

SECOND COMMUNITY MEETING REPORT
Petitioner: The Nativity of the Holy Virgin Orthodox Church Inc
Rezoning Petition No. 2026-026

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

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED: David W. Murray, 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** attached hereto by depositing such notice in the U.S. mail on July 20, 2026. A copy of the written notice is attached hereto as **Exhibit B**. A copy of the notice was also sent to all City Council members, emailed to Councilmember Johnson and emailed to rezoning staff Michael Russell.

DATE, TIME AND LOCATION OF MEETING: The Community Meeting was held on Zoom at the link shown on the community meeting notice, on July 30, 2006, at 7:00 p.m.

PERSONS IN ATTENDANCE AT MEETING: The Community Meeting was attended by two (2) community members as shown on the list attached hereto as **Exhibit C**. The Petitioners were represented at the Community Meeting by David W. Murray (agent and attorney for Petitioner), Chad Cordero (Parish Deacon of Petitioner) and Reverend Fr. Bill Mills (Parish Priest of Petitioner).

SUMMARY OF PRESENTATION/DISCUSSION: Mr. Murray, Father Mills and Deacon Cordero were present at 7:00 pm to start the meeting. Council member Johnson and Ms. Jordan from UCP also logged in at 7:00 pm. Mr. Murray introduced the rezoning and provided a Power Point presentation attached hereto as **Exhibit D**. Mr. Murray advised CM Johnson that this was a down zoning for the purpose of adding a new sanctuary for the church. She wanted to confirm that the neighbors were comfortable with the rezoning and Mr. Murray advised that the neighbors were happy that the site wasn't being redeveloped for multifamily. Mr. Murray also advised that the adjacent tree buffer owned by the adjacent HOA wouldn't be impacted. The meeting was complete at approximately 7:33 p.m.

The Petitioner gave the attendees the City's rezoning case number and deadlines so that they could know when to attend the public hearings or review the comments from staff online.

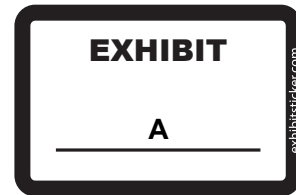
Submitted, this 31th day of July, 2026.

/s/ David W. Murray

David W. Murray
Murray Law Firm, PLLC

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!

2026-026	full_name_neighborhood	first_name	last_name	physical_address	street address	apartment_unit_or_suite	city	state	zip code
2026-026	Avalon at Mallard Creek Homeown	Keri	Miller	2718 AVALON LOOP RD, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-026	Avalon at Mallard Creek Homeown	Keri	Miller	2718 AVALON LOOP RD, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-026	Avalon at Mallard Creek Homeown	Michelle	Wright	2850 AVALON LOOP RD, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-026	Because Your Tears Matter, Inc	Juanetta	Covington	1455 HIDDEN STREAM COURT, CHARLOTTE, NC, 28213			CHARLOTTE	NC	28213
2026-026	Derta Design	Hasheem	Halim	2731 GIBBON RD, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-026	Fairstone	Ronald	Williams	5736 FAIRCHASE AVENUE, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-026	Forest Pond Homeowners Associat	Mehl	Renner	6105 SPRING FLOWER CT, CHARLOTTE, NC, 28262			CHARLOTTE	NC	28262
2026-026	Great Oaks Homeowners Association	Yolanda	Thorne	2404 KALIS PL, CHARLOTTE, NC, 28262			CHARLOTTE	NC	28262
2026-026	Grenelefe Village Homeowners' A	Marvin	Betaudier	2517 EARGLE RD, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-026	Grenelefe Village Homeowners' A	Sheila	Zegarra	5310 GRENELEFE VILLAGE RD, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-026	Grenelefe Village Townhomes Hom	Reggie	Rucker	2830 HOSTA DR, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-026	Hemby Woods Neighborhood Assoi	Jacqueline	Ross	6821 RAIN CREEK WY, CHARLOTTE, NC, 28262			CHARLOTTE	NC	28262
2026-026	Hidden Valley Community Associa	Gary	Dawkins	2934 ZION RENAISSANCE LN, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-026	Nevin Creek HOA	JoAnn	Thomas	5619 SETHS DRIVE, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-026	O.A.S.I.S. Foundation of NC	Christal	Robinson	2738 BLACK WALNUT LANE, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-026	other	Sherry	Lewis	6311 SYDNEY MAE LANE, CHARLOTTE, NC, 28262			CHARLOTTE	NC	28262
2026-026	Royal Oaks Neighborhood Associa	Molly	Wilbanks	5213 PINE DR, CHARLOTTE, NC, 28269			CHARLOTTE	NC	28269
2026-026	Silverstone HOA	Angela	Collins-Lewis	7409 STONE MOUNTAIN CT., CHARLOTTE, NC, 28262			CHARLOTTE	NC	28262
2026-026	Silverstone HOA	Angela	Lewis	7409 STONE MOUNTAIN CT., CHARLOTTE, NC, 28262			CHARLOTTE	NC	28262
2026-026	Spring Woods Home Owners Associ	Jacque	Nettles	1930 ABERGLEN DR, CHARLOTTE, NC, 28262			CHARLOTTE	NC	28262
2026-026	Sugar Springs HOA	F	Washington	7300 CANYON DRIVE, CHARLOTTE, NC, 28262			CHARLOTTE	NC	28262
2026-026	Sugar Springs HOA	Sandra	Haynes	925 DOBY SPRINGS DR, CHARLOTTE, NC, 28262			CHARLOTTE	NC	28262
2026-026	Walnut Creek	Latoya	Faustin	6351 PARK CREEK DR., CHARLOTTE, NC, 28262			CHARLOTTE	NC	28262



A white rectangular label with a black border. The word "EXHIBIT" is printed in bold black capital letters at the top. Below it, the letter "A" is printed in bold black capital letters, followed by a horizontal line.

exhibitsticker.com

July 20, 2026

NOTICE TO INTERESTED PARTIES OF REZONING VIRTUAL COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Nativity of the Holy Virgin Orthodox Church, to rezone approximately 2.81 acres located at 1700 Mineral Springs Road, Charlotte, NC 28262, from N2-B (Neighborhood 2) to N2-A (Neighborhood 2).

Date and Time of Meeting: Thursday, July 30, 2026, at 7:00 p.m.

Place of Meeting: Virtual via Zoom (see instructions to join below)

Join Zoom Meeting: <https://us02web.zoom.us/j/81672684492>

Meeting ID: 816 7268 4492

Passcode: None

EXHIBIT

B

Petitioner: Nativity of the Holy Virgin Orthodox Church

Petition No.: 2026-026

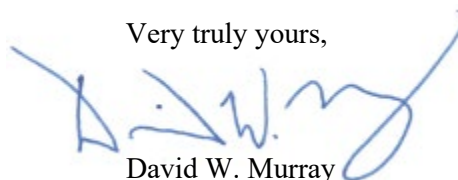
I am assisting Nativity of the Holy Virgin Orthodox Church (the “Petitioner”) with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 2.81 acre site (the “Site”) located at 1700 Mineral Springs Road, Charlotte, NC 28262, from N2-B zoning district to N2-A zoning district. This is a downzoning to a less dense/intensive zoning district to allow continued use and expansion of the place of worship on the property.

In accordance with the requirements of the City of Charlotte Unified Development 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, I give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, July 30, 2026, at 7:00 pm, virtually via Zoom. 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 or would like the Zoom link emailed to you, please email me, David W. Murray, attorney with Murray Law Firm, PLLC, at david@murraylawfirm.com.

Very truly yours,

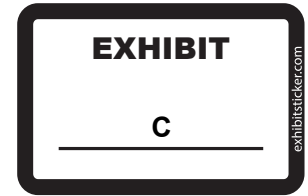


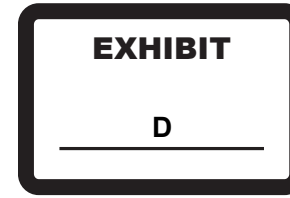
David W. Murray

cc: Hon. Reneé Johnson (District 4 Representative)
Michael Russell (City rezoning staff)
Date Mailed/E-Mailed: July 20, 2026

Community Meeting Attendee List
(excluding Petitioner/Representatives)
Rezoning 2026-026
July 30, 2026

1. Council member Reneé Johnson
2. Tiffany Jordan, University City Partners





Nativity of the
Holy Virgin
Orthodox
Church



Community Meeting
Rezoning 2026-026
1700 Mineral Springs Rd

DAVID W. MURRAY, ESQ.
DAVID@MURRAYLAWFIRM.COM

Introductions

- Petitioner: The Nativity of the Holy Virgin Orthodox Church, Inc.
- Petitioner's Representative: Deacon Chad Cordero
- Petitioner's Rezoning Agent: David W. Murray, Esq., Murray Law Firm, PLLC

Meeting Agenda

- Property Location
- Development Considerations
- Current Zoning
- Land Use Recommendation
- Proposed Rezoning
- Potential Rezoning Timeline
- Questions/Discussion

Property Location

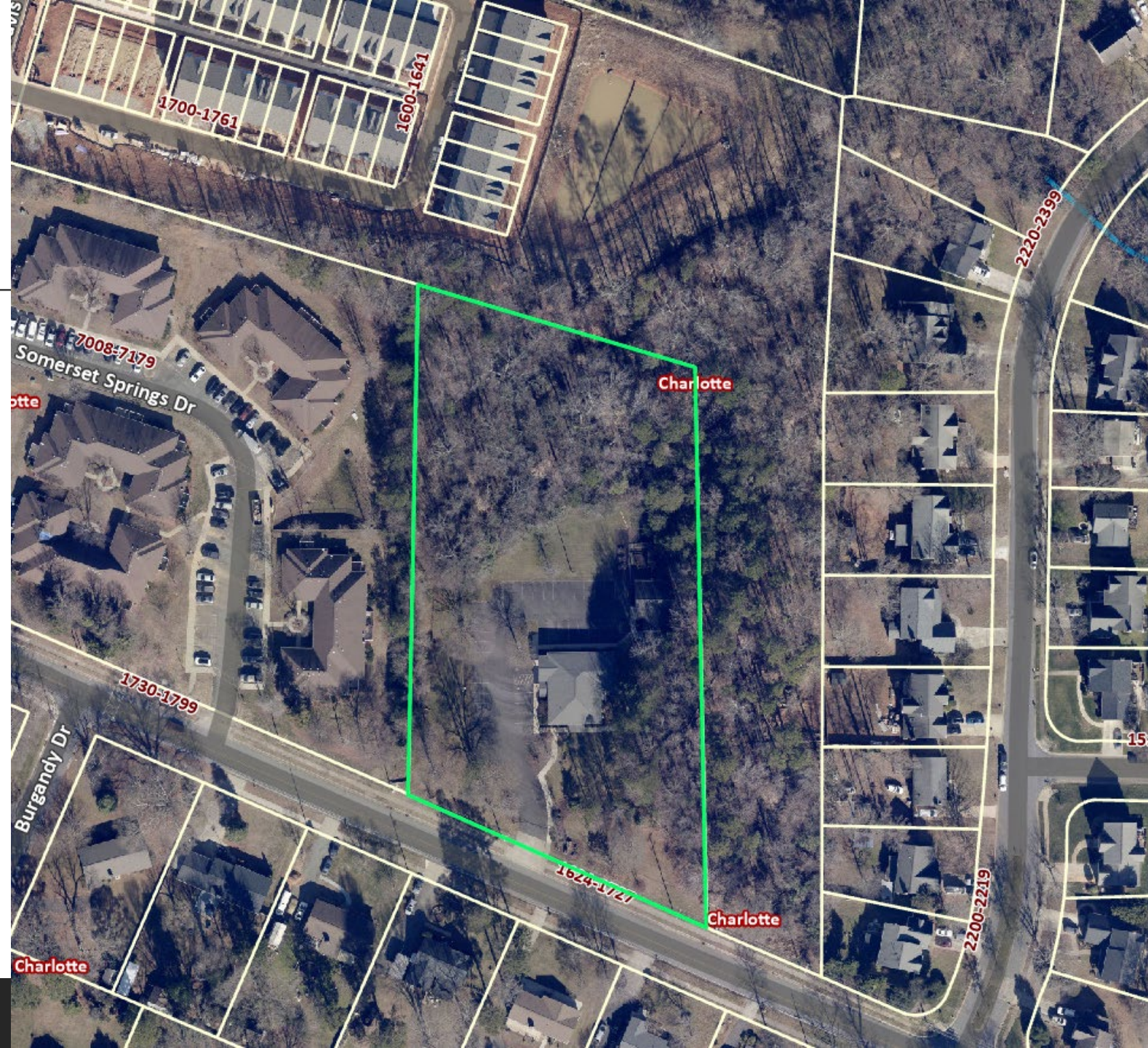
- Located North of Mineral Springs Rd



Property Location









🔍 Enter address / parcel# / owner / landma ✕

🔑 Property Key

Parcel ID	GIS ID
04703579	04703579

Address on Property

1632 MINERAL SPRINGS RD CHARLOTTE

Address Use: Unknown

Owner Name	Mailing Address
MINERAL SPRINGS HOMOWERS ASSOCIATION INC	PO BOX 1486 MATTHEWS NC 28106



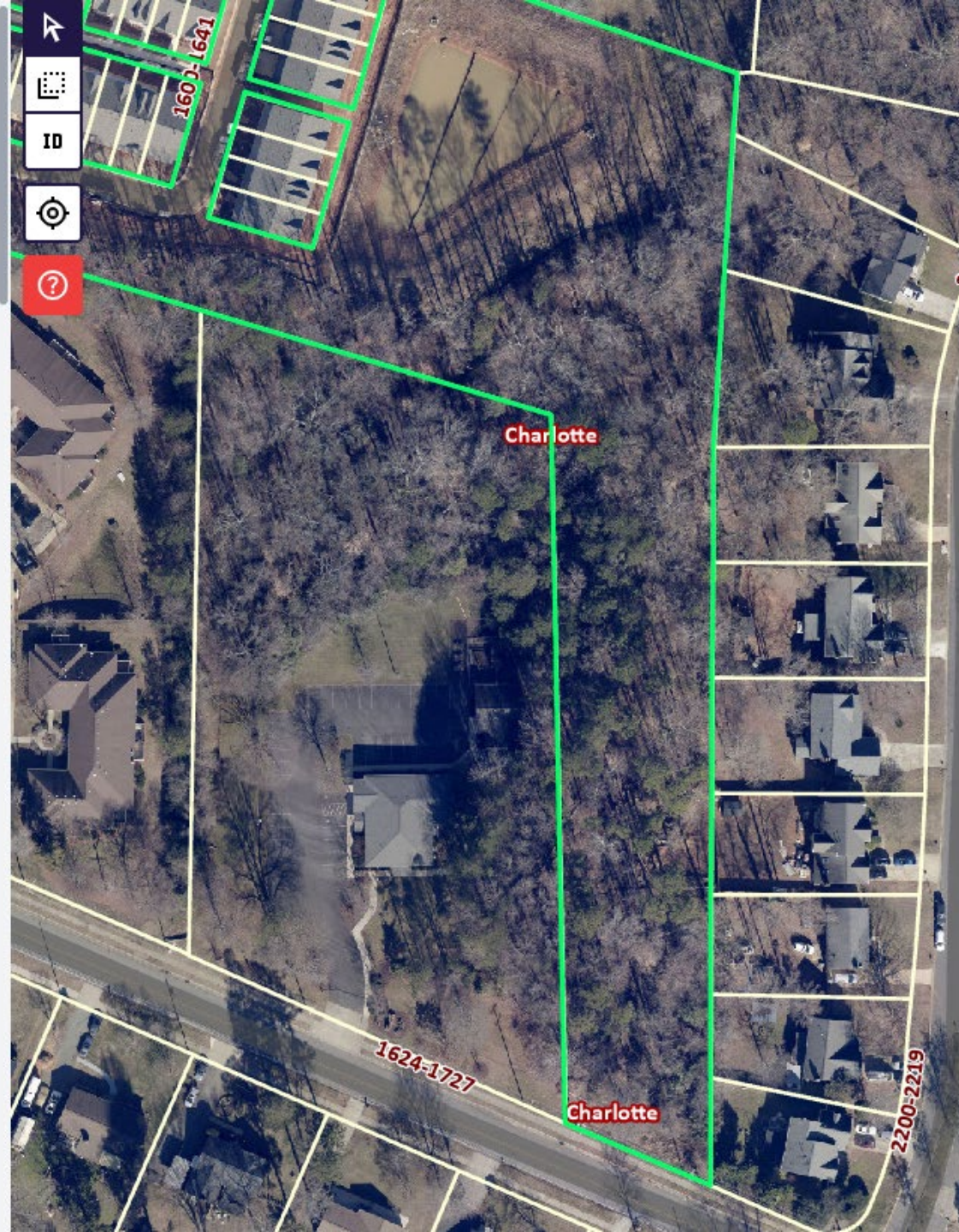
Report Issues

[Wrong Property Information or Map](#)

[Wrong Mailing Address](#)

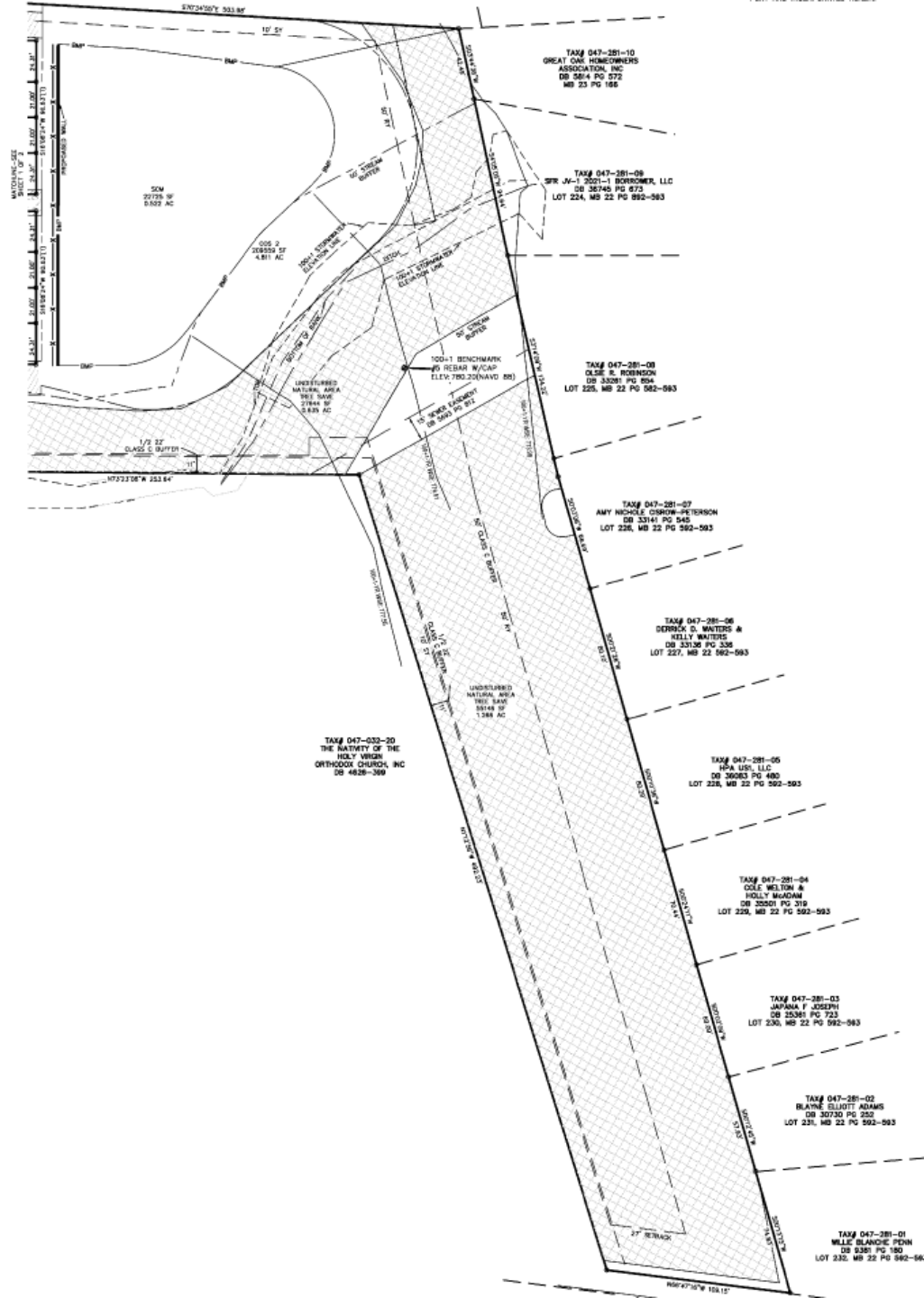
[Address or Road Issues](#)

[Other Website Issues](#)



HOA Plat

Arm between
Church and neighbors
is forever reserved as
“Undisturbed Natural Area
Tree Save”



TAX# 047-032-20
THE NATIVITY OF THE
HOLY VIRGIN
ORTHODOX CHURCH, INC
DB 4628-399

NATURAL AREA
TREE SAVE
55148 SF
1.266 AC

TAX# 047-281-05
HPA US1, LLC
DB 36083 PG 480
LOT 228, MB 22 PG 592-593

TAX# 047-281-04
COLE WELTON &
HOLLY McADAM
DB 35501 PG 319
LOT 229, MB 22 PG 592-593

TAX# 047-281-03
JAPANA F JOSEPH
DB 25361 PG 723
LOT 230, MB 22 PG 592-593

TAX# 047-281-02
BLAYNE ELLIOTT ADAMS
DB 30730 PG 252
LOT 231, MB 22 PG 592-593

TAX# 047-281-01
WILLIE BLANCHE PENN
DB 9381 PG 180
LOT 232, MB 22 PG 592-593

N12.96°W 482.23'

S50°12.00°W
62.00'

S50°24.17°W
70.44'

S50°02.08°W
68.08'

S50°12.45°W
57.93'

S50°31.12°W
74.83'

27' SETBACK

N68°47'16"W 109.15'

MINERAL SPRING ROAD
COLLECTOR STREET

Development Considerations

- Existing Zoning
- Existing and Adjacent Uses
- UDO / Policy Requirements
- Charlotte 2040 Plan
- City Priorities
- Community and Neighbor Comments/Concerns
- Market Realities

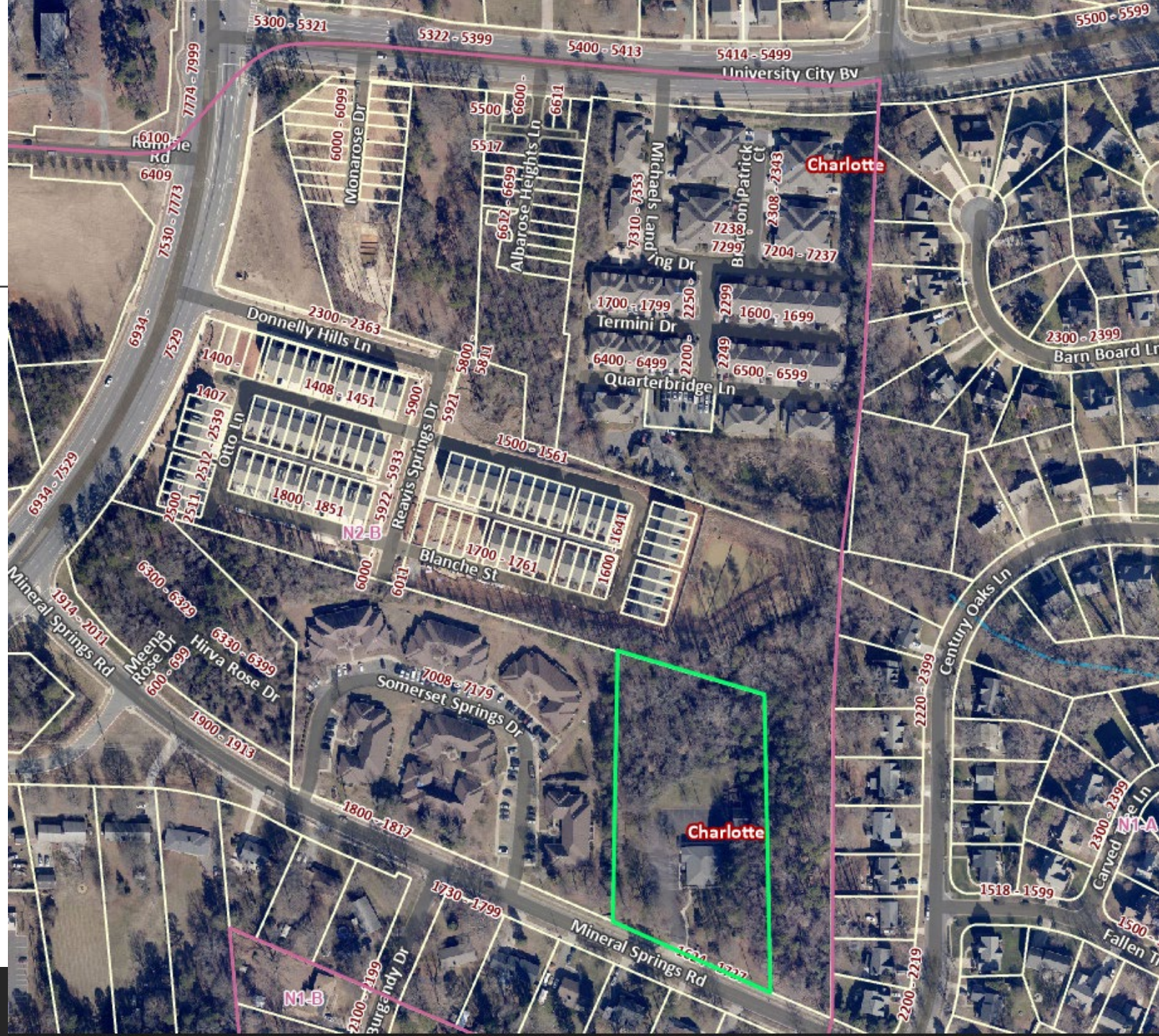
Existing Zoning – N2-B

Allows high density multi-family development.

N2-B zoning exists on properties to the west and north where multifamily and townhomes exist.

Area Zoning

- West and North = N2-B
- South = N2-B
- East = N1-A



Existing Uses

- This site is currently used as a church and place of worship.
- Multifamily is to the west and north.
- Single family is to the east and south.

Rezoning Process Generally

- There are two types of rezonings in Charlotte: conventional and conditional
- Conventional rezonings do not require a site plan and are limited only by the zoning ordinance.
- Conditional rezonings require a site plan with stated conditions and go through more detailed staff analysis and review before a determination is made.
- **This petition is a conventional rezoning without a site plan.**

Proposed N2-A Zoning District

- This is a DOWD zoning, meaning the zoning would allow for less density if multifamily was being built.
- However, the church is seeking this rezoning because it is planning to construct a new sanctuary building.
- N2-B zoning does not work well with place of worship uses so the City recommended that we downzone to N2-A which is a more fitting zoning district for a place of worship.
- There is no intention of building any multifamily housing on the property, only church uses.

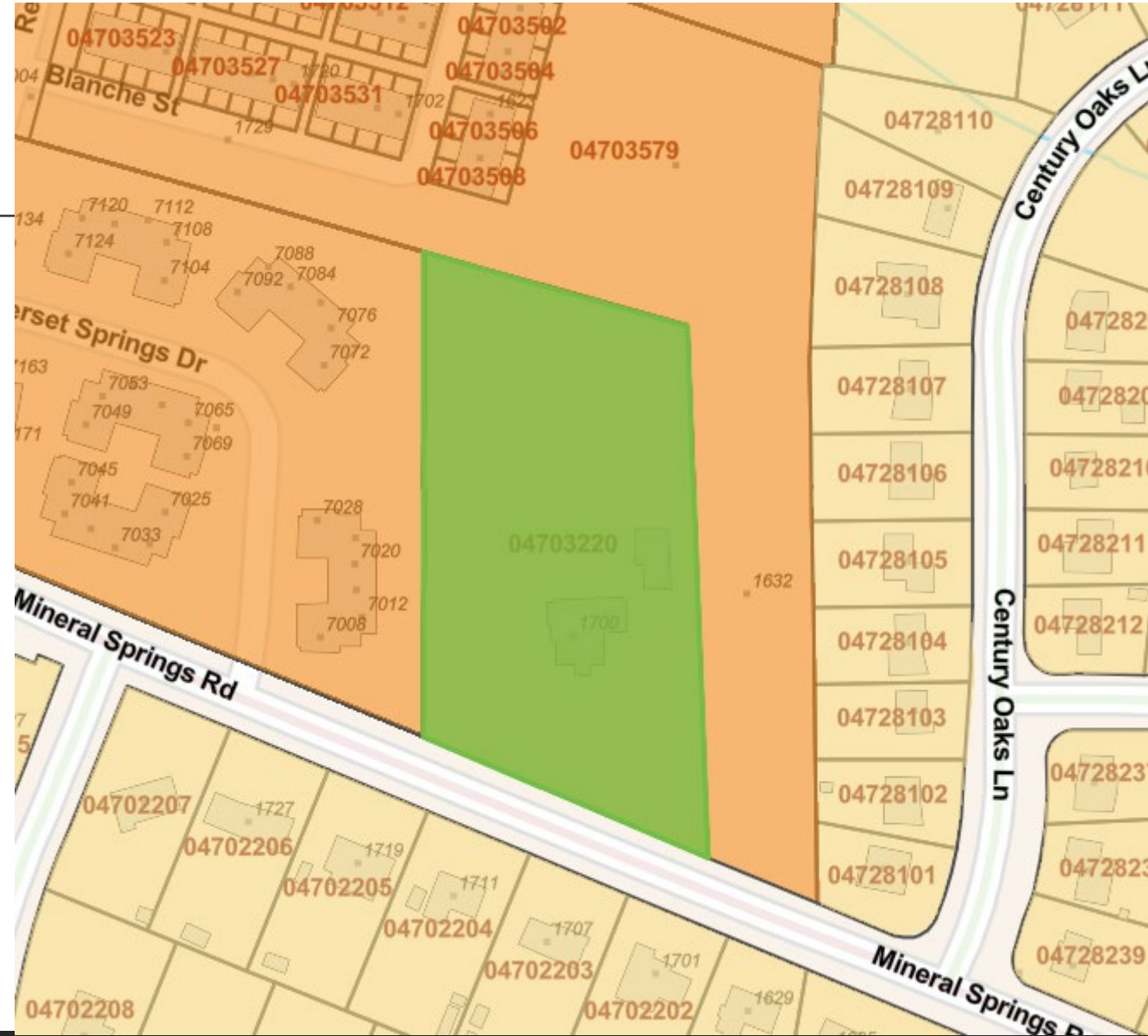
Recommended Land Use Plan

- Place Type map for 2040 plan calls for Neighborhood 2 uses
- This rezoning petition is consistent with the 2040 Plan Neighborhood Center recommendation.

Green is subject parcel (orange)

Yellow is Neighborhood 1

Orange is Neighborhood 2





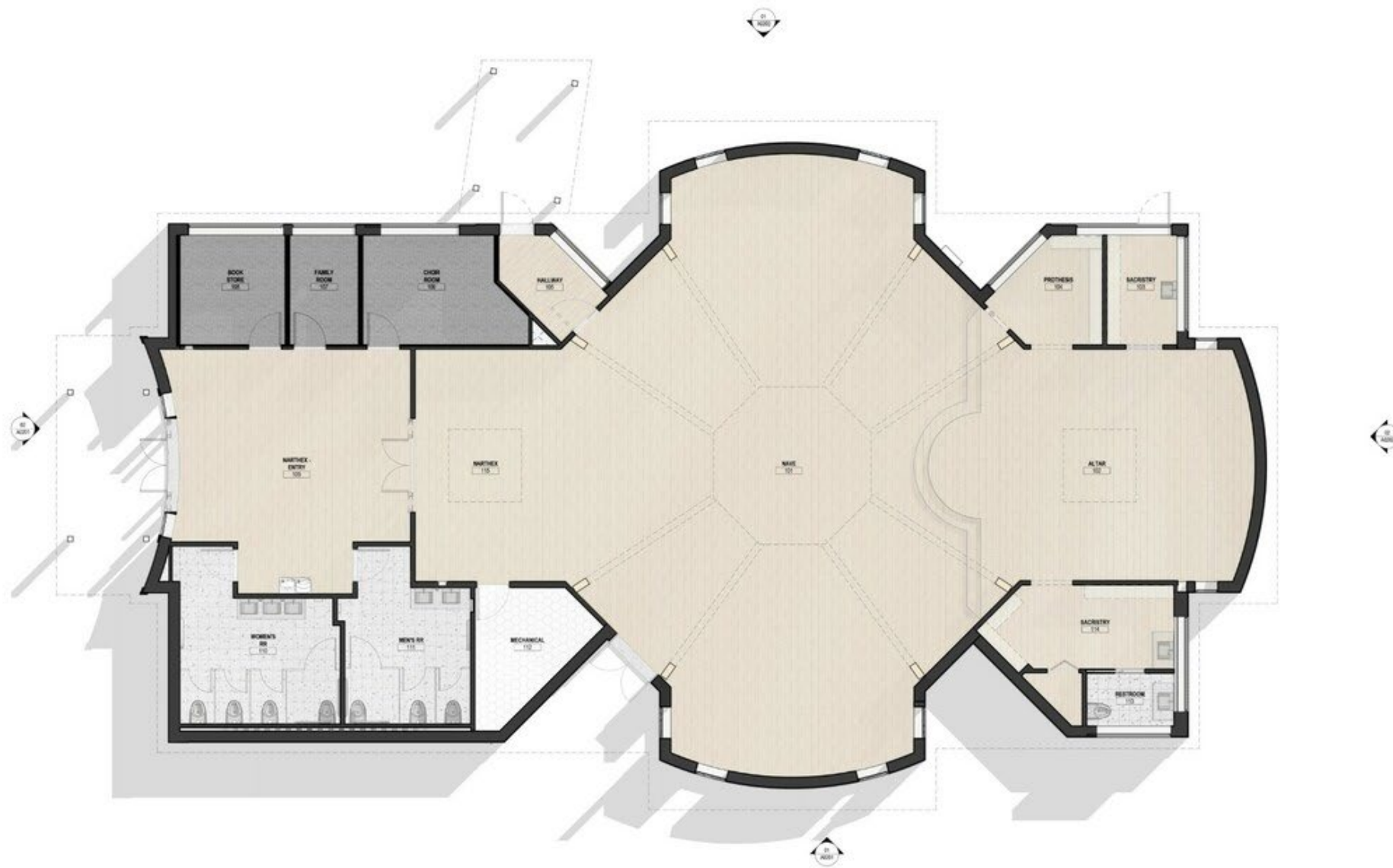
NATIVITY OF THE HOLY VIRGIN ORTHODOX CHURCH
NEW BUILDING - LOOKING TOWARDS ENTRY
NOT TO SCALE



NATIVITY OF THE HOLY VIRGIN ORTHODOX CHURCH
NEW BUILDING - VIEW ENTERING FROM MINERAL SPRINGS RD
NOT TO SCALE



NATIVITY OF THE HOLY VIRGIN ORTHODOX CHURCH
NEW BUILDING - VIEW TOWARDS ENTRANCE
NOT TO SCALE



NATIVITY OF THE HOLY VIRGIN ORTHODOX CHURCH
NEW BUILDING FLOOR PLAN LAYOUT
NOT TO SCALE



NATIVITY OF THE HOLY VIRGIN ORTHODOX CHURCH
PROPOSED SITE PLAN
NOT TO SCALE

Potential Timeline (Subject to Change)

- Public Hearing: 8/17/26
- Planning Commission Zoning Committee Meeting: 9/1/26
- City Council Vote: 9/21/26

Questions?

Click “Reactions” at bottom and then Click “Raise Hand”

Rezoning Contact – David Murray (david@murraylawfirm.com)

City Council District 4 Representative – Councilmember Reneé Johnson

Thank you for attending!