

OFFICIAL COMMUNITY MEETING REPORT
Petitioner: Queen City Land
Rezoning Petition No. RZP-2025-131

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

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed written notice of the date, time and virtual format for 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 February, 23 2026. A copy of the written notice is attached here to as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Wednesday, March 4 at 6:00 p.m. via the Zoom platform.

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy of the meeting presentation.

MEETING PARTICIPATION:

The Virtual Community Meeting had one (1) attendee from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Cole Hunt.

SUMMARY OF PRESENTATION/DISCUSSION:

Cole Hunt welcomed the attendee and introduced the Petitioner's team, utilizing a PowerPoint presentation attached hereto as Exhibit D. Mr. Hunt presented aerial images of the approximately 6.16-acre site located on the north side of Rocky River Road, west of Seven Oaks Drive, and south of Yaupon Road.

Mr. Hunt noted that prior to the community meeting he met with and walked the property alongside the President of the Seven Oaks HOA. He explained that the site is currently zoned N1-A and provided examples of nearby properties that have recently been approved for N2-A zoning to allow for residential community development.

The Petitioner acknowledged initial feedback from a community member regarding the green space buffer that would be located between the community member's home and the proposed townhome development.

Mr. Hunt then presented an early concept plan, which the community member responded positively to, particularly noting the inclusion of the green space area separating the proposed future community from his home.

Respectfully submitted this 16th day of March, 2026.

EXHIBIT A

2025-131	full_name_neighborhood	first_name	last_name	physical_address
2025-131	Back Creek Farms HOA	Andrea	Hankins	2104 GELBRAY COURT, CHARLOTTE, NC, 28213
2025-131	Buckleigh	Jannette	Webb-Barnett	4718 MORTONHALL RD, CHARLOTTE, NC, 28215
2025-131	Glen Laurel	Cynthia	Meadows	3024 WILLAMETTE VALLEY DR, CHARLOTTE, NC, 28215
2025-131	Loren Farms	Shannon	Homesley	2528 WINGDALE DRIVE, CHARLOTTE, NC, 28213
2025-131	McGregor Downs Neighborhood Assoc	Robin	Harris	2415 MCLEAN RD, CHARLOTTE, NC, 28213
2025-131	Neighbors Bordering Celanese	Demetra	Dunlop	1806 ROCKY RIVER RD, CHARLOTTE, NC, 28213
2025-131	Seven Oaks Community Group	Miranda	Moore	1914 YAUPON ROAD, CHARLOTTE, NC, 28215
2025-131	Seven Oaks Neighborhood	Angela	Browder	2614 IMPATIEN DRIVE, CHARLOTTE, NC, 28215
2025-131	Seven Oaks Neighborhood	Rodney	Moore	1914 YAUPON RD, CHARLOTTE, NC, 28215

2025-131	Current Resident	OWNERLASTN	OWNERFIRST	MAILADDR1	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZIP CODE
2025-131	Current Resident	UNITED WESLEYAN CHURCH	B&N W DIST WESL	2601 ROCKY RIVER RD	CHARLOTTE	NC	28213	2601 ROCKY RIVER RD CHARLOTTE NC	28213
2025-131	Current Resident	BAUCOM	GARY C	PO BOX 560008	CHARLOTTE	NC	28256-0008	2425 ROCKY RIVER RD CHARLOTTE NC	28213
2025-131	Current Resident	BAUCOMS NURSERY CO		PO BOX 560008	CHARLOTTE	NC	28256-0008	8314 GETALONG RD CHARLOTTE NC	28213
2025-131	Current Resident	SEVEN OAKS MASTER HOMEOWNERS	ASSOCIATION INC	10020 JOHN RUSSELL RD	CHARLOTTE	NC	28213	9835 SEVEN OAKS DR CHARLOTTE NC	28215
2025-131	Current Resident	KELLY	MICAH	1830 YAUPON RD	CHARLOTTE	NC	28215	1830 YAUPON RD CHARLOTTE NC	28215
2025-131	Current Resident	DURHAM	DAPHNE ELAINE	1824 YAUPON RD	CHARLOTTE	NC	28215	1824 YAUPON RD CHARLOTTE NC	28215
2025-131	Current Resident	LY	TINA	1818 YAUPON RD	CHARLOTTE	NC	28215	1818 YAUPON RD CHARLOTTE NC	28215
2025-131	Current Resident	SLIEPKA	ALEXANDER C	1812 YAUPON RD	CHARLOTTE	NC	28215	1812 YAUPON RD CHARLOTTE NC	28215
2025-131	Current Resident	BLOOMFIELD	JOSEPH M	9412 FERNSPRAY RD	CHARLOTTE	NC	28215	9412 FERNSPRAY RD CHARLOTTE NC	28215
2025-131	Current Resident	LUCAS	KYLE K	9408 FERNSPRAY RD	CHARLOTTE	NC	28215	9408 FERNSPRAY RD CHARLOTTE NC	28215
2025-131	Current Resident	MCNEILL	KATHY ANN	9404 FERNSPRAY RD	CHARLOTTE	NC	28215	9404 FERNSPRAY RD CHARLOTTE NC	28215
2025-131	Current Resident	SKABELLUND	TODD R	1854 HAPPY VALLEY RD	SANTA ROSA	CA	95409-4079	9403 FERNSPRAY RD CHARLOTTE NC	28215
2025-131	Current Resident	BENNETT	ELIZABETH	9407 FERNSPRAY RD	CHARLOTTE	NC	28215	9407 FERNSPRAY RD CHARLOTTE NC	28215
2025-131	Current Resident	ADHKARI	GARGI	9411 FERNSPRAY RD	CHARLOTTE	NC	28215	9411 FERNSPRAY RD CHARLOTTE NC	28215
2025-131	Current Resident	SEVEN OAKS MASTER HOMEOWNERS	ASSOCIATION INC	10020 JOHN RUSSELL RD	CHARLOTTE	NC	28213	SEVEN OAKS DR CHARLOTTE NC	28215
2025-131	Current Resident	SEVEN OAKS MASTER HOMEOWNERS	ASSOCIATION INC	10020 JOHN RUSSELL RD	CHARLOTTE	NC	28213	SWEETSPIRE RD CHARLOTTE NC	28215
2025-131	Current Resident	SHAH	REEPAL	20 BRENTWOOD LN	CRANBURY	NJ	08512	3003 SWEETSPIRE RD CHARLOTTE NC	28215
2025-131	Current Resident	PHUNG	MINH HUU	3007 SWEETSPIRE RD	CHARLOTTE	NC	28215	3007 SWEETSPIRE RD CHARLOTTE NC	28215
2025-131	Current Resident	FKH SFR C1 LP		600 GALLERIA PARKWAY	ATLANTA	GA	30339	3011 SWEETSPIRE RD CHARLOTTE NC	28215
2025-131	Current Resident	NNAJI	OBINNA	3020 GLOXINIA RD	CHARLOTTE	NC	28215	3020 GLOXINIA RD CHARLOTTE NC	28215
2025-131	Current Resident	PHAM	HUE THANH	3016 GLOXINIA RD	CHARLOTTE	NC	28215	3016 GLOXINIA RD CHARLOTTE NC	28215
2025-131	Current Resident	WARBER	TYLER JAMES	3012 GLOXINIA RD	CHARLOTTE	NC	28215	3012 GLOXINIA RD CHARLOTTE NC	28215
2025-131	Current Resident	SEVEN OAKS MASTER HOMEOWNERS	ASSOCIATION INC	10020 JOHN RUSSELL RD	CHARLOTTE	NC	28213	3758 SEVEN OAKS DR CHARLOTTE NC	28215
2025-131	Current Resident	GILL	ROSA MURPH	3005 GLOXINIA RD	CHARLOTTE	NC	28215	3005 GLOXINIA RD CHARLOTTE NC	28215
2025-131	Current Resident	ANDERSON	KENNETH JAMIL	3009 GLOXINIA RD	CHARLOTTE	NC	28215	3009 GLOXINIA RD CHARLOTTE NC	28215
2025-131	Current Resident	JOHNSON	TYRONE	3013 GLOXINIA RD	CHARLOTTE	NC	28215	3013 GLOXINIA RD CHARLOTTE NC	28215
2025-131	Current Resident	BARRINGER	MARK	1910 YAUPON RD	CHARLOTTE	NC	28215	1910 YAUPON RD CHARLOTTE NC	28215
2025-131	Current Resident	MCDONALD SR	HOWARD R	1906 YAUPON RD	CHARLOTTE	NC	28215	1906 YAUPON RD CHARLOTTE NC	28215
2025-131	Current Resident	SEVEN OAKS MASTER HOMEOWNERS	ASSOCIATION INC	10020 JOHN RUSSELL RD	CHARLOTTE	NC	28213	9830 SEVEN OAKS DR CHARLOTTE NC	28215
2025-131	Current Resident	MARSH	PATRICIA C	1803 YAUPON RD	CHARLOTTE	NC	28215-7031	1803 YAUPON RD CHARLOTTE NC	28215
2025-131	Current Resident	MOM	SOKHOM	1807 YAUPON RD	CHARLOTTE	NC	28215	1807 YAUPON RD CHARLOTTE NC	28215
2025-131	Current Resident	HERNANDEZ	ELVIS SEBASTIAN	1811 YAUPON RD	CHARLOTTE	NC	28215	1811 YAUPON RD CHARLOTTE NC	28215
2025-131	Current Resident	HAILE	TERHAS G	1815 YAUPON RD	CHARLOTTE	NC	28215	1815 YAUPON RD CHARLOTTE NC	28215
2025-131	Current Resident	ABSALOMS	FREDERICK H	1819 YAUPON RD	CHARLOTTE	NC	28213	1819 YAUPON RD CHARLOTTE NC	28215
2025-131	Current Resident	BELLE	VERONICA C	1827 YAUPON RD	CHARLOTTE	NC	28215	1827 YAUPON RD CHARLOTTE NC	28215
2025-131	Current Resident	LEWIS	COURTNEY J	1831 YAUPON RD	CHARLOTTE	NC	28215	1831 YAUPON RD CHARLOTTE NC	28215
2025-131	Current Resident	IHG PROPERTY NORTH CAROLINA LP		PO BOX 4900	SCOTTSDALE	AZ	85261	1835 YAUPON RD CHARLOTTE NC	28215
2025-131	Current Resident	BEAUFORT	FRANK	9903 SEVEN OAKS DR	CHARLOTTE	NC	28215	9903 SEVEN OAKS DR CHARLOTTE NC	28215
2025-131	Current Resident	MECKLENBURG COUNTY		700 E 4TH ST FOURTH FLOOR	CHARLOTTE	NC	28202	3012 ROCKY RIVER RD UNINC NC	28215
2025-131	Current Resident	MECKLENBURG COUNTY		600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202-2816	2980 ROCKY RIVER RD CHARLOTTE NC	28215
2025-131	Current Resident	MECKLENBURG COUNTY		600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202-2816	8900 GRIER DR CHARLOTTE NC	28215
2025-131	Current Resident	CITY OF CHARLOTTE		600 E 4TH ST	CHARLOTTE	NC	28202	2824 ROCKY RIVER RD CHARLOTTE NC	28215
2025-131	Current Resident	TERNION HOLDINGS LLC		5800 OLD PINEVILLE RD STE 201	CHARLOTTE	NC	28217-4106	8935 GRIER DR CHARLOTTE NC	28213
2025-131	Current Resident	CHURCH OF JESUS CHRIST	OF LATTERDAY SM	50 E NORTH TEMPLE	SALT LAKE CITY	UT	84150-0002	2500 ROCKY RIVER RD CHARLOTTE NC	28213

EXHIBIT B

Queen City
Land
LLC

February 16, 2025

Queen City Land, LLC
11535 Carmel Commons Blvd, Suite 101
Charlotte, North Carolina 28226

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Wednesday, March 4th at 6:00 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Queen City Land
Petition No.: 2025-131

Dear Charlotte Neighbor:

As you may already be aware, I am a partner at Queen City Land, LLC (the “Petitioner”), which has submitted a rezoning petition for approximately 6.16 acres located at 2601 Rocky River Road, Charlotte, NC, at the corner of Rocky River Road and Seven Oaks Drive (Mecklenburg County Tax Parcel 10503131). A property map is included for your reference. The Petitioner is requesting a rezoning of the Site from the N1-A zoning district to N2-A (CD) – Conditional District to accommodate a residential development plan.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this site plan amendment proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

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 virtual Official Community Meeting via Zoom on **Wednesday, March 4th at 6:00 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to cole.hunt@queencityland.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the petitioner (“Queen City Land”) or the property location (“Rocky/Grier Rd”) in your email so we can send you the proper link.



If you expect you will be unable to access the virtual meeting and would like additional information, please contact cole.hunt@queencityland.com or call 704.420.2830 and we can make alternative arrangements for you to receive the rezoning information.








Sincerely,

Cole Hunt

Cole Hunt

EXHIBIT C

Participants (2)  

 Cole Hunt (Host, me)	  
 Alex	 

NEW Assign co-owners to manage your meeting assets

You can grant co-owner permissions to co-hosts, alternative hosts, and people who become hosts during meeting to manage meeting assets.

[Got it](#)

Invite

Mute all

More 

EXHIBIT D

Queen City Land
ROCKY & GRIER ROAD
REZONING

Official Rezoning Community
Meeting
March 4th 2026 at 6PM


QUEEN CITY LAND

AERIAL SITE CONTEXT



6.16 Acres

- Site located on north side of Rocky River Road, west of Seven Oaks Drive Road and south Yaupon Road.

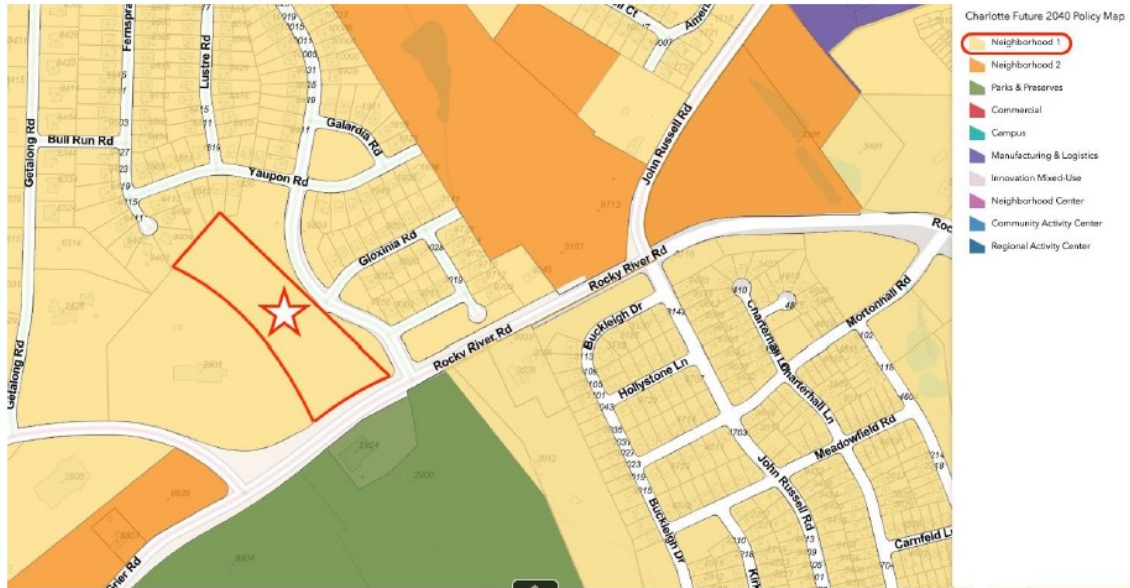
SITE LOCATION & EXISTING ZONING



6.16 Acres

- Site is zoned N1-A.
- Proposed zoning N2-A to allow development of a residential community.

CHARLOTTE FUTURE 2040 PLAN PLACE TYPE



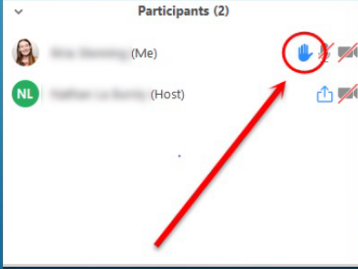
- 2040 Plan Place Type recommendation for the Site is Neighborhood 1.

QUESTIONS?

Type your questions



Or ask out loud



THANK YOU

QUEEN CITY LAND