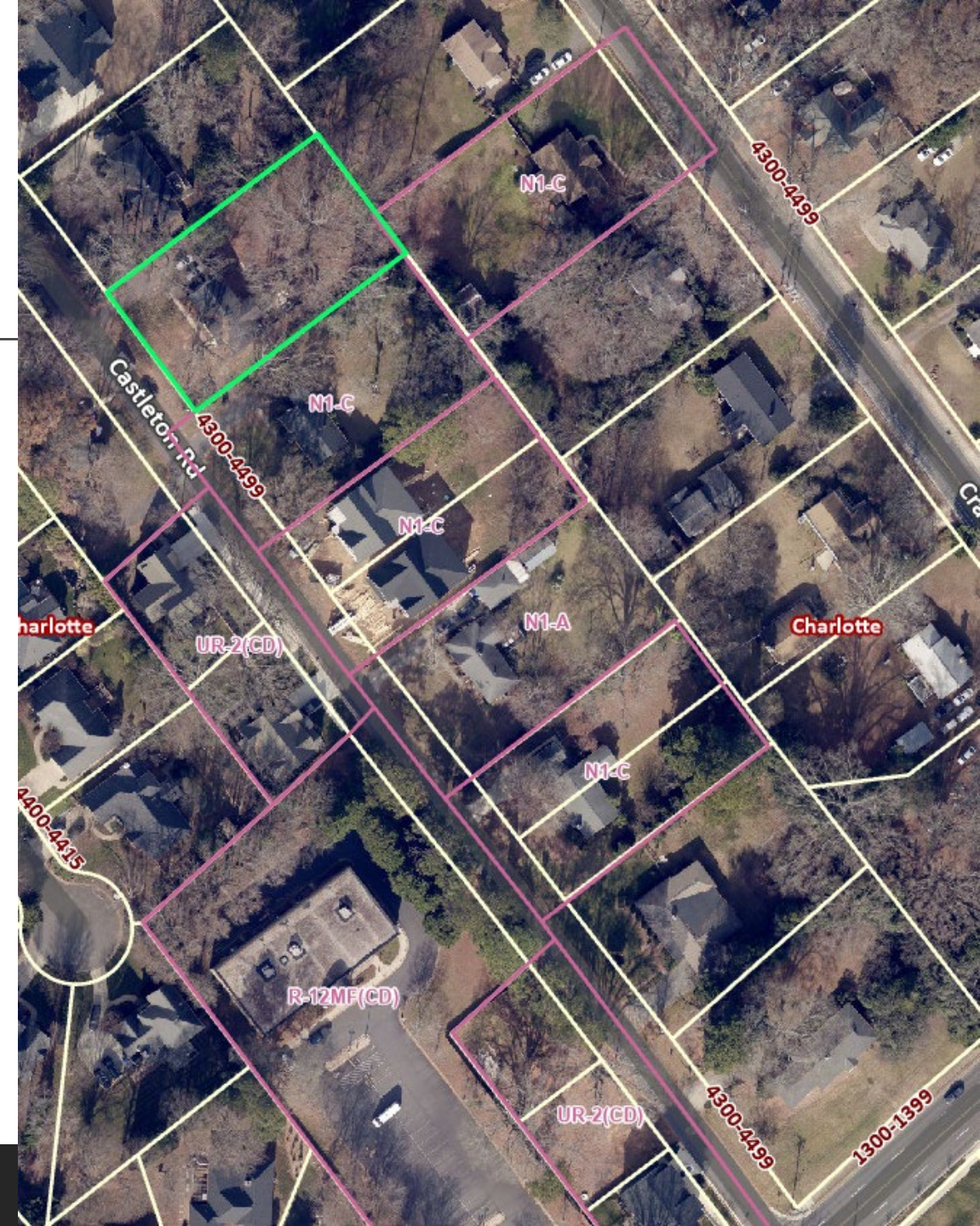
70' minimum lot width

Legacy R-3 zoning district

# Zoning Districts

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- N1-A
- N1-C
- UR-2(CD)
- R-12MF(CD)



# Existing Uses

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- This site is currently used for a single-family residential detached dwelling.
- Castleton Road has a mix of residential zoning districts which allow varying degrees of development.
- Across the street is N1-A and UR-2(CD) which are legacy zoning districts which allow for higher density residential.
- Lots to the rear and right side of the subject property have recently been rezoned to N1-C which allows smaller lot widths than N1-A.

# Proposed N1-C Zoning District

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- Allows same uses as N1-A so there will be no change of use.
- Only difference is minimum lot size and width. Minimum width is 50' vs 70' N1-A
- With rezoning, two total lots are possible. Rezoning allows a net one lot gain.
- Compare to 4345 and 4349 Castleton Road and 4409 and 4413 Castleton Road.

# Recommended Land Use Plan

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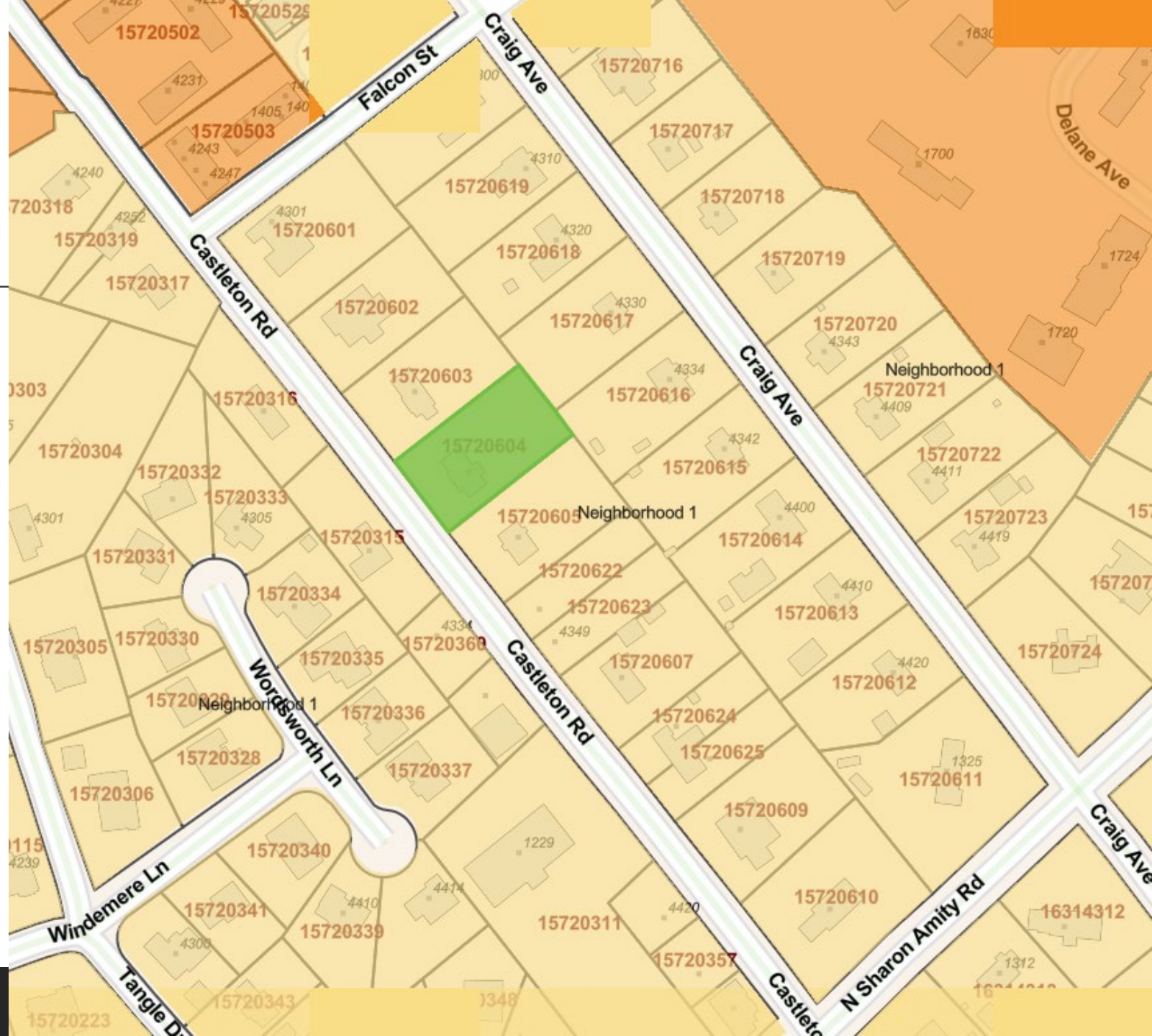
- Place Type map for 2040 plan calls for Neighborhood 1 single –family type uses
  - This includes N1-A and N1-C zoning districts.
- This rezoning petition is consistent with the 2040 Plan.

# 2040 Map

Green is subject parcel

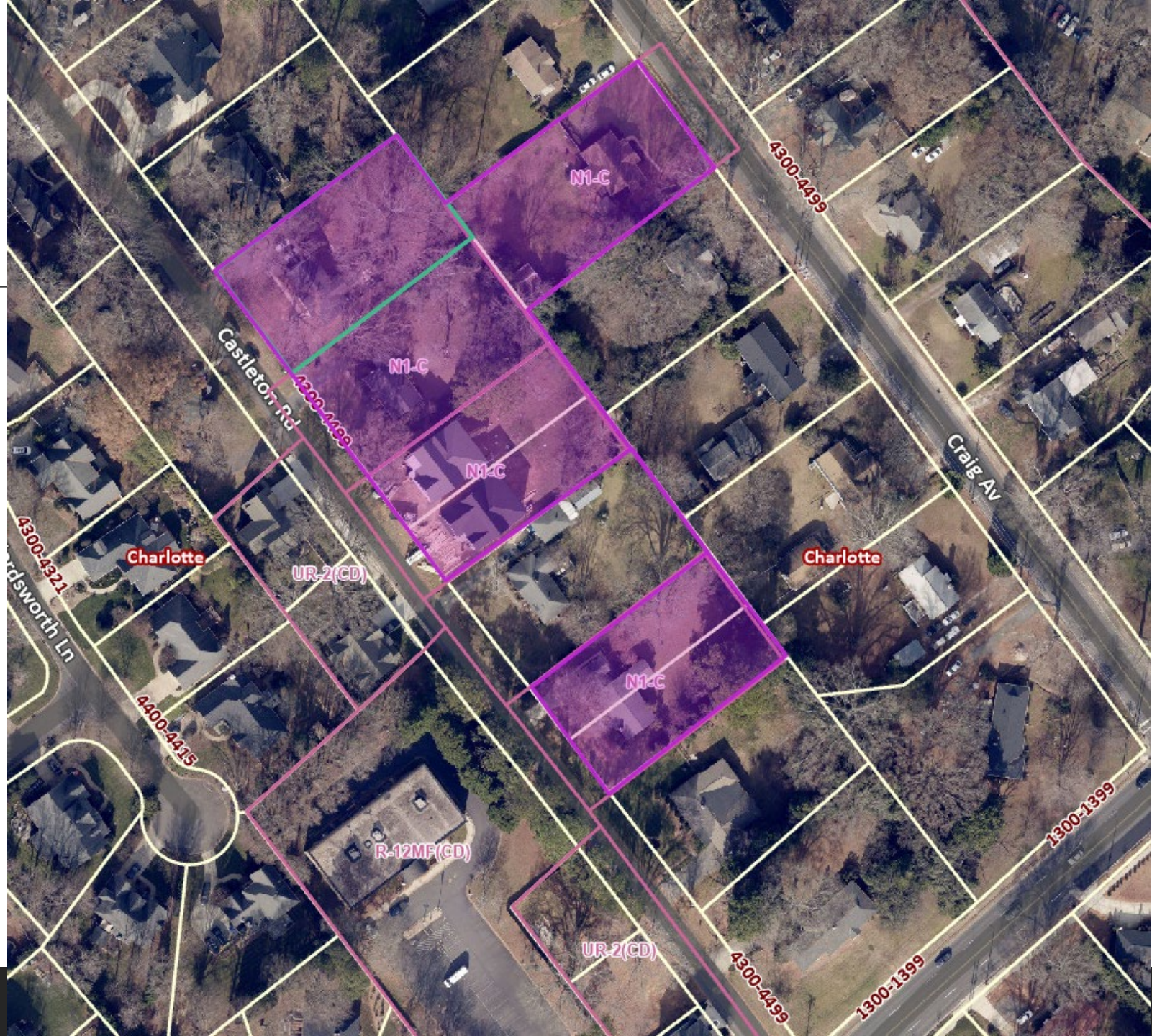
## Yellow is Neighborhood 1

## Orange is Neighborhood 2



# If Approved

N1-C in Purple



# Potential Timeline (Subject to Change)

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- Earliest Possible Public Hearing Date: 11/17/25
- Planning Commission Zoning Committee Meeting: 12/2/25
- City Council Vote: 12/15/25

# Questions?

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

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

City Council Representative: Hon. Marjorie Molina, District 5

Thank you for attending!