

Hidden Valley Community Association (HVCA)/ Historic Black Neighborhoods Coalition (HBNC)

Virtual Meeting
Charlotte, NC

5:30 – 6:45 pm
Tuesday, August 11, 2026

Please Join -
The Historic Black Neighborhoods Coalition Facebook Group:

HVCA / HBNC - MEETING AGENDA

- A. WELCOME / PRAYER – Marjorie Parker / Rev. Arthur Canada
- B. HISTORIC BLACK NEIGHBORHOOD COALITION (HBNC) HISTORY –
Bobby Drakeford / Ricky Hall
- C. UNIFIED DEVELOPMENT ORDINANCE CONCERNS – Marjorie Parker / Bobby Drakeford
- D. HIDDEN VALLEY COMMUNITY ASSOCIATION (HVCA) / HBNC
SUPPORT LETTER
- E. HIDDEN VALLEY LAWSUIT – Attorney Morris McAdoo
- F. DEED RESTRICTIONS / DEED RESTRICTION ENFORCEMENT –
Attorney Morris McAdoo
- G. HBNC STRATEGY – Erica Frazier
- H. HVCA NEXT STEPS – Marjorie Parker / Bobby Drakeford
- I. HBNC LONG TERM GOALS / NEXT STEPS - Bobby Drakeford

INTRODUCTION

Historic Black Neighborhoods Coalition

The Historic Black Neighborhoods Coalition (HBNC) brings together residents, clergy, and community leaders to protect, preserve, and enhance the quality of life in Charlotte's historic Black communities. The coalition works to amplify neighborhood voices and influence public policy for fair, inclusive benefits from public investments across Mecklenburg County.



B. HBNC FORMATION / HISTORY

Prior to COVID, neighbors and community leaders from Beatties Ford Rd., West Boulevard, and Hidden Valley began to express concerns over their inability to impact local public policy decisions. This was particularly troubling given our meaningful participation in elections and shared voting patterns.

A community forum with elected officials was initially contemplated as a measure to better address policy-makers and express concerns. COVID interrupted that concept. Several parties involved in those discussions worked together during the 2040-Plan planning process under the Community Benefits Coalition (CNC) umbrella. These experiences and the universal concerns about the Transit Tax plan deficiencies and its planning process led to the formation of the Historic Black Neighborhoods Coalition (HBNC).



C. UNIFIED DEVELOPMENT ORDINANCE (UDO) CONCERNS

Part III: Neighborhood Zoning Districts

Article 4. Neighborhood 1 Zoning Districts

 Download PDF

4.1 PURPOSE

The Neighborhood 1 Zoning Districts respect the character and [development](#) patterns of Charlotte's established residential neighborhoods and promote new residential neighborhood development in a manner that implements the City's vision for the future. The N1-A through N1-E Zoning Districts allow for the development of single-family, duplex, and triplex dwellings on all lots. Additionally, quadraplex dwellings are allowed on arterial streets in these zoning districts when an affordable housing unit is provided within the dwelling. The N1-F [Zoning District](#) allows all dwelling types allowed in N1-A through N1-E Zoning Districts, as well as small-scale multi-[family](#) dwellings, and is intended for application typically on arterial streets within Neighborhood 1 Place Type.



August 3, 2026

Dear Hidden Valley Neighbors and Friends.

Hidden Valley is steeped in history and experiences that have created the proud neighborhood we are today. Many of these unifying events have improved the quality of life, protected home values, and created a greater sense of community. Hidden Valley is comprised of families, neighbors, and homeowners who take pride in where they live. Today, Hidden Valley and neighborhoods like it throughout the City of Charlotte are facing a threat that would change their character for generations to come. We seek your involvement and help to protect Hidden Valley (and perhaps your neighborhood) as we know it (them) today!

The City of Charlotte approved new zoning and land development regulations in 2023 via the Unified Development Ordinance (UDO). The UDO permits duplexes and triplexes on a single-family lot. Most of these duplexes and triplexes are being built in historic, black, single-family home communities. Beatties Ford Rd., Statesville Ave., and West Boulevard neighborhoods have been targeted for this type of development that does not require community approval. Developers are purchasing single-family homes at a discount and replacing them with two or three units that each cost more than the surrounding homes. The first occurrence of this in Hidden Valley is underway on Snow White Ln, across from the Elementary School.

We all know that community-approved redevelopment can be beneficial. However, building duplexes and triplexes between single-family homes is undesirable for several reasons. For starters, these structures are larger (wider, taller, and deeper) than the neighboring houses, which intrudes on privacy. Most do not have brick and have front-loaded garages. This character change will devalue the existing homes and create more opportunities for developers to purchase at a discount and build more duplexes and triplexes. They will create overcrowding and parking problems as three families will replace one. None of these changes preserve, promote, or respect the character or identity of Hidden Valley.

Because we love our community and want to protect the value of our homes, Hidden Valley has decided to file a lawsuit against this type of development. The Snow White Ln. project violates a deed restriction that only allows single-family homes in Hidden Valley. Several organizations and like communities share our concern and are willing to help. The Historic Black Neighborhood Coalition (HBNC) and the Charlotte Center for Legal Advocacy have joined our fight and provided some funding and legal services. This coalition seeks to stop the current development in Hidden Valley and to make clear that our communities will not accept this type of development that violates our deed restrictions.

We seek your support in our efforts. The HBNC will host a zoom community meeting to discuss the UDO and deed restrictions from 5:00–6:30 pm on Tuesday, August 11th. Please call or email Bobby Drakeford at (704)9683271 or bobby@tdcrealestate.com for the meeting link. The Hidden Valley Community Association (HVCA) is accepting contributions to HVCA- P.O. Box 561224, Charlotte, NC, 28256 or hiddenvalleycommunity.org/makeadonation. For questions or suggestions, please email hiddenvalleycommunications@gmail.com. Thank you for your support and participation.

Sincerely,

Marjorie Parker
HVCA President

Iola Garner
HVCA
Real Estate and Rezoning Chair

Bobby Drakeford
HBNC – Steering Committee



www.hiddenvalleycommunity.org



hiddenvalleycommunications@gmail.com

F. DEED RESTRICTIONS / DEED RESTRICTIONS ENFORCEMENT

- A. Marketable Title Act
- B. Precedent Setting Violations
- C. Lawsuit Challenges (retainer fees, discovery, etc.)
- D. Developer Title Insurance
- E. Restrictions vs. City Ordinances

HBNC / HVCA PLEDGE

The Historic Black Neighborhoods Coalition (HBNC) and Hidden Valley Community Association (HVCA) pledge to participate in crafting a revised, more equitable UDO and to secure specific commitments that promote the collective interests of its member communities.

“We want a plan that protects and prioritizes our current residents. One that does not focus primarily on future residents and conditions. And we want a Charlotte where equity is the foundation, not the afterthought.”



QUESTIONS

Any questions from the
audience?



Thank
You!



Hidden Valley Neighborhood

Snow White Lane Triplex



Snow White Lane Single Family Residences



Reid Park Community

McComb Street – Quadruplex built on McComb Street



3048 Reid Ave – Duplex unit under construction on previous single family lot.



Northwood Estates Community

Northwood Estates Duplex



Westerly Hills Neighborhood

2524 Pruitt Drive - Triplex



Northwood Estates Community

Northwood Estates Single Family Residences



Reid Park Neighborhood

Reid Ave. Duplexes



Reid Ave. Single Family Residences



Westerly Hills Community

Westerly Hills Duplex

Westerly Hills Single Family Residences



Enderly Park Community

Enderly Park Duplexes

Enderly Park Single Family



Biddleville Heights

Biddleville Heights Duplexes

Biddleville Heights Single Family



Biddleville Heights

Biddleville Hights Single Family

Biddleville Hights Duplexes



Double Oaks Community

Double Oaks Rd. Single Residence

Double Oaks Duplex



Druid Hills Community

Druid Hills Family Residences



Druid Hills Duplexes

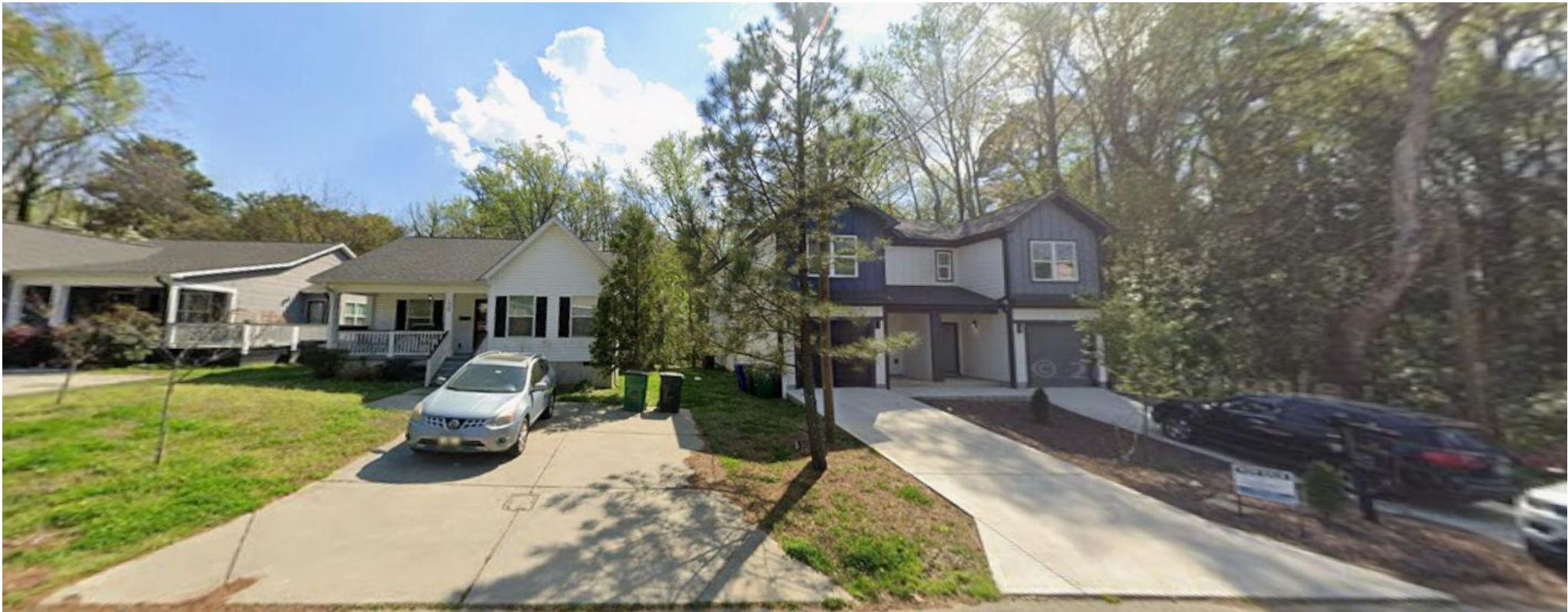


Lincoln Heights Community

Lincoln Heights Single Family Residences



Lincoln Heights Duplex



Oaklawn Park Community

Oaklawn Park Duplexes

Oaklawn Single Family Residence

