

Community Meeting Report

Petitioner: Short Development Group, LLC

Meeting Date: December 3, 2025

Project: N Wendover RZ, 2025-077

Mtg. Location: Virtual Meeting, Zoom

Meeting Time: 6:00PM

Attendees:

Nolan Groce - Urban Design Partners

Heather Madden - Urban Design Partners

The Community Meeting was coordinated, scheduled, and offered to the public as provided by the City of Charlotte Unified Development Ordinance guidelines. Adjacent residents attended the petition community meeting as noted on the Attendance Log.

Purpose: To present Conditional Rezoning Petition 2025-077 to any neighboring residents or homeowners who were in the rezoning 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 Planning, Design, and Development Department pursuant to the provisions of the City of Charlotte UDO instructions.

Minutes: The following items were discussed in the presentation:

Nolan began the meeting by introducing himself and the petitioning team. He introduced the subject of the petition—600 N Wendover Road in Charlotte—which is proposed to be rezoned from N1-A to N2-A (CD). Aerial imagery of the 2.52-acre site and surrounding area was shown, with the site situated between N Wendover and Churchill Roads, in District 6. Nolan provided background information on zoning, zoning districts, and rezoning petitions. He then discussed the Charlotte Unified Development Ordinance, 2040 Comprehensive Plan, and 2040 Policy map.

Nolan reviewed the adopted Charlotte Future 2040 Policy Map, which identifies the site as a Neighborhood 1 (N-1) place type. He reviewed adjacent place types along N Wendover Road, which are Neighborhood 2, Campus, and Commercial. The proposed rezoning is consistent with development trends and policy along N Wendover Road, which is more intense than Neighborhood 1. A current zoning map was displayed and districts were reviewed.

A rendered rezoning site plan was then shared, proposing 40 multi-family attached, townhome. dwelling units. Units were described as rear loaded, fronting N Wendover Road and internal open space. On site improvements were discussed, including frontage improvements, open spaces, stormwater, and buffers. Parking and solid waste locations were discussed before reviewing the current zoning petition timeline. Nolan provided his contact information prior to transitioning to the question-and-answer portion of the meeting.

Questions/Comments by Attendees:

1. The topography is severely sloped, what do you see as the approach?

A: It is very likely that retaining walls will be necessary along the southern row of units. Basement floorplans may be utilized.

2. What are the proposed building heights?

A: 3 stories and up to 48'.

3. How tall of a retaining wall will there be?

A: We would need to conduct in-depth grading analysis to better understand potential wall heights. This would occur as we transition to land development.

4. Will basements reduce total elevation of the buildings?

A: Yes, if used along the N Wendover Frontage. Units would remain 3-stories fronting open space.

5. Does the developer intend to develop the site in-house or sell once entitled?

A: The petitioner intends to develop the site in-house.

6. Has a topographical survey been prepared, if so, can it be shared before the zoning decision? It's hard to envision where potential retaining walls may be.

A: We can work on an exhibit showing potential wall locations, but would not have detailed information until the construction process. We are having tree survey conducted at this time, time and will check files for topographic survey.

7. Can you clarify from our home perspectives what we will see? Will it be rooftops?

A: Existing trees will be retained along the southern property as well is plantings within the 10' Class C Landscape yard.

8. How extensive will plantings be along the southern property boundary?

A: We will follow up with you regarding the class c planting schedule.

9. Is it possible to create an exhibit showing the height of the proposed development in relation to the existing homes south of the creek?

A: Yes, we have provided similar exhibits on rezoning petitions and can begin working on this.

10. Will there be an additional roadway if basement units are proposed?

A: No, the proposed residential alley as shown on the rezoning plan is the sole roadway.

11. How do people coming from plan right enter the development?

A: We are working toward a left-turn option at the eastern driveway. The western drive will likely be limited to a right-in, right-out.

12. Have other site plans with lower density been considered?

A: No, not at this point. As we work with city staff and the community to address issues, there may be a reduction in units.

13. Has a traffic study been completed?

A: No, this project does not meet the trip generation threshold for a traffic study.

14. Can you explain the flood survey?

A: We will have a wetland delineation and the creek will be surveyed.

15. Can you explain what the grey area on the plan is?

A: This represents tree save on the proposed plan. 15% of green area is required.

16. It seems that single family development was considered earlier this, one lot was for sale.

A: I am not aware of these parcels being for sale or proposed for single family development. Since our involvement, this has been reviewed as a N2 rezoning.

17. The PCO buffer you're showing was generated from GIS?

A: That is correct.

18. It is possible that the PCO buffer could move further north into the developable area.

A: Correct, the buffer may shift, impacting units.

19. Can you point out where the creek is?

A: Nolan Displayed the rezoning site plan and denoted the approximate centerline of the stream.

20. When the survey is completed, may we receive a copy?

A: I do not foresee an issue sharing survey files.

21. Is the buffer entirely on your property?

A: Yes, the landscape yard is entirely on your property. The stream buffer impacts all abutting parcels.

22. Should we assume the site will be brought to the same elevation as Wendover?

A: The entire site will not be brought up to N Wendovers elevation. We will determine final elevations during the land development process.

23. When would a topographic study be prepared?

A: We will have to have internal discussions to determine how long a schematic grading study will take. Potentially in January.

24. What storm event is required to be retained on site?

A: The 10 and 25 year, and study the 50. The 100 year would trigger a flood study.

25. Is there a study that determines what a 100-year storm looks like?

A: During construction, we would provide engineered calculations.

26. Would that be completed prior to city council deciding on a rezoning?

A: No, that would be completed during the land development process.

27. Unless city council made it a condition of the rezoning?

A: Potentially, but I have not seen that occur. There are too many variables that could change calculations at this point.

28. Can you give us the total maximum number of vehicles that could be parked on site, including garages, driveways, and guest parking spaces?

A: Each unit will have a two-car garage, so approximately 92 – 96. By code we are required to have 1.5 spaces per dwelling unit.

29. Would units along the stream front the stream?

A: They would front the direction of the stream, but would front open space. Each unit would have a sidewalk connection to the N Wendover frontage.

30. Will the front of the back row of houses face toward single family homes?

A: Yes, the UDO does not allow units to face internally on an alley. The front door would be on the southern side of proposed units.

31. What is the maximum slope you are considering for the two curb cuts and how would that affect the site?

A: For entrances, there are details noting 3% - 8%. We try to keep driveways under 10%.

32. Are there plans for balconies or rooftop decks?

A: I am not aware any, but will follow up with the petitioner.

33. What is the estimated selling price?

A: In today's market, approximately \$600,00.00.

34. Will we see schematics of townhomes before future hearings?

A: We will check with the petitioner. Full building design often occurs during the construction process, after rezoning entitlements.

35. What is the fencing requirement?

A: A 6' opaque fence will be installed within the required 10' landscape yard. If the stream buffer impacts fence location, an administrative adjustment may be necessary.

36. Does bamboo fall under tree canopy?

A: I believe bamboo is considered an invasive species by Urban Forestry.

37. If you need to plant trees, will these be smaller or larger?

A: There's a planting schedule that must be followed. We would plant larger trees to provide a visual buffer.

With no further questions, Nolan thanked those in attendance and called the meeting adjourned at 6:47pm.

Mailing Lists

Adjacent Owners:

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!												
2025-077	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZIP CODE
2025-077	15705405	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202	3725 ELLINGTON ST CHARLOTTE NC	28211
2025-077	15707311	SHORT DEVELOPMENT GROUP LLC				513 MAMMOTH OAKS DRIVE		CHARLOTTE	NC	28270	520 N WENDOVER RD CHARLOTTE NC	28211
2025-077	15707312	JAMES	PHILIP L	MOLLIET	JAMES	4011 CHURCHILL RD		CHARLOTTE	NC	28211	4011 CHURCHILL RD CHARLOTTE NC	28211
2025-077	15707313	KAFER	JESSICA	ANDREW	TRIFAN	4021 CHURCHILL RD		CHARLOTTE	NC	28211	4021 CHURCHILL RD CHARLOTTE NC	28211
2025-077	15707314	MCMANEUS	MARCUS G	JANE L	MCMANEUS	4033 CHURCHILL RD		CHARLOTTE	NC	28211	4033 CHURCHILL RD CHARLOTTE NC	28211
2025-077	15707315	SHORT DEVELOPMENT GROUP LLC				513 MAMMOTH OAKS DRIVE		CHARLOTTE	NC	28270	600 N WENDOVER RD CHARLOTTE NC	28211
2025-077	15707316	THE CHARLES AND PATRICIA HORNE LIVING	TRUST	CHARLES E JR	HORNE	2044 S WENDOVER RD		CHARLOTTE	NC	28211	4001 CHURCHILL RD CHARLOTTE NC	28211
2025-077	15707335	JONES	JUSTIN DANIEL	AMANDA LEIGH	MARLOW	4017 CHURCHILL RD		CHARLOTTE	NC	28211	4017 CHURCHILL RD CHARLOTTE NC	28211
2025-077	15707337	SHORT DEVELOPMENT GROUP LLC				513 MAMMOTH OAKS DRIVE		CHARLOTTE	NC	28270	N WENDOVER RD CHARLOTTE NC	28211
2025-077	15707362	SHORT DEVELOPMENT GROUP LLC				513 MAMMOTH OAKS DRIVE		CHARLOTTE	NC	28270	560 N WENDOVER RD CHARLOTTE NC	28211
2025-077	15707363	SHORT DEVELOPMENT GROUP LLC				513 MAMMOTH OAKS DRIVE		CHARLOTTE	NC	28270	540 N WENDOVER RD CHARLOTTE NC	28211
2025-077	15707437	ZEULI	JEFFREY ALEXA			612 UWHARRIE RIVER RD		CHARLOTTE	NC	28211	612 UWHARRIE RIVER RD CHARLOTTE NC	28211
2025-077	15707438	10066 WENDOVER GREEN NORTH CAROLINA LLC				3225 MCLEOD DR STE 100		LAS VEGAS	NV	89121	608 UWHARRIE RIVER RD CHARLOTTE NC	28211
2025-077	15707439	MUIR	MITCHEL RYAN			604 UWHARRIE RIVER RD		CHARLOTTE	NC	28211	604 UWHARRIE RIVER RD CHARLOTTE NC	28211
2025-077	15707450	WRIGHT	LAUREN ELIZABETH			346 CHATTOOGA WAY		CHARLOTTE	NC	28211	346 CHATTOOGA WAY CHARLOTTE NC	28211
2025-077	15707451	DEMPESEY	MIYOUNG K	GORDON S II	DEMPESEY	350 CHATTOOGA WAY		CHARLOTTE	NC	28211	350 CHATTOOGA WAY CHARLOTTE NC	28211
2025-077	15707452	KHANNA	ATUL	PAYAL		354 CHATTOOGA WAY		CHARLOTTE	NC	28211	354 CHATTOOGA WAY CHARLOTTE NC	28211
2025-077	15707453	HUMPHREYS	VIRGINIA			358 CHATTOOGA WAY		CHARLOTTE	NC	28211	358 CHATTOOGA WAY CHARLOTTE NC	28211
2025-077	15707454	MEADE	STEPHEN	KIMBERLY	MEADE	362 CHATTOOGA WAY		CHARLOTTE	NC	28211	362 CHATTOOGA WAY CHARLOTTE NC	28211
2025-077	15707455	DOUGLAS	CLINTON	URSULA HILLIARY	DOUGLAS	505 NANTAHALA DR		CHARLOTTE	NC	28211	505 NANTAHALA DR CHARLOTTE NC	28211
2025-077	15707456	CASTRO	ERLAN EDUARDE	DILIA CAROLINA	CHAVEZ	509 NANTAHALA DR		CHARLOTTE	NC	28211	509 NANTAHALA DR CHARLOTTE NC	28211
2025-077	15707457	DOOLITTLE	JACLYN NICHOLAS	JAMES FRANK	DOOLITTLE	513 NANTAHALA DR		CHARLOTTE	NC	28211	513 NANTAHALA DR CHARLOTTE NC	28211
2025-077	15707458	ROSALES	AUGUSTO J PAI	UDY C	NAVIA	517 NANTAHALA DR		CHARLOTTE	NC	28211	517 NANTAHALA DR CHARLOTTE NC	28211
2025-077	15707459	TERENTIEV	STANISLAV	EKATERINA	TERENTIEVA	15862 BINKS POINT TER		WELLINGTON	FL	33414	521 NANTAHALA DR CHARLOTTE NC	28211
2025-077	15707481	WENDOVER GREEN COMMUNITY HOMEOWNERS				C/O KUESTER MANAGEMENT GROUP		DAVIDSON	NC	28036	UWHARRIE RIVER RD CHARLOTTE NC	28211
2025-077	15707483	WENDOVER GREEN COMMUNITY HOMEOWNERS				C/O KUESTER MANAGEMENT GROUP		DAVIDSON	NC	28036	UWHARRIE RIVER RD CHARLOTTE NC	28211
2025-077	15707487	WENDOVER GREEN COMMUNITY HOMEOWNERS				C/O KUESTER MANAGEMENT GROUP		DAVIDSON	NC	28036	CHATTOOGA WAY CHARLOTTE NC	28211
2025-077	15707501	BARNES	RANA JOY	DEIDRE	FRAZIER	3750 ELLINGTON ST		CHARLOTTE	NC	28211	3750 ELLINGTON ST CHARLOTTE NC	28211
2025-077	15707502	LEE	NATHANIEL JIN DAVID J	LEE		3748 ELLINGTON ST		CHARLOTTE	NC	28211	3748 ELLINGTON ST CHARLOTTE NC	28211
2025-077	15707503	PANJABI	DEEPTI RAMSEY			3746 ELLINGTON ST		CHARLOTTE	NC	28211	3746 ELLINGTON ST CHARLOTTE NC	28211
2025-077	15707504	RAJ	TADPOKE SGGUJ			3744 ELLINGTON ST		CHARLOTTE	NC	28211	3744 ELLINGTON ST CHARLOTTE NC	28211
2025-077	15707505	FAGUNDO	RAFAEL EMILIO	ALLYSON ROBIN	FAGUNDO	3740 ELLINGTON ST		CHARLOTTE	NC	28211	3740 ELLINGTON ST CHARLOTTE NC	28211
2025-077	15707500	PATEL	HARDIK	PARINA	PATEL	964 BROAD RIVER LN		CHARLOTTE	NC	28211	964 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707551	ROUSSAC	ADRIA FABRE D			960 BROAD RIVER LN		CHARLOTTE	NC	28211	960 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707552	AMPONG	NANA			956 BROAD RIVER LN		CHARLOTTE	NC	28211	956 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707553	PANT	MANISHA			5114 HARWICH CR		WEDDINGTON	NC	28104	952 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707554	NGUYEN	THIEN ANH			948 BROAD RIVER LN		CHARLOTTE	NC	28211	948 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707555	GIRMA	SIMON			948 BROAD RIVER LN		CHARLOTTE	NC	28211	948 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707556	TUFFOUR	AFRANIE			940 BROAD RIVER LN		CHARLOTTE	NC	28211	940 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707557	PATEL	SNEHALKUMAR	ANKITA	AMIN	936 BROAD RIVER LN		CHARLOTTE	NC	28211	936 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707558	HALTER	AMANDA C			928 BROAD RIVER LN		CHARLOTTE	NC	28211	928 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707559	WINTER	AUSTIN HARLO	LUZ ADRIANA S	FLOREZ	924 BROAD RIVER LN		CHARLOTTE	NC	28211	924 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707560	HYDE	JUSTIN MICHAEL			920 BROAD RIVER LN		CHARLOTTE	NC	28211	920 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707561	SMALL	PAMELA MARIE	DOUGLAS ALAN	SMALL	916 BROAD RIVER LN		CHARLOTTE	NC	28211	916 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707562	DOUGLAS	ELLEN J			912 BROAD RIVER LN		CHARLOTTE	NC	28211	912 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707563	ROBEN	RODRIGO	HANNAH	WIELER	908 BROAD RIVER LN		CHARLOTTE	NC	28211	908 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707564	PARK	MELANIE ANNE			904 BROAD RIVER LN		CHARLOTTE	NC	28211	904 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707565	HAYES	MICHAEL RICAR	RENEE	HAYES	828 BROAD RIVER LN		CHARLOTTE	NC	28211	828 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707566	WATSON	DAVID ANDREW			824 BROAD RIVER LN		CHARLOTTE	NC	28211-1792	824 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707567	WHITNEY	JOHN JAMES	SUMMER O'MA	WHITNEY	820 BROAD RIVER LN		CHARLOTTE	NC	28211	820 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707568	COULTER	JENNIFER			816 BROAD RIVER LN		CHARLOTTE	NC	28211	816 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707569	DEPRAETER	JOHAN	KYLE	DEPRAETER	812 BROAD RIVER LN		CHARLOTTE	NC	28211	812 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707570	HELFRICH	MICHAEL			808 BROAD RIVER LN		CHARLOTTE	NC	28211	808 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707571	MILLEN	JENIKA MONAE			804 BROAD RIVER LN		CHARLOTTE	NC	28211	804 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707572	MCLESTER	KYLE ANDREW			736 BROAD RIVER LN		CHARLOTTE	NC	28211	736 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707573	NARHARI	SRIDHAR			732 BROAD RIVER LN		CHARLOTTE	NC	28211	732 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707574	ELDER	NICOLE	FRED LEE II	ELDER	728 BROAD RIVER LN		CHARLOTTE	NC	28211	728 BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707582	WENDOVER GREEN COMMUNITY HOMEOWNERS				C/O KUESTER MANAGEMENT GROUP		DAVIDSON	NC	28036	BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707583	WENDOVER GREEN COMMUNITY HOMEOWNERS				C/O KUESTER MANAGEMENT GROUP		DAVIDSON	NC	28036	BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707584	WENDOVER GREEN COMMUNITY HOMEOWNERS				C/O KUESTER MANAGEMENT GROUP		DAVIDSON	NC	28036	BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707585	WENDOVER GREEN COMMUNITY HOMEOWNERS				C/O KUESTER MANAGEMENT GROUP		DAVIDSON	NC	28036	BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707586	WENDOVER GREEN COMMUNITY HOMEOWNERS				C/O KUESTER MANAGEMENT GROUP		DAVIDSON	NC	28036	BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15707589	WENDOVER GREEN COMMUNITY HOMEOWNERS				C/O KUESTER MANAGEMENT GROUP		DAVIDSON	NC	28036	NANTAHALA DR CHARLOTTE NC	28211
2025-077	15707590	WENDOVER GREEN COMMUNITY HOMEOWNERS				C/O KUESTER MANAGEMENT GROUP		DAVIDSON	NC	28036	BROAD RIVER LN CHARLOTTE NC	28211
2025-077	15708521	ESKRIDGE	BRAD	ERIN	ESKRIDGE	4022 CHURCHILL RD		CHARLOTTE	NC	28211	4022 CHURCHILL RD CHARLOTTE NC	28211
2025-077	15708522	LEWIS	ERIC A	CATHERINE M	LEWIS	4014 CHURCHILL RD		CHARLOTTE	NC	28211	4014 CHURCHILL RD CHARLOTTE NC	28211
2025-077	15708535	FLANAGAN	RYAN	WHITNEY	ENGEN	4028 CHURCHILL RD		CHARLOTTE	NC	28211	4028 CHURCHILL RD CHARLOTTE NC	28211
2025-077	15709709	WENDOVER NOAH LLC				2100 CRESCENT AVE STE 200		CHARLOTTE	NC	28207	628 N WENDOVER RD CHARLOTTE NC	28211
2025-077	15709713	ROBERTSON	JENNIFER LEE	ANGELA MARIE	PETROS	4034 CHURCHILL RD		CHARLOTTE	NC	28211	3931 MELCHOR AV CHARLOTTE NC	28211
2025-077	15709714	DUFFY	SCOTT T	MARY S	DUFFY	4810 HARDWICK RD		CHARLOTTE	NC	28211	3945 MELCHOR AV CHARLOTTE NC	28211
2025-077	15709715	TAYLOR	ROBERT P	JANE K	TAYLOR	3949 MELCHOR AVE		CHARLOTTE	NC	28211	3949 MELCHOR AV CHARLOTTE NC	28211
2025-077	15709717	HYNIE	MARTIN T	ASHLEY	HYNIE	532 ASHWORTH RD		CHARLOTTE	NC	28211	415 ASHWORTH RD CHARLOTTE NC	28211
2025-077	15709717	HYNIE	MARTIN T	ASHLEY	HYNIE	532 ASHWORTH RD		CHARLOTTE	NC	28211	415 ASHWORTH RD CHARLOTTE NC	28211

Neighborhood Organizations:

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!

2025-077	full_name_neighborhood	first_name	last_name	physical_address	street address	apartment_unit_or_suite	city	state
2025-077	Bradfield Farms Homeowners Asso	Krystal	Rogers	3030 LATROBE DRIVE, CHARLOTTE, NC, 28211	3030 LATROBE DRIVE		CHARLOTTE NC	28211
2025-077	CM/PD Crime Watch	RA	Sprague	715 N. WENDOVER RD, CHARLOTTE, NC, 28211	715 N. WENDOVER RD		CHARLOTTE NC	28211
2025-077	Cottinwood Neighborhood Associ	Mike	Farrall	4808 WALKER RD, CHARLOTTE, NC, 28211	4808 WALKER RD		CHARLOTTE NC	28211
2025-077	Cotswold	Connie	Long	4743 WOODLARK LANE, CHARLOTTE, NC, 28211	4743 WOODLARK LANE		CHARLOTTE NC	28211
2025-077	Cotswold	Doug	Macomb	1052 CHURCHILL DOWNS COURT, CHARLOTTE, NC, 28211	1052 CHURCHILL DOWNS COURT		CHARLOTTE NC	28211
2025-077	Cotswold Homes Condominiums Hom	Jan	Abrams	4509 WOODLARK LN, CHARLOTTE, NC, 28211	4509 WOODLARK LN		CHARLOTTE NC	28211
2025-077	Cotswold Neighborhood Associati	Will	Gefer	1021 CHURCHILL DOWNS CT, CHARLOTTE, NC, 28211	1021 CHURCHILL DOWNS CT		CHARLOTTE NC	28211
2025-077	Cotswold Wicks	Gall	Tinker	465 MERWICK CIRCLE, CHARLOTTE, NC, 28211	465 MERWICK CIRCLE		CHARLOTTE NC	28211
2025-077	Cotswold Wicks	Liana	Humphrey	4415 BARWICK RD, CHARLOTTE, NC, 28211	4415 BARWICK RD		CHARLOTTE NC	28211
2025-077	Echo Hills Neighborhood Organiz	Lori	Polite	800 FUGATE AV, CHARLOTTE, NC, 28205	800 FUGATE AV		CHARLOTTE NC	28205
2025-077	Edison Street Block Association	Diane	Wingard	816 HUNGERFORD PL, CHARLOTTE, NC, 28207	816 HUNGERFORD PL		CHARLOTTE NC	28207
2025-077	Giverny Homeowners Association	Robin	Gill	4527 GAYNOR RD, CHARLOTTE, NC, 28211	4527 GAYNOR RD		CHARLOTTE NC	28211
2025-077	Grier Heights Community Improve	George	Wallace	3100 LEROY ST, CHARLOTTE, NC, 28205	3100 LEROY ST		CHARLOTTE NC	28205
2025-077	Grier Heights Community Improve	Gloria	Green	3400 BURKLAND DR, CHARLOTTE, NC, 28205	3400 BURKLAND DR		CHARLOTTE NC	28205
2025-077	Grier Heights Community Improve	Judith	WilsonBurkes	3115 GRIERTON COURT, CHARLOTTE, NC, 28205	3115 GRIERTON COURT		CHARLOTTE NC	28205
2025-077	Grier Heights Community Improve	Lavon	Edwards	241 HEFLIN ST, CHARLOTTE, NC, 28205	241 HEFLIN ST		CHARLOTTE NC	28205
2025-077	Grier Heights Community Improve	Stacey	Brown	220 FANNIE CIRCLE, CHARLOTTE, NC, 28205	220 FANNIE CIRCLE		CHARLOTTE NC	28205
2025-077	Grierlton Heights	Sherlee	Goins	316 SKYLAND AVENUE, CHARLOTTE, NC, 28205	316 SKYLAND AVENUE		CHARLOTTE NC	28205
2025-077	Hubbard Glen Homeowners Associa	Sandra	Vazquez	1114 NANCY DR, CHARLOTTE, NC, 28211	1114 NANCY DR		CHARLOTTE NC	28211
2025-077	Project 70 Forward	Judith	Brown	3115 GRIERTON COURT, CHARLOTTE, NC, 28205	3115 GRIERTON COURT		CHARLOTTE NC	28205
2025-077	Ramblewood Neighborhood Associa	Hal	Turner	4733 GAYNOR RD, CHARLOTTE, NC, 28211	4733 GAYNOR RD		CHARLOTTE NC	28211
2025-077	Sedgewood Lake Drive Homeowners	Bill	Thorpe	3853 Sedgewood Cir, Charlotte, NC, 28211, USA	3853 Sedgewood Cir		Charlotte NC	28211
2025-077	Sedgewood Place Homeowners Asso	William	Mileham	514 SEDGEWOOD LAKE DR, CHARLOTTE, NC, 28211	514 SEDGEWOOD LAKE DR		CHARLOTTE NC	28211
2025-077	Selwyn/Colony Merchants Associa	Jim	Foster	1111 SEDGEWOOD PLACE CT, CHARLOTTE, NC, 28211	1111 SEDGEWOOD PLACE CT		CHARLOTTE NC	28211
2025-077	SIRI HOMES,LLC	JOY	HARRIS	820 VILLA CT, CHARLOTTE, NC, 28211	820 VILLA CT	Unit F	Charlotte NC	28211
2025-077	Vietnamese Association of Charl	Michael	Nguyen	338 S SHARON AMITY RD, CHARLOTTE, NC, 28211	338 S SHARON AMITY RD		CHARLOTTE NC	28211
2025-077	Wendover Hills Neighborhood Org	Robert	Weis	124 MEADOWBROOK RD, CHARLOTTE, NC, 28211	124 MEADOWBROOK RD		CHARLOTTE NC	28211

Registration Log

Registrants	Email Address
Susan Johnson	hjohnsonjr2@gmail.com
Marc McManeus	marcmcmaneus@email.com
Kelly Strickland	kelly@stricklandbuilding.com
Jennifer Robertson	jrobertson@atlasenvi.com
David Watson	davidawatson14@gmail.com
Philip James	Pljames@carolina.rr.com
Gordon Dempsey II	gsdempseyii@gmail.com
Justin Jones	ustin.ones@gmail.com
Andrew Trifan	andrew.trifan@gmail.com

Notice to Interested Parties of a Rezoning Petition Virtual Community Meeting

Subject: Conditional Rezoning Petition
Petitioner/Developer: Short Development Group, LLC
Current Land Use: Vacant
Existing Zoning: N1-A
Rezoning Requested: N2-A (CD)
Parcel Numbers: 157-073-15, 157-073-62, 157-073-63, 157-073-37,
157-073-11

Virtual Presentation will be online: **December 3, 2025, 6:00pm-7:00pm**
To register for the meeting: email rezoning@urbandesignpartners.com for the
link to register

Access to Hard Copy of Presentation: Email rezoning@urbandesignpartners.com (please
put RZP 2025-077 in the subject line) or call
704-334-3303

Summary of Request

We are assisting rezoning petitioner – Short Development Group, LLC (the “Petitioner”) with a Conditional Rezoning Petition with the City of Charlotte to rezone an approximately 2.52-acre site (the “Site”) located at 600 N Wendover Road from the N1-A zoning district to the N2-A (CD) zoning district (Parcel’s ID 157-073-15, 157-073-62, 157-073-63, 157-073-37, 157-073-11). The proposed rezoning will be to accommodate the development of multi-family attached, townhome dwellings.

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 **Wednesday, December 3rd 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 with RZP 2025-077 in the subject line. 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 (please put **2025-077** in the subject line).

Respectfully,
Nolan Groce, AICP
Urban Design Partners

Cc: Mr. Edwin Peacock, III, Charlotte City Council District 6 (via email)
Mrs. Kimberly Owens, Charlotte City Council District 6 Elect (via email)
Mr. Maxx Oliver, Charlotte Planning, Design, and Development Department (via email)

Date Mailed: November 21, 2025

Site Location

