Community Meeting Report

Petitioner: Eugene Kim

Meeting Date: November 2, 2026

Project: 9925 EWT Harris Blvd, RZP 2026-063

Mtg. Location: Virtual Meeting, Zoom

Meeting Time: 6:00PM

Attendees: Frances Fennell – Urban Design Partners

Registration Log is Attached (1 community member)

The Community Meeting was coordinated, scheduled, and offered to the public as provided by the City of Charlotte Unified Development Ordinance guidelines. Adjacent residents attended the petition community meeting as noted on the Attendance Log.

Purpose: To present Conditional Rezoning Petition 2026-063 to any neighboring residents or homeowners who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner's representatives and were invited. Urban Design Partners posted the presentation on our website for community benefit.

This Community Meeting Report is being filed with the City of Charlotte Planning, Design, and Development Department pursuant to the provisions of the City of Charlotte UDO instructions.

Minutes: The following items were discussed in the presentation:

Frances began the meeting shortly after 6:00 P.M. by introducing herself, identifying Rezoning Petition 2026-063, and explaining the purpose of the meeting. The approximately 1.24-acre subject property was identified as 9925 EWT Harris Boulevard, located at the intersection of EWT Harris Boulevard and Idlewild Road.

Aerial imagery was presented to familiarize attendees with the site, followed by an overview of the existing zoning map. Frances explained that the request is for a Conditional Tier 1 Rezoning from N1-B to NC(CD). The adopted 2040 Policy Map was then displayed and discussed.

Next, Frances presented the Development Notes submitted with the Tier 1 Conditional Rezoning application. She reviewed the document and explained that the petitioner is requesting the ability to develop approximately 4,000 square feet of commercial space on the site. Several examples of potential uses were provided, along with clarification that certain high-traffic vehicular uses, such as gas stations and car rental facilities, would be prohibited.

Frances also reviewed several conditional notes intended to promote a higher architectural standard, including restrictions on certain building materials. She discussed the required 25-foot landscape buffer adjacent to the N1 placetype, as well as the proposed streetscape improvements. These improvements include a 12-foot shared-use path along EWT Harris Boulevard and a proposed 6-foot sidewalk along Idlewild Road.

The anticipated rezoning timeline was reviewed, and Frances provided her contact information for attendees who wished to follow up individually after the meeting.

Following the presentation, an open discussion was held with the sole attendee, Ron, who owns the adjacent property to the north. Ron explained that he has experienced issues with litter and foot traffic in the area and wanted to ensure that the proposed development would not exacerbate these existing concerns. He noted that the litter primarily originates from the roadway. Ron indicated that he would prefer the proposed use not be a fast-food establishment but had no concerns with the potential development of a small office or financial institution.

Ron stated that he would not have an issue with the rezoning petition provided that a landscape buffer were installed to provide separation between the properties. He also expressed a desire for the existing bus stop to remain in its current location rather than being relocated farther down the street, which he felt could negatively impact his residence.

Frances explained that she did not anticipate the bus stop being relocated but noted that the City had requested that it be upgraded to include a bus shelter as part of the rezoning petition. Ron expressed support for this improvement, noting that the existing bus stop currently has no amenities.

With no further questions, the meeting adjourned at 6:15pm.

Mailing Lists

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
13321118	CHARLOTTE ZOTUNG BAPTIST CHURCH				7841 IDLEWILD RD		CHARLOTTE	NC	28212-5845
13321119	CIRCLE K PROPERTIES INC			% PROPERTY TAX DEPARTMENT	PO BOX 52085 DC-17		PHOENIX	AZ	85072
13322413	SIMMONDS	IVY	EDWIN N	SIMMONDS	8006 MEADOWDALE LN		CHARLOTTE	NC	28212-4854
13322414	NEW HOPE BAPTIST CHURCH	(TRUSTEES)		ATTN:TRUSTEES	7841 IDLEWILD RD		CHARLOTTE	NC	28212
13322415	NEW HOPE BAPTIST CHURCH (TRUSTEES)			ATTN:TRUSTEES	7841 IDLEWILD RD		CHARLOTTE	NC	28212
13322916	ALSALLAMI	MOHAMMED			8015 MEADOWDALE LN		CHARLOTTE	NC	28212
13322917	BERMUDEZ	CARLOS ARTURO LEO	ANA ISABEL	LEON	8021 MEADOWDALE LN		CHARLOTTE	NC	28212
13504653	CARTER	ELIZABETH ANN			8119 MEADOWDALE LN		CHARLOTTE	NC	28227
13504654	BRYANT	TAMMY			8113 MEADOWDALE LN		CHARLOTTE	NC	28227
13504655	KURAS	STEVEN J			179 CASTAWAY TRL		MOORESVILLE	NC	28117-9675
13504656	BU	THA	NGE	MAI	8105 MEADOWDALE LN		CHARLOTTE	NC	28227
13504657	VINROY REID OF EAST CASTLE LLC				9809 E W T HARRIS BLVD		CHARLOTTE	NC	28227
13505101	KIM	EUGENE S	SONYA K	KIM	562 FAIRVIEW RD		PENDERGRASS	GA	30567
13505103	IDLEWILD CONGREGATION OF JEHOVAHS WITNESS INC				3514 FORTIS LN		MATTHEWS	NC	28105
13505115	ALI	ASHRAF	TALAT M	ALI	8138 MEADOWDALE LN		CHARLOTTE	NC	28227
13505116	MARCINKO	LESSLIE-ANN			8134 MEADOWDALE LN		CHARLOTTE	NC	28227
13505117	MUNANTE	MAURO F CHOQUE	MARIA C MEJIA	CHOQUE	8130 MEADOWDALE LN		CHARLOTTE	NC	28227
13505118	CLINE	ROSALYN			8126 MEADOWDALE LN		CHARLOTTE	NC	28227
13505119	CHAU	HOANG T	LE	VAN TUONG	8122 MEADOWDALE LN		CHARLOTTE	NC	28227-5980
13505120	RODRIGUEZ	CARMEL IRENE			8116 MEADOWDALE LN		CHARLOTTE	NC	28227-5980
13505121	FOSKEY	EDDYCE Y			8108 MEADOWDALE LN		CHARLOTTE	NC	28227
13505122	GARRETT	DIANNA C	RONALD	GARRETT	9821 E WT HARRIS BLVD		CHARLOTTE	NC	28227-5946
16503303	THALES INVESTMENTS INC			C/O DOLLAR TREE STORES INC STORE 8546	500 VOLVO PKWY	DEPT 300	CHESAPEAKE	VA	23320
16503601	IDLEWILD CROSSING LTD	PTN		%CHILDRESS KLEIN	301 S COLLEGE ST STE 2800		CHARLOTTE	NC	28202

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	street address	apartment_unit_or_suite	city	state	zip code
Breaking Barriers:Building Bond	Betty	Gregory	8460 BARNCLIFF ROAD		CHARLOTTE	NC	28227
Chesnut Lake Neighborhood Assoc	Rick	Gardino	7222 LEA WOOD LN		CHARLOTTE	NC	28227
Chestnut Lake	Alma	Moore	7437 PIRATES COVE COURT		CHARLOTTE	NC	28227
East Meck Area	Judy	Henley	7212 GUYANDOTTE PLACE		CHARLOTTE	NC	28212
Easthaven Neighborhood Associat	David	Jones	4501 DAWNWOOD DR.		CHARLOTTE	NC	28212
Easthaven Neighborhood Associat	Dennis	Murphy	4611 TWIN OAKS PL		CHARLOTTE	NC	28212
Edison Street Block Association	Bobbie	Toatley	4659 EASTHAVEN DR		CHARLOTTE	NC	28212
Fairfield Park	Bill	Strain	625 ALLISTER DR		CHARLOTTE	NC	28227
Girl Scouts- Hornets' Nest Coun	Gayle	Sims	7007 IDLEWILD ROAD		CHARLOTTE	NC	28212
Howie Acres Community	Roma	Durham	3108 CRESTHILL DR		CHARLOTTE	NC	28212
Idlewild Brook Lane	Sherika	Kemp	7120 IDLEWILD BROOK LANE		CHARLOTTE	NC	28212
Idlewild Farms Neighborhood Ass	Benjamin	Theodore	7316 HILLBOURN DRIVE		CHARLOTTE	NC	28212
Jefferson Park Neighborhood Ass	Charles	Simon	5942 PEPPERHILL RD		CHARLOTTE	NC	28212
Kanimbla Dr/ Carlton Ln & Tucka	Anne	Miller	3627 WINCHELSEA DR		CHARLOTTE	NC	28212
Kelsey Glen Community Watch	Lester	Lemley	6628 CRAB ORCHARD CT		CHARLOTTE	NC	28212
Rosegate Homeowners Association	Joan	Hauck	5144 ROSEMEDE DR		CHARLOTTE	NC	28227
Shamrock Hills Neighborhood Ass	Betty	Gregory	8460 BARNCLIFF ROAD		CHARLOTTE	NC	28227
Valley Grove Association	Hans	Fassen	8526 SUNFLOWER ROAD		CHARLOTTE	NC	28212
Wallace Lane Community Associat	Susan	DixonGrumblatt	7675 WALLACE LN		CHARLOTTE	NC	28212

Registration Log

First Name	Last Name	Email Address
Ron	Garrett	garrettron1@gmail.com