

COMMUNITY MEETING REPORT

Petitioner: Song Lu
Rezoning Petition No : RZP-2026-004

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department 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 a written notice of the date, time, and location of the Community Meeting to the individuals and organizations listed on Exhibit A-1 by depositing such notice in the U.S. Mail on March 11, 2026.

A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on March 25, 2026, at 6:30 PM, at 1720 Oakdale Road, Charlotte, NC 28216.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representative at the Community Meeting was Chuda Dhimal of Dhimal Realty Inc., acting on behalf of the Petitioner, Song Lu.

SUMMARY OF ISSUES DISCUSSED:

The meeting began with an introduction of the Petitioner's representative and an overview of the rezoning request. The Petitioner explained that the subject property is approximately ±1.94 acres located at 1720 Oakdale Road, Charlotte, NC. The property is currently office, and the request is to rezone it to CG – Conditional (Tier 2). The purpose of the rezoning is to allow the reuse of the existing building for limited commercial uses.

The proposed uses presented at the meeting included a minor vehicle repair facility, a vehicle dealership, and retail uses. The Petitioner explained that the goal is to reuse the existing building and bring appropriate commercial activity to the site. The Petitioner also clarified that there is no proposed expansion of the existing building or the parking area as part of this rezoning request.

The meeting then moved into an open discussion with attendees. Overall, the discussion was constructive, and attendees had the opportunity to ask questions and share their feedback. Several questions were raised regarding traffic, site access, and the types of uses proposed.

Attendees expressed concerns that the vehicle-related uses, particularly the minor vehicle repair facility, could increase traffic and create issues related to waste disposal in the surrounding area. Attendees also indicated a preference for other commercial or retail uses instead of auto-oriented uses.

In response, the Petitioner explained that the reuse of the existing building is expected to generate manageable traffic and will comply with applicable City requirements. The Petitioner also acknowledged that the feedback received was valuable and helpful in evaluating the project in a way that better aligns with the surrounding community. Based on the feedback received, the Petitioner indicated that they would consider removing the minor vehicle repair use and other auto-oriented uses and instead focus on commercial and retail uses that are more compatible with the surrounding area.

Additional questions were raised regarding how the project would fit within the surrounding area. The Petitioner explained that the intent is to develop the site in a manner that is consistent with nearby uses.

Overall, the meeting was productive, and there were no further questions.

The Petitioner thanked all attendees for their time and participation and encouraged them to reach out with any additional questions or comments.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING:

Following the Community Meeting and subsequent staff comments, the Petitioner is currently evaluating revisions to the proposed uses on the site plan. Specifically, the Petitioner is considering modifications to remove certain auto-oriented uses and focus on general commercial uses that are more compatible with the surrounding area, such as retail, office, and service uses.

Any such changes will be reflected in a future revised site plan submission.

CONCLUSION:

The Petitioner thanked all attendees for their participation and feedback. Attendees were encouraged to contact the Petitioner with any additional questions or comments following the meeting.

The Petitioner will also hold a second Community Meeting on April 9, 2026, to provide an additional opportunity for neighbors who were unable to attend the initial meeting to participate and provide feedback.

Respectfully submitted this 8th day of April, 2026.

Song Lu, Petitioner

cc: Malcolm Graham, Charlotte City Council District 2 (via email)

Exhibit A -1

	2026-004	Current Resident	OWNER/LASTN	OWNER/FIRST	MAIL/ADDR1	CITY	STATE	ZIP/CD	PHYSICAL ADDRESS	PHYSICAL ZIP CODE
1	2026-004	Current Resident	TADLOCK	ROBERT L JR	1601 RONALD ST	CHARLOTTE	NC	28216	1601 RONALD ST CHARLOTTE NC	28216
2	2026-004	Current Resident	JONES	LADONA	1615 OAKDALE RD	CHARLOTTE	NC	28216	1615 OAKDALE RD CHARLOTTE NC	28216
3	2026-004	Current Resident	ROBBINS	KATHY	8405 RED CYPRESS CT	CHARLOTTE	NC	28216	1621 OAKDALE RD CHARLOTTE NC	28216
4	2026-004	Current Resident	BENNETT	WADE HAMPTON &W	1701 OAKDALE RD	CHARLOTTE	NC	28216	1701 OAKDALE RD CHARLOTTE NC	28216
5	2026-004	Current Resident	BENNETT	PANSY YARBOROUGH	1701 OAKDALE RD	CHARLOTTE	NC	28216	1709 OAKDALE RD CHARLOTTE NC	28216
6	2026-004	Current Resident	AGAPION	ASHLEY LYNN	1462 HEADQUARTERS PLANTATION	JOHNS ISLAND	SC	29455	1715 OAKDALE RD CHARLOTTE NC	28216
7	2026-004	Current Resident	PATEL	PARESHKUMAR	13722 SUNSET BLUFF CIRCLE	HUNTERSVILLE	NC	28078	1723 OAKDALE RD CHARLOTTE NC	28216
8	2026-004	Current Resident	PATEL	PARESHKUMAR	1727 OAKDALE RD	CHARLOTTE	NC	28216	1727 OAKDALE RD CHARLOTTE NC	28216
9	2026-004	Current Resident	BYRUM	RONALD LEWIS	6322 CORA AVE	CHARLOTTE	NC	28216	1712 RONALD ST CHARLOTTE NC	28216
10	2026-004	Current Resident	BYRUM	RONALD LEWIS	6322 CORA ST	CHARLOTTE	NC	28216	1706 RONALD ST CHARLOTTE NC	28216
11	2026-004	Current Resident	BENNETT	PANSY YARBOROUGH	1701 OAKDALE RD	CHARLOTTE	NC	28216	1700 RONALD ST CHARLOTTE NC	28216
12	2026-004	Current Resident	BENNETT	PANSY YARBOROUGH	1701 OAKDALE RD	CHARLOTTE	NC	28216	1618 RONALD ST CHARLOTTE NC	28216
13	2026-004	Current Resident	PARAGON REALTY INVESTMENTS LLC		1611 S WENDOVER RD	CHARLOTTE	NC	28211	1612 RONALD ST CHARLOTTE NC	28216
14	2026-004	Current Resident	COUNCIL	BRANDON D	1609 RONALD ST	CHARLOTTE	NC	28216	1606 RONALD ST CHARLOTTE NC	28216
15	2026-004	Current Resident	PARAGON REALTY INVESTMENTS LLC		1611 S WENDOVER RD	CHARLOTTE	NC	28211	1614 RONALD ST CHARLOTTE NC	28216
16	2026-004	Current Resident	CHARLOTTE MECKLENBURG BOARD OF EDUCATION		PO BOX 30035	CHARLOTTE	NC	28230	1825 OAKDALE RD CHARLOTTE NC	28216
17	2026-004	Current Resident	THIESSEN LLC		241 WALES AVE	CHARLOTTE	NC	28209	1120 THOMPSON AV CHARLOTTE NC	28216
18	2026-004	Current Resident	RUTLAND	SAVANNAH K	5734 OAK DR	CHARLOTTE	NC	28216	8758 OAK DR CHARLOTTE NC	28216
19	2026-004	Current Resident	CROWN SHARED HOLDINGS INC		141 EAST SPRAGUE ST	WINSTON SALEM	NC	27127	5726 OAK DR CHARLOTTE NC	28216
20	2026-004	Current Resident	MALDONADO	OLMAN CANTARERO	1126 PEACHTREE RD	CHARLOTTE	NC	28216-2735	5722 OAK DR CHARLOTTE NC	28216
21	2026-004	Current Resident	WEBSTER	KERRY B	5712 OAK DR	CHARLOTTE	NC	28216	5712 OAK DR CHARLOTTE NC	28216
22	2026-004	Current Resident	SOUTH HILL OIL CO		2325 SUMMERLAKE RD	CHARLOTTE	NC	28226	1828 OAKDALE RD CHARLOTTE NC	28216
23	2026-004	Current Resident	BYRUM	RONALD LEWIS	6322 CORA AVE	CHARLOTTE	NC	28216	1814 OAKDALE RD CHARLOTTE NC	28216
24	2026-004	Current Resident	FERRELL	RAY D	147 WALMSLEY PL	MOORESVILLE	NC	28117	5758 OAK DR CHARLOTTE NC	28216
25	2026-004	Current Resident	KEALEY	LAURA	5752 OAK DR	CHARLOTTE	NC	28216	5752 OAK DR CHARLOTTE NC	28216
26	2026-004	Current Resident	BECKER	JOHN F	5744 OAK DR	CHARLOTTE	NC	28216	5744 OAK DR CHARLOTTE NC	28216
27	2026-004	Current Resident	COWAN	MADALYN RUTH	1123 THOMPSON AVE	CHARLOTTE	NC	28216	1123 THOMPSON AV CHARLOTTE NC	28216
28	2026-004	Current Resident	NANCE	TERRY LEE II	16834 SHIP ANCHOR DR	FRIENDSWOOD	TX	77546	1127 THOMPSON AV CHARLOTTE NC	28216
29	2026-004	Current Resident	SAMURAI HOLDINGS LLC		7203 BELLERA CT	CHARLOTTE	NC	28277	1720 OAKDALE RD CHARLOTTE NC	28216
30	2026-004	Current Resident	PIERCE	ROLAND E JR	1626 OAKDALE RD	CHARLOTTE	NC	28216	1626 OAKDALE RD CHARLOTTE NC	28216
31	2026-004	Current Resident	RHINES	JANE ANN	1620 OAKDALE RD	CHARLOTTE	NC	28216	1620 OAKDALE RD CHARLOTTE NC	28216
32	2026-004	Current Resident	WRIGHTON	ALEXA F	1619 OAKDALE RD	CHARLOTTE	NC	28216	1619 OAKDALE RD CHARLOTTE NC	28216
33	2026-004	Current Resident	MORRIS	SHEILA A	115 SHADY CR	CHARLOTTE	NC	28216	115 SHADY CR CHARLOTTE NC	28216
34	2026-004	Current Resident	FRANKLIN	JOHN G	121 SHADY CIR	CHARLOTTE	NC	28216-2639	121 SHADY CR CHARLOTTE NC	28216
35	2026-004	Current Resident	CARROLL	BENJAMIN	5701 OAK DR	CHARLOTTE	NC	28216	5701 OAK DR CHARLOTTE NC	28216
36	2026-004	Current Resident	WEBSTER	KERRY B	5725 OAK DR	CHARLOTTE	NC	28216	5711 OAK DR CHARLOTTE NC	28216
37	2026-004	Current Resident	WEBSTER	BENJAMIN	5725 OAK DR	CHARLOTTE	NC	28216	5725 OAK DR CHARLOTTE NC	28216
38	2026-004	Current Resident	HANSEN	DUSTIN	5735 OAK DR	CHARLOTTE	NC	28216	5735 OAK DR CHARLOTTE NC	28216
39	2026-004	Current Resident	MOORE	JO-ANN CARPENTER	6730 SIMPSON RD	CHARLOTTE	NC	28216	5729 OAK DR CHARLOTTE NC	28216
40	2026-004	Current Resident	MOORE	JO ANN C	6730 SIMPSON RD	CHARLOTTE	NC	28216	5731 OAK DR CHARLOTTE NC	28216
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2026-004	full_name_neighborhood	first_name	last_name	physical_address
2026-004	Camden Ballantyne	Michael	Bridges	838 ROOK ROAD, CHARLOTTE, NC, 28216
2026-004	Classified Music Group	Larki	Sampson	6241 SOUTH BLVD STE 241991, CHARLOTTE, NC, 28217
2026-004	Coulwood Hills Community Council	Scott	Colburn	1618 RONALD STREET, CHARLOTTE, NC, 28216
2026-004	E.A.S Preservation and More LLC	Edwardo	Stanley	5806 OLD PLANK RD., CHARLOTTE, NC, 28216
2026-004	Glenhaven Neighborhood	Melissa	Eddie	1711 HARLAND STREET, CHARLOTTE, NC, 28216
2026-004	Oakdale - Brookshire	Matthew	Jenkins	5831 RINGNECK ROAD, CHARLOTTE, NC, 28218
2026-004	Oakdale - Brookshire	Valerie	Jennings	307 MCGINN GROVE DRIVE, CHARLOTTE, NC, 28216
2026-004	Oakdale Green home owners assoc	Christine	Stawinsky	1502 HOLLOW MAPLE DR, CHARLOTTE, NC, 28216
2026-004	Oakdale Grove neighborhood	Laura	Johnson	6023 PATRICIA RYAN DRIVE, CHARLOTTE, NC, 28216
2026-004	Peachtree Estates Homeowners Assoc	Catherine	Jackson	5502 FREESTONE DRIVE, CHARLOTTE, NC, 28216
2026-004	Peachtree Estates Homeowners Assoc	Vanessa	Funches-Watt	3230 HENDRICKS CHAPEL LN, CHARLOTTE, NC, 28216
2026-004	Peachtree Hills Association	Kester	Anene	1332 CRANDON DR, CHARLOTTE, NC, 28216
2026-004	Peachtree Hills Association	Mary	Figuroa	5316 PEACH PLACE LANE, CHARLOTTE, NC, 28216
2026-004	Peachtree Hills Association	Nyasha	Latoni	5024 ROCKWOOD RD, CHARLOTTE, NC, 28216
2026-004	Peachtree Hills Association	Sarah	Murphy	1429 CRANDON DR, CHARLOTTE, NC, 28216
2026-004	Peachtree Homeowners Associatio	Michelle	Borrell	5141 ROCKWOOD RD, CHARLOTTE, NC, 28216
2026-004	Southside Park	Dorothy	Alexander-Clark	1412 PEACHCROFT ROAD, CHARLOTTE, NC, 28216
2026-004	The Pointe at Oakdale	Lou	Noujaim	2517 OAKDALE CREEK LANE, CHARLOTTE, NC, 28216
2026-004	Westerly Hills Neighborhood Assoc	Andrew	Richardson	928 PEACHTREE RD, CHARLOTTE, NC, 28214

Exhibit A -2

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Song Lu to rezone approximately ±1.94 acres located at 1720 Oakdale Road, Charlotte, NC to allow reuse of the existing building for limited commercial uses including minor vehicle repair, vehicle dealership, and retail uses.

Date and Time of Meeting: Wednesday, March 25, 2026 at 6:30 PM.

Place of Meeting: 1720 Oakdale Rd, Charlotte, NC 28216

Petitioner: Song Lu

Petition No.: RZP-2026-004

We are assisting the Petitioner with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately ±1.94-acre located at 1720 Oakdale Road, Charlotte, NC (Tax Parcel 03701401) from the OFC (Office) zoning district to CG – Conditional (Tier 2). The purpose of the rezoning is to permit the reuse of the existing building on the property for limited commercial uses including a minor vehicle repair facility, vehicle dealership, and retail uses.

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, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on (Wednesday, March 25, 2026 at 6:30 PM at 1720 Oakdale Rd, Charlotte, NC 28216).

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, please contact:

Chuda Dhimal
704-493-5746
chuda.dhimal@dhimalrealty.com

cc: Malcolm Graham, City Council Representative District (2)

Date Mailed: (March 11, 2026)

Exhibit B

Community Meeting Attendance Sheet

** This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. **

Petitioner: Song Lu

Rezoning petition Number 2026-004

Date : March 25, 2026

No.	Full name	Address	Phone Number	Email
1	Bob Tadlock	1601 RONALD STREET	704-392-4535	proeman@hotmail.com
2	Amy Pierce	1626 Oakdale Road	704-621-1806	amy221817@gmail
3	Beverly Weaver	1709 Oakdale Road	704-408-3243	
4	Christine Weaver	1618 Ronald Street	704-777-3164	Chrisweaver1976@gmail.
5	Patsy Bennett	1701 Oakdale Road	704-392-3026	PVBennett@aol.com
6	Jane Rhines	1620 OAKMIE RD.	704-608-1254	bjrhines@aol.com
7	Raymond Rhines	1620 OAKMIE RD	704-621-2194	RhinesRaymond2@gmail.com
8	manish Patel	1727 oakdale RD.	410-762-9821	-
9	krishna Patel	"	704- ⁵⁰² 602 -3490	"
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