

AMENDED COMMUNITY MEETING REPORT

Petitioner: Olympia & Wright LLC

Rezoning Petition No. 2026-030

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 June 17, 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.

DATE, TIME AND LOCATION OF MEETING: The Community Meeting was held virtually on Zoom on June 30, 2026, at 6:00 p.m. The link was as follows: <https://us02web.zoom.us/j/85952939979>

PERSONS IN ATTENDANCE AT MEETING: The Community Meeting was attended by five (5) 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) and Andrew Balogh (Member of Petitioner).

SUMMARY OF PRESENTATION/DISCUSSION: The Zoom meeting started at approximately 6:06 PM and ended at approximately 6:55 PM. A copy of the PowerPoint presentation made by Petitioner is attached hereto as Exhibit D.

The community meeting addressed rezoning petition 2026-030 to downzone a small vacant lot at West Boulevard and Morning Drive from General Commercial (CG) to Neighborhood 1E (N1-E) for a single-family home. Neighbors raised significant stormwater flooding concerns that predate the rezoning and affect multiple properties. The neighborhood is non-committal on the rezoning until stormwater issues are addressed and a site visit occurs. Mr. Murray committed to engaging city stormwater officials and Councilmember Mayo to escalate the drainage problem.

Summary of discussion:

Proposed use: Single-family structure oriented toward Morning Drive, not West Boulevard.

Zoning change: CG → N1E (conventional rezoning, no site plan required); N1E permits single-family, duplex, triplex but lot size practically limits to single-family only.

Mr. Hall asked if a Parking lot use would be eliminated by the rezoning: Mr. Murray responded, yes, downzoning removes current ability to use the lot as a commercial parking lot.

Ms. Duren had concerns about the adjacent City-owned parcel being developed: Mr. Murray responded that the city acquired it under threat of eminent domain and is highly unlikely to sell it.

Although not directly related to the parcel subject to the rezoning, parcels opposite to the site which front Reid Road (where petitioner owns several other lots) faced significant stormwater issues with substantial runoff in 2024. The majority of the discussion at the meeting was focused on those stormwater concerns. Judy Duren's formal complaints began in 2017. A city engineering report (originally dated 2017, later modified) identified two alternatives: re-pipe with 30-inch RRCs or acquire the affected properties; neither was executed. A stormwater project is currently underway near the West Boulevard Library, which residents believe should extend to their area. Petitioner believes that the lot proposed for rezoning is not a direct influencer of the drainage problem impacting the properties on Reid Ave and advised the neighbors that before any house was built, the Petitioner would have to go through the LDIRL process with the City which included a stormwater review.

The Petitioner and neighbors agreed to the following Action Items:

- Murray: Contact city stormwater attorney to identify responsible parties and current status of the drainage issue.
- Murray: Follow up directly with Councilmember Mayo on stormwater department escalation and community meeting comments.
- Murray: Send Dropbox link to Judy Duren for engineering report upload.
- Murray: Attend neighborhood association meeting — August 11, 6–7 PM, Amay James Recreation Center.
- Judy Duren: Upload engineering report and flooding videos to Murray's Dropbox.
- Olympia & Wright (Balogh): Prepare conceptual site plan showing house placement and setbacks to show neighbors.

Mr. Murray has also been contacted via email by Deborah McCullough who lives across West Blvd at 2312 West Blvd, which is visible from the Petitioner's property. Ms. McCullough is highly supportive of the rezoning and is glad to see that the use is residential for a new house instead of some other commercial use.

Submitted, this 9th 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!

2026-030	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZIP CODE
2026-030	11706104	DAVIS	ALMA			2834 MCCOMBS ST		CHARLOTTE	NC	28208	2420 ELMIN ST CHARLOTTE NC	28208
2026-030	11706105	DAVIS	ALMA			2834 MCCOMBS ST		CHARLOTTE	NC	28208	2840 MCCOMBS ST CHARLOTTE NC	28208
2026-030	11706106	DAVIS	ALMA RUCKER			2834 MCCOMBS ST		CHARLOTTE	NC	28208	2834 MCCOMBS ST CHARLOTTE NC	28208
2026-030	11706107	COLLINS CALDWELL	CELESIE A	DELORIS C	CHISLEY	809 BEAULHAVEN LANE		WAXHAW	NC	28173	MCCOMBS ST CHARLOTTE NC	28208
2026-030	11706108	COLLINS CALDWELL	CELESIE A	DELORIS C	CHISLEY	809 BEAULHAVEN LN		WAXHAW	NC	28173	2828 MCCOMBS ST CHARLOTTE NC	28208
2026-030	11706114	MASSEY				2825 MCCOMBS ST		CHARLOTTE	NC	28208	2825 MCCOMBS ST CHARLOTTE NC	28208
2026-030	11706163	FELDER PROPERTIES LLC				8905 CARNEROS CREEK RD		CHARLOTTE	NC	28214-2287	2230 WEST BV UNINC NC	28208
2026-030	11706164	FELDER PROPERTIES LLC				8905 CARNEROS CREEK RD		CHARLOTTE	NC	28214-2287	2226 WEST BV UNINC NC	28208
2026-030	11706165	FELDER PROPERTIES LLC				8905 CARNEROS CREEK RD		CHARLOTTE	NC	28214-2287	2222 WEST BV UNINC NC	28208
2026-030	11706166	FELDER PROPERTIES LLC				8905 CARNEROS CREEK RD		CHARLOTTE	NC	28214-2287	2218 WEST BV UNINC NC	28208
2026-030	11706167	S&M FINANCE GROUP LLC				3117 DEER TRACK LN		MONROE	NC	28110-8609	2833 MCCOMBS ST CHARLOTTE NC	28208
2026-030	11706168	S&M FINANCE GROUP LLC				3117 DEER TRACK LN		MONROE	NC	28110-8609	2837 MCCOMBS ST CHARLOTTE NC	28208
2026-030	11706169	S&M FINANCE GROUP LLC				3117 DEER TRACK LN		MONROE	NC	28110-8609	2841 MCCOMBS ST CHARLOTTE NC	28208
2026-030	11706170	S&M FINANCE GROUP LLC				3117 DEER TRACK LN		MONROE	NC	28110-8609	2845 MCCOMBS ST CHARLOTTE NC	28208
2026-030	11706171	S&M FINANCE GROUP LLC				3117 DEER TRACK LN		MONROE	NC	28110-8609	2829 MCCOMBS ST CHARLOTTE NC	28208
2026-030	11706172	S&M FINANCE GROUP LLC				3117 DEER TRACK LN		MONROE	NC	28110-8609	2851 MCCOMBS ST CHARLOTTE NC	28208
2026-030	11706199	CHISLEY	DELORIS C BOONE			4000 BILLYBROOK CT		MONROE	NC	28110	2824 MCCOMBS ST CHARLOTTE NC	28208
2026-030	11707405	DONAN	MAI			4511 LANSTONE CT		CONCORD	NC	28027	2431 ELMIN ST CHARLOTTE NC	28208
2026-030	11707406	PEREZ	MANUEL DE JESUS RAMIREZ			2421 ELMIN ST		CHARLOTTE	NC	28208	2421 ELMIN ST CHARLOTTE NC	28208
2026-030	11707408	CARMICHAEL	SHENIQUE	DESTINI	CARMICHAEL	15826 SPARROWWIDGE CT		CHARLOTTE	NC	28278	2304 WEST BV CHARLOTTE NC	28208
2026-030	11707409	HALI NGUYEN LLC				1391 MEADOWLANDS DR		WINSTON SALEM	NC	27107	2308 WEST BV CHARLOTTE NC	28208
2026-030	11707410	ERAZO	RAMON JAVIER HENRIQUEZ			2136 WEST BLVD		CHARLOTTE	NC	28208-6109	2316 WEST BV CHARLOTTE NC	28208
2026-030	11707411	PARKERINA	AURELIO A			310 60TH ST NE, UNIT B		WASHINGTON	DC	20019	2320 WEST BV CHARLOTTE NC	28208
2026-030	11707412	LAZO	SAUL FLORES			6333 DERITA WOODS CT		CHARLOTTE	NC	28269	2427 ELMIN ST CHARLOTTE NC	28208
2026-030	11707413	MCCULLOUGH	DEBORAH L			1726 TAMWORTH DR		CHARLOTTE	NC	28210	2312 WEST BV CHARLOTTE NC	28208
2026-030	11707418	CORDON	GUY			PO BOX 15895		CHARLOTTE	NC	28219	2324 WEST BV CHARLOTTE NC	28208
2026-030	11707496	TARA PROPERTIES INC				6736 CONCORD HY		MONROE	NC	28110	ELMIN ST CHARLOTTE NC	28208
2026-030	11707497	TARA PROPERTIES INC				6736 CONCORD HY		MONROE	NC	28110	VALLEY HAVEN DR CHARLOTTE NC	28208
2026-030	14518301	BUCH	ALAN L			3621 FRENCH WOODS RD		CHARLOTTE	NC	28269	WEST BV CHARLOTTE NC	28208
2026-030	14518302	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202	2235 WEST BV CHARLOTTE NC	28208
2026-030	14518303	OLYMPIA & WRIGHT LLC				1800 CAMDEN RD STE 107-18		CHARLOTTE	NC	28203	2239 WEST BV CHARLOTTE NC	28208
2026-030	14518304	LA CHIVA USA LLC				6234 ROSECROFT DR		CHARLOTTE	NC	28215	WEST BV CHARLOTTE NC	28208
2026-030	14518305	LUONG	NHUT	PHUONG	MAL	500 WILBY DR		CHARLOTTE	NC	28270	2307 WEST BV CHARLOTTE NC	28208
2026-030	14518306	REID	FAMILY TRUST THE			1530 PONDELLA DR		CHARLOTTE	NC	28213	2311 WEST BV CHARLOTTE NC	28208
2026-030	14518312	LOVE DIVINE CHURCH				2314 SHERILL STREET		CHARLOTTE	NC	28208-7127	2314 SHERILL ST CHARLOTTE NC	28208
2026-030	14518313	LOVE DIVINE MINISTRIES				2314 SHERILL ST		CHARLOTTE	NC	28208	2308 SHERILL ST CHARLOTTE NC	28208
2026-030	14518314	COLEMAN	GINA			2307 SHERILL ST		CHARLOTTE	NC	28208	2307 SHERILL ST CHARLOTTE NC	28208
2026-030	14518315	DAVIS	BETTY			2315 SHERILL ST		CHARLOTTE	NC	28208	2315 SHERILL ST CHARLOTTE NC	28208
2026-030	14518316	GMON	ROBERT PAVEL			1316 MARJORIE DR		MATTHEWS	NC	28105	2629 RIDGE AV CHARLOTTE NC	28208
2026-030	14518326	MC MILLER	CALVIN	WILLIE	BAILEY	9857 STEELE MEADOW RD		CHARLOTTE	NC	28273	2634 MORNING DR CHARLOTTE NC	28208
2026-030	14518327	MODULE ARCH HOMES LLC				905 FIVE LEAF LN		WAXHAW	NC	28173-6318	2917 MORNING DR CHARLOTTE NC	28208
2026-030	14518328	DRYE HILL LLC				PO BOX 35493		CHARLOTTE	NC	28235	2923 MORNING DR CHARLOTTE NC	28208
2026-030	14518329	JOHNSON	SHIRLEY	CALVIN	C/O K & L GATES LLP	2931 MORNING DR		CHARLOTTE	NC	28208	MORNING DR CHARLOTTE NC	28208
2026-030	14518330	JOHNSON	SHIRLEY	CALVIN LEWIS	JOHNSON	2931 MORNING DR		CHARLOTTE	NC	28208	2931 MORNING DR CHARLOTTE NC	28208
2026-030	14518331	ET-10 LP				1170 KANE CONCOURSE STE 400		BAY HARBOR IS FL	33154	2933 MORNING DR CHARLOTTE NC	28208	
2026-030	14518332	FANT	MAGGIE			2943 MORNING DR		CHARLOTTE	NC	28208	2943 MORNING DR CHARLOTTE NC	28208
2026-030	14518343	ANG LUD LLC				26022 ALDIA CANYON DR UNIT E		CALABASAS	CA	91302	2934 REID AV CHARLOTTE NC	28208
2026-030	14518344	GERALD	HARRIETTE J			2930 REID AVE		CHARLOTTE	NC	28216	2930 REID AV CHARLOTTE NC	28208
2026-030	14518345	DUREN				2918 REID AVE		CHARLOTTE	NC	28208	2918 REID AV CHARLOTTE NC	28208
2026-030	14518346	OLYMPIA & WRIGHT LLC				1800 CAMDEN RD STE 107-18		CHARLOTTE	NC	28203	2914 REID AV CHARLOTTE NC	28208
2026-030	14518347	GEORGETOWNE FIVE LLC				5725 OLEANDER DR STE C3		WILMINGTON	NC	28403-4746	MORNING DR CHARLOTTE NC	28208
2026-030	14518348	OLYMPIA & WRIGHT LLC				1800 CAMDEN RD STE 107-18		CHARLOTTE	NC	28203	REID AV CHARLOTTE NC	28208
2026-030	14518350	PEARCE	SHAQUITA DE KENDRA			2311 SHERILL ST		CHARLOTTE	NC	28208-6819	2311 SHERILL ST CHARLOTTE NC	28208
2026-030	14518351	OLYMPIA & WRIGHT LLC				1800 CAMDEN RD STE 107-18		CHARLOTTE	NC	28203	2916 REID AV CHARLOTTE NC	28208
2026-030	14518356	VICTORY BUILDERS LLC				3960 TRINITY CHURCH RD		CONCORD	NC	28027-8438	2749 RIDGE AV CHARLOTTE NC	28208
2026-030	14518357	VICTORY BUILDERS LLC				3960 TRINITY CHURCH RD		CONCORD	NC	28027-8438	2753 RIDGE AV CHARLOTTE NC	28208
2026-030	14518359	VICTORY BUILDERS LLC				3960 TRINITY CHURCH RD		CONCORD	NC	28027-8438	2737 RIDGE AV CHARLOTTE NC	28208
2026-030	14518360	VICTORY BUILDERS LLC				3960 TRINITY CHURCH RD		CONCORD	NC	28027-8438	2741 RIDGE AV CHARLOTTE NC	28208
2026-030	14518361	VICTORY BUILDERS LLC				3960 TRINITY CHURCH RD		CONCORD	NC	28027-8438	2745 RIDGE AV CHARLOTTE NC	28208
2026-030	14518404	GIVENS	JOHN W	KIZZIE	GIVENS	2917 REID AV		CHARLOTTE	NC	28208	2917 REID AV CHARLOTTE NC	28208
2026-030	14518405	REVELATION PENTECOSTAL	HOLINESS CHURCH			2921 REID AVE		CHARLOTTE	NC	28208-6811	2919 REID AV CHARLOTTE NC	28208
2026-030	14518406	REVALATION PENTECOSTAL	HOLINESS CHURCH (TRUSTEES			2921 REID AVE		CHARLOTTE	NC	28208	2921 REID AV CHARLOTTE NC	28208
2026-030	14518407	WOODS	MARVIN L	BESSIE T	WOODS	2933 REID AVE		CHARLOTTE	NC	28208	3601 REID AV CHARLOTTE NC	28208
2026-030	14518454	BETTY LLC				7529 ARAGORN LN		CHARLOTTE	NC	28212-1543	WEST BV CHARLOTTE NC	28208
2026-030	14518455	BETTY LLC				7529 ARAGORN LN		CHARLOTTE	NC	28212-1543	WEST BV CHARLOTTE NC	28208

EXHIBIT

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exhibitsticker.com

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!

2026-030	full_name_neighborhood	first_name	last_name	physical_address	street address	apartment_unit_or_suite	city	state	zip code
2026-030	100 Black Men of Greater Charlo	Aaron	Means	6011 TEANECK PLACE, CHARLOTTE, NC, 28215			CHARLOTTE NC		28215
2026-030	Arbor Glen Homeowners Associati	Evelyn	Jones	1600 SPRING FOREST DR, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-030	Barringer Woods Association	Martha	Mccorkle	1548 WICKHAM LN, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-030	Barringer Woods Community	michael	pompey	2101 NORWICH PL, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-030	Barringer Woods Community	michael	pompey	2101 Norwich Place, Charlotte, North Carolina, 28208			CHARLOTTE NC		28208
2026-030	Bent Creek Homeowners Associati	Andrew	Lake	1508 CHELVESTON DR, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-030	Carmel Valley Homeowners Associ	Karl	Kasten	2732 CAPITOL DR, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-030	City Dive Outreach Center	Hamani	Fisher	2201 CARONIA ST, CHARLOTTE, NC, 28202			CHARLOTTE NC		28202
2026-030	Clanton Park - Roseland	Janet	Garner-Mullins	1014 COMSTOCK DRIVE, CHARLOTTE, NC, 28217			CHARLOTTE NC		28217
2026-030	Clanton Park - Roseland	RJ	JHarvey	1117 ROLLINGWOOD DRIVE, CHARLOTTE, NC, 28217			CHARLOTTE NC		28217
2026-030	Clanton Park Community Neighbor	Doris	Boyd	4116 BROADVIEW DR, CHARLOTTE, NC, 28217			CHARLOTTE NC		28217
2026-030	Clanton Park Community Neighbor	Dorothy	Waddy	4032 BROADVIEW DR, CHARLOTTE, NC, 28217			CHARLOTTE NC		28217
2026-030	Montibello	Robin	Jones	2741 MAYFAIR AVENUE, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-030	Parkview East	Christine	Howell	2508 OLD STEELE CREEK RD, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-030	Plaza Shamrock Neighborhood Ass	Ervie	Pridgen	3036 MARKLAND DR, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-030	Ponderosa - Wingate	Beverly	Clark	2813 MAYFAIR AVE., CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-030	Ponderosa Neighborhood Associat	Elfredia	Brown	3036 MARKLAND DR, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-030	Progressive Baptist Church	Terrance	Grooms	1600 CLANTON ROAD, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-030	Reid Park Neighborhood Associat	Harriette	Mahoney	2930 REID AV, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-030	Reid Park Neighborhood Associat	Rickey	Hall	2415 LESTER STREET, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-030	Renewed Inspiration	Klarissa	Byers	2919 REID AVENUE, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-030	Revolution Park	Brandon	Holmes	2729 MAYFLOWER ROAD, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-030	Revolution Park Neighborhood As	Brett	Tempest	2728 BEECH NUT ROAD, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-030	Revolution Park Neighborhood As	John	Howard	2701 BEECH NUT RD, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-030	Revolution Park Neighborhood As	Sharon	Howard	2701 BEECH NUT RD, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-030	West Boulevard	Veronie	Gamble	1946 WEST BOULEVARD, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-030	Westerly Hills Neighborhood Ass	Lillie	Williams	2619 CHRISTIE ST, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-030	Wingate Community	Darlene	Boyd	2644 MAYFAIR AVE, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-030	Wingate Neighborhood Associatio	Garrick	Combs	1627 DODGE AVENUE, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-030	Wingate Neighborhood Associatio	Robin	Jones	2741 MAYFAIR AVE, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208

EXHIBIT

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exhibiticker.com

June 17, 2026

NOTICE TO INTERESTED PARTIES OF REZONING VIRTUAL COMMUNITY MEETING

Subject: Community Meeting – Rezoning Petition filed by Olympia & Wright, LLC, to rezone approximately 0.15 acres located at 2239 West Boulevard, Charlotte, NC, from CG (General Commercial) to N1-E (Neighborhood 1).

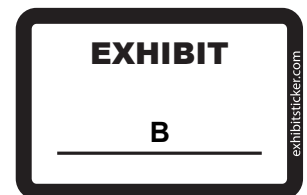
Date and Time of Meeting: Tuesday, June 30, 2026, at 6:00 p.m.

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

Join Zoom Meeting: <https://us02web.zoom.us/j/85952939979>

Meeting ID: 859 5293 9979

Passcode: None



Petitioner: Olympia & Wright, LLC

Petition No.: 2026-030

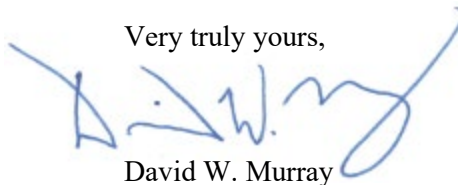
I am assisting Olympia & Wright, LLC (the “Petitioner”) with a Rezoning Petition filed with the Charlotte Planning, Design & Development Department seeking to rezone an approximately 0.15 acre site (the “Site”) located at 2239 West Boulevard, Charlotte, NC, from CG (General Commercial) to N1-E (Neighborhood 1).

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 Tuesday, June 30, 2026, at 6:00 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,

A handwritten signature in blue ink, appearing to read "D. W. Murray".

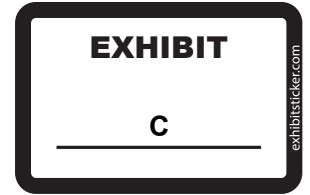
David W. Murray

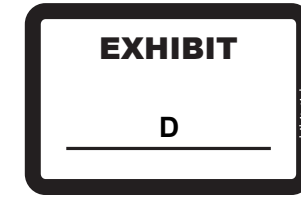
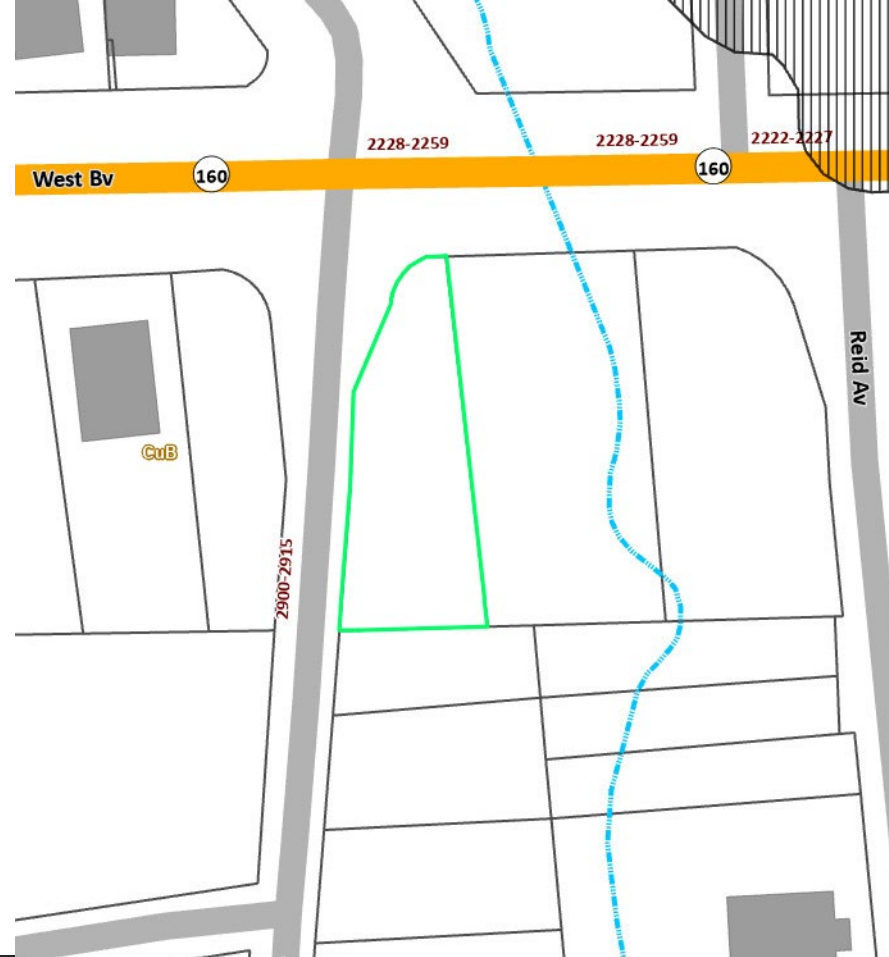
cc: Hon. Joi Mayo (District 3 Representative)

Date Mailed: June 17, 2026

Community Meeting Attendee List
(excluding Petitioner/Representatives)
Rezoning 2026-030
June 30, 2026

1. Judy Duren – 2918 Reid Ave
2. Rickey Hall – 3133 Reid Ave
3. Barbara Epps
4. Debra Reid
5. Veronie Gamble





Community Meeting Rezoning 2026-030 2239 West Blvd.

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

Introductions

- Petitioner: Olympia & Wright, LLC
- Petitioner's Representative: Andrew Balogh
- Petitioner's Rezoning Agent: David W. Murray, Esq., Murray Law Firm, PLLC
- To view examples of Olympia & Wright Homes, please visit www.owhomes.com

Meeting Agenda

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

Property Location

- Reid Park neighborhood
- Located at southeast corner of West Blvd and Morning Drive





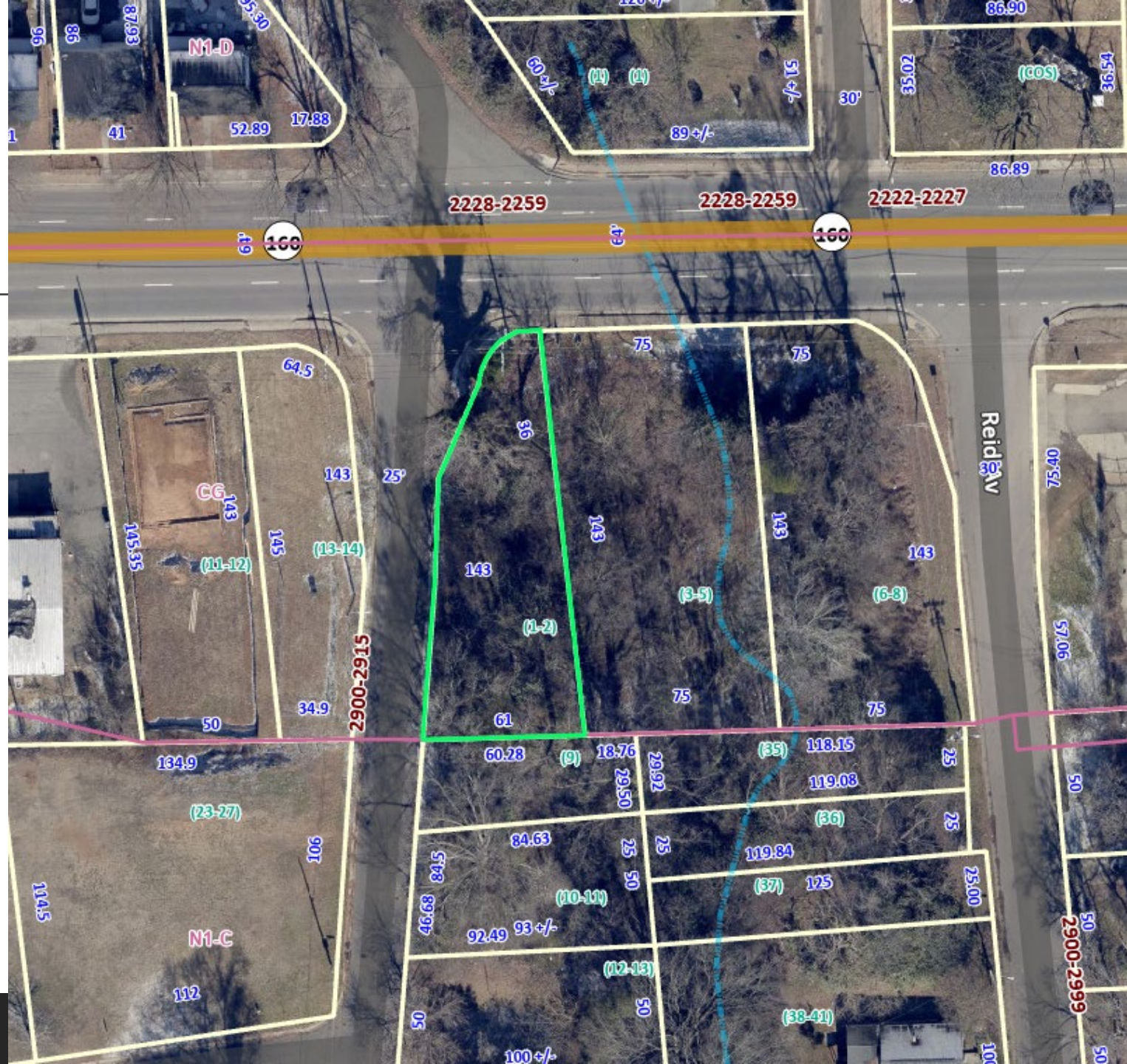


Vacant Property

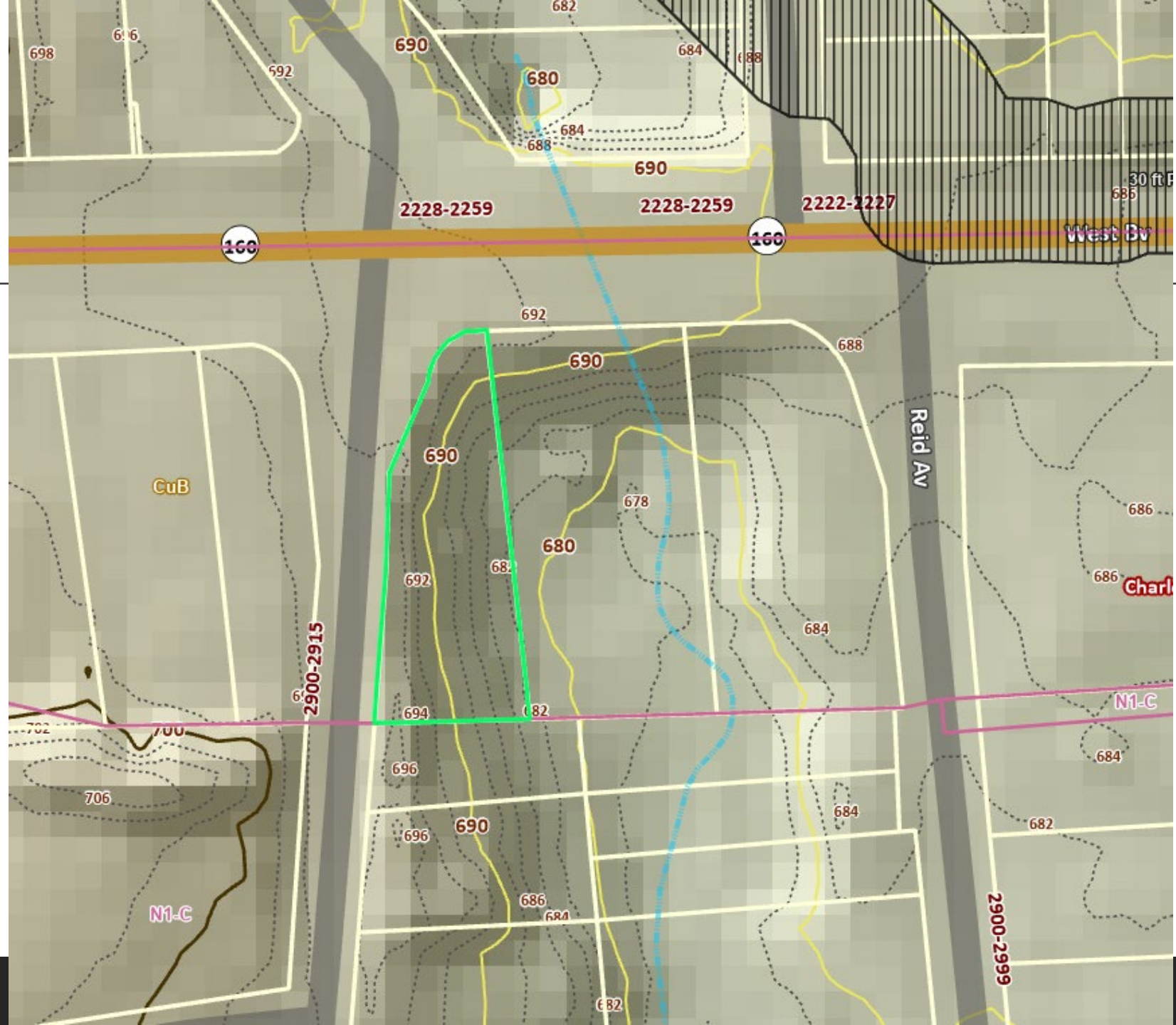
- 1965 Mecklenburg County Aerial
- No house existed on property according to County records
- Houses above and below were demolished in 1990s according to County records
- Line approximate



Today

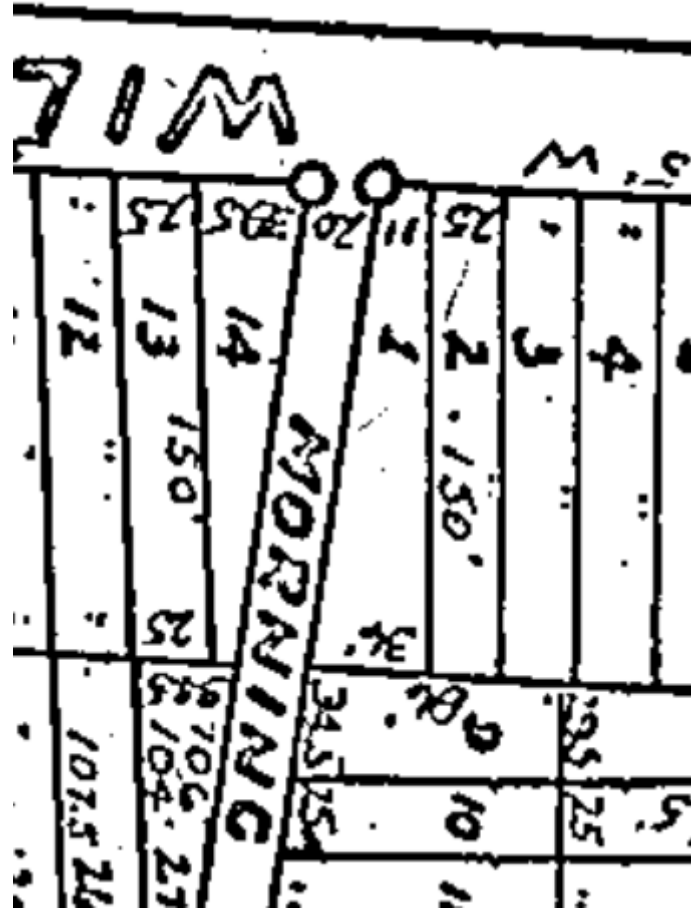


Topo



Plat

Lot is a portion of two lots (Lot 1 and 2) on the original plat of Reid Park.



Development Considerations

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

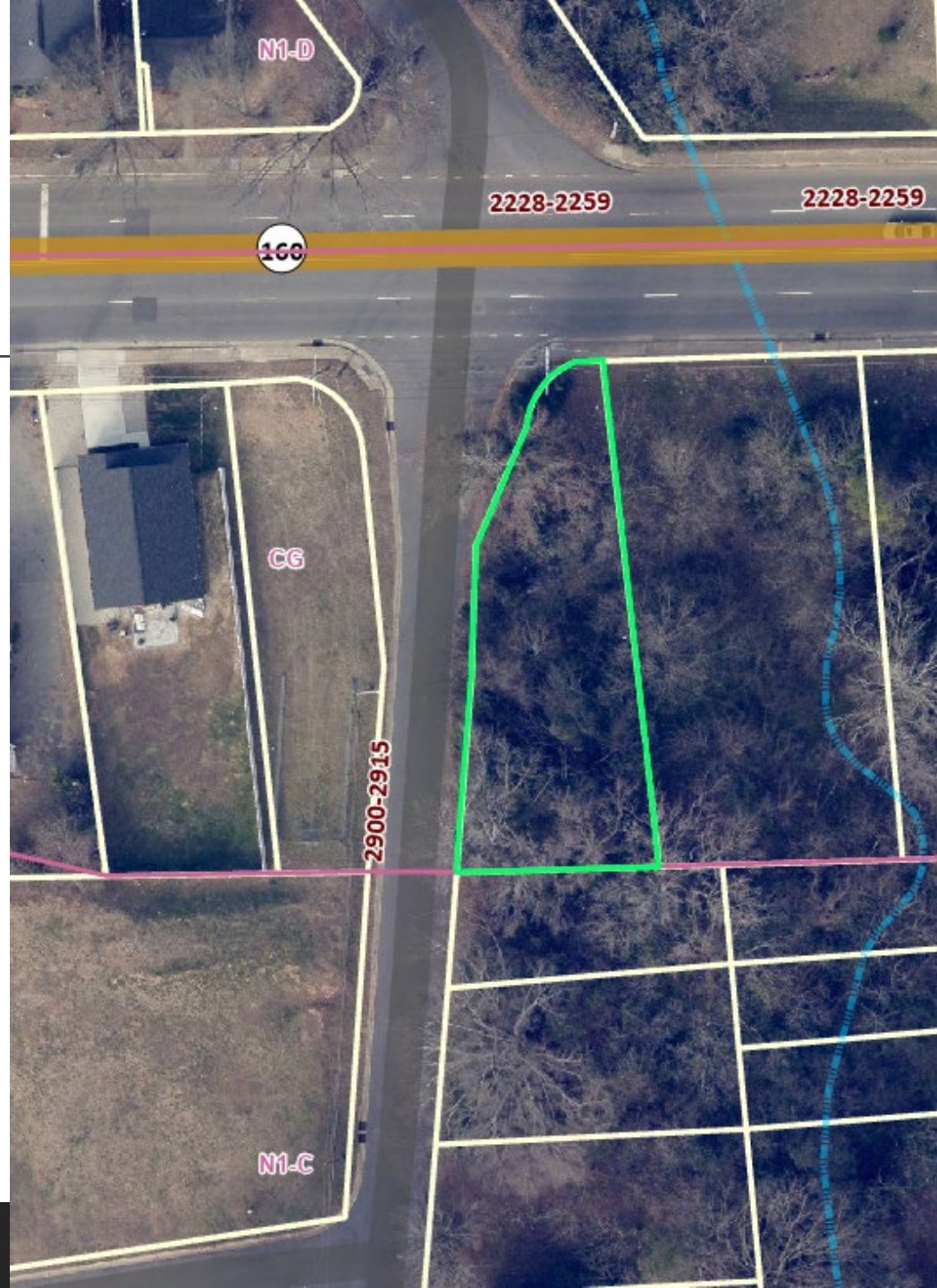
Existing Zoning – CG, General Commercial

Allows all types of general commercial uses typically found on major commercial corridors and roads.

Not typically fronting a street like Morning Drive which is residential in nature.

Area Zoning

- CG – General Commercial
- N1-D – Neighborhood 1-D
- N1-C – Neighborhood 1-C



Existing Uses

- This site is currently vacant.
- Property to the east is owned by the City of Charlotte and undevelopable.
- Property to the west is CG zoned but had a residential house built on it in 2022 before UDO change in 2023.
- Property to the north and south is residential.

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 N1-E Zoning District

- A single-family zoning district which allows single-family detached, duplex and triplex houses. The current CG zoning allows for single-family detached, duplex and triplex only if existing prior to 2023, thus the need for the rezoning.
- The reason for the N1-E as opposed to another N1 district is because of the small buildable lot size and width.
- Given that it is adjacent to a permanently undeveloped parcel owned by the City, smaller setbacks are reasonable.
- The existing CG zoning district is not feasible because a commercial use cannot be placed on the property because of its unique size and location.

Recommended Land Use Plan

- Place Type map for 2040 plan calls for Neighborhood Center (commercial/retail/etc) uses
- This rezoning petition is technically inconsistent with the 2040 Plan Neighborhood Center recommendation.
- This lot is too small to support a Neighborhood Center.

2040 Plan Map

Green is subject parcel

Yellow is Neighborhood 1

Purple is Neighborhood Center
(a commercial type district)

Parcel 14518305 is purple but
a new house was built in 2022.



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 3 Representative – Councilmember Joi Mayo

Thank you for attending!