

COMMUNITY MEETING REPORT  
**Petitioner: Edgehill Valley, LLC**  
Rezoning Petition No. 2026-016

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 set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on April 23, 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 Wednesday, May 6, 2026, at 6:30 p.m. in the Fellowship Hall at St. Mark's Lutheran Church, located at 1001 Queens Road in Charlotte.

**PERSONS IN ATTENDANCE AT MEETING:**

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Jim Griffith and Preston Griffith of the Petitioner and Griffith Real Estate Services; Tom Burr of Trammell Crow; Roger Manley of BB+M Architecture; Dennis Walls of LandDesign; and John Carmichael and Aaron Houck of Robinson Bradshaw.

**SUMMARY OF ISSUES DISCUSSED:**

The Petitioner's representatives used a PowerPoint presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees and thanked them for attending. Mr. Carmichael stated that this is the official Community Meeting for Rezoning Petition Number 2026-016. He stated that a written report of the meeting would be prepared and filed with the city.

Mr. Carmichael introduced himself and the Petitioner's representatives.

Mr. Carmichael provided the current schedule of events for this rezoning request:

- Monday, June 15, 2026, at 5:00 p.m.—Public Hearing before Charlotte City Council and the Zoning Committee;
- Wednesday, August 5, 2026, at 5:30 p.m.—Zoning Committee Work Session; and
- Monday, August 17, 2026, at 5:00 p.m.—City Council Decision.

Mr. Carmichael explained that these dates are the earliest possible dates for these events, as they could be deferred to later dates.

Mr. Carmichael shared a map of the site. The site contains approximately 1.882 acres and is located west of Queens Road, north of Edgehill Road South, south of Edgehill Road North, and east of Brunswick Avenue. He shared aerial images of the site and the surrounding area. Currently there

is an apartment building and an associated parking lot located on the site. The site is located across Queens Road from Edgehill Park.

Mr. Carmichael shared a map of the current zoning of the site and the surrounding parcels. The site is currently zoned N2-B. To the north and west of the site are parcels zoned OFC (“Office Flex Campus”). To the south of the site are parcels zoned OFC and O-2(CD) (a conditional office district under Charlotte’s legacy zoning ordinance). To the east, northeast, and southeast of the site are parcels zoned N2-B, along with Edgehill Park, which is zoned N1-A.

Mr. Carmichael stated that the Petitioner is seeking to rezone the site to N2-C(CD) to accommodate the development of a maximum of 225 multi-family stacked dwelling units on the site. The request is for a Tier 1 conditional zoning, which means there are written conditions that would control the use and development of the site in addition to the standards of the N2-C zoning district, but there is not a site plan associated with this rezoning request. The conditions that would be imposed are that the maximum number of multi-family stacked dwelling units that could be developed on the site would be 225, the maximum building height would be 85 feet and vehicular access to the site would be from Edgehill Road North and/or Edgehill Road South.

Mr. Carmichael shared an image of the 2040 Policy Map for the site and surrounding area. The Policy Map places the site in the Neighborhood 2 Place Type, so the rezoning request is consistent with the Policy Map. The Policy Map places the parcels immediately to the north and west of the site in the Campus Place Type, and the parcels immediately to the south of the site in the Campus Place Type and the Neighborhood 2 Place Type. Parcels to the east of the site are in the Neighborhood 2 Place Type, except for Edgehill Park, which is in the Parks and Preserves Place Type.

Mr. Carmichael stated that the Petitioner is happy to have further meetings with the community to continue to discuss the rezoning request.

Roger Manley shared concept imagery for the project. Mr. Manley stated that there is not yet a concept for the site and that design has not begun. He stated that the images he is sharing are simply concept imagery that the architects would pull from. He stated that the images show how the architects would pull ideas and inspiration from the fabric of the community. His firm has been around for 20 years and has worked on projects in the Myers Park neighborhood, so they understand the community. He stated that the imagery shows possible directions the design might go. He calls the imagery “vision boards.”

Mr. Manley shared additional concept imagery. He stated that the goal is to be rooted in the traditional architectural language of the community. He stated that Myers Park has a unique blend of styles and the architecture for the project will be grounded in that tradition. He stated that because the project would be an apartment building, it would not replicate a one-story house, but the architects will pull from the architectural vernacular of the neighborhood.

Mr. Manley stated that the UDO requires parking decks to be screened. He pointed out that one of the images on the vision board is from a project on Colony Road that blends into the neighborhood with the use of brick and columns. He pointed out another example from the Elizabeth neighborhood. His firm has also done work in Savannah, so they have experience pulling architectural ideas from established neighborhoods. He stated that the architects will take their leads from the surrounding neighborhood.

Mr. Carmichael stated that the Petitioner was happy to share the presentation, including the concept imagery, with the attendees, but he noted that in order to receive the presentation, attendees would have to have signed in on the sign-in sheets and their email addresses would have to be legible.

The Community Meeting was then devoted to a question, answer, and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to questions about the requested maximum height, grading, and why the existing N2-B zoning does not provide sufficient height, Mr. Carmichael stated that the rezoning request would give the Petitioner more lot coverage and more height to build more units and the type of product they are trying to achieve. Mr. Manley stated that the site has a significant change in grade from Queens Road to Brunswick Avenue. He stated that the Planning Department will determine the development's height from the average grade of the site (using the height at the perimeter of the site along the sidewalks)—so the height of the building from the ground could be below the building height maximum on parts of the site that are above the average grade and above the maximum on parts of the site below the average grade. Jim Griffith stated that the current building is four stories tall. Dennis Walls stated that building height is measured from the average height of the site. Mr. Walls stated that the site cannot be re-graded because Brunswick Avenue is so low.
- In response to a question about N2-C zoning, Mr. Carmichael stated that he is not aware of any other N2-C zoning in the Myers Park community. He stated that he believes the site is in an urban environment because it is surrounded by roads and is wrapped on three sides by OFC zoning, which allows buildings up to 80 feet tall with the UDO's height bonus.
- An attendee stated that she believes N2-C zoning is inappropriate in the environment.
- In response to a question about how the proposed project would compare to the existing apartment complex on the site, Jim Griffith stated that the current complex has 42 units with a mix of 1-, 2-, and 3-bedroom units. He does not know how many parking spaces are on the site, but it is up to code.
- In response to a question about the square footage of the proposed project, Mr. Manley stated that the new building has not been designed yet. He stated that the 225-unit figure was calculated based on the acreage of the site.
- In response to a question about parking, Mr. Manley stated that the UDO requires structured parking for the level of density being requested.
- In response to a question about how much of the site would be covered by the building, Mr. Manley stated that the UDO includes an open space requirement of 10% minimum. He noted that the market for a development of the type and quality sought by the Petitioner typically will require more than 10% open space.
- In response to a question about whether the building would be stick built or built of concrete and steel, Mr. Manley stated that the building could be a combination of stick and concrete and steel, depending on what the rents are for the final project. He stated that there will be at least some concrete and steel for the parking structure.
- In response to a question about the process, Mr. Carmichael stated that under the Tier 1 conditional rezoning process, the design of the project would not be determined during the rezoning process—there are only written conditions as a part of the Tier 1 process. A Tier 2 rezoning would have a site plan.

- In response to a question about whether there are any other buildings in Myers Park that are as tall as this petition is seeking, Jim Griffith stated that the Carlton Condominium across from Myers Park Methodist Church is 13 stories tall. He stated that there are several tall buildings in Eastover. Mr. Carmichael stated that he does not know the exact height of the hospital but noted that he would get that number and share it when he emails the slide presentation.
- In response to a question, Mr. Carmichael stated that there is not a cap on the square footage under the UDO.
- In response to a question about whether there is a certain height at which a builder is required to use steel, Tom Burr stated that a stick-built building can be as tall as 5 stories.
- In response to a question about setbacks, Mr. Carmichael stated that the minimum setback is 20 feet in N2-C. Mr. Manley said that the setback depends on the road—he stated that the minimum setback on Edgehill Road South is 16 feet but the minimum setback on the three other roads is 20 feet. Mr. Carmichael stated that under the UDO, setbacks are measured from the back of curb.
- In response to a question about whether the UDO establishes maximums based on units or height, Mr. Carmichael stated that the maximum is established in terms of building height. Mr. Manley stated that the UDO is a form-based code and does not specify the maximum number of units that are allowed in a zoning district.
- In response to a question about N2-C zoning districts elsewhere in Charlotte, Mr. Carmichael stated that there are many projects in SouthPark that are much more urban than what is allowed in N2-C, as does Dilworth. He stated that there are projects that are more urban than N2-C that are located next to single-family homes.
- An attendee stated that she believes N2-C zoning is supposed to be transitional and worries that this rezoning, if approved, would create a bad precedent.
- An attendee stated that they have concerns about how the traffic generated by the project would affect safety. They stated that the area already presents many dangerous conditions for pedestrians and vehicles. The attendee stated that they would love to see the site redeveloped but believe this project would add too much density.
- In response to a question about the number of stories that an 85-foot building would contain, Mr. Manley stated that the floors in the building would probably be 11 feet tall. He stated that the Petitioner could do 7 stories on a flat site. Given the change in grade on this site, it could be 6 stories in places, 7 stories in other places, or possibly 8 stories in places. He stated that if the building is 8 stories tall, it becomes considered a “high rise,” which the Petitioner wants to avoid.
- Jim Griffith stated that his grandfather helped sell the Myers Park and Eastover lots when the neighborhoods were originally developed. He stated that the Petitioner intends to develop this project in a different manner from most projects. The Petitioner plans to build the project and own it long term. That means they want to be proud of it and not disrupt his grandfather’s development (he developed Eastover). He stated that usually developers build projects and then sell them and move on. He wants to hire the best team and build a project he can be proud of. They want to take care of the community.
- In response to questions about traffic, Mr. Carmichael stated that there are many options for exiting the site. He stated that the project would increase the number of vehicles, but he stated that the area provides many good ways to divert traffic.

- An attendee stated that there is a large project underway on Providence Road that will create a giant, block-wall 8-story building and this project would be another 85 feet on the other side of his neighborhood, which is like being between a hammer and an anvil. The project would also add another 500 cars, which would worsen traffic. The attendee asked the Petitioner to think about the impact on the neighborhood—the scale impact and the traffic impact. The attendee also expressed concern about the rezoning process. The meetings are happening over the summer while people are at the beach or in Paris. The neighborhood should consider if they want the project to happen.
- Mr. Carmichael stated that no thought was given to trying to have the rezoning meetings occur during the summer. He stated that the listed dates are the earliest possible dates the meetings could happen, but they could happen later. He stated that the Petitioner is happy to have additional conversations with the community and residents.
- An attendee stated that the community should be able to see images of the building before they approve the project.
- An attendee stated that she appreciates the Petitioner’s desire to have a beautiful building but believes it would be good for the Petitioner to follow their civic duty and follow the current zoning. The attendee asked why the community should think there’s a benefit to allowing more height, smaller setbacks, and less greenspace. The attendee asked to know the minimum number of units needed to make the building work and asked if there is a way to make the building work without changing the zoning.
- Jim Griffith stated that Charlotte is growing and evolving. He stated that there are many apartment complexes around Charlotte that he is not happy with. He stated that towers are also being built—such as the 20-story tower on Kings. He said that Charlotte is adding approximately 165 people per day and so we have to accommodate them and let Charlotte grow. He said in some ways sticking with the current zoning would be doing Charlotte a disservice. He said that the Petitioner gets calls about the site every week from developers. He said the Petitioner has gotten the site to a point where they can build it and hold onto it and make it part of the neighborhood. He stated that the site is surrounded by office zoning and said that it would not be optimal if he built a 65-foot building only to be surrounded by 80-foot office buildings.
- In response to a question, Jim Griffith stated that the target tenant would be folks working at the hospital, people associated with the medical school, and downtown executives. He stated that the apartments will be very nice. Tom Burr stated that the intention is to serve a wide-ranging tenant base in terms of the employment drivers that are walkable to the site. He stated that he cannot speak to specific rents because the building is a long time from being operational. He stated that the Petitioner wants a very nice project.
- In response to a question about utilities, Dennis Walls stated that the Petitioner’s development team would have to do full due diligence on everything around the site to make sure there is sufficient stormwater and water and sewer capacity. The Petitioner would also work with Duke Energy regarding power needs. He stated that these utility checks happen early on, and the developer obtains “will serve” letters to ensure services are available.
- In response to a question about whether the creek runs under the site, Mr. Walls stated that the creek was re-routed into the network and goes around the site.
- In response to a question about the difference between the current zoning and the requested zoning, Mr. Carmichael stated that the requested zoning would give more height and

greater lot coverage. He stated that he does not know how many more units that translates into.

- In response to a question about 80-foot office buildings, Mr. Carmichael stated that there are not 80-foot office buildings currently neighboring the site. He stated that the OFC zoning could allow up to 80-foot buildings with the height bonus.
- In response to a question about a Tier 1 conditional zoning, Mr. Carmichael stated that a Tier 1 conditional zoning does not include detailed plans. He stated that the only conditions are those in the ordinance and the written conditions. He stated that there are no renderings. The plans would not be a part of the process including public input. The plans would then have to be submitted at the time of building.
- An attendee expressed concern that the community meeting report would be slanted in favor of the Petitioner. Mr. Carmichael stated that the report would not be slanted and would report the content of the meeting although it would not be a verbatim transcript. He stated that if anyone else present wants to draft a report of the meeting and send it to him, he would be happy to include it as an addendum to the official community meeting report.
- In response to a question about Tier 1 rezonings, Mr. Carmichael stated that Tier 1 conditional rezonings are a new feature of the UDO. He stated that simple conventional rezonings can be done, but they do not happen very frequently. He stated that the UDO added Tier 1 conditional rezonings and that there was a hope that there would be more conventional rezonings. He stated that the city still gets a lot of rezoning requests that are Tier 2 or Tier 3 conditional rezonings with site plans. He stated that most of the rezonings he has worked on have had a site plan, but he stated that most of the rezonings he has worked on have not had building renderings.
- An attendee stated their request that the requested rezoning have a specific site plan.
- An attendee stated that there is a difference between apartment dwellers and condominium owners. The attendee stated that there is a need for very high-end condominiums to serve individuals who do not want to leave the neighborhood. The attendee asked if the Petitioner has looked at making the project a condominium project. Jim Griffith stated that the Petitioner has looked at condominiums as a possibility, but the truth is that apartments have been coming on stronger because of residents' desire to have maintenance taken care of. He stated that apartment living offers convenience. He stated that these apartments will be very expensive apartments.
- An attendee suggested that the Petitioner look at holding a ground lease and developing a condominium project.
- An attendee stated that they are sensitive to the scale of what is being built on Providence Road. The attendee stated that scale matters and that 500 potential cars and 85-foot-tall buildings impact scale. The attendee asked for a show of hands of those who are not comfortable with the project. Most attendees raised their hands.
- When asked who in the group is supportive of 85 feet as a maximum building height, only a couple of hands were raised.
- An attendee stated that he has been in the neighborhood a long time and has spent a long time working with and leading the neighborhood association. The attendee stated that he has a good sense of how the neighborhood feels about things. He stated that he knows the current use of the site is not the highest and best use and he knows the Griffiths are important to the neighborhood, but he stated that there is no appetite for an 85-foot-tall building. He stated that he does not believe the site is appropriate as a commercial area,

unlike the Manor Theatre site, which is zoned for a height of 85 feet, so this project would be precedent breaking. He stated that a big concern for the community is that there is no site plan. He stated that the neighborhood association was formed in response to the city's approval in the 1980s of the Carlton building, which is very tall. He stated that the neighborhood association has worked hard to keep things at a height of 5 stories. He stated that there are some 7-story projects in and around the neighborhood. But he stated that he believes it is clear the people in the room do not support a maximum building height of 85 feet.

- An attendee encouraged other attendees to review the UDO to see how the rezoning process works and stated that people would find the process surprising.
- In response to a question about notice for the public hearing, Mr. Carmichael stated that the city will send out notices of the public hearing to the same mailing list that the Petitioner used to provide notice of this community meeting, which is property owners within 300 feet of the site and registered neighborhood organizations and leaders within 1 mile of the site. The city will also post a sign on the site and advertise the hearing in a newspaper. He stated that the information will also be on the city's website. The Petitioner is also maintaining a list of people they know who are interested in the project and will email them.
- An attendee asked if the proposed project would contain units that are affordable for the people renting in the current building. Jim Griffith stated that the proposed building will have higher rents than the existing building, but he noted that the expectation is that the building would contain some 1-bedroom units that might be more affordable than larger units.
- An attendee stated that the community has been surrounded by hideous, ugly visions like the ones presented at tonight's meeting and asked that the development team try harder to find more attractive concepts.
- An attendee asked what could happen at the Carlton if it were torn down, given that it is zoned N2-B. Mr. Carmichael stated that if the site is subject to N2-B zoning, then if the existing building were torn down, then any new development would have to conform to the requirements of the N2-B zoning district.

There were no further questions or comments. Mr. Carmichael stated that he is happy to send the presentation to attendees, provided he can read their email addresses written down on the sign-in sheet. He stated that he will check on the height of the hospital building.

Mr. Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

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

No changes have been made to the Rezoning Petition or to the Rezoning Plan as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted this 11th day of May 2026.

**Edgehill Valley, LLC, Petitioner**

cc: Ms. Sheighla Tippett, Charlotte Planning, Design & Development Department (via email)

**Exhibit A-1**

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!

| 2026-016 | TAXPID    | OWNERLASTN                               | OWNERFIRST        | COWNERFIRS               | COWNERLAST       | MAILADDR1                    | MAILADDR2 | CITY        | STATE | ZIPCODE    | PHYSICAL ADDRESS                | PHYSICAL ZIP CODE |
|----------|-----------|--|-------------------|--------------------------|------------------|------------------------------|-----------|-------------|-------|------------|---------------------------------|-------------------|
| 2026-016 | 12524104  | RONALD MCDONALD HOUSE OF CHARLOTTE INC   |                   |                          |                  | 1613 E MOREHEAD ST           |           | CHARLOTTE   | NC    | 28207      | 1633 E MOREHEAD ST CHARLOTTE NC | 28207             |
| 2026-016 | 12524118  | COCHRAN                                  | THOMAS F SR       | KATHERINE M              | COCHRAN          | 942 QUEENS RD                |           | CHARLOTTE   | NC    | 28207      | 942 QUEENS RD CHARLOTTE NC      | 28207             |
| 2026-016 | 12524119  | ISENHOWER                                | JOHN G            |                          |                  | 946 QUEENS RD                |           | CHARLOTTE   | NC    | 28207      | 946 QUEENS RD CHARLOTTE NC      | 28207             |
| 2026-016 | 12524120  | STULTZ                                   | CATHARINE         |                          |                  | 950 QUEENS RD                |           | CHARLOTTE   | NC    | 28207      | 950 QUEENS RD CHARLOTTE NC      | 28207             |
| 2026-016 | 12524121  | WHITLATCH                                | WILLIAM           | MARY                     | GILBERT          | 952 QUEENS RD                |           | CHARLOTTE   | NC    | 28207      | 952 QUEENS RD CHARLOTTE NC      | 28207             |
| 2026-016 | 12524122  | GOLDSTEIN                                | JOANN             |                          |                  | 956 QUEENS RD                |           | CHARLOTTE   | NC    | 28207-1632 | 956 QUEENS RD CHARLOTTE NC      | 28207             |
| 2026-016 | 12524123  | GOMES                                    | JONATHAN LEO      | JENNIFER SUZANNE         | LEE              | 960 QUEENS RD                |           | CHARLOTTE   | NC    | 28207      | 960 QUEENS RD CHARLOTTE NC      | 28207             |
| 2026-016 | 12524124  | MURRAY                                   | KEVIN A           | MURRAY                   | GWENDOLYN B      | 962 QUEENS RD                |           | CHARLOTTE   | NC    | 28207      | 962 QUEENS RD CHARLOTTE NC      | 28207             |
| 2026-016 | 12524125  | HARPER                                   | WALTER G          | PHYLLIS A                | HARPER           | 966 QUEENS RD                |           | CHARLOTTE   | NC    | 28207      | 966 QUEENS RD CHARLOTTE NC      | 28207             |
| 2026-016 | 12524126  | LEYDEN                                   | WILLIAM J         | DEBORAH L                | LEYDEN           | 1126 LA SALINA CT            |           | PUNTA GORDA | FL    | 33950      | 970 QUEENS RD CHARLOTTE NC      | 28207             |
| 2026-016 | 12524127  | FAZZI                                    | EDWARD LEE        | CHRISTINE A              | BURNS-FAZZI      | 974 QUEENS RD                |           | CHARLOTTE   | NC    | 28207      | 974 QUEENS RD CHARLOTTE NC      | 28207             |
| 2026-016 | 15303101  | BRUNSWICK AVENUE LLC                     |                   |                          |                  | 1944 BRUNSWICK AVE           |           | CHARLOTTE   | NC    | 28207      | 1901 BRUNSWICK AV CHARLOTTE NC  | 28207             |
| 2026-016 | 15303105  | REEN                                     | KEVIN BERNARD     | SARAH K                  | REEN             | 10520 ARDSLEY RD             |           | CHARLOTTE   | NC    | 28207      | 1050 ARDSLEY RD CHARLOTTE NC    | 28207             |
| 2026-016 | 15303106  | KATZ                                     | ROBERT L          | CHRISTINA H              | OTTO             | 1042 ARDSLEY RD              |           | CHARLOTTE   | NC    | 28207      | 1042 ARDSLEY RD CHARLOTTE NC    | 28207             |
| 2026-016 | 15303107  | FILINGERI                                | STEPHEN           | AMBER                    | FILINGERI        | 1034 ARDSLEY RD              |           | CHARLOTTE   | NC    | 28207      | 1034 ARDSLEY RD CHARLOTTE NC    | 28207             |
| 2026-016 | 15303108  | PAULLIN                                  | T MARK            | KAREN M                  | PAULLIN          | 1026 ARDSLEY RD              |           | CHARLOTTE   | NC    | 28207      | 1026 ARDSLEY RD CHARLOTTE NC    | 28207             |
| 2026-016 | 15303113  | ST MARKS EVANGELICAL LUTHERN             | CHURCH INC        |                          |                  | 1001 QUEENS RD               |           | CHARLOTTE   | NC    | 28207      | QUEENS RD CHARLOTTE NC          | 28207             |
| 2026-016 | 15303115  | SOWELL PROPERTIES LLC                    |                   |                          |                  | 1000 QUEENS RD               |           | CHARLOTTE   | NC    | 28207-1848 | 1000 QUEENS RD CHARLOTTE NC     | 28207             |
| 2026-016 | 15303116A | CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY |                   |                          |                  | PO BOX 36022                 |           | CHARLOTTE   | NC    | 28236      | EDGEHILL RD CHARLOTTE NC        | 28207             |
| 2026-016 | 15303116B | HR OF CAROLINAS LLC                      |                   |                          | C/O CPAC         | PO BOX 92129                 |           | SOUTHLAKE   | TX    | 76092      | 1023 EDGEHILL RD CHARLOTTE NC   | 28207             |
| 2026-016 | 15303119  | REPECZY                                  | SYLVIE MARIE      |                          |                  | 1010 QUEENS RD UNIT A        |           | CHARLOTTE   | NC    | 28207      | 1010 QUEENS RD CHARLOTTE NC     | 28207             |
| 2026-016 | 15303120  | DE MARCO                                 | SUSAN             |                          |                  | 721 SILVERLEAF RD            |           | CHARLOTTE   | NC    | 28217      | 1010 QUEENS RD CHARLOTTE NC     | 28207             |
| 2026-016 | 15303121  | STETSON                                  | BLAIR M           |                          |                  | 1012 QUEENS RD               |           | CHARLOTTE   | NC    | 28207      | 1012 QUEENS RD CHARLOTTE NC     | 28207             |
| 2026-016 | 15303122  | DREW                                     | NICHOLAS          |                          |                  | 1012 QUEENS RD UNIT 1012B    |           | CHARLOTTE   | NC    | 28207      | 1012 QUEENS RD CHARLOTTE NC     | 28207             |
| 2026-016 | 15303123  | EZZELL                                   | JARED MARKHAM     | ERICA                    | MILLARC          | 1012 QUEENS RD UNIT C        |           | CHARLOTTE   | NC    | 28207      | 1012 QUEENS RD CHARLOTTE NC     | 28207             |
| 2026-016 | 15303124  | STONE                                    | RAYMOND FRANK JR  | CASSANDRA AULL           | STONE            | 344 BARBER LOOP              |           | MOORESVILLE | NC    | 28117      | 1012 QUEENS RD CHARLOTTE NC     | 28207             |
| 2026-016 | 15303125  | JDH JR PROPERTIES LLC                    |                   |                          |                  | 2100 CRESCENT AVE UNIT 100   |           | CHARLOTTE   | NC    | 28207      | 1014 QUEENS RD CHARLOTTE NC     | 28207             |
| 2026-016 | 15303126  | BARLEY                                   | DAVID BRYANT      |                          |                  | 1014-B QUEENS RD             |           | CHARLOTTE   | NC    | 28207      | 1014 QUEENS RD CHARLOTTE NC     | 28207             |
| 2026-016 | 15303127  | SLUTZKER                                 | MATTHEW BERKELEY  |                          |                  | 1014 QUEENS RD UNIT C        |           | CHARLOTTE   | NC    | 28207      | 1014 QUEENS RD CHARLOTTE NC     | 28207             |
| 2026-016 | 15303128  | BIGGS                                    | NEIL S            | NANCY L                  | BIGGS            | 1014 D QUEENS RD             |           | CHARLOTTE   | NC    | 28207      | 1014 QUEENS RD CHARLOTTE NC     | 28207             |
| 2026-016 | 15303129  | HOWZE                                    | KATHRYN ELIZABETH |                          |                  | 7 PROVINCE TOWN CT           |           | GREENSBORO  | NC    | 27408      | 1016 QUEENS RD CHARLOTTE NC     | 28207             |
| 2026-016 | 15303130  | RAUBACH                                  | MATTHEW R         | MELANIE D J              | RAUBACH          | 542 LAMAR AV                 |           | CHARLOTTE   | NC    | 28204      | 1016 QUEENS RD CHARLOTTE NC     | 28207             |
| 2026-016 | 15303131  | MOSKOWITZ                                | ROD               |                          |                  | 1016-C QUEENS RD             |           | CHARLOTTE   | NC    | 28207      | 1016 QUEENS RD CHARLOTTE NC     | 28207             |
| 2026-016 | 15303132  | REAVIS                                   | BRADLEY W         | ANGELA M                 | REAVIS           | 1016 QUEENS RD UNIT D        |           | CHARLOTTE   | NC    | 28207      | 1016 QUEENS RD CHARLOTTE NC     | 28207             |
| 2026-016 | 15303201  | EDGEHILL VALLEY LLC                      |                   |                          |                  | 1944 BRUNSWICK AV            |           | CHARLOTTE   | NC    | 28207      | 1030 EDGEHILL RD CHARLOTTE NC   | 28207             |
| 2026-016 | 15303202  | EDGEHILL VALLEY LLC                      |                   |                          |                  | 1944 BRUNSWICK AVE           |           | CHARLOTTE   | NC    | 28207-1891 | EDGEHILL RD CHARLOTTE NC        | 28207             |
| 2026-016 | 15303304  | CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY |                   |                          |                  | PO BOX 36022                 |           | CHARLOTTE   | NC    | 28236      | 1029 S KINGS DR CHARLOTTE NC    | 28207             |
| 2026-016 | 15303309A | CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY |                   |                          |                  | PO BOX 32861                 |           | CHARLOTTE   | NC    | 28232-2861 | EDGEHILL RD CHARLOTTE NC        | 28207             |
| 2026-016 | 15303309B | HR OF CAROLINAS LLC                      |                   |                          |                  | PO BOX 92129                 |           | SOUTHLAKE   | TX    | 76092      | 1010 EDGEHILL RD CHARLOTTE NC   | 28207             |
| 2026-016 | 15303310A | CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY |                   |                          |                  | PO BOX 36022                 |           | CHARLOTTE   | NC    | 28236      | E MOREHEAD ST CHARLOTTE NC      | 28202             |
| 2026-016 | 15303310B | HR OF CAROLINAS LLC                      |                   |                          |                  | PO BOX 92129                 |           | SOUTHLAKE   | TX    | 76092      | 1628 E MOREHEAD ST CHARLOTTE NC | 28207             |
| 2026-016 | 15303322  | ELIZABETH CAMP DAMESEK LLC               |                   |                          |                  | 1618 EAST MOREHEAD ST        | SUITE 200 | CHARLOTTE   | NC    | 28207      | 1618 E MOREHEAD ST CHARLOTTE NC | 28207             |
| 2026-016 | 15303323  | TIMBERCOVE COTTAGE LLC                   |                   |                          |                  | 1618 E MOREHEAD ST SUITE 200 |           | CHARLOTTE   | NC    | 28207      | 1618 E MOREHEAD ST CHARLOTTE NC | 28207             |
| 2026-016 | 15303601  | CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY |                   |                          |                  | PO BOX 36022                 |           | CHARLOTTE   | NC    | 28236      | 1053 S KINGS DR CHARLOTTE NC    | 28207             |
| 2026-016 | 15303616  | BRUNSWICK AVENUE LLC                     |                   |                          |                  | 1944 BRUNSWICK AVE           |           | CHARLOTTE   | NC    | 28207      | 1900 BRUNSWICK AV CHARLOTTE NC  | 28207             |
| 2026-016 | 15303617  | CHARLOTTE MECKLENBURG HOSPITAL AUTHORITY |                   |                          |                  | PO BOX 36022                 |           | CHARLOTTE   | NC    | 28236      | 1822 BRUNSWICK AV CHARLOTTE NC  | 28207             |
| 2026-016 | 15303619  | BRUNSWICK AVENUE LLC                     |                   |                          |                  | 1944 BRUNSWICK AVE           |           | CHARLOTTE   | NC    | 28207      | 1914 BRUNSWICK AV CHARLOTTE NC  | 28207             |
| 2026-016 | 15303624  | PIPKIN                                   | ANNE H            |                          | APB PROPERTY LLC | 1133 S KINGS DR UNIT 11      |           | CHARLOTTE   | NC    | 28207      | 1133 S KINGS DR CHARLOTTE NC    | 28207             |
| 2026-016 | 15303625  | ALIMOHAMMADI                             | NAZILA            |                          |                  | 1131 S KINGS DR UNIT 12      |           | CHARLOTTE   | NC    | 28207-1805 | 1131 S KINGS DR CHARLOTTE NC    | 28207             |
| 2026-016 | 15303626  | MCCLURE                                  | BOYD              |                          |                  | 1103 S KINGS DR              |           | CHARLOTTE   | NC    | 28207-1805 | 1103 S KINGS DR CHARLOTTE NC    | 28207             |
| 2026-016 | 15303627  | HILDRETH                                 | DANNY RAY         | JULIE ANN                | RUTERBORIES      | 1101 S KINGS DR UNIT 2       |           | CHARLOTTE   | NC    | 28207      | 1101 S KINGS DR CHARLOTTE NC    | 28207             |
| 2026-016 | 15303630  | BURES                                    | MARY REBECCA      |                          |                  | 1115 SOUTH KINGS DR          |           | CHARLOTTE   | NC    | 28207      | 1115 S KINGS DR CHARLOTTE NC    | 28207             |
| 2026-016 | 15303631  | GOLMONT                                  | JOEL MICHAEL      | ALISON LYNCH             | GOLMONT          | 1113 S KINGS DR UNIT 6       |           | CHARLOTTE   | NC    | 28207      | 1113 S KINGS DR CHARLOTTE NC    | 28207             |
| 2026-016 | 15303632  | FLATOW                                   | MICHAEL           | NELIDA                   | FLATOW           | 1127 SOUTH KINGS DR UNIT 9   |           | CHARLOTTE   | NC    | 28207      | 1127 S KINGS DR CHARLOTTE NC    | 28207             |
| 2026-016 | 15303633  | WILSON                                   | LAWRENCE JR       | CAROLINE C               | WILSON           | 1125 S KINGS DR #10          |           | CHARLOTTE   | NC    | 28207      | 1125 S KINGS DR CHARLOTTE NC    | 28207             |
| 2026-016 | 15303634  | BERLING                                  | DONALD P          |                          |                  | 1109 SOUTH KINGS DR UNIT 3   |           | CHARLOTTE   | NC    | 28207      | 1109 S KINGS DR CHARLOTTE NC    | 28207             |
| 2026-016 | 15303635  | BEHAIRY                                  | KHALID ABDELBASIT | CHRISTINE JUNG           | PARK             | 1107 S KINGS DR              |           | CHARLOTTE   | NC    | 28207      | 1107 S KINGS DR CHARLOTTE NC    | 28207             |
| 2026-016 | 15303636  | LEMLEY                                   | JULIE P           | JULIE P LEMLEY REVOCABLE | TRUST            | 1121 S KINGS DR              |           | CHARLOTTE   | NC    | 28207-1805 | 1121 S KINGS DR CHARLOTTE NC    | 28207             |
| 2026-016 | 15303637  | ENTAC                                    | DANIEL C          | VIPAKON                  | ENTAC            | 1119 SOUTH KINGS DR          |           | CHARLOTTE   | NC    | 28207      | 1119 S KINGS DR CHARLOTTE NC    | 28207             |
| 2026-016 | 15504203  | QUARTAPELLA                              | ANDREW J          | BETH A                   | QUARTAPELLA      | 935 QUEENS RD                |           | CHARLOTTE   | NC    | 28207      | 935 QUEENS RD CHARLOTTE NC      | 28207             |
| 2026-016 | 15504301  | ST MARKS EVANGELICAL                     | LUTHERN CHURCH    |                          |                  | 1001 QUEENS RD               |           | CHARLOTTE   | NC    | 28207      | 1001 QUEENS RD CHARLOTTE NC     | 28207             |
| 2026-016 | 15504501  | MECKLENBURG COUNTY                       |                   |                          |                  | 600 E 4TH ST 11TH FLOOR      |           | CHARLOTTE   | NC    | 28202-2816 | 9010 EDGEHILL RD CHARLOTTE NC   | 28207             |

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!

| 2026-016 | full_name_neighborhood          | first_name | last_name      | physical_address                                    | street address | apartment_unit_or_suite | city      | state | zip code |
|----------|---------------------------------|------------|----------------|---|----------------|-------------------------|-----------|-------|----------|
| 2026-016 | American Cancer Society         | Rebecca    | Bross          | 1901 Brunswick Ave, Charlotte, NC, 28207, USA       |                |                         | Charlotte | NC    | 28207    |
| 2026-016 | Amherst Place Homeowners Associ | June       | Watts-Mistri   | 1730 AMHERST PL, CHARLOTTE, NC, 28204               |                |                         | CHARLOTTE | NC    | 28204    |
| 2026-016 | Charlotte Regional Realtor Asso | Joe        | Padilla        | 1201 GREENWOOD CLIFF, CHARLOTTE, NC, 28204          |                |                         | CHARLOTTE | NC    | 28204    |
| 2026-016 | Cherry Neighborhood Association | Kathryn    | Hubicki        | 325 BALDWIN AVE, CHARLOTTE, NC, 28204               |                |                         | CHARLOTTE | NC    | 28204    |
| 2026-016 | Cherry Neighborhood Association | Kristen    | Moyer          | 1922 LUTHER ST, CHARLOTTE, NC, 28204                |                |                         | CHARLOTTE | NC    | 28204    |
| 2026-016 | Cherry Neighborhood Association | Myron      | Patton         | 1623 LUTHER ST, CHARLOTTE, NC, 28204                |                |                         | CHARLOTTE | NC    | 28204    |
| 2026-016 | Cherry Neighborhood Association | Stephanie  | Wick           | 1712 AMHERST PL, CHARLOTTE, NC, 28204               |                |                         | CHARLOTTE | NC    | 28204    |
| 2026-016 | Cherry Neighborhood Joint Leade | Sylvia     | Bittle-Patton  | 1623 LUTHER STREET, CHARLOTTE, NC, 28204            |                |                         | CHARLOTTE | NC    | 28204    |
| 2026-016 | Crescent Heights Neighborhood A | Cullen     | McNulty        | 2237 CRESCENT AV, CHARLOTTE, NC, 28207              |                |                         | CHARLOTTE | NC    | 28207    |
| 2026-016 | Digital Charlotte               | Andrew     | Au             | 1900 SELWYN AVENUE, CHARLOTTE, NC, 28274            |                |                         | CHARLOTTE | NC    | 28274    |
| 2026-016 | Digital Charlotte at Queens Uni | Bruce      | Clark          | 1900 SELWYN AVE, CHARLOTTE, NC, 28274               |                |                         | CHARLOTTE | NC    | 28274    |
| 2026-016 | Dilworth Community Development  | John       | Fryday         | 1119 BELGRAVE PL, CHARLOTTE, NC, 28203              |                |                         | CHARLOTTE | NC    | 28203    |
| 2026-016 | Dilworth Community Development  | John       | Gresham        | 717 E KINGSTON AV, CHARLOTTE, NC, 28203             |                |                         | CHARLOTTE | NC    | 28203    |
| 2026-016 | Dilworth Community Development  | Mathew     | Demetriades    | 1320 FILLMORE AVENUE #422, CHARLOTTE, NC, 28203     |                |                         | CHARLOTTE | NC    | 28203    |
| 2026-016 | Dilworth Community Development  | Scott      | Paviol         | 1920 PARK ROAD, CHARLOTTE, NC, 28203                |                |                         | CHARLOTTE | NC    | 28203    |
| 2026-016 | Dilworth Community Development  | Sis        | AtlassKaplan   | 1320 FILLMORE AV, CHARLOTTE, NC, 28203              |                |                         | CHARLOTTE | NC    | 28203    |
| 2026-016 | Dilworth Crescent Row           | Maggie     | Commings       | 1148 DILWORTH CRESCENT ROW, CHARLOTTE, NC, 28203    |                |                         | CHARLOTTE | NC    | 28203    |
| 2026-016 | Dilworth Crescent Row           | Robert     | Liebel         | 1405 KENILWORTH AV, CHARLOTTE, NC, 28203            |                |                         | CHARLOTTE | NC    | 28203    |
| 2026-016 | East Charlotte Coalition of Nei | Mimi       | Davis          | CHARLOTTE, NC                                       |                |                         | CHARLOTTE | NC    |          |
| 2026-016 | Elizabeth                       | Stylianos  | Alatsis        | 100 N. LAUREL AVE, CHARLOTTE, NC, 28207             |                |                         | CHARLOTTE | NC    | 28207    |
| 2026-016 | Elizabeth Community Association | Evan       | Kettler        | 100 NORTH LAUREL AVENUE, #104, CHARLOTTE, NC, 28207 |                |                         | CHARLOTTE | NC    | 28207    |
| 2026-016 | Elizabeth Community Association | Melanie    | Sizemore       | 2309 VAIL AV, CHARLOTTE, NC, 28207                  |                |                         | CHARLOTTE | NC    | 28207    |
| 2026-016 | EZPTAX LLC                      | Stromme    | Granville      | 1133 SALEM DR, CHARLOTTE, NC, 28209                 |                |                         | CHARLOTTE | NC    | 28209    |
| 2026-016 | Freedom Park                    | Laurel     | Grauer         | 1135 SALEM DRIVE, CHARLOTTE, NC, 28209              |                |                         | CHARLOTTE | NC    | 28209    |
| 2026-016 | Friends & Residents Of Historic | Karen      | Jensen         | 311 BALDWIN AV, CHARLOTTE, NC, 28204                |                |                         | CHARLOTTE | NC    | 28204    |
| 2026-016 | Grove at Cherry Home Owners Ass | Richard    | Wechsler       | 727 MORGAN PARK DR, CHARLOTTE, NC, 28204            |                |                         | CHARLOTTE | NC    | 28204    |
| 2026-016 | Kings Creek Homeowners Associat | Adaina     | Velez          | 450 GOLDSTAFF LN, CHARLOTTE, NC, 28273              |                |                         | CHARLOTTE | NC    | 28273    |
| 2026-016 | Myers Park Homeowners Associati | Charlie    | Welch          | 1801 QUEENS ROAD, CHARLOTTE, NC, 28207              |                |                         | CHARLOTTE | NC    | 28207    |
| 2026-016 | Myers Park Manor                | Kris       | Taylor         | 430 QUEENS ROAD, CHARLOTTE, NC, 28207               |                |                         | CHARLOTTE | NC    | 28207    |
| 2026-016 | Neighborhoods of Cherry         | Aletha     | GreenBurgess   | 1423 MAIN ST, CHARLOTTE, NC, 28204                  |                |                         | CHARLOTTE | NC    | 28204    |
| 2026-016 | Neighborhoods of Cherry         | Matthew    | Hassey         | 609 WACO ST, CHARLOTTE, NC, 28204                   |                |                         | CHARLOTTE | NC    | 28204    |
| 2026-016 | Other                           | Rosalyn    | Allison-Jacobs | 634 WACO ST, CHARLOTTE, NC, 28204                   |                |                         | CHARLOTTE | NC    | 28204    |
| 2026-016 | Queens Station HOA              | Rex        | Jones          | 308 QUEENS ROAD #22, CHARLOTTE, NC, 28204           |                |                         | CHARLOTTE | NC    | 28204    |
| 2026-016 | Queens University of Charlotte  | Will       | Ward           | 1900 SELWYN AVENUE, CHARLOTTE, NC, 28274            |                |                         | CHARLOTTE | NC    | 28274    |
| 2026-016 | Queens West Homeowners Associat | Warren     | Linde          | 2000 NOLEN PARK LANE, CHARLOTTE, NC, 28209          |                |                         | CHARLOTTE | NC    | 28209    |
| 2026-016 | Sharon Woods                    | Sean       | Smith          | 318 QUEENS RD, CHARLOTTE, NC, 28204                 |                |                         | CHARLOTTE | NC    | 28204    |
| 2026-016 | The Cherry Community Organizati | Barbara    | Rainey         | 610 BALDWIN AVENUE, CHARLOTTE, NC, 28204            |                |                         | CHARLOTTE | NC    | 28204    |
| 2026-016 | Wayfinders (formerly Bruce Iron | Mollie     | James          | 725 PROVIDENCE ROAD, CHARLOTTE, NC, 28207           |                |                         | CHARLOTTE | NC    | 28207    |

**Exhibit A-2**

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting – **Rezoning Petition No. 2026-016** filed by Edgehill Valley, LLC to request the rezoning of an approximately 1.88-acre site located on the north side of Edgehill Road South, the south side of Edgehill Road North, the east side of Brunswick Avenue and the west side of Queens Road (see enclosed map)

**Date and Time of Meeting:** Wednesday, May 6, 2026, at 6:30 p.m.

**Place of Meeting:** St. Mark’s Lutheran Church (Fellowship Hall)  
1001 Queens Road  
Charlotte, NC 28207

We are assisting Edgehill Valley, LLC (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 1.88-acre site located on the north side of Edgehill Road South, the south side of Edgehill Road North, the east side of Brunswick Avenue and the west side of Queens Road (see enclosed map) from the N2-B zoning district to the N2-C (CD) zoning district. The purpose of this rezoning request is to accommodate the development of up to 225 multi-family stacked residential units on the site. The maximum building height would be 85 feet.

The Petitioner will hold a 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. The Charlotte Planning, Design & Development Department’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 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, May 6, 2026, at 6:30 p.m. in the Fellowship Hall at St. Mark’s Lutheran Church located at 1001 Queens Road in Charlotte. Please note that the Church has extra parking in the parking lot located directly across Queens Road from the Church.**

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions. In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at [jcarmichael@rbh.com](mailto:jcarmichael@rbh.com).

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. Kimberly Owens, Charlotte City Council District 6 (via email)  
Ms. Sheighla Tippett, Charlotte Planning, Design & Development Department (via email)

Date Mailed: April 23, 2026

## 2026-016: Edgehill Valley, LLC

**Parcel(s):**

15303201, 15303202

**Current Zoning:**

N2-B (Neighborhood 2-B)

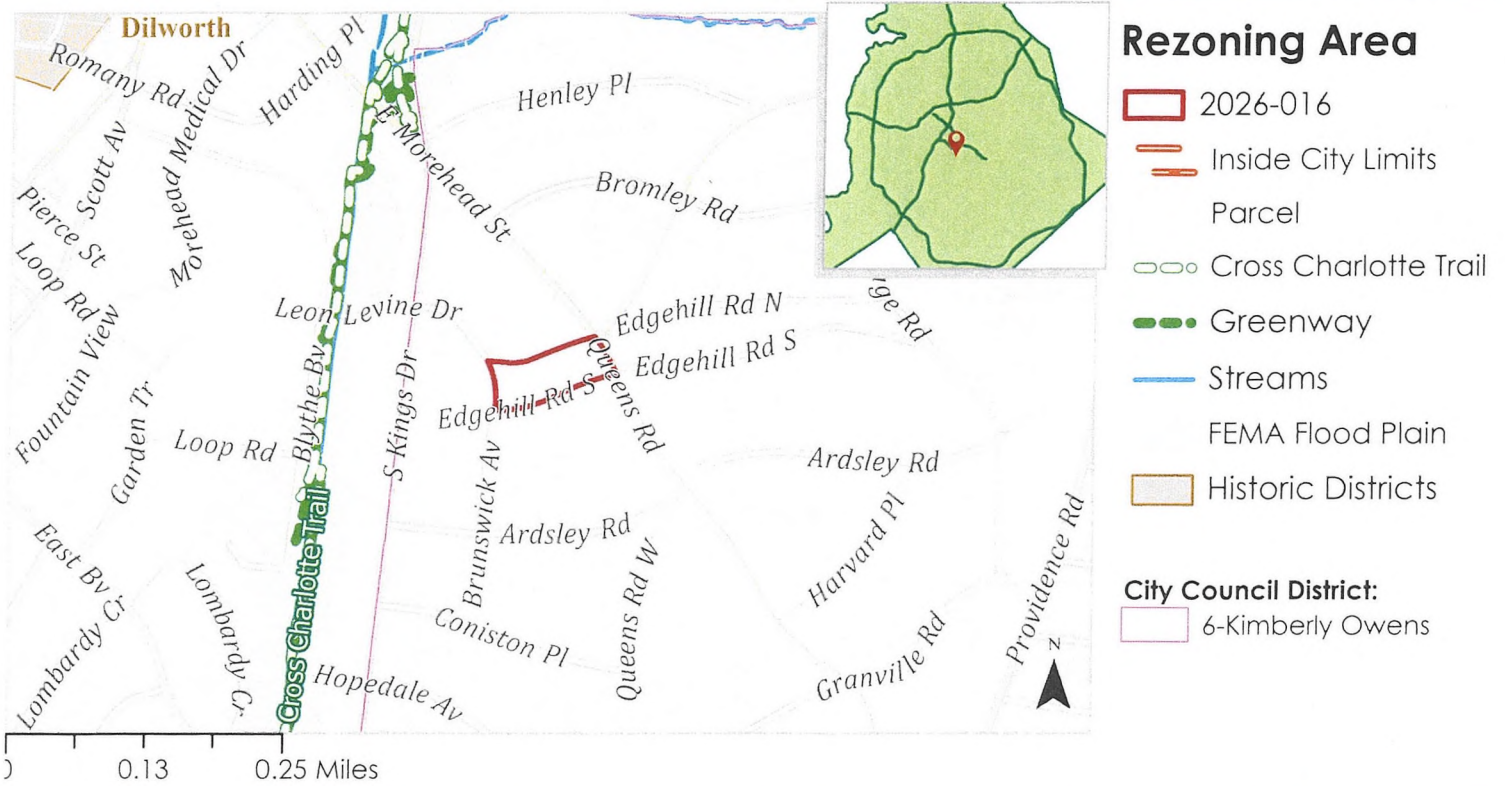
**Requested Zoning:**

N2-C(CD) (Neighborhood 2-C, Conditional)

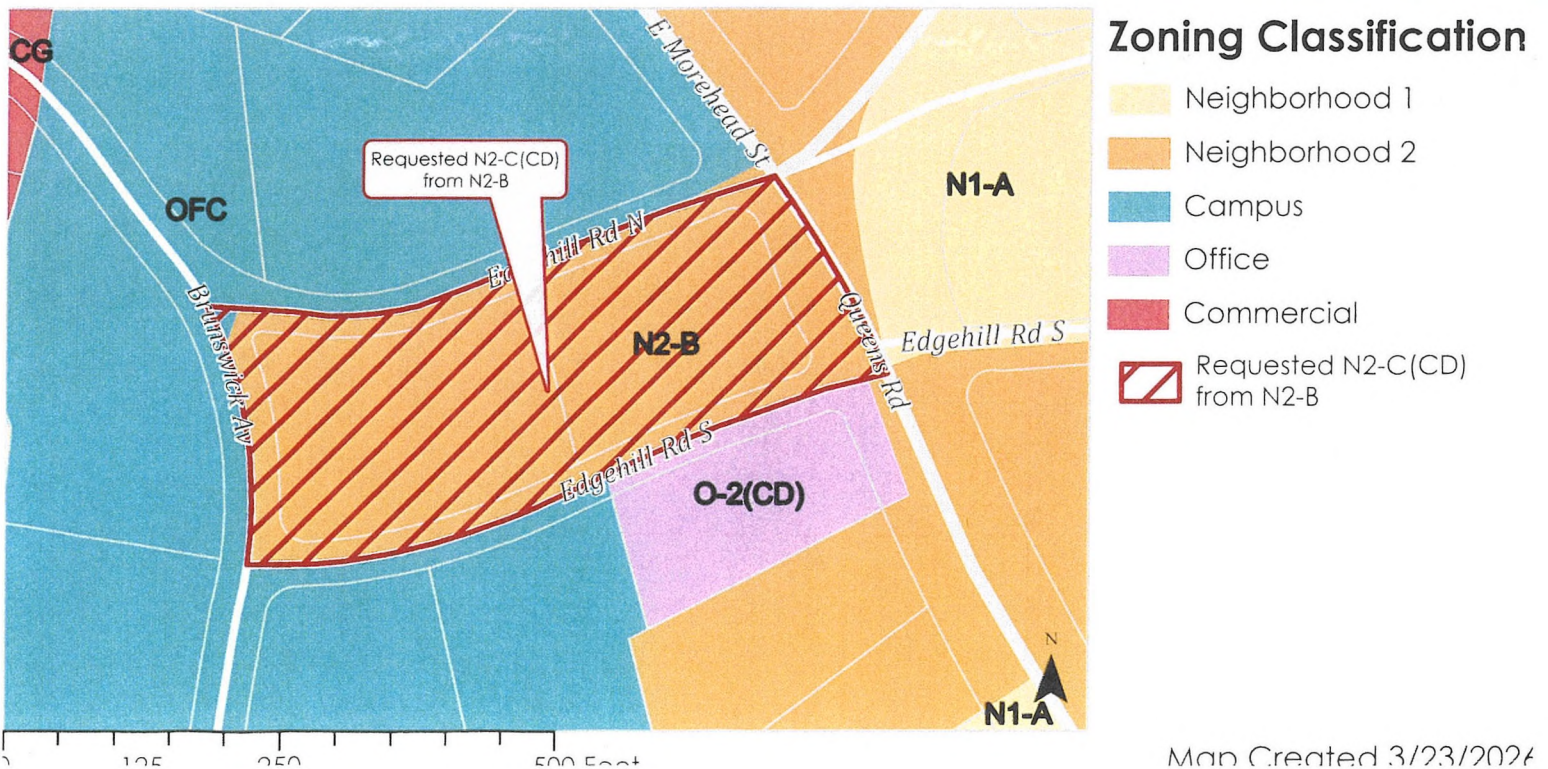
**Size:**

Approximately 1.882 acres

### Location of Requested Rezoning



### Existing Zoning & Rezoning Request



**Exhibit B**

**Community Meeting Sign-In Sheet**

**Petitioner: Edgehill Valley, LLC**

**Rezoning Petition No. 2026-164**

**Wednesday, May 6, 2026, at 6:30 p.m.**

**St. Mark's Lutheran Church (Fellowship Hall)  
1001 Queens Road  
Charlotte, NC 28207**

This sign-in sheet is to acknowledge your attendance at the Community Meeting and to let the City Clerk and City Council know who attended the Community Meeting. Signing this sign-in sheet does not indicate support or opposition to the proposed rezoning petition.

|    | <u>NAME</u>            | <u>ADDRESS</u>       | <u>TELEPHONE</u> | <u>E-MAIL ADDRESS</u>  |
|----|------------------------|----------------------|------------------|------------------------|
| 1. | Lou & Drew Self        | 2310 Queen Road East | 704.375.1636     | wself@bellsouth.net    |
| 2. | TARLTON & Harriet Long | 831 Edgehill Rd. S   | 704 651-5454     | tarltonlong@icloud.com |
| 3. | David & Mary Hall      | 1040 Queens Rd       | 704 968-2122     | ddhhaa@AOL.COM         |
| 4. | Larry & Belva Booth    | 2215 Pembroke Ave    | 704.651.4107     | belva@artbelva.com     |
| 5. | SCOTT & JENNIFER OTIS  | 912 QUEENS           | 604.620.2329     | SCOTTOTISMD@GMAIL.COM  |
| 6. | Choux Stultz           | 950 Queens           |                  | Chouxsmith@yahoo.com   |
| 7. | DAVID ROBB             | 1101 GRANVILLE RD    | 7049660134       | DAVIDKROBB62@GMAIL     |

**Community Meeting Sign-In Sheet**

**Petitioner: Edgehill Valley, LLC**

**Rezoning Petition No. 2026-164**

**Wednesday, May 6, 2026, at 6:30 p.m.**

**St. Mark's Lutheran Church (Fellowship Hall)  
1001 Queens Road  
Charlotte, NC 28207**

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|    | <u>NAME</u>          | <u>ADDRESS</u>    | <u>TELEPHONE</u> | <u>E-MAIL ADDRESS</u>        |
|----|----------------------|-------------------|------------------|------------------------------|
| 1. | RANDY BLACK          | 1139 S. Kings     | (302) 419-8790   | RBLACK@aol.com               |
| 2. | BILL WHITLATCH       | 952 QUEENS RD     | 7049755109       | wwhitlatch@gmail.com         |
| 3. | CHRISTINE PARK       | 1107 S. KINGS     | 8184369006       | christinejpark@yahoo.com     |
| 4. | TAMMY CLAUSSEN       | 1542 MARYLAND AVE | 704.904.0578     | tammyclausse@att.net         |
| 5. | BUCK CLAUSSEN        | "                 | "                | "                            |
| 6. | Robin & John Maxwell | 2323 Hopedale Ave | 704-957-0509     | jmaxwell@maxwellholdings.org |
| 7. | Katherine Lambeth    | 1018 Ardley Road  | 704-560-9883     | katherine.lambeth@gmail.com  |

|     | <u>NAME</u>        | <u>ADDRESS</u>                              | <u>TELEPHONE</u> | <u>E-MAIL ADDRESS</u>     |
|-----|--------------------|---|------------------|---------------------------|
| 8.  | Sylvie Repeczky.   | 1010 Queens Road. Uniba.<br>Chulth NC 28207 | 646-321-3802     | sylvie.repeczky@gmail.com |
| 9.  | Olivia T           | 2231 Sharon Rd                              | 913 963 1141     | oliviajtucker@gmail.com   |
| 10. | Suzanne Coddington | 2027 Lynnwood Dr.                           | 704-589-7172     | scoddingtonedmahomes.com  |
| 11. | ROY RICHARDS       | 435 HERMITAGE RD                            | 8018<br>843.259. | DEADENDMAIL000@GMAIL.COM  |
| 12. | Caren Wingate      | 1030 Edykhia Rd S #101                      | 704<br>641-2154  | cwingate@wingatgroup.com  |
| 13. | Sandra Momin       | 1541 Queens Rd West                         | 704-779 3361     | simplematters@hotmail.com |
| 14. | ROBERT KATZ        | 1042 ARDSLEY RD                             | 248-229-5218     | ROBERTLKATZ@yahoo.com     |
| 15. | John Bowers        | 519 Hermitage Ct                            | 704-502-0418     | jwbowers1@yahoo.com       |
| 16. | SUSAN BARRETT      | 900 HARVARD PL                              | 650-888-1340     | SUSAN.BARRETT60@GMAIL.COM |
| 17. |                    |   |                  |                           |
| 18. |                    |   |                  |                           |
| 19. |                    |   |                  |                           |
| 20. |                    |   |                  |                           |

**Community Meeting Sign-In Sheet**

**Petitioner: Edgehill Valley, LLC**

**Rezoning Petition No. 2026-164**

**Wednesday, May 6, 2026, at 6:30 p.m.**

**St. Mark's Lutheran Church (Fellowship Hall)  
1001 Queens Road  
Charlotte, NC 28207**

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|    | <u>NAME</u>          | <u>ADDRESS</u>        | <u>TELEPHONE</u> | <u>E-MAIL ADDRESS</u>      |
|----|----------------------|-----------------------|------------------|----------------------------|
| 1. | Julie Ruterbories    | 1101 S. Kings Dr. CLT | 984-220-0127     | julieruterbories@yahoo.com |
| 2. | Adriana Atalla       | 1108 Ardsley Rd       | 860-559-4072     | ADRIANA@ATALLAS.COM        |
| 3. | Charlie Welch        | 1801 Queens Rd        | 704-604-4840     |                            |
| 4. | JIM BURBANK          | 510 EDGEHILL N        | 704 287 5406     | jburbank@jchurban.com      |
| 5. | Elizabeth Turner     | 527 Hermitage Ct      | 704<br>343 0062  | fullofesb2000@yahoo.com    |
| 6. | Dave + Stacey Appern | 728 Queens Rd.        | 704 905<br>1996  | staceypern@gmail.com       |
| 7. | Blair Stetson        | 1012A Queens Rd       | 336-314-<br>1160 | BStetson@gmail.com         |

|     | <u>NAME</u>       | <u>ADDRESS</u>                          | <u>TELEPHONE</u> | <u>E-MAIL ADDRESS</u>            |
|-----|-------------------|---|------------------|----------------------------------|
| 8.  | Jonathan Stephens | 2988 Textile Way<br>Charlotte, NC 28205 |                  | jstephens12@gmail.com            |
| 9.  | Donna Hargrove    | 620 Hermitage Ct.<br>28207              |                  | donna.hargrove12@<br>outlook.com |
| 10. | Erk Johnson       | 103 Edgemoor Rd S                       |                  | erikjohnson@gmail.com            |
| 11. | Lee Mitchell      | 1122 Ardsley Rd                         |                  | herbert.lee.mitchell@gmail.com   |
| 12. | Banks Allen       | 1000 Queens Rd                          |                  | w.banks.allen@gmail.com          |
| 13. | Erin Stubbs       | 820 Edgehill                            |                  | erinhstubbs@yahoo.com            |
| 14. | Mary Long         | 825 Ardsley                             |                  | mlong4@carolina.rr.com           |
| 15. | Christina Otto    | 1042 Ardsley Rd.                        |                  | KATZOTTO@YAHOO.COM               |
| 16. | Laura Archibald   | 901 Edgemoor Rds.                       |                  | Larchibaldinteriors@gmail.com    |
| 17. | David Archibald   | 901 Edgemoor Rds.                       |                  | david.archibald1@icloud.com      |
| 18. | WEZY PARSONS      | 2037 PRW                                |                  | WEZYPARSONS@yahoo.com            |
| 19. | JOHN ISENHOWER    | 946 Queens                              |                  | isenhowerje@aol.com              |
| 20. | Phyllis Harper    | 966 Queens                              |                  | phyllisharper@gmail.com          |

Community Meeting Sign-In Sheet

Petitioner: Edgehill Valley, LLC

Rezoning Petition No. 2026-164

Wednesday, May 6, 2026, at 6:30 p.m.

St. Mark's Lutheran Church (Fellowship Hall)  
1001 Queens Road  
Charlotte, NC 28207

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|    | <u>NAME</u>       | <u>ADDRESS</u>     | <u>TELEPHONE</u> | <u>E-MAIL ADDRESS</u>     |
|----|-------------------|--------------------|------------------|---------------------------|
| 1. | MARK PAULLIN      | 1026 Airdsley Rd   | 704-376-8945     | Paullin@MEPBA.com         |
| 2. | Julie Vande Weghe | 1014 A Queens Rd   | 704 763 3673     | julievw@me.com            |
| 3. | Lucy Doswell      | 2120 Bucknell Ave  | 704-560-6714     | lucydoswell@gmail.com     |
| 4. | IAN KUTNER        | 944 GRANVILLE ROAD | 704 333 5005     | ijk8@cornell.edu          |
| 5. | Jasm Kenna        | 1100 Airdsley Rd   | 704-996-2322     | jkenna@heedesatbest.com   |
| 6. | Karen Rush        | 720 Rowley         | 704 905 2246     | ameliaaviation1@gmail.com |
| 7. | Brian Bowe        | 2231 Sharon Rd.    | 704-795-9611     | bbowes@gmail.com          |

|     | <u>NAME</u>                | <u>ADDRESS</u>   | <u>TELEPHONE</u>             | <u>E-MAIL ADDRESS</u>                             |
|-----|----------------------------|------------------|------------------------------|---|
| 8.  | PASTOR TIM MCKENZIE        | 1001 QUEENS RD   | 847-691-4988                 | PASTORTIM@STMARKSEKALOTTE.ORG                     |
| 9.  | David Barley               | 1014-B Queens Rd | 704.651.1764                 | barleydb@gmail.com.<br>barleydb@gmail.com         |
| 10. | Bo Mason                   | 409 Hermitage Rd | 704-661-3636                 | boemason@icloud.com                               |
| 11. | John Giannuzzi             | 1117 Queens Rd   | 704-516-1825                 | jgiannuzzi22112@gmail.com                         |
| 12. | Laura and<br>Brian Murdock | 719 Bromley Rd   | 704-299-1059<br>704-222-3853 | brianmurdock@gmail.com<br>laurakmurdock@gmail.com |
| 13. |                            |                  |                              |   |
| 14. |                            |                  |                              |   |
| 15. |                            |                  |                              |   |
| 16. |                            |                  |                              |   |
| 17. |                            |                  |                              |   |
| 18. |                            |                  |                              |   |
| 19. |                            |                  |                              |   |
| 20. |                            |                  |                              |   |

**Exhibit C**

**ROBINSON**  
**BRADSHAW**

# Rezoning Petition No. 2026-016

Edgehill Valley, LLC, Petitioner

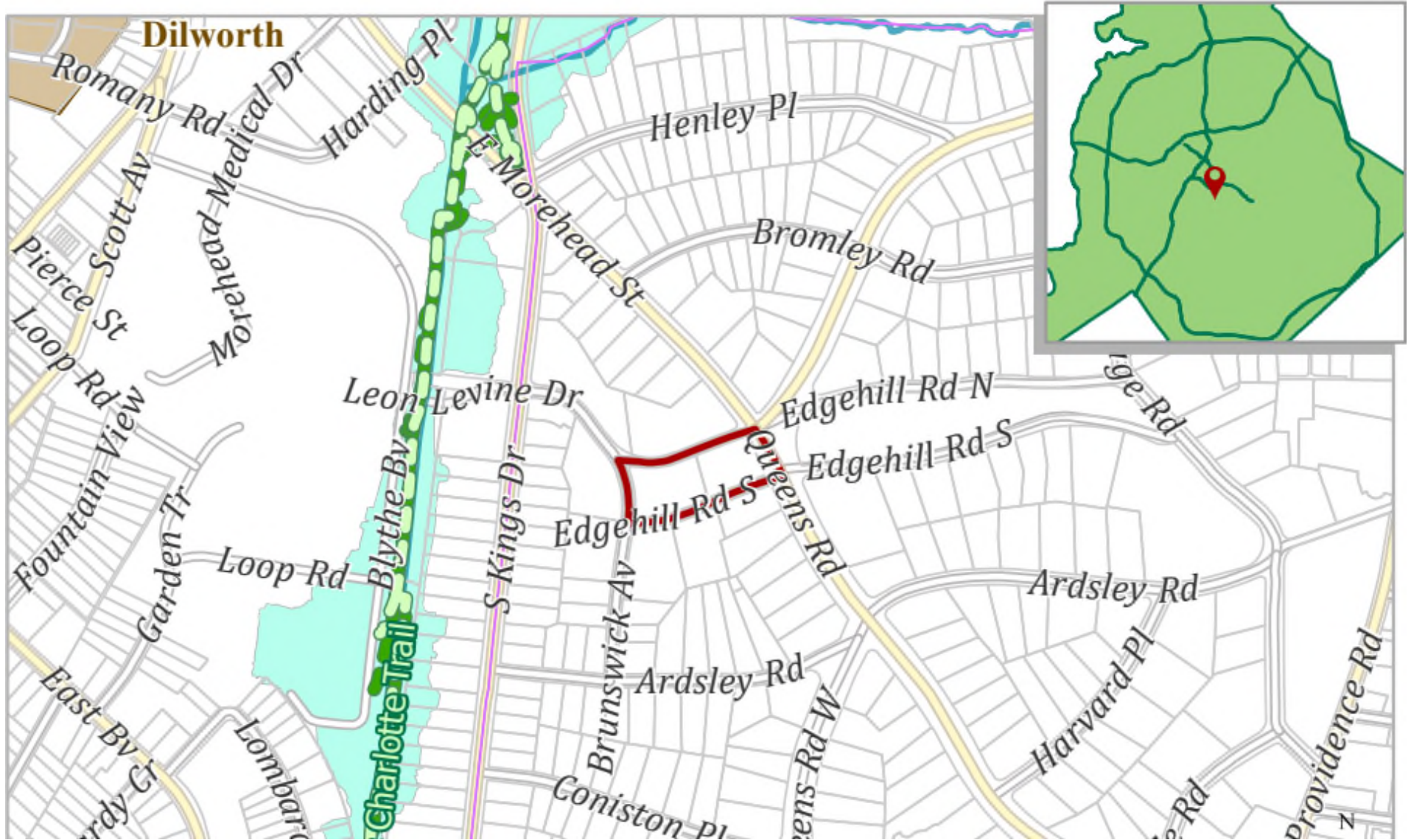
**Community Meeting**

May 6, 2026

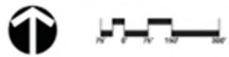
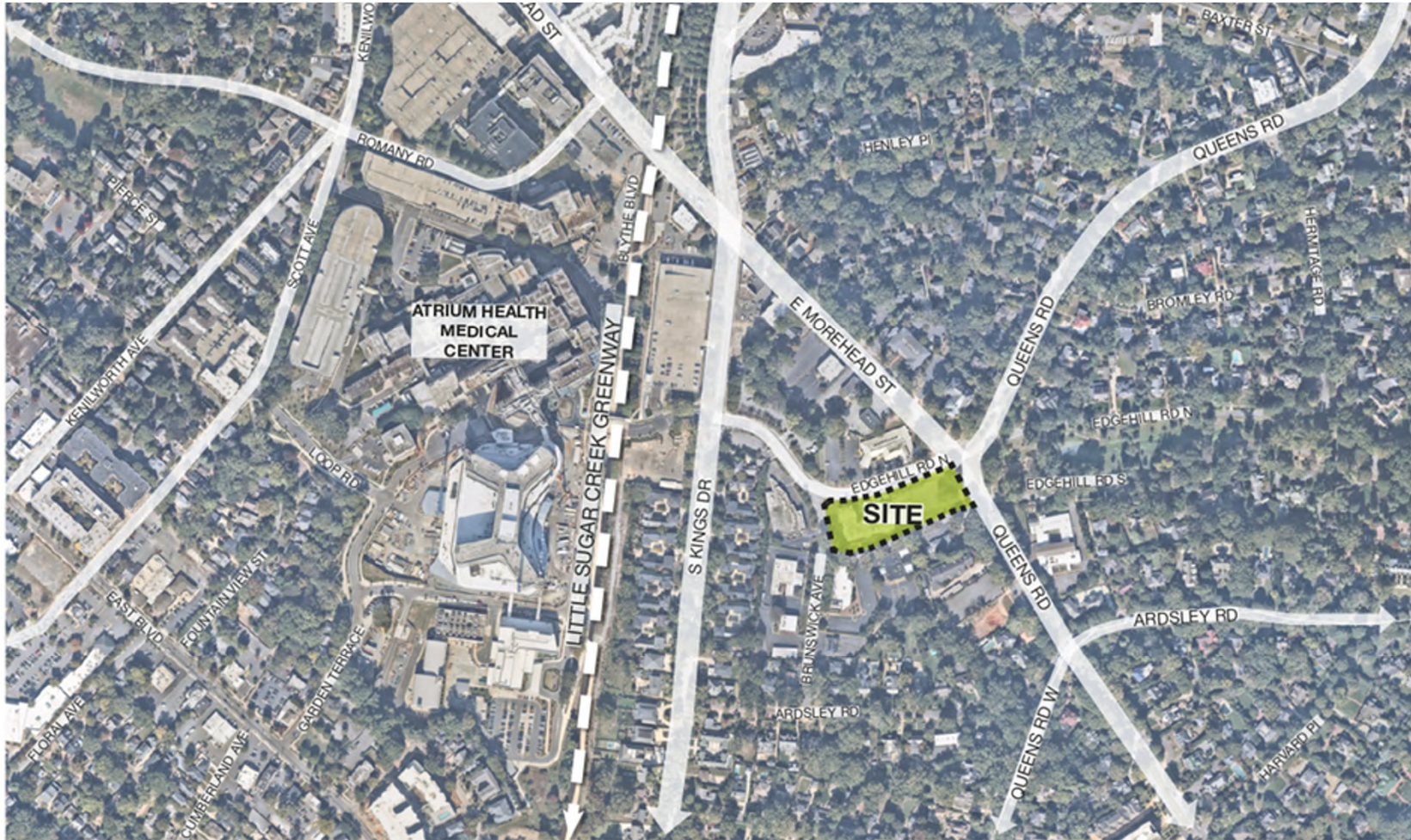
# Current Rezoning Schedule

- Public Hearing: Monday, June 15, 2026, at 5:00 p.m.  
at the Charlotte-Mecklenburg  
Government Center
- Zoning Committee: Wednesday, August 5, 2026, at 5:30 p.m.  
at the Charlotte-Mecklenburg  
Government Center
- City Council Decision: Monday, August 17, 2026, at 5:00 p.m.  
at the Charlotte-Mecklenburg  
Government Center

# Site – 1.882 Acres



# Site



EDGEHILL TERRACE • CHARLOTTE NC • CONTEXT MAP

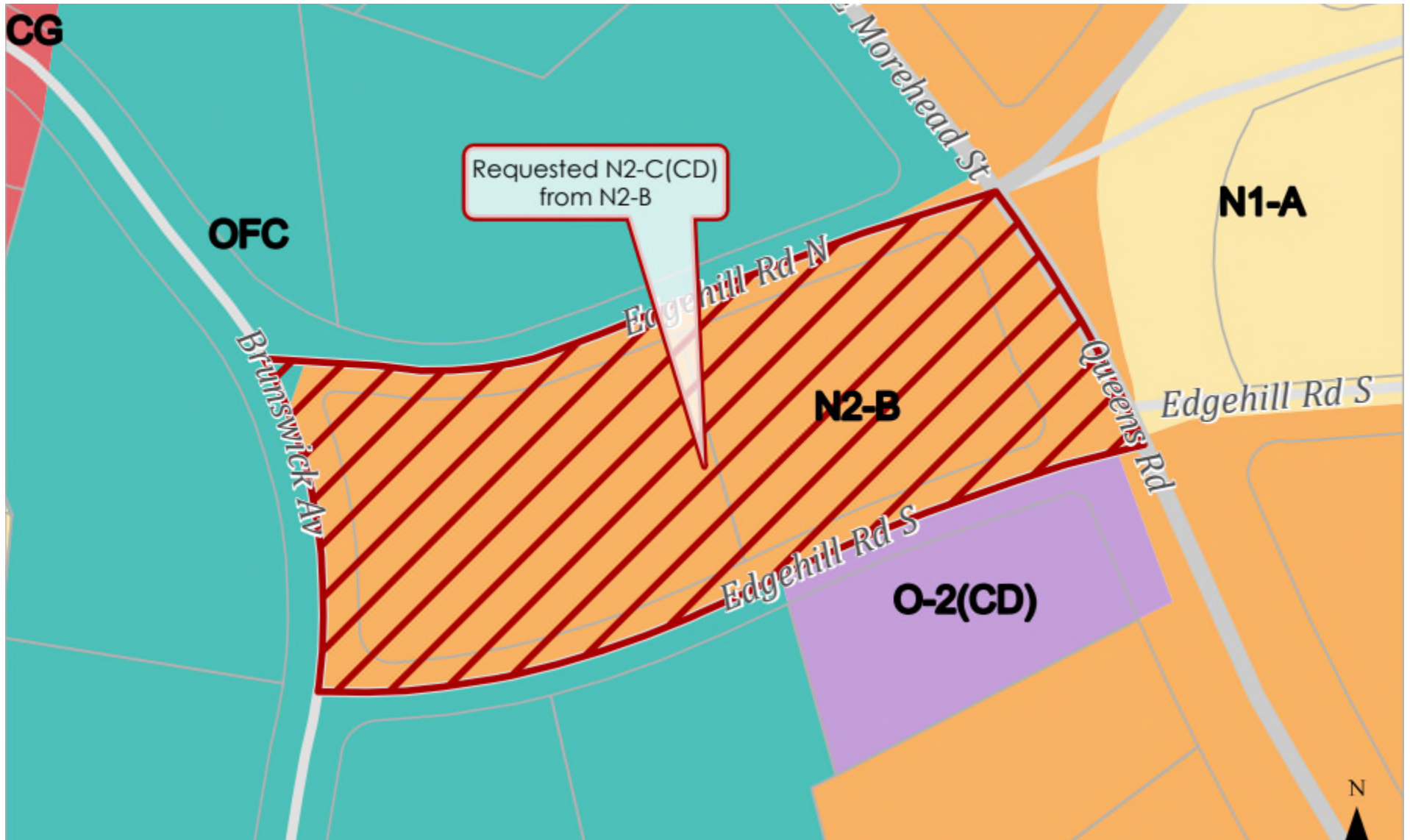
PN 1025451 | 02.23.2026

LandDesign.

# Site



# Zoning of the Site and Surrounding Parcels



# Rezoning Request

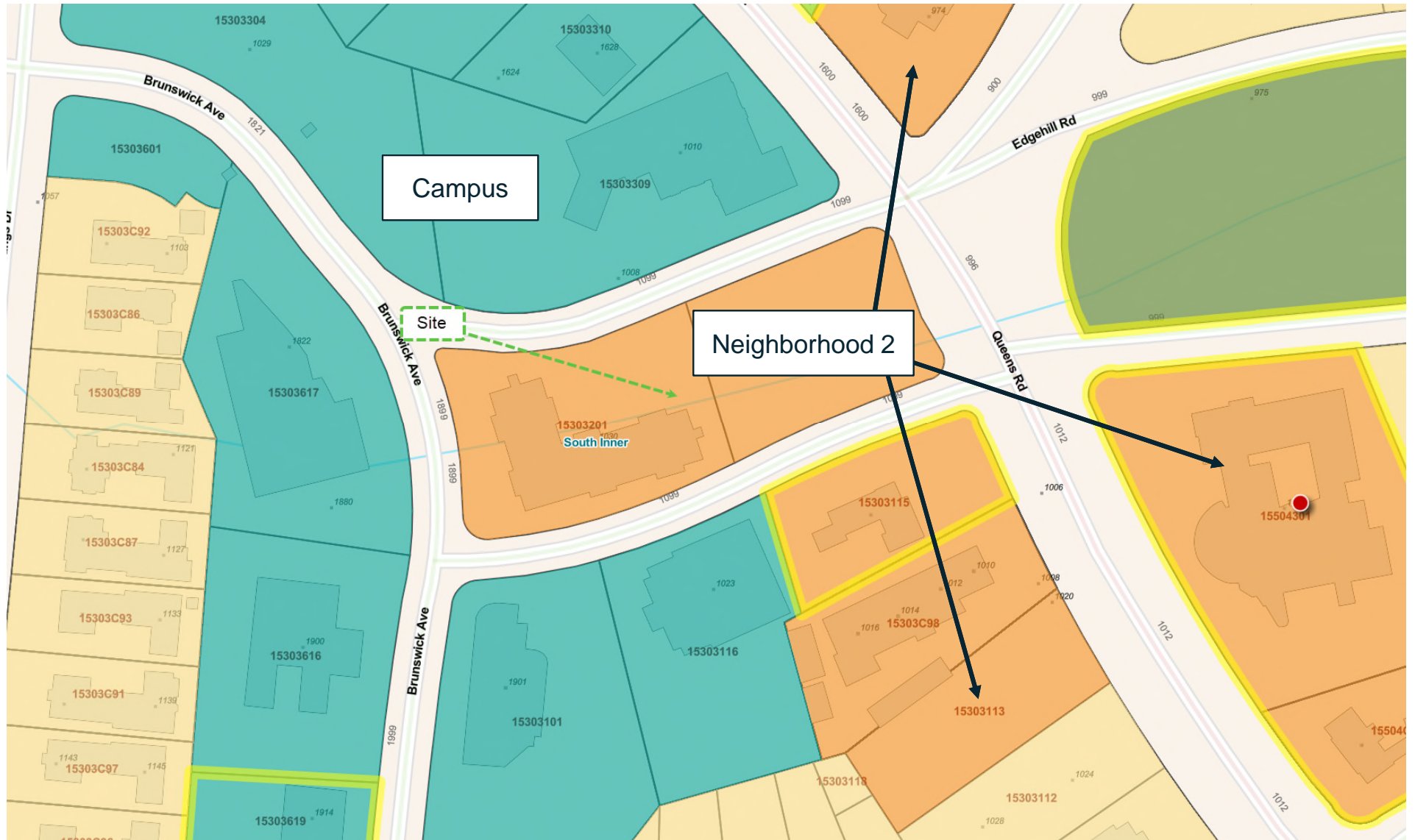
Requesting that the site be rezoned from the N2-B zoning district to the N2-C (CD) zoning district to accommodate the development of a maximum of 225 multi-family stacked dwelling units on the site

The maximum building height would be 85 feet

Vehicular access to the site would be from Edgehill Road North and/or Edgehill Road South

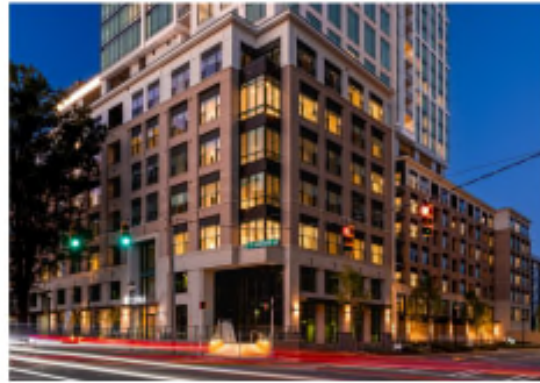
Tier 1 conditional rezoning request

# Adopted 2040 Policy Map





# Concept Imagery



# CONCEPT | ARCHITECTURE

EDGEHILL TERRACE - 05/04/26





**CONCEPT | ARCHITECTURE**  
EDGEHILL TERRACE - 05/04/20

**I-B+M**  
ARCHITECTURE

**ROBINSON | BRADSHAW**



# Questions