

# Community Meeting Report

**Petitioner:** HK Cedarvale, LLC

**Meeting Date:** September 9, 2025

**Project:** RZP 2025-085

**Mtg. Location:** Virtual Meeting, Zoom.

**Meeting Time:** 6:00PM

**Attendees:** Nolan Groce – Urban Design Partners

The Community Meeting was coordinated, scheduled, and offered to the public as required by the City of Charlotte Unified Development Ordinance.

**Purpose:** To present the proposed rezoning petition to any neighboring residents or homeowners who were in the required mailer radius or who spoke to the Petitioner or Petitioner's representatives and were invited. Urban Design Partners recorded the presentation to be publicly posted on our website for community benefit.

This Community Meeting Report is being filed with the City of Charlotte pursuant to the provisions of the Unified Development Ordinance.

**Minutes:** The following items were discussed in the presentation:

Having received no meeting registrations, Nolan began the meeting at 6:00pm and recorded a copy of the presentation to post online at the Urban Design Partners website.

Mailing Lists

Adjacent Owners:

2025-085	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2025-085	05313107	KAZBISH INC				3930 PERFORMANCE RD		CHARLOTTE	NC	28214
2025-085	05313108	PORTER	HERSHELL DEAN	CATHERINE FAYE	PORTER	5108 GRANDVIEW DR		FORT MILL	SC	29707
2025-085	05313109	AMERICAN DORNIER MACHINERY			CORPORATION	PO BOX 668865		CHARLOTTE	NC	28226
2025-085	05313111	HK PERFORMANCE LLC				600 PARK ST STE B		BELMONT	NC	28012
2025-085	05318810	MOORE	DAVID G	RHONDA B	MOORE	10533 PULLENGREEN DR		CHARLOTTE	NC	28277
2025-085	05319101	MAINES	MELVIN G			405 ROBERT LEE RD		RAYWICK	KY	40060
2025-085	05319102	MAINES	MELVIN G			405 ROBERT LEE RD		RAYWICK	KY	40060
2025-085	05319103	LEFLER	GEORGE R	M DARLENE B	LEFLER	2100 POPLARCREST LN		CHARLOTTE	NC	28214
2025-085	05319201	ODONNEZ	MAVELIN JOSEF			7304 PEBBLESTONE DR APT B		CHARLOTTE	NC	28212-0015
2025-085	05319202	MENDEZ	AREMY LIZETH F			3806 DEVONWOOD LN		CHARLOTTE	NC	28214
2025-085	05319203	MENDEZ	AREMY LIZETH F			3806 DEVONWOOD LN		CHARLOTTE	NC	28214
2025-085	05319204	LUNA	LUIS ALEJANDRO			3800 DEVONWOOD LN		CHARLOTTE	NC	28214
2025-085	05319205	CABLE	PAULA MARIE			3730 DEVONWOOD LN		CHARLOTTE	NC	28214
2025-085	05319206	MOORE	DAVID GLENN	RHONDA B	MOORE	1517 MT ISLE HARBOR DR		CHARLOTTE	NC	28214
2025-085	05319207	CUBES	EVER LORENZO	M MAGDALENA	VASQUEZ	3716 DEVONWOOD LN		CHARLOTTE	NC	28208
2025-085	05319208	HELMS	JOE E	BARBARA B	HELMS	3708 DEVONWOOD LN		CHARLOTTE	NC	28214-9549
2025-085	05319209	SWES	HAROLD LEE JR			3709 ELDERWOOD LN		CHARLOTTE	NC	28214
2025-085	05319210	MCGAHA	JAMES	MANDY	ESTES	3717 ELDERWOOD LN		CHARLOTTE	NC	28214
2025-085	05319211	3725 ELDERWOOD LLC				5230 W HY 27		VALE	NC	28016
2025-085	05319212	JUAREZ	ELIZABETH NOE			3801 ELDERWOOD LN		CHARLOTTE	NC	28214-9531
2025-085	05319213	HERNANDEZ	ELIZABETH	JORGE LUNA	MARQUEZ	3801 ELDERWOOD LN		CHARLOTTE	NC	28214
2025-085	05319214	HERNANDEZ	ELIZABETH			3807 ELDERWOOD LN		CHARLOTTE	NC	28214
2025-085	05319215	MOORES CHAPEL INVESTMENT GROUP LLC				10221 GLENBURN LN		CHARLOTTE	NC	28278
2025-085	05319216	MOORES CHAPEL INVESTMENT GROUP LLC				10221 GLENBURN LN		CHARLOTTE	NC	28278
2025-085	05319301	WILSON	JAMES R	RUTH S	WILSON	3709 DEVONWOOD LN		CHARLOTTE	NC	28214
2025-085	05319302	SILVA	ROBERTO			3717 DEVONWOOD LN		CHARLOTTE	NC	28214
2025-085	05319303	MASTEN	DEBORAH			3725 DEVONWOOD LN		CHARLOTTE	NC	28214
2025-085	05319304	CORDO	DARVIN JOSE LU			5811 COUNTRY WALK DR		CHARLOTTE	NC	28212
2025-085	05319305	HK CEDARVALE LLC				PO BOX 486		BELMONT	NC	28012
2025-085	05319309	CAROLINA REALTY INVESTMENTS LLC				421 WEST PARK AVE		CHARLOTTE	NC	28203
2025-085	05319310	DUBON	WILMER ELY CU	JULIA XIOMARA	ALMENDAREZ	3801 DEVONWOOD LN		CHARLOTTE	NC	28214
2025-085	05319401	DEETER	GINA			2401 CEDARVALE RD		CHARLOTTE	NC	28214
2025-085	05319402	NC REALTY LLC				4873 ANNELISE DR		HARRISBURG	NC	28075
2025-085	05319403	MARTINEZ	SELENE PINEDA			2421 CEDARVALE RD		CHARLOTTE	NC	28214
2025-085	05319404	POPE	RONALD D			2427 CEDARVALE RD		CHARLOTTE	NC	28214
2025-085	05319405	POPE	RONALD D			2427 CEDARVALE RD		CHARLOTTE	NC	28214
2025-085	05319406	WHITESIDES	JACOB ANDREW			5049 STOCKBRIDGE DR		MOUNT HOLLY	NC	28120-8109
2025-085	05320121	PORTER	CATHERINE FAY			5109 GRANDVIEW DR		FORT MILL	SC	29707
2025-085	05320129	WESTPARK 85 PROPERTY HOLDINGS LLC			C/O FOUNDRY COMMERCIAL	2151 HAWKINS ST STE 1000		CHARLOTTE	NC	28203

Neighborhood Organizations:

2025-085	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	state
2025-085	Charlie Hipp Road Homeowners As	Lisa	Lewis	4716 CHARLIE HIPPI RD, CHARLOTTE, NC, 28214		CHARLOTTE	NC
2025-085	Harbor House	Cathy	Thigpen	10207 HARBOR DR, CHARLOTTE, NC, 28214		CHARLOTTE	NC
2025-085	Northwest Community Alliance	Martha	Eppes	12601 MOORES CHAPEL RD., CHARLOTTE, NC, 28214		CHARLOTTE	NC
2025-085	Westerly Hills Neighborhood Ass	Emma	Potts	9025 LONGVIEW RD, CHARLOTTE, NC, 28214		CHARLOTTE	NC
2025-085	Westmoreland Homeowners Associa	Larry	Ziegler	3433 FARRHILL RD, CHARLOTTE, NC, 28214		CHARLOTTE	NC
2025-085	Westmoreland Homeowners Associa	Leah	Henrichsen	3317 SAINT EVANS RD, CHARLOTTE, NC, 28214		CHARLOTTE	NC
2025-085	Westmoreland Homeowners Associa	Lynn	Cook	9110 THAYER RD, CHARLOTTE, NC, 28214		CHARLOTTE	NC
2025-085	Wilmore Neighborhood Associatio	Missy	Eppes	12601 MOORES CHAPEL RD, CHARLOTTE, NC, 28214		CHARLOTTE	NC

## Notice to Interested Parties of a Rezoning Petition Virtual Community Meeting

Subject: Conditional Rezoning Petition  
Petitioner/Developer: HK Cedarvale, LLC  
Current Land Use: Vacant  
Existing Zoning: I-2 (CD)  
Rezoning Requested: ML-2 (CD)  
Parcel Numbers: 053-193-05

**Virtual Presentation will be online:**

**To register for the meeting:**

**Access to Hard Copy of Presentation:**

**September 9, 2025, 6:00pm-7:00pm**

email [rezoning@urbandesignpartners.com](mailto:rezoning@urbandesignpartners.com) for the link to register

Email [info@urbandesignpartners.com](mailto:info@urbandesignpartners.com) (please put RZP 2025-085 in the subject line) or call 704-334-3303

### Summary of Request

We are assisting rezoning petitioner – HK Cedarvale, LLC (the “Petitioner”) with a Conditional Rezoning Petition with the City of Charlotte to rezone an approximately 9.89-acre site (the “Site”) located at the 2424 Cedarvale Road from the I-2 (CD) zoning district to the ML-2 (CD) zoning district (Parcel’s ID 053-193-05). The proposed rezoning will be to allow the permitted uses of a contractors office with outdoor storage, office, industrial light, industrial general, outdoor storage yard, and warehouse and distribution center, for the property owner’s intended use for Infinity Contractors, Inc.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a “Virtual” Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. City of Charlotte Planning, Design & Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner within 300 feet of the Petition’s parcel boundaries.

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 official community meeting virtually via Zoom on **Tuesday, September 9<sup>th</sup> at 6:00pm**. If you are interested in attending the live virtual presentation at the scheduled time, please RSVP by sending an email to [rezoning@urbandesignpartners.com](mailto:rezoning@urbandesignpartners.com). You will be provided with a link to register for the virtual meeting and once registered you will be provided with a meeting link to attend. Please reference the petition number, petitioner, or site location in your RSVP/email so we can send you the proper link.

In the meantime, should you have any questions or comments, please call me, Nolan Groce, at (704) 334-3303 or email me at [rezoning@urbandesignpartners.com](mailto:rezoning@urbandesignpartners.com) (please put **2025-085** in the subject line).

Respectfully,  
Nolan Groce, AICP  
Urban Design Partners

Cc: Ms. Tiawana Brown, Charlotte City Council District 3 (via email)  
Mr. Joe Mangum, Charlotte Planning, Design, and Development Department (via email)

Date Mailed: August 29, 2025

Site Location

