

SECOND COMMUNITY MEETING REPORT

Petitioner: Brookhill Investments, LLC

Rezoning Petition No. 2024-129

This SECOND Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Staff 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 written notice of the date, time and virtual format for 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 October 17, 2025. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND FORMAT OF MEETING:

The Second Virtual Community Meeting was held on Monday, October 27th at 5:30 p.m. via the Zoom platform. Previously, an official community meeting was held on September 4th

Recipients of the notice letter were directed to RSVP for a link to the virtual meeting via email or phone to a member of the Petitioner's team. Members of the community who were unable to access the virtual meeting were directed to email or call a member of the Petitioner's team and could be provided with a copy (including a mailed paper copy, if necessary) of the meeting presentation.

MEETING PARTICIPATION:

The Virtual Community Meeting had twenty-two (22) attendees, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Mike Griffin, John Lineberger, and Jared Porter with Griffin Brothers, as well as by Petitioner's agents, Collin Brown and Brittany Lins with Alexander Ricks PLLC.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown explained that this meeting is a follow-up to the original rezoning meeting because of some technical tweaks to the overlay request and to allow a second opportunity for nearby community members to interact with the Brookhill redevelopment team. He showed aerials of the approximately 32-acre site located on the northeast side of remount Road, west of South Tryon Street, and south of West Tremont Avenue, known as the "Brookhill Village" site.

As discussed in the original meeting, Mr. Brown explained the unique leasehold interest that the Petitioner has in the property, where they do not own the underlying land but only the improvements on the site up until October 31, 2049. After that time, the lease will expire and control will go back to the underlying property owner. Therefore, redevelopment by the Petitioner within the timeframe until 2049 is significantly limited. Mr. Brown also walked through the history

of Brookhill Village, developed as an affordable housing community and later mostly demolished. The majority of the land is currently vacant and serves as a blank canvas for redevelopment but has the obstacle of the leasehold interest that has limited redevelopment opportunities. The Petitioner's team wants to create a development that changes the narrative of Brookhill Village as a positive asset for the community for the remaining leasehold timeline.

The property is currently zoned N2-B (Neighborhood 2) which is a high-density residential zoning that would typically allow apartment-style redevelopment. However, due to the leasehold expiration, a large apartment tower would not be viable on this site despite similar projects developed in the surrounding area. The project is currently divided into several development areas. The Harvest Center is actively managing renovated affordable units and will be constructing a community center as part of their non-profit program. Preliminary concepts for the other development areas on the site include container-style townhome units, outdoor theater, sports fields, ride share terminal, art gallery, fitness studio, outdoor farmers market, or outdoor amusement like putt-putt golf or beach volleyball.

Mr. Brown explained that many of the proposed temporary uses that would reinvigorate the site are not permitted under the current zoning and not easily accommodated under the existing zoning ordinance constraints. Therefore, the Petitioner is collaborating with Planning Staff, elected officials, and the community to create a Brookhill Village specific overlay district to creatively address the unique scenario for the property. The Overlay concept maintains the existing N2 zoning designation for a portion of the site and requests a rezoning to the CAC (Community Activity Center) zoning district for another portion of the site. The overlay alters some of the zoning ordinance standards and conditions to provide some flexibility in areas such as required block length and street standards as well as permitted uses. The goal of the Petitioner's redevelopment is to reinvigorate the area and change any negative connotation with community-driven activation at the site. Mr. Brown said that the Petitioner also planned to extend Dunavant Street out to Tryon in order to improve the block structure and network in South End.

Mr. Brown concluded the meeting by stating that the rezoning timeline could result in a public hearing in October and City Council decision in November, at the earliest.

The virtual meeting was then opened for discussion:

In response to an attendee's request for clarification on the Harvest Center housing versus the proposed new container townhome area, the Petitioner's team said that they anticipated that the townhome area would be market rate and constructed out of container materials instead of traditional buildings due to the lease expiration timeline and moveability of container materials.

In response to inquiries about the Dunavant Street extension, the Petitioner's team said that they believe the public right-of-way had already been dedicated for that area. They recognized that it currently functions like a dead-end at the Tremont Station townhomes. An attendee expressed concern with the extension decreasing the available parking for Tremont Station and increase access in a way that might be detrimental to the Tremont Station residents. The attendee asked that speed bumps be considered if the connection must be made.

An attendee asked whether there would be any prohibitions on certain types of retail, such as pawn shops. The Petitioner's team responded that they have a shared interest in the overall Brookhill development to keep noxious uses from occurring there because it would be detrimental to their other intended uses. Pawn Shops are not currently being considered as a use for this site.

In response to a question about the distance and relation of the proposed container townhomes to the existing Tremont Station townhomes, the Petitioner's team said that there would likely be a significant retaining wall to account for the grade change and that the new townhomes will be lower in grade than Tremont Station. The look of the proposed new townhomes would be similar dimensions to what is existing, including two-car garages with three stories above the garage. The proposal is less dense than Tremont Station and would have additional parking available.

The meeting concluded at approximately 6:00 p.m. without any further questions or discussion from the community.

Respectfully submitted this 14th day of November 2025.

cc: Joe Mangum, Charlotte Planning, Design and Development Department
Holly Cramer, Charlotte Planning, Design and Development Department

EXHIBIT A

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!

2024-129	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2024-129	11904626	RRPVII QUARTER CHARLOTTE LP			C/O RAM REALTY ADVISORS	4801 PGA BLVD		PALM BEACH GARI FL		33418
2024-129	11905102	MCILROY	ROBERT S			PO BOX 2156		MURRELLS INLET SC		29576
2024-129	11905103	MCILROY	ROBERT S			PO BOX 36483		CHARLOTTE NC		28236-6483
2024-129	11905104	MCILROY	ROBERT S			PO BOX 36483		CHARLOTTE NC		28236-6483
2024-129	11905201	SPANGLER PROPERTIES LLC				1110 E MOREHEAD ST		CHARLOTTE NC		28204
2024-129	11905202A	BROOKHILL LAND LLC			C/O BROOKHILL INVESTMENTS LLC	19109 WEST CATAWBA AVE	STE 110	CORNELIUS NC		28031
2024-129	11905202B	BROOKHILL INVESTMENTS LLC			ATTN: MIKE GRIFFIN	19109 WEST CATAWBA AVE	STE 110	CORNELIUS NC		28031
2024-129	11905301A	BROOKHILL LAND LLC ATTN: WM D CORNWELL JR			C/O BROOKHILL INVESTMENTS LLC	19109 W CATAWBA AVE SUITE 110		CORNELIUS NC		28031
2024-129	11905301B	BROOKHILL INVESTMENTS LLC			ATTN: MIKE GRIFFIN	19109 WEST CATAWBA AVE	STE 110	CORNELIUS NC		28031
2024-129	11905402	PETRA INVESTMNET GROUP LLC				2536 S TRYON ST		CHARLOTTE NC		28203
2024-129	11905403	PETRA INVESTMENT GROUP LLC				2536 S TRYON ST		CHARLOTTE NC		28203
2024-129	11905404	C & A REAL ESTATE LC				112 SANDLAPPER WAY		PAWLEYS ISLAND SC		29585
2024-129	11905405	THE UNITED METHODIST CHURCH INC	THE BOARD OF TRUSTEES I			PO BOX 18005		CHARLOTTE NC		28218
2024-129	11905406A	BROOKHILL LAND LLC ATTN: WM D CORNWELL JR			C/O BROOKHILL INVESTMENTS LLC	19109 W CATAWBA AVE SUITE 110		CORNELIUS NC		28031
2024-129	11905406B	BROOKHILL INVESTMENTS LLC			ATTN: MIKE GRIFFIN	19109 WEST CATAWBA AVE	STE 110	CORNELIUS NC		28031
2024-129	11905501A	BROOKHILL LAND LLC			C/O BROOKHILL INVESTMENTS LLC	19109 WEST CATAWBA AVE	STE 110	CORNELIUS NC		28031
2024-129	11905501B	BROOKHILL INVESTMENTS LLC			ATTN: MIKE GRIFFIN	19109 WEST CATAWBA AVE	STE 110	CORNELIUS NC		28031
2024-129	11906102A	BROOKHILL LAND LLC			C/O BROOKHILLINVESTMENTS LLC	19109 WEST CATAWBA AVE	STE 110	CORNELIUS NC		28031
2024-129	11906102B	BROOKHILL INVESTMENTS LLC			ATTN: MIKE GRIFFIN	19109 WEST CATAWBA AVE	STE 110	CORNELIUS NC		28031
2024-129	11906103	IP REAL ESTATE LLC				2220 S TRYON		CHARLOTTE NC		28203
2024-129	11906104	VV 2100 DEVELOPMENT LLC				PO BOX 36938		CHARLOTTE NC		28236
2024-129	11906105	VV 2100 DEVELOPMENT LLC			C/O A&L MULTISERVICES LLC	214 W TREMONT STE 300		CHARLOTTE NC		28203
2024-129	11906106	RRPV 421 WEST TREMONT LP			C/O RAM REALTY ADVISORS	4801 PGA BLVD		PALM BEACH GARI FL		33418
2024-129	11906420	704 WEST TREMONT OWNER LLC			C/O FCP	4445 WILLARD AVE STE 900		CHEVY CHASE MD		20815
2024-129	11906421	NR TREMONT PROPERTY OWNER LP			C/O NORTHWOOD INVESTORS LLC	1819 WAZEE ST		DENVER CO		80202
2024-129	11906427	536 WEST TREMONT OWNER LP			C/O RANGEWATER REAL ESTATE	5605 GLENRIDGE DR STE 775		ATLANTA GA		30342
2024-129	11906431	AC 2213 TOOMEY OWNER LLC				4111 SOUTH BLVD		CHARLOTTE NC		28209
2024-129	11906507	KAYDANOVA	MARINA			529 W TREMONT AVE		CHARLOTTE NC		28203-4949
2024-129	11906508	JGA HOLDING COMPANY LLC				7715 MCGILL HEIGHTS AVE		CHARLOTTE NC		28277
2024-129	11906509	DUBE	MANFRED A			539 WEST TREMONT AVE		CHARLOTTE NC		28203
2024-129	11906510	SINGH	ARJUN			543 W TREMONT AVE		CHARLOTTE NC		28203-4949
2024-129	11906511	547 WEST TREMONT LLC				547 W TREMONT AVE		CHARLOTTE NC		28203-4949
2024-129	11906517	MICHELI	DAVID			2120 TERWILLIGER TER		CHARLOTTE NC		28203-4087
2024-129	11906518	BIALKO	ALINE VIAPIANA			7005 LOUIE LN		CHARLOTTE NC		28203-4083
2024-129	11906519	ELIYA	JANINE CHRISTINE			7009 LOUIE LN		CHARLOTTE NC		28203-4083
2024-129	11906520	BOTTOMLEY	BRETT JAMISON			7013 LOUIE LN		CHARLOTTE NC		28203
2024-129	11906521	WATERS	ERIKA	DERRICK	WATERS	7017 LOUIE LN		CHARLOTTE NC		28203-4083
2024-129	11906522	KEPHART	KELSEY	PATRICIO	DELGADO	3105 BEANS BLVD		CHARLOTTE NC		28203-4084
2024-129	11906523	WARREN	JOSHUA			3109 BEANS BLVD		CHARLOTTE NC		28203-4084
2024-129	11906524	ADAPA	DINESH BHASKAR	JOYCEE	CHETTUPALLI	3113 BEANS BLVD		CHARLOTTE NC		28203-4084
2024-129	11906525	RICHARDSON	JAMES			3117 BEANS BLVD		CHARLOTTE NC		28203-4084
2024-129	11906526	TOMASZEWSKI	GLEN	JUDITH	TOMASZEWSKI	28997 APPLE BLOSSOM LN		FARMINGTON HILL MI		48331
2024-129	11906527	ZITELLI-DAVIS	ERIN			3207 BEANS BLVD		CHARLOTTE NC		28203-4085
2024-129	11906528	KOVACS	ANDREA	CHRISTIAN	WOLF	3211 BEANS BLVD		CHARLOTTE NC		28203-4085
2024-129	11906529	POWELL	CHARLES			3215 BEANS BLVD		CHARLOTTE NC		28203-4085
2024-129	11906530	BERNARDON	CHRISTOPHER JOSEPH			3219 BEANS BLVD		CHARLOTTE NC		28203-4085
2024-129	11906531	SANKEY	WESTON			3223 BEANS BLVD		CHARLOTTE NC		28203-4085
2024-129	11906532	SEEGEL	BENJAMIN	KARA	ELCIK	3227 BEANS BLVD		CHARLOTTE NC		28203-4085
2024-129	11906533	SCHWARTZ	MICHAEL	PAULA	SCHWARTZ	3231 BEANS BLVD		CHARLOTTE NC		28203-4085
2024-129	11906534	PRABHAKAR	VISAGAN	PRABHAKAR GNANAP, PILLAI		1721 DUNAVANT ST		CHARLOTTE NC		28203-4076
2024-129	11906535	JOHNSON	BRANDON			1725 DUNAVANT ST		CHARLOTTE NC		28203-4076
2024-129	11906536	XU	HONGMING	JUNE	XU	1729 DUNAVANT ST		CHARLOTTE NC		28203-4076
2024-129	11906537	BUSIO	MATTEO ALESSANDRO		GIANLUCA CHRISTIANI BUSIO	1733 DUNAVANT ST		CHARLOTTE NC		28203
2024-129	11906538	KLAIKLUNG	MONTHAWEE EILEEN			1737 DUNAVANT ST		CHARLOTTE NC		28203-4076
2024-129	11906539	BALES	NATHANIEL DAVID			1741 DUNAVANT ST		CHARLOTTE NC		28203-4076
2024-129	11906540	LI	JESSICA			1745 DUNAVANT ST		CHARLOTTE NC		28203-4076
2024-129	11906541	RAM RH LLC				1749 DUNAVANT ST		CHARLOTTE NC		28203-4076

2024-129	11906542	AANSTOOS	STEPHEN	AUDREY	ROLAND	1803 DUNAVANT ST	CHARLOTTE	NC	28203
2024-129	11906543	KOCAN	MEREDITH			1807 DUNAVANT ST	CHARLOTTE	NC	28203
2024-129	11906544	FRATTO	MATTHEW WILLIAM			1811 DUNAVANT ST	CHARLOTTE	NC	28203
2024-129	11906545	DOERR	ALISON			1815 DUNAVANT ST	CHARLOTTE	NC	28203
2024-129	11906546	NIKOLAIEV	JOSEPH			1819 DUNAVANT ST	CHARLOTTE	NC	28203
2024-129	11906547	THOMAS	BRUCE			1823 DUNAVANT ST	CHARLOTTE	NC	28203
2024-129	11906548	MICHEL	EILEEN	DANIEL	MICHEL	1901 DUNAVANT ST	CHARLOTTE	NC	28203-4078
2024-129	11906549	STACKWICK	CASEY			1905 DUNAVANT ST	CHARLOTTE	NC	28203-4078
2024-129	11906550	LEVESQUE	CHRISTOPHER	SARAH	STORMZAND	1909 DUNAVANT ST	CHARLOTTE	NC	28203-4078
2024-129	11906551	STAFFORD	TYLER			1913 DUNAVANT ST	CHARLOTTE	NC	28203-4078
2024-129	11906552	OMS PROPERTIES NC LLC				1917 DUNAVANT ST	CHARLOTTE	NC	28203-4078
2024-129	11906553	ANANDANI	SOHA			1921 DUNAVANT ST	CHARLOTTE	NC	28203-4078
2024-129	11906554	FELIPE M RODRIGUEZ FAMILY DYNASTY	TRUST			1925 DUNAVANT ST	CHARLOTTE	NC	28203
2024-129	11906555	JH HOME SUPPLY LLC				1933 DUNAVANT ST	CHARLOTTE	NC	28203-4078
2024-129	11906556	POCCIA	EMORY III			1937 DUNAVANT ST	CHARLOTTE	NC	28203-4078
2024-129	11906557	ANCHULA	SAI ANUDEEP	YASASWINI	GOLI	1941 DUNAVANT ST	CHARLOTTE	NC	28203-4078
2024-129	11906558	SYLADA	SRAVANTHI	ADITYA SAI NAG	CHORAGUDI	1945 DUNAVANT ST	CHARLOTTE	NC	28203-4078
2024-129	11906559	KEPHART	KELSEY F	PATRICIA F	DELGADO	1949 DUNAVANT ST	CHARLOTTE	NC	28203
2024-129	11906560	TREMONT STATION COMMUNITY ASSOCIATION				14529 GRAND PALISADES PKWY	CHARLOTTE	NC	28278
2024-129	11906601	DANNEMILLER	MARIANNE			607 W TREMONT AVE	CHARLOTTE	NC	28203-4951
2024-129	11906602	ANANDPURA	PARAG	SHRI	ANANDPURA	611 W TREMONT AVE	CHARLOTTE	NC	28203-4951
2024-129	11906603	WHITE	JENNIFER D			615 W TREMONT AVE	CHARLOTTE	NC	28203-4951
2024-129	11906604	MAUI CAROLINA HOLDINGS LLC				6715 BENTLEY TRL	CUMMING	GA	30040-8701
2024-129	11906605	PISSIRIS	ACHILLEAS	LAUREN ASHLEY	DREW	623 W TREMONT AVE	CHARLOTTE	NC	28203-4951
2024-129	11906606	LYNCH	ALLAN	HEATHER CHARLOTTE	HIGGINS	627 W TREMONT AVE	CHARLOTTE	NC	28203-4951
2024-129	11906607	SCOVILLE	SARA	JONATHAN	DIXON	631 W TREMONT AVE	CHARLOTTE	NC	28203-4951
2024-129	11906608	ABDUL HATHI	MOHAMED S	RAOUL A	KIM	2028 TERWILLIGER TER	CHARLOTTE	NC	28203-4086
2024-129	11906609	TAYLOR	CHRISTOPHER G	SAVANNAH RAE	TAYLOR	2024 TERWILLIGER TER	CHARLOTTE	NC	28203-4086
2024-129	11906610	HARTMAN	KARLIE BROOKS	PAUL MICHAEL	DIMATTEO	2020 TERWILLIGER TER	CHARLOTTE	NC	28203-4086
2024-129	11906611	SIMMONS	OLIVIA C	TRUST	OCS GST IRREVOCABLE	2016 TERWILLIGER TER	CHARLOTTE	NC	28203
2024-129	11906612	HANK	BRANDON			2012 TERWILLIGER TER	CHARLOTTE	NC	28203-4086
2024-129	11906613	KUNG	JEFFREY	KAREN	KUNG	2008 TERWILLIGER TER	CHARLOTTE	NC	28203-4086
2024-129	11906614	PAUDYAL-NEPAL	BANDANA			2004 TERWILLIGER TER	CHARLOTTE	NC	28203-4086
2024-129	11906615	DAI	BIN			4003 TUNDRA RD	CHARLOTTE	NC	28203-4080
2024-129	11906616	AMAYA	ALEXANDER	KELLY	LEBLANC	4007 TUNDRA RD	CHARLOTTE	NC	28203-4080
2024-129	11906617	HARDY	GABRIEL			4011 TUNDRA RD	CHARLOTTE	NC	28203-4080
2024-129	11906618	CONCIATORI	VICTORIA			4015 TUNDRA RD	CHARLOTTE	NC	28203-4080
2024-129	11906619	RIDDELL	STEPHEN			4019 TUNDRA RD	CHARLOTTE	NC	28203-4080
2024-129	11906620	KUNG	JEFFREY	KAREN	KUNG	4023 TUNDRA RD	CHARLOTTE	NC	28203-4080
2024-129	11906621	LYNCH	ALLAN	HEATHER CHARLOTTE	HIGGINS	910 MAGNOLIA AVE	CHARLOTTE	NC	28203
2024-129	11906622	BERRY	JORDAN C	TRUST	LORIS & TUNDRA LIVING	4026 TUNDRA RD	CHARLOTTE	NC	28203
2024-129	11906623	ZHANG	JESSICA			4022 TUNDRA RD	CHARLOTTE	NC	28203-4079
2024-129	11906624	ABBOTT	MEGAN	JACOB	LAFRANCIS	4018 TUNDRA RD	CHARLOTTE	NC	28203-4079
2024-129	11906625	BRUCIA	EMILY JOSEPHINE	JAMES BENEDETTO	BRUCIA	4014 TUNDRA RD	CHARLOTTE	NC	28203-4079
2024-129	11906626	GASKINS	ETHAN			4010 TUNDRA RD	CHARLOTTE	NC	28203-4079
2024-129	11906627	BALDWIN	WILLIAM			4006 TUNDRA RD	CHARLOTTE	NC	28203-4079
2024-129	11906628	ROEDL	PHILIPP			4002 TUNDRA RD	CHARLOTTE	NC	28203-4079
2024-129	11906629	SPROCK	LEIGH-ANN WHITLEY	JOHN J	CARPENTER	5003 TINY LN	CHARLOTTE	NC	28203-4082
2024-129	11906630	DEMERS	BRADLEY			5007 TINY LN	CHARLOTTE	NC	28203-4082
2024-129	11906631	RAMIREZ	ANTONIO			5011 TINY LN	CHARLOTTE	NC	28203-4082
2024-129	11906632	BALEN	JOHN V	NORMA I	BALEN	5015 TINY LN	CHARLOTTE	NC	28203-4082
2024-129	11906633	ROHNER	KEVIN			5019 TINY LN	CHARLOTTE	NC	28203-4082
2024-129	11906634	JITPAISARNSOOK	PHOENIX	KENDALL	DOWNS	5023 TINY LN	CHARLOTTE	NC	28203-4082
2024-129	11906635	MALLIOS	CARL	SARAH MALLIOS		5027 TINY LN	CHARLOTTE	NC	28203-4082
2024-129	11906636	BILLINGHAM-HEMMINGER	TAYLOR PAIGE	DILLON MAVERICK	BILLINGHAM-HEMMINGER	5034 TINY LN	CHARLOTTE	NC	28203-4081
2024-129	11906637	ST JOHN	ALEC	RILEY	MCMILLAN	5030 TINY LN	CHARLOTTE	NC	28203-4081
2024-129	11906638	ASH	KEATON	ALLYSON	YTURRALDE	5026 TINY LN	CHARLOTTE	NC	28203-4081
2024-129	11906639	MOSER	SARAHAN			5022 TINY LN	CHARLOTTE	NC	28203-4081
2024-129	11906640	COOK	THOMAS			5018 TINY LN	CHARLOTTE	NC	28203-4081
2024-129	11906641	LOCKLEAR	HARRISON	VONDA	LOCKLEAR	5014 TINY LN	CHARLOTTE	NC	28203-4081
2024-129	11906642	BALARAMAN	SARASWATHI	JAGANNATHAN	LAKSHMIPATHY	5010 TINY LN	CHARLOTTE	NC	28203-4081

2024-129	11906643	STEIN	SAMANTHA	JEREMY	STEIN	5006 TINY LN	CHARLOTTE	NC	28203-4081
2024-129	11906644	PREZZY	HOPE	JULIEN	POLK	5002 TINY LN	CHARLOTTE	NC	28203-4081
2024-129	11906645	TREMONT STATION COMMUNITY ASSOCIATION				14529 GRAND PALISADES PKWY	CHARLOTTE	NC	28278
2024-129	12104301	HANIMPIV SOUTH END NC LLC				1780 SOUTH POST OAK LN	HOUSTON	TX	77056
2024-129	12104305	FHNC 2413 SOUTH TRYON LLC				300 W SUMMIT AVE STE 250	CHARLOTTE	NC	28203
2024-129	12104306	FHNC 2429 SOUTH TRYON LLC				300 W SUMMIT AVE STE 250	CHARLOTTE	NC	28203
2024-129	12104307	FHNC 2511 SOUTH TRYON LLC				300 W SUMMIT AV	CHARLOTTE	NC	28203
2024-129	12104308	FHNC 2535 SOUTH TRYON LLC				300 W SUMMIT AVE STE 250	CHARLOTTE	NC	28203
2024-129	12104309	FHNC 2535 SOUTH TRYON LLC				300 W SUMMIT AVE STE 250	CHARLOTTE	NC	28203
2024-129	12104310	FHNC 2535 SOUTH TRYON LLC				300 W SUMMIT AVE STE 250	CHARLOTTE	NC	28203
2024-129	12104313	2412 DISTRO LLC				2412 DISTRIBUTION ST	CHARLOTTE	NC	28203
2024-129	12104314	2412 DISTRO LLC				2412 DISTRIBUTION ST	CHARLOTTE	NC	28203
2024-129	12104315	PARKER	ADRIAN BRUCE	LAURA W	PARKER	1121 LINGANORE PLACE	CHARLOTTE	NC	28203
2024-129	12104316	PUBLICAN PROPERTIES OF CHARLOTTE LLC				1800 CAMDEN RD SUITE 107-207	CHARLOTTE	NC	28203
2024-129	12104321	BEACON LIGHT PROPERTIES LLC				465 PITTSBURGH RD	BUTLER	PA	16002
2024-129	12104322	2500 DISTRIBUTION STREET INVESTORS LLC				1031 S CALDWELL ST	STE 200 CHARLOTTE	NC	28203
2024-129	12104323	2500 DISTRIBUTION STREET INVESTORS, LLC				1031 S CALDWELL ST STE 200	CHARLOTTE	NC	28203
2024-129	12104324	DISTRIBUTION STREET INVESTORS LLC				1031 S CALDWELL ST STE 200	CHARLOTTE	NC	28203
2024-129	12104401	FHN 2217 SOUTH TRYON LLC				300 W SUMMIT AVE STE 250	ATTN ERIC C NI CHARLOTTE	NC	28203
2024-129	12104403	AVALON HUB SOUTH END LP			C/O AVALONBAY COMMUNITIES INC	4040 WILSON BLVD	STE 1000 ARLINGTON	VA	22203
2024-129	14501111	MAPLE LEAF PROPERTY HOLDINGS LLC				9237 AUTUMN APPLAUSE DR	CHARLOTTE	NC	28277
2024-129	14501120	LHG LOSO INC				4820 NATIONS CROSSING RD STE D101	CHARLOTTE	NC	28217
2024-129	14501121	ARCORIA	ANNABELLA	ANTHONY J	ARCORIA	2611 NORFOLK AVE UNIT 10	CHARLOTTE	NC	28203
2024-129	14501122	TEATES	RANDOLPH B	MEGAN S	TEATES	2615 NORFOLK AVE	CHARLOTTE	NC	28203
2024-129	14501123	PANOSIAN	COLLEEN ANNE			2619 NORFOLK AVE	CHARLOTTE	NC	28203
2024-129	14501124	PHELAN	ANDREW M			2623 NORFOLK AVE	CHARLOTTE	NC	28203
2024-129	14501125	BORRELLI	AARON			2627 NORFOLK AVE	CHARLOTTE	NC	28203
2024-129	14501126	CARRUBA	EMILY	ALEXANDER	CARRUBA	2631 NORFOLK AV	CHARLOTTE	NC	28203
2024-129	14501131	SOUTH END TERRACES TOWNHOME ASSOCIATION IN				PO BOX 11906	CHARLOTTE	NC	28220
2024-129	14501209	FAIRFIELD REMOUNT LLC				5355 MIRA SORRENTO PL STE 100	SAN DIEGO	CA	92121
2024-129	14501301	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202-2816
2024-129	14501302	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202-2816
2024-129	14501319	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202-2816
2024-129	14501320	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202-2816
2024-129	14501321	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202-2816
2024-129	14501322	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202-2816
2024-129	14501338	NEFF	TYLER			1320 MILLPARK LN	CHARLOTTE	NC	28203
2024-129	14501339	BUGYIS	AMY			1316 MILLPARK LN	CHARLOTTE	NC	28203
2024-129	14501340	MULLEN	LAURA	PATRICK	MCSHANE	1312 MILLPARK LN	CHARLOTTE	NC	28203
2024-129	14501341	FINSBURY RENTAL LLC				1308 MILLPARK LN UNIT 19	CHARLOTTE	NC	28203
2024-129	14501342	WILSON	DAMIEN			1304 MILLPARK LN	CHARLOTTE	NC	28203
2024-129	14501343	SOUTH END TERRRACES TOWNHOME ASSOCIATION I				PO BOX 11906	CHARLOTTE	NC	28220
2024-129	14501415	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202-2816
2024-129	14501416	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST	CHARLOTTE	NC	28202-2816
2024-129	14501801	TOOMEY ONE LLC				PO BOX 10114	CHARLOTTE	NC	28220
2024-129	14701185	TRYON IMPORTS INC				8057 TALLEY RD	STANFIELD	NC	28163

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!

2024-129	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	state	zip_code
2024-129	Bethlehem Center's OST	Willie	Burton	2704 Baltimore Ave, Charlotte, NC, 28203		Charlotte	NC	28203
2024-129	Bike Routes 4 Fitness Inc	Debra	Franklin	1750 CAMDEN ROAD, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Brookhill Community Leaders & C	Debbie	Williams	2516 S TRYON ST, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Candlewood Homeowners Associati	JimDonna	Lorenzen	2516 S TRYON ST, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Clanton Park Community Neighbor	Brenda	Campbell	3339 BARFIELD, CHARLOTTE, NC, 28217		CHARLOTTE	NC	28217
2024-129	Clanton Park Community Neighbor	Tena	Armstrong	3332 GRAYMONT DR, CHARLOTTE, NC, 28217		CHARLOTTE	NC	28217
2024-129	DCA Land Use	Ellen	Citarella	322 E. KINGSTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	DCA Land Use	Ellen	Citarella	322 E. Kingston Ave., CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Dilworth Community Association	Franklin	Keathley	523 E. KINGSTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Dilworth Community Association	Valerie	Preston	413 E. WORTHINGTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Dilworth Community Development	Cynthia	Schwartz	409 RENSSELAER AV, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Dilworth Community Development	John	Gresham	717 E KINGSTON AV, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Dilworth Community Development	Scott	Paviol	1920 PARK ROAD, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Dilworth Crescent Row	Christine	Williamson	705 MCDONALD AVE, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Dilworth West	Omar	Hamid	2133 SOUTHEND DR., CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Ephesus Church	Wil	Mover	1510 S MINT ST, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Greater Charlotte YMCA, St. Pet	Carrie	Nelson	1912 SOUTH MINT ST., CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Historic Camp Greene Neighborho	Marc	Dickman	2307 WILKINSON BLVD, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-129	Historic South End	Megan	Gude	1507 CAMDEN ROAD, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Moore's Chapel Village	Sam	SmithJr.	7008 PALATINE LN, CHARLOTTE, NC, 28214		CHARLOTTE	NC	28214
2024-129	Oakdale North	Dorothy	Stowe	3412 GRIFFITH STREET, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Oberbeck Farm Neighborhood Asso	Kathleen	Baron	2720 HEIDLEBURG LN, CHARLOTTE, NC, 28210		CHARLOTTE	NC	28210
2024-129	Olmsted Park Homes HOA	Nina	Lipton	415 MEACHAM ST, CHARLOTTE, NC, 28203		Charlotte	NC	28203
2024-129	Other	Linda	Vanderbosch	600 E WORTHINGTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Other	Nicole	Frambach	3325 ANSON ST, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2024-129	Revolution Park	Brandon	Holmes	2729 MAYFLOWER ROAD, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-129	Revolution Park Neighborhood As	Brett	Tempest	2728 BEECH NUT ROAD, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-129	Revolution Park Neighborhood As	John	Howard	2701 BEECH NUT RD, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-129	Revolution Park Neighborhood As	Sharon	Howard	2701 BEECH NUT RD, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-129	S tryon	Wanda	Hairston	2630 S TRYON, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Sedgefield	Janelle	Travis	635 POINDEXTER DRIVE, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2024-129	Sedgefield Neighborhood Associa	Ann	King	420 MARSH RD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2024-129	Sedgefield Neighborhood Associa	Jeanne	Woosley	326 MARSH RD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2024-129	South End Neighborhood Associat	Jennifer	McCartney	1453 CAMDEN ROAD, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	South Tryon Community Coalition	Rasheda	McMullin	2516 S TRYON ST, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	South Village HOA	Korinne	Kobes	3736 SKY HAVEN DRIVE, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2024-129	Sunset At Linda Vista	Tiffany	Harney	2421 MARSHALL PL, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Sunset Hills Neighborhood Assoc	Marcel	Dawspm	525 ATHERTON ST, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Westover Hills Neighborhood Ass	Shannon	McKnight	1208 FORDHAM RD., CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2024-129	Wilmore Neighborhood Associatio	Angela	Marshall	1630 S MINT ST, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Wilmore Neighborhood Associatio	Brian	Walker	501 WEST BV, CHARLOTTE, NC, 28202		CHARLOTTE	NC	28202
2024-129	Wilmore Neighborhood Associatio	Grayson	Hawkins	1701 MERRIMAN AVE, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Wilmore Neighborhood Associatio	Jack	Williams	1778 DUNKIRK DR, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Wilmore Neighborhood Associatio	Jack	Williams	1778 DUNKIRK DR., CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Wilmore Neighborhood Associatio	John	English	1630 S MINT ST, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Wilmore Neighborhood Associatio	Julie	Knutson	1604 MERRIMAN AVE, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Wilmore Neighborhood Associatio	Justin	Lane	1550 WILMORE DR, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Wilmore Neighborhood Associatio	Louise	Shackford	1908 WOOD DALE TR, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Wilmore Neighborhood Associatio	Marilyn	Corn	218 W PARK AVE, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Wilmore Neighborhood Associatio	Martha	Epps	501 WEST BV, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2024-129	Wilmore Neighborhood Associatio	Michael	Walsh	2017 WOOD DALE TERRACE, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203

2024-129	Wilmore Neighborhood Associatio	Nathan	Gray	1557 WILMORE DR, CHARLOTTE, NC, 28203	CHARLOTTE NC	28203
2024-129	Wilmore Resident / NextDoor Lea	Jack	Williams	1778 DUNKIRK DR, CHARLOTTE, NC, 28203	CHARLOTTE NC	28203

EXHIBIT B

October 17, 2025

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF SECOND REZONING COMMUNITY MEETING

Date: Monday, October 27th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Brookhill Investments, LLC
Petition No.: 2024-129

Dear Charlotte Neighbor:

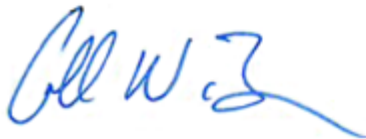
As you may already be aware, our firm represents Brookhill Investments, LLC (the "Petitioner") in its development proposal for an approximately 32-acre site located on the northeast side of Remount Road, west of South Tryon Street, and south of West Tremont Avenue. The Petitioner is requesting the Brookhill Village Overlay to the site's current N2-B zoning district as well as a rezoning of a portion of the site to the CAC-1 zoning district to accommodate redevelopment and reinvestment into Brookhill Village. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Unified Development Ordinance, the Petitioner will hold a **second** Official 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-Mecklenburg Planning Commission'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 Property. **This meeting will be substantially similar to the meeting that was held on September 4, 2025.**

The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on **Thursday, September 4th at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Lisa@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the Petitioner or location ("Brookhill") in your email so we can send you the proper link.

If you expect you will be unable to access the virtual meeting and would like additional information, please contact Lisa@alexanderricks.com or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



Collin W. Brown

EXHIBIT C

zoom

Participants (22)

—

□

×

Q Find a participant



Brittany Lins (Host, me)





CB

Collin Brown



CB

Collin Brown





BR

Brigitta Roedl





CL

Chris Levesque





DR

Daniel Ray





DC

Dick Cornwell





EM

Eileen Micheli





EC

Ellen Citarella





EN

Eric Nichols





GT

Glen Tomaszewski





JF

J.Q. Freeman





JP

Jared Porter





JL

John Lineberger





KL

Kelly LeBlanc







Kelsey Kephart





KR

Kevin Rohner







Mike Griffin



Rob Pressley



Steve Aanstoos



Steve Cornwell



Tony Ramirez



EXHIBIT D

Rezoning #2024-129

Brookhill Village Overlay

Brookhill Investments LLC

SECOND Community Meeting

October 27, 2025

TEAM INTRODUCTIONS

Griffin Brothers
COMPANIES

**Property
Owner/Petitioner:**

Brookhill Investments LLC

Mike Griffin and John Lineburger

**HARVEST
CENTER**

Colin Pinkney

shook kelley

Terry Shook
Frank Quattrocchi

**Alexander
Ricks**
PLLC

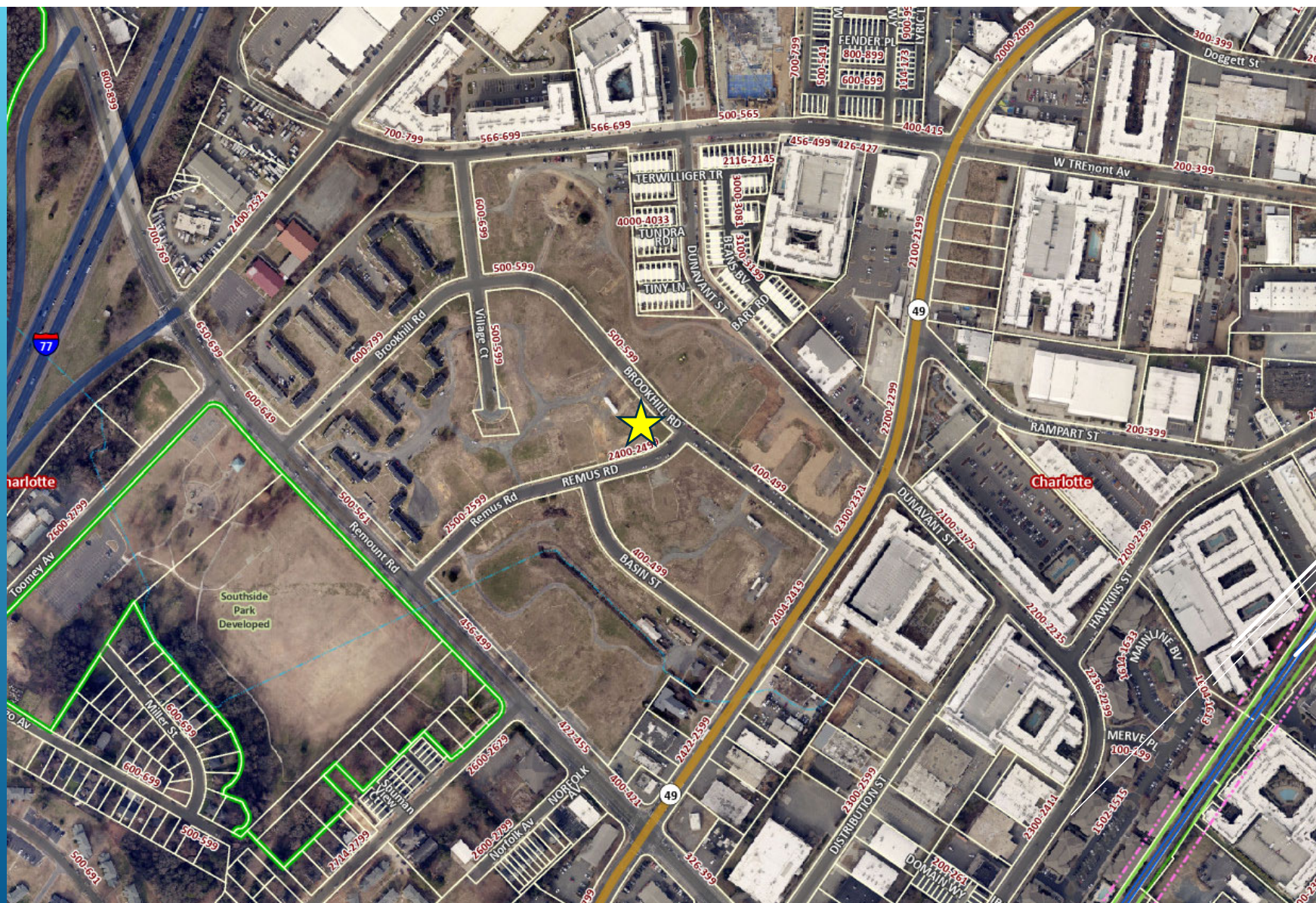
Collin Brown
Brittany Lins

DL HOWARD
CONSULTING GROUP

David Howard

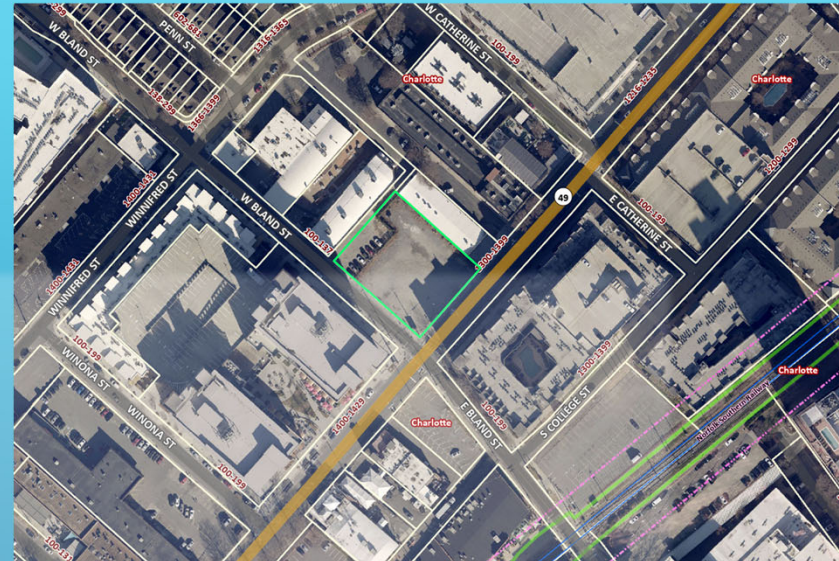
PROPERTY LOCATION

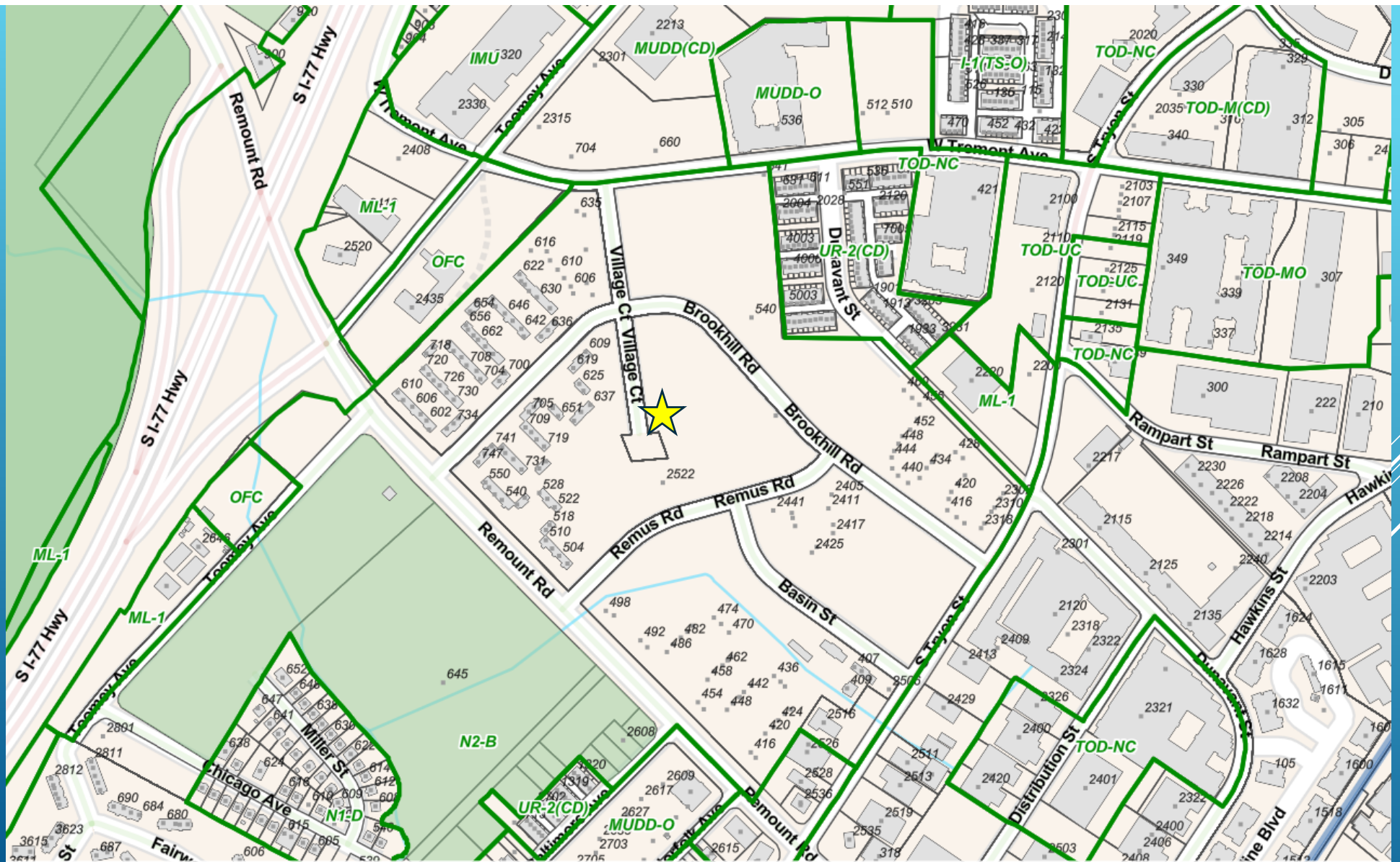




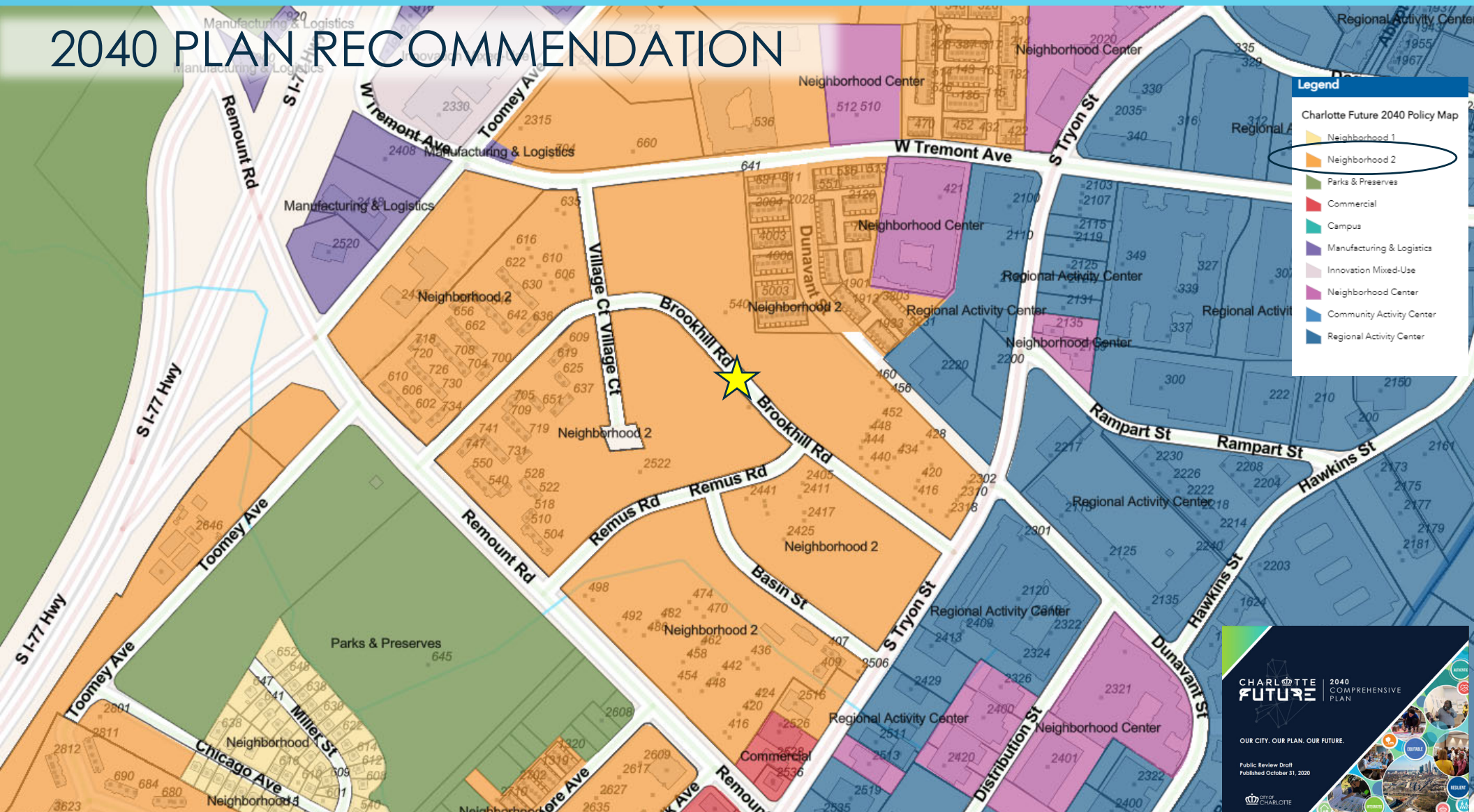
REZONING CONSIDERATIONS

- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted 2040 Policy Map
- ▶ City Priorities (Staff & City Council)
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities





2040 PLAN RECOMMENDATION



Legend

Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center

CHARLOTTE FUTURE 2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft
Published October 31, 2020

CITY OF CHARLOTTE



NEIGHBORHOOD 1

Lower density housing areas primarily comprised of single-family or small multi-family homes or ADUs.



NEIGHBORHOOD 2

Higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



NEIGHBORHOOD CENTER

Small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



PARKS & PRESERVES

Serve to protect public parks and open space while providing rest, recreation, and gathering places.



COMMUNITY ACTIVITY CENTER

Mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.



COMMERCIAL

Primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.



CAMPUS

A cohesive group of buildings and public spaces that serve one institution such as a university, hospital, or office park.



INNOVATION MIXED-USE

Vibrant areas of mixed-use and employment, typically in older urban areas with uses such as light manufacturing, office, studios, research, retail, and dining.



MANUFACTURING & LOGISTICS

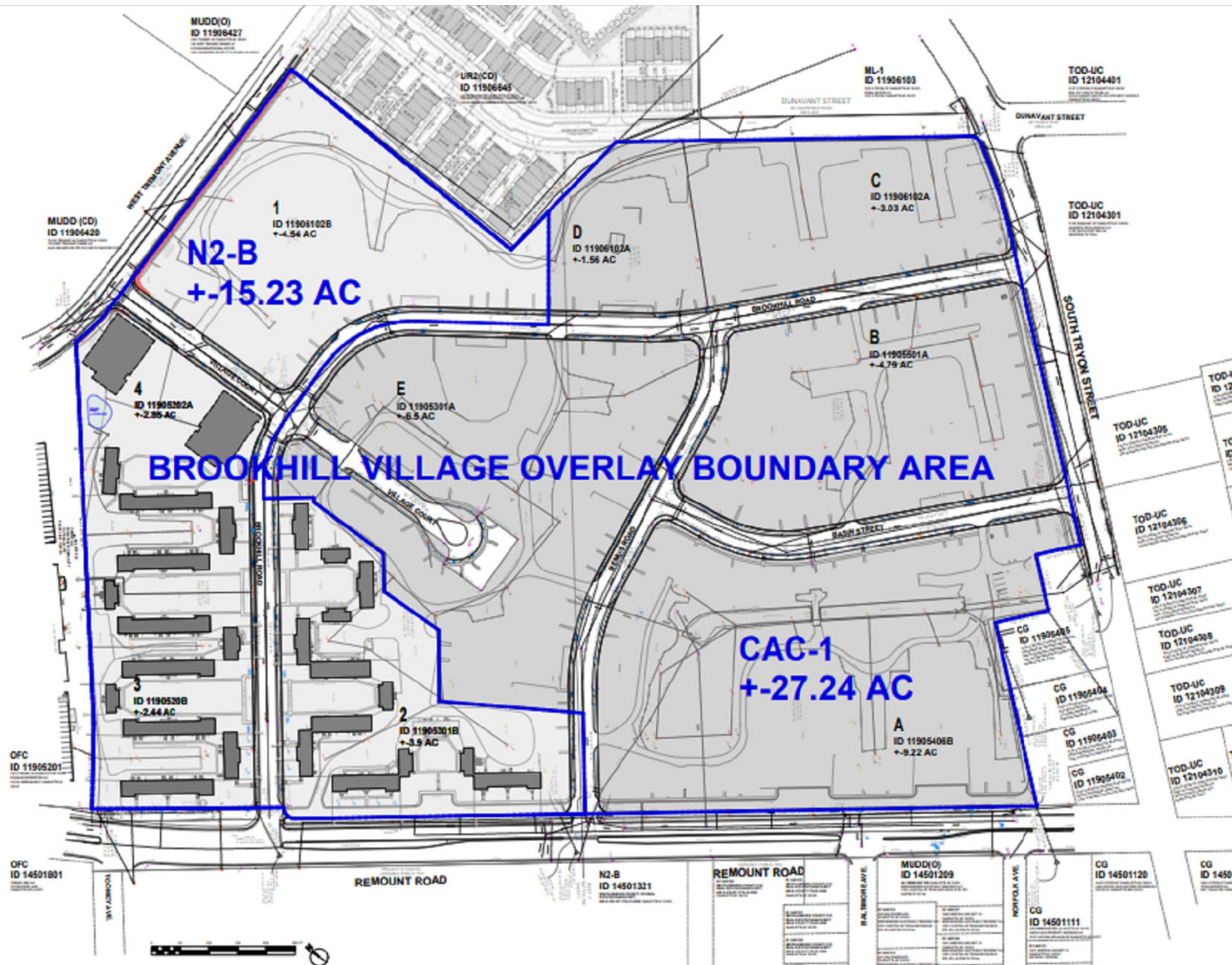
Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.



REGIONAL ACTIVITY CENTER

Large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.

REZONING REQUEST



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NOT FOR CONSTRUCTION

DESIGNED FOR ILLUSTRATIVE PURPOSES ONLY. SITE PLANS SUBJECT TO CHANGE BASED ON FINAL SITE ENGINEERING, CONSTRUCTION, AND/OR OTHER PROJECTS.

DRAFT

Prepared for:
Wm. Goff
Goff Brothers Company
1000 West 10th St.
Charlotte, NC 28202
Tel: 704.333.1111
www.goffbrothers.com

Mark
New York
Description

shook kelley
1000 West 10th St.
Charlotte, NC 28202
Tel: 704.333.1111
www.shookkelley.com

Brookhill Village Overlay
Shook Kelley, Inc. & Remount Road
Charlotte, NC
Date: 10/1/2023
Project ID: 23037.001

Brookhill Village Overlay Boundary Plan
RZP-2024-123
BVO1



REZONING REQUEST: BROOKLYN VILLAGE OVERLAY DISTRICT

RZP- 2024-129

14.9 BROOKHILL VILLAGE OVERLAY DISTRICT

A. Purpose

The purpose of the Brookhill Village Overlay District (BVO District) is to provide mechanisms for the redevelopment of the Brookhill Village property which is subject to a land lease agreement that expires on October 31, 2049 (the "Expiration Date") and maintains affordable housing along with adaptive reuse of the property. ~~Unless otherwise modified by City Council approval, the BVO shall automatically expire on the Expiration Date. Upon expiration, the zoning regulations and standards applicable to parcels within the BVO shall revert to the adopted base zoning district standard in effect on the expiration date.~~

B. Applicability

The BVO Overlay is applied as an overlay zoning district which grants additional use or development requirements upon the underlying zoning district. Both the overlay and the underlying zoning district will control the use and development of the lot. The City Council shall designate the boundaries of the BVO or change in boundary to the BVO in accordance with procedures set forth in Section 37.2 for amending the Zoning Map. No building permits, site development permits, or other development approvals associated with the BVO Overlay shall be issued after October 31, 2049 unless City Council adopts an ordinance to extend or renew the termination date. Permits approved prior to October 31, 2049 shall remain valid and may be completed according to their conditions of approval.

C. Definitions

1. Amphitheater. A partially or fully open-air structure designed for the viewing of live music, theatrical performances, or other public gathering purposes, either with fixed or temporary seating and a defined performance area. An amphitheater may include ancillary facilities such as restrooms, concessions, ticket sales, dressing rooms, and storage.
2. Rideshare Terminal. A facility for the assembly and dispersal of travelling passengers by means of using digital platform transportation services. A rideshare terminal may include infrastructure to support passenger pick-up and drop-off, vehicle queuing, waiting areas, and electric vehicle charging stations, as well as other multi-modal means of transportation.
3. Temporary Recreational Vehicle Park. Land designed and used for the short-term placement of self-contained recreational vehicles (RVs) for transient occupancy.

~~C.D.~~ Permitted Uses By Right

The uses permitted in the BVO shall include those permitted by right and under prescribed conditions in the underlying district as well as all permitted accessory uses. In addition, the following uses shall be permitted by right within the area zoned CAC-1:

1. Amphitheater
- ~~1. Art Gallery~~
- ~~2. Arts or Fitness Studio~~
- ~~3. Commercial Fitness Center~~

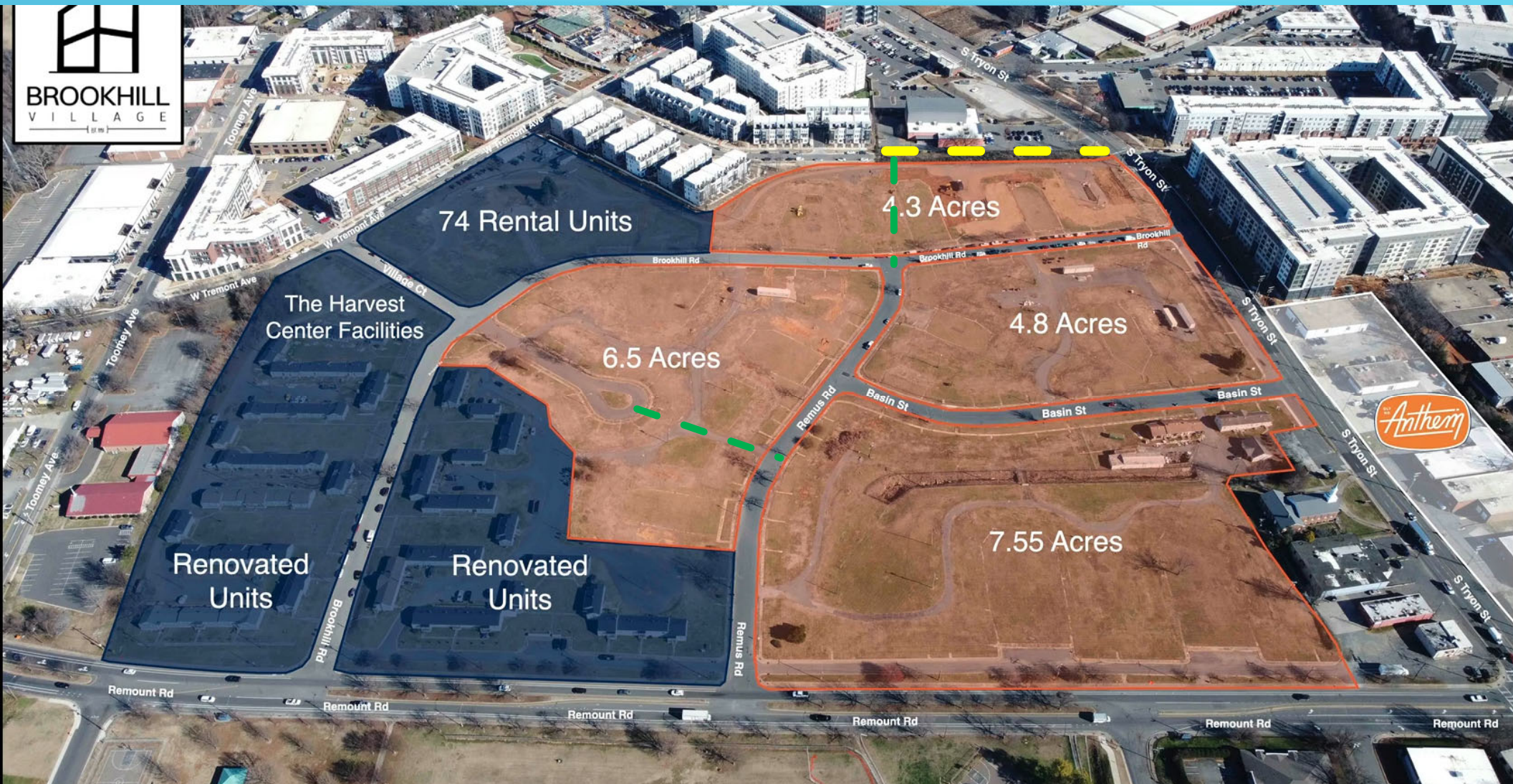
Affordable Housing Commitment

A minimum of one hundred (100) residential units within the Brookhill Village Overlay shall maintain monthly rents that are income restricted for households earning ~~between 30% to 80%~~ or less of the area median income for the duration of the BVO. It is understood that this voluntary provision is specific to rent and/or sales cost and does not include utilities. The area median income (or AMI) is the midpoint of a region's income distribution, meaning that half of the households in a region earn more than the median and half earn less than the median, based on applicable standards as established by U.S. Department of Housing and Urban Development ('HUD') for the Charlotte-Concord-Gastonia, NC area until October 31, 2049.

New Development Standards Created By BVO

- ▶ Expansion of permitted uses (amphitheater, rideshare terminal, outdoor amusement facility) and temporary uses (RV tailgating)
- ▶ Parking
- ▶ Improvements to existing streets
- ▶ Block and Network Design Standards
- ▶ Tree Save
- ▶ Open Space

Connectivity proposal



BHV Affordable Units + The Harvest Center (THC)

- Griffin Brothers Companies (GBC) gifted the 9.2 acre ground lease and 89 fully renovated apartments to The Harvest Center (THC).
- GBC will contribute \$275,000 in in-kind work and capital toward THC's buildout of a minimum of 11 new units to bring the total to a minimum of 100 apartments
- BHV land lease expires 10/31/2049
- GBC will work with landowners and Char-Meck to help reduce THC's property tax bill from the current \$190,000.



Our Focus

To build up individuals in the Eight Dimensions of Wellness: Emotional, Environmental, Financial, Intellectual, Occupational, Physical, Social, and Spiritual.



Our Vision

To transform 2,000 lives resulting in independent housing, a living-wage career, and a connection to a spiritual community.



Our Mission

To create a community for individuals affected by homelessness, poverty, and unemployment to be empowered through our transitional programs and transformed by the



THC Drawings



POTENTIAL REZONING SCHEDULE

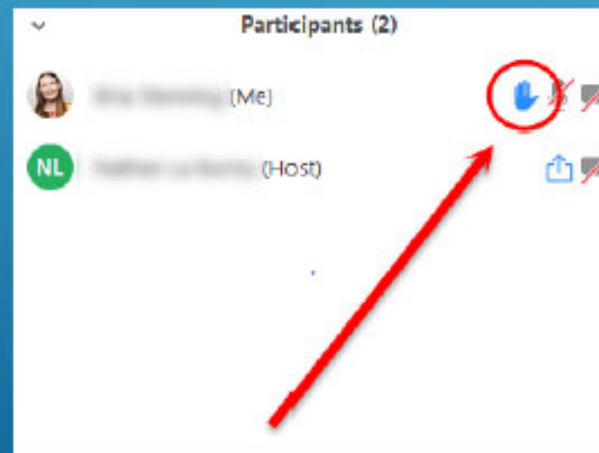
- ▶ **Original Application Filed:** Submitted October 2024
- ▶ **Text Amendment Filed:** Submitted July 2025
- ▶ **Official Community Meeting:** September 4th
- ▶ **Second Community Meeting:** Today, October 27th
- ▶ **Earliest Public Hearing:** November 17th
- ▶ **Zoning Committee:** December 2nd
- ▶ **City Council Decision:** December 15th

QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



THANK YOU!