#### OFFICIAL COMMUNITY MEETING REPORT

### Petitioner: Brookhill Investments, LLC

Rezoning Petition No. 2024-129

This 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.

## <u>PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION</u> 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 August 20, 2025. A copy of the written notice is attached hereto as Exhibit B.

#### **DATE, TIME AND FORMAT OF MEETING:**

The Virtual Community Meeting was held on Thursday, September 4<sup>th</sup> at 5:30 p.m. via the Zoom platform.

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 six (6) attendees from the community, as listed in <u>Exhibit C</u>. The Petitioner was represented at the Community Meeting by Mike Griffin, Drew Hendrick, John Lineberger, and Jared Porter with Griffin Brothers, as well as by Petitioner's agents, Frank Quattrocchi with Shook Kelley, and Collin Brown and Brittany Lins with Alexander Ricks PLLC. Colin Pinkney with The Harvest Center was also in attendance as a non-profit partner in the redevelopment of the rezoning site.

#### **SUMMARY OF PRESENTATION/DISCUSSION:**

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as <u>Exhibit D</u>. Mr. Brown 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.

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 but 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. Colin Pickney spoke on behalf of the Harvest Center, stating they are excited to be a part of the project and would be adding support services. They are currently replicating the campus near the airport and moving it to this site to bring a community center model with resources for the residents that increase economic and social mobility to realize a higher level of living. The campus would include a club house center, laundry lounge, job training, youth development training, a full commercial kitchen and cafeteria, and food pantry model. The funding from private foundations and corporate sources has allowed the Harvest Center to provide a commitment to build it without any debt. Their goal is to have it fully operational by June 2026.

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:

Several attendees provided their contact information for continued conversations and involvement. No substantive questions were asked or concerns raised during the meeting.

The meeting concluded at approximately 6:10 p.m. without any further questions or discussion from the community.

Respectfully submitted this 15<sup>th</sup> day of September 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!

					111/11/11/100.					
2024-129	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	-		ZIPCODE
2024-129	11904626				C/O RAM REALTY ADVISORS	4801 PGA BLVD		PALM BEACH GAR		33418
2024-129	11905102		ROBERT S			PO BOX 2156		MURRELLS INLET		29576
2024-129	11905103		ROBERT S			PO BOX 36483		CHARLOTTE	NC	28236-6483
2024-129	11905104		ROBERT S			PO BOX 36483		CHARLOTTE	NC	28236-6483
2024-129	11905201	SPANGLER PROPERTIES LLC				1110 E MOREHEAD ST		CHARLOTTE	NC	28204
2024-129		A BROOKHILL LAND LLC			C/O BROOKHILL INVESTMENTS LLC	19109 WEST CATAWBA AVE	STE 110	CORNELIUS	NC	28031
2024-129	11905202E	BROOKHILL INVESTMENTS LLC			ATTN: MIKE GRIFFIN	19109 WEST CATAWBA AVE	STE 110	CORNELIUS	NC	28031
2024-129	11905301	A BROOKHILL LAND LLC ATTN: WM D CORNWELL JR			C/O BROOKHILL INVESTMENTS LLC	19109 W CATAWBA AVE SUITE 110		CORNELIUS	NC	28031
2024-129	11905301E	B 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		THE UNITED METHODIST CHURCH INC	THE BOARD OF TRUSTEES	1		PO BOX 18005		CHARLOTTE	NC	28218
2024-129	11905406	A BROOKHILL LAND LLC ATTN: WM D CORNWELL JR			C/O BROOKHILL INVESTMENTS LLC	19109 W CATAWBA AVE SUITE 110		CORNELIUS	NC	28031
2024-129	11905406E	B BROOKHILL INVESTMENTS LLC			ATTN: MIKE GRIFFIN	19109 WEST CATAWBA AVE	STE 110	CORNELIUS	NC	28031
2024-129	11905501	A BROOKHILL LAND LLC			C/O BROOKHILL INVESTMENTS LLC	19109 WEST CATAWBA AVE	STE 110	CORNELIUS	NC	28031
2024-129	11905501E	B BROOKHILL INVESTMENTS LLC			ATTN: MIKE GRIFFIN	19109 WEST CATAWBA AVE	STE 110	CORNELIUS	NC	28031
2024-129	11906102	A BROOKHILL LAND LLC			C/O BROOKHILLINVESTMENTS LLC	19109 WEST CATAWBA AVE	STE 110	CORNELIUS	NC	28031
2024-129	11906102E	B 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 GAR	[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		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		JANINE CHRISTINE			7009 LOUIE LN		CHARLOTTE	NC	28203-4083
2024-129	11906520		BRETT JAMISON			7013 LOUIE LN		CHARLOTTE	NC	28203
2024-129	11906521		ERIKA	DERRICK	WATERS	7017 LOUIE LN		CHARLOTTE	NC	28203-4083
2024-129	11906522		KELSEY	PATRICIO	DELGADO	3105 BEANS BLVD		CHARLOTTE	NC	28203-4084
2024-129	11906523		JOSHUA			3109 BEANS BLVD		CHARLOTTE	NC	28203-4084
2024-129	11906524		DINESH BHASKAR	JOYCEE	CHETTUPALLI	3113 BEANS BLVD		CHARLOTTE	NC	28203-4084
2024-129		RICHARDSON	JAMES			3117 BEANS BLVD		CHARLOTTE	NC	28203-4084
2024-129		TOMASZEWSKI	GLEN	JUDITH	TOMASZEWSKI	28997 APPLE BLOSSOM LN		FARMINGTON HIL		48331
2024-129		ZITELLI-DAVIS	ERIN	300	TOWN BEETFOR	3207 BEANS BLVD			NC	28203-4085
2024-129	11906528		ANDREA	CHRISTIAN	WOLF	3211 BEANS BLVD		CHARLOTTE	NC	28203-4085
2024-129	11906529		CHARLES	Ci ilio ili		3215 BEANS BLVD		CHARLOTTE	NC	28203-4085
2024-129		BERNARDON	CHRISTOPHER JOSEPH			3219 BEANS BLVD		CHARLOTTE	NC	28203-4085
2024-129	11906531		WESTON			3223 BEANS BLVD		CHARLOTTE	NC	28203-4085
2024-129	11906532		BENJAMIN	KARA	ELCIK	3227 BEANS BLVD		CHARLOTTE	NC	28203-4085
2024-129		SCHWARTZ	MICHAEL	PAULA	SCHWARTZ	3231 BEANS BLVD		CHARLOTTE	NC	28203-4085
2024-129		PRABHAKAR	VISAGAN	PRABHAKAR GNANA		1721 DUNAVANT ST		CHARLOTTE	NC	28203-4085
2024-129		JOHNSON	BRANDON	I HADITAKAN GIVANA	(7) Issail	1721 DUNAVANT ST 1725 DUNAVANT ST		CHARLOTTE	NC	28203-4076
2024-129	11906536		HONGMING	JUNE	XU	1729 DUNAVANT ST		CHARLOTTE	NC	28203-4076
										28203-4076
2024-129	11906537		MATTEO ALESSANDRO	GIANLUCA CHRISTIAI	NI DUSIU	1733 DUNAVANT ST		CHARLOTTE	NC	
2024-129		KLAIKLUNG	MONTHAWEE EILEEN			1737 DUNAVANT ST		CHARLOTTE	NC	28203-4076
2024-129	11906539		NATHANIEL DAVID			1741 DUNAVANT ST		CHARLOTTE	NC	28203-4076
2024-129	11906540		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		MEREDITH			1807 DUNAVANT ST	CHARLOTTE	NC	28203
2024-129		FRATTO	MATTHEW WILLIAM			1811 DUNAVANT ST	CHARLOTTE	NC	28203
2024-129	11906545		ALISON			1815 DUNAVANT ST	CHARLOTTE	NC	28203
2024-129	11906546		JOSEPH			1819 DUNAVANT ST	CHARLOTTE	NC	28203
2024-129	11906547		BRUCE			1823 DUNAVANT ST	CHARLOTTE	NC	28203
2024-129	11906548		EILEEN	DANIEL	MICHELI	1901 DUNAVANT ST	CHARLOTTE	NC	28203-4078
2024-129		STACKWICK	CASEY			1905 DUNAVANT ST	CHARLOTTE	NC	28203-4078
2024-129	11906550		CHRISTOPHER	SARAH	STORMZAND	1909 DUNAVANT ST	CHARLOTTE	NC	28203-4078
2024-129	11906551		TYLER			1913 DUNAVANT ST	CHARLOTTE	NC	28203-4078
2024-129		OMS PROPERTIES NC LLC				1917 DUNAVANT ST	CHARLOTTE	NC	28203-4078
2024-129	11906553		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		JH HOME SUPPLY LLC				1933 DUNAVANT ST	CHARLOTTE	NC	28203-4078
2024-129	11906556		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		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		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 TR	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		LEIGH-ANN WHITLEY	JOHN J	CARPENTER	5003 TINY LN	CHARLOTTE	NC	28203-4082
2024-129		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		JITPAISARNSOOK	PHOENIX	KENDALL	DOWNS	5023 TINY LN	CHARLOTTE	NC	28203-4082
2024-129		MALLIOS	CARL	SARAH MALLIOS		5027 TINY LN	CHARLOTTE	NC	28203-4082
2024-129		BILLINGHAM-HEMMINGER	TAYLOR PAIGE		BILLINGHAM-HEMMINGER	5034 TINY LN	CHARLOTTE	NC	28203-4081
2024-129	11906637		ALEC		MCMILLAN	5030 TINY LN	CHARLOTTE	NC	28203-4081
2024-129	11906638		KEATON	ALLYSON	YTURRALDE	5026 TINY LN	CHARLOTTE	NC	28203-4081
2024-129		MOSER	SARAHAN			5022 TINY LN	CHARLOTTE	NC	28203-4081
2024-129		COOK	THOMAS			5018 TINY LN	CHARLOTTE	NC	28203-4081
2024-129		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	HANIMPJV 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		FHNC 2535 SOUTH TRYON LLC				300 W SUMMIT AVE STE 250		CHARLOTTE	NC	28203
2024-129		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 N	II 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 II	N			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		MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202-2816
2024-129		MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202-2816
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2024-129		MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202-2816
2024-129		MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202-2816
2024-129	14501338		TYLER			1320 MILLPARK LN		CHARLOTTE	NC	28203
2024-129	14501339		AMY			1316 MILLPARK LN		CHARLOTTE	NC	28203
2024-129	14501340		LAURA	PATRICK	MCSHANE	1312 MILLPARK LN		CHARLOTTE	NC	28203
2024-129		FINSBURY RENTAL LLC				1308 MILLPARK LN UNIT 19		CHARLOTTE	NC	28203
2024-129	14501342		DAMIEN			1304 MILLPARK LN		CHARLOTTE	NC	28203
2024-129		SOUTH END TERRRACES TOWNHOME ASSOCIATION	I			PO BOX 11906		CHARLOTTE	NC	28220
2024-129		MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202-2816
2024-129		CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202-2816
2024-129		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	_	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	Moores 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		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**



August 20, 2025

#### VIA US MAIL

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

#### NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Thursday, September 4<sup>th</sup> 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:

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 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 an 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.

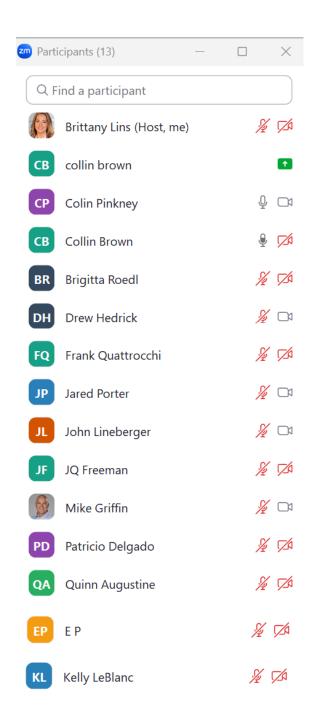
The Official Community Meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the virtual Official Community Meeting via Zoom on Thursday, September 4<sup>th</sup> at 5:30 p.m. If you are interested in attending 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**



## **EXHIBIT D**



# Rezoning #2024-129 Brookhill Village Overlay

Brookhill Investments LLC

Official Community Meeting
September 4, 2025

## TEAM INTRODUCTIONS



Property
Owner/Petitioner:

Brookhill Investments LLC

Mike Griffin and John Lineburger



shook kelley

Terry Shook Frank Quattrocchi Alexander Ricks

Collin Brown
Brittany Lins

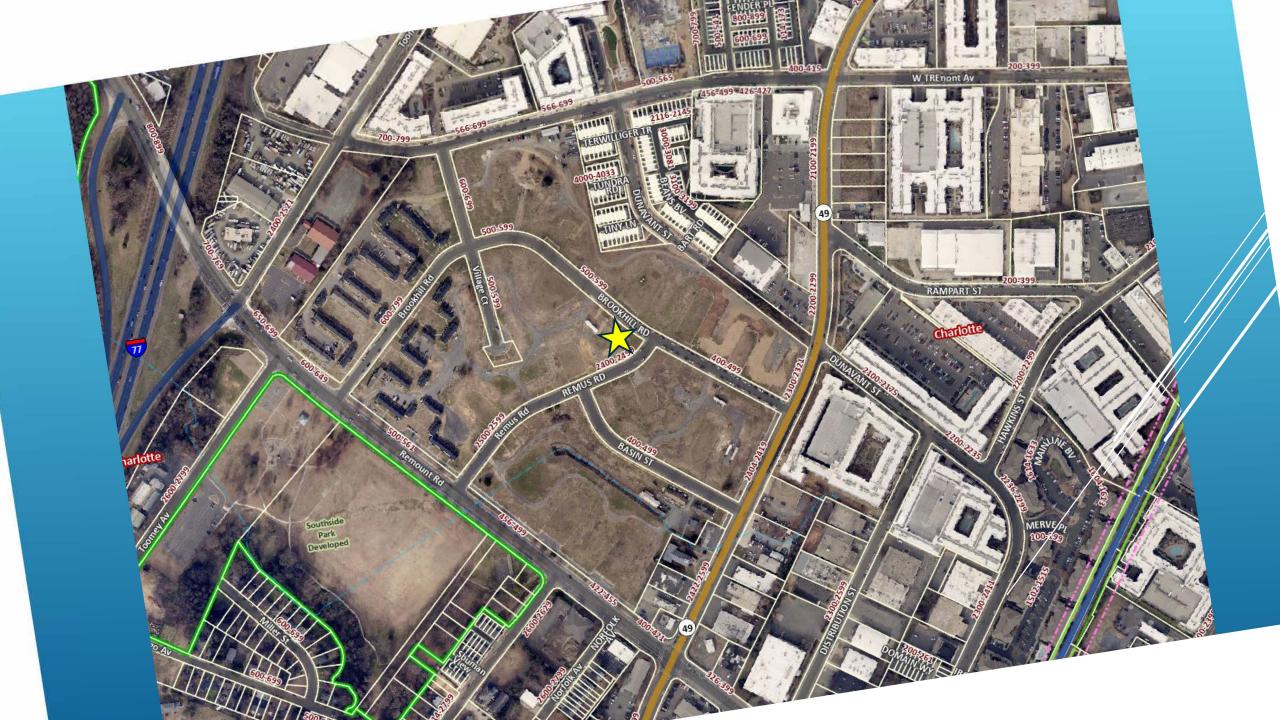


**Antoine Dennard** 



## PROPERTY LOCATION

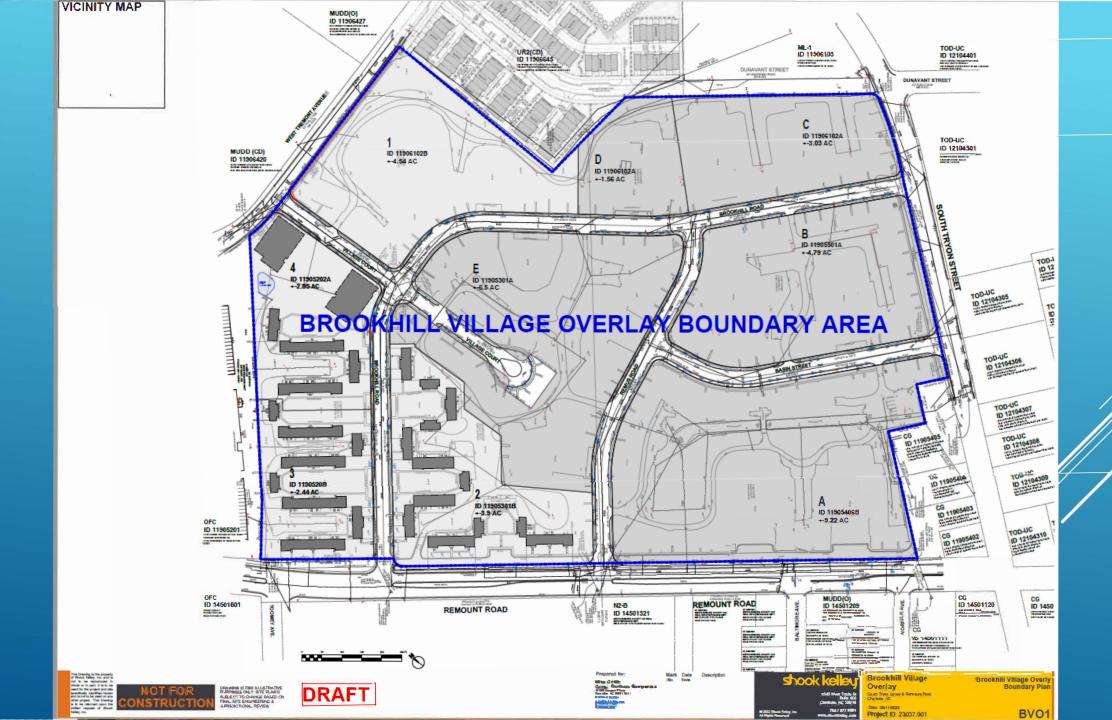


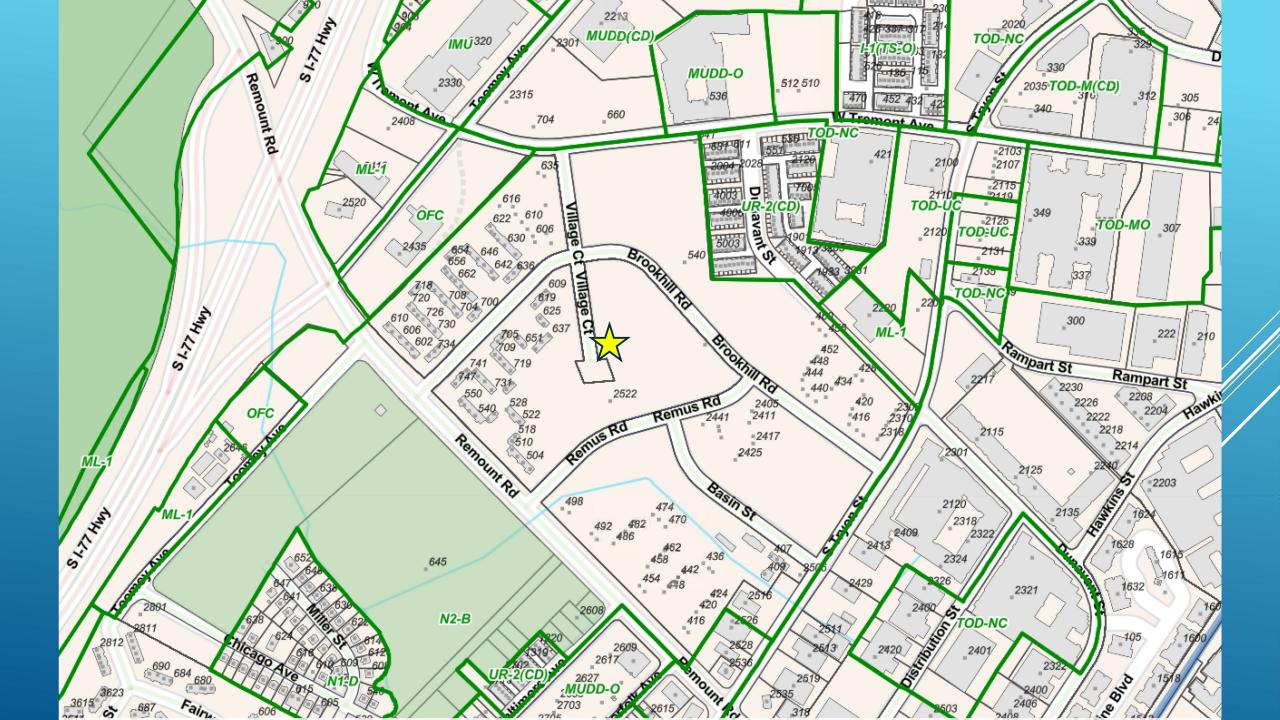


## REZONING CONSIDERATIONS

- ► 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

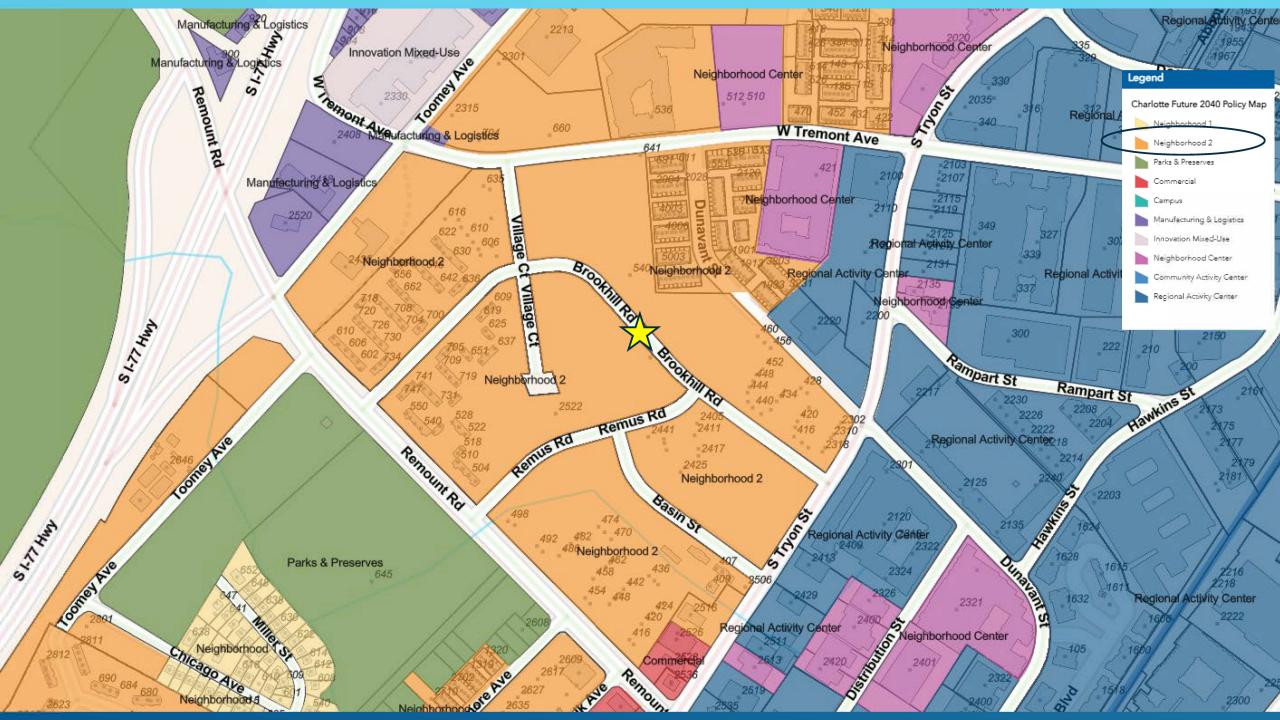






## 2040 PLAN RECOMMENDATION







#### **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 neighborhoodserving 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 mixeduse 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.

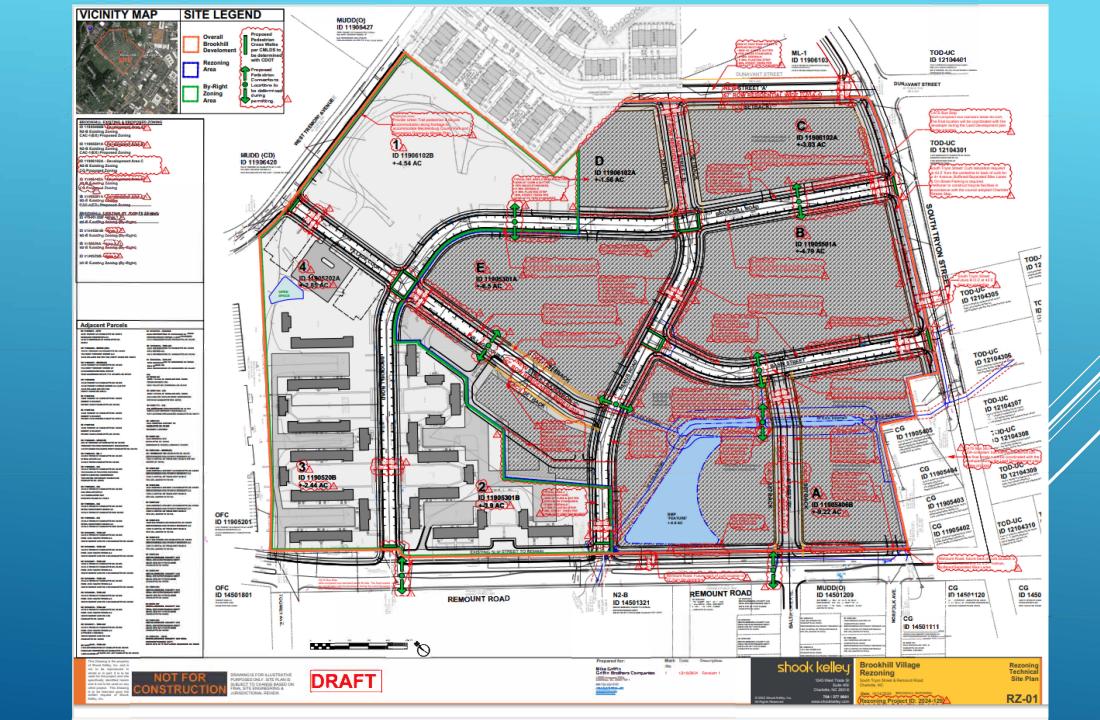


## REGIONAL ACTIVITY CENTER

Large, high-density mixeduse 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





#### Site Development Data:

- -- Acresage: 26.7 scrip. -- Tax Parcel: (119-661-02A) 119-061-02B, 119-053-01A, 119-055-01A, 119-054-06B
- -- Existing Zoning: N-2B
- -- Proposed Zoning: CAC-1(EX) & C(CD) -- Existing Uses: Multi-Family Residentia
- "Proposed Date Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the CACL & Company district, where applicable and otherwise limited herein.

  —Maximum Burklung High Decry, Free (68) here:
  —Maximum Burklung High Decry, Free (68) here:
  —Parking: per the UDO

#### General Provisions

- a. Site Description. These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Brookhill concerney reteres to as an Resenting vian Jasocineto winn accession retined material resolution. Investments, LLC (Petitioner") is a commodate the development of mixed use development with affondable husting component on an approximately. See size of the commod Read, more partnership shortered as Meckelopment (west of South Tryon Sege and partner of Remont Read, more partnership shortered as Meckelopment (comy Tan Parcel Numbers 1940-142), 119-061-028, 119-053-01A, 119-055-01A, 119-054-06B (the "Site").
- b. Intent. This Recognize is intended to accommodate development on the Site of a mixture of uses with an affordable housing component within the Brookhill Village complex, a generally consistent with the CAC placetype.
- Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Unified Development Ordinance (the "UDO").
- Unless the Recording Plan catabilishes more stringent standards, or as otherwise provided in the Exception (EX Aprovision), the regulations established under the UDD for the CAC Agad Coloring district, as applicable of govern development taking place on the designated portion of the Site.
- 4. Planard Unified Development. The Site shall be viewed as a phenochanified development plan as to the circurate and portrain of the Site senses by devicted on the Remains Plan. As such extracts, side and year vents buffers, building beight separation standards, and other smaller seeing standards will not be required misseally crucina and other site elements located on the Site. Furthermore, the Petitioner and or owner of the Site reverse the right to subdivide portions or all of the Site and create lots within the interior of the Site without remot to any such internal superstops standards, and public survice street fronting removations, and subyes, that all such experation develors along the courses boundary of the Site shall be athered to and territed as the fite as a whole and not individual partiess or lots located thereis.

Maximum Development: New development on the Rezonng Site shall not exceed Five Hundred and Sixty-Two Thousand gross floor area (GFA)

Prohibited Corr. The following ones that are otherwise permitted in the CRI coming district shall be prohibited within the maneiated person of the Reverons Site. J. Gas Sterins

#### III Allowtoble Hauseir Commissione

A minimum of one handred (100) rendential units on the overall Brookhill Village complex (sa dissignated to irelade area outside of the Reserving boundary on the Restoring Plan) shall mountain mostlely terms that are increme maintend for henceholds current between 30% to 60% of the Aces Madis Income (AMI) through the year 2000.

#### Execution (PX) District Previous

Proper and Apple shills: The Site is part of an overall varied redevelopment of the Broadball Village complex of the Broadball Village, are not included in this Remains Plan, the macus of the state of the Broadball Village, are not included in the Broadball Village and the Broadball Village in Broadball Village in the Broadball Village and the Broadball Village of the Broadball Village and the Broadball V

1. Afterdable Newrope, Per section III above, petitioner shall correct to affeotionid howing within the

- 1. Open Space. Petitoper shall provide a paramen of 1.5 acres of open space or create of UBO. requirements within the Renaming Site

The following exceptions from the discensional and design standards and other standards of the UBO applicable to the CAC-I corore district are hereby allowed to correction with development of the Site:

- Design of Surface Parking and Parking Lots, including temporary parking
- 3 Stochage Days modify the risordings cleaners to allow for the catallished streetscape to remore while energing future right-of-way descritions for future streets age in traduction by the City of Charlette

Existing conditions shall include: five (5') foot wide sidewalks, six (6") inch vertical curbs, existing substandard planting strips.

- 1. Read Network Black Learth to allow for the established read activate to remain as shown while reserving fature right-of-way in compliance with the Subdivision Ordinance for fature accuration of such road activary investment by the City of Charlette.
- To allow for temporary closure of street connection between Basin and Remount Road for events such as music, cultural, and sports. Street closure shall be 48 hours or less per event.

#### V. Tramparistins

- a. Veticate access will be as generally departed on the Removing Plan, utility up the counting and infrastructure Temperator covalinacion secreta mary be provided in addition to the veteradas secreta possida as shown. The phermony and configurations of the relicular assess points shown on the Reserving Plus are subject to any more medifications required to assert trouble final site and construction plans and designs and to any adjustments. remined by CDOT for macrinosit.
- b De enthibled success of a result, verification, we also not expended increase as above on the Remoising Plan while financing little of early and the successive programme. No hillians many the best down the financial or expenses to the control of the successive programme. huildings may be heated within the fature right of way discussion. However, emporary surface parking may be permitted within the fature right-of-way dimensions until such time as the fature infranciative is constructed by
- (Petitioner shall provide new asphalt paying within existing street widths of internal streets to the Rezoning Site prior to the issuance of the first new building certificate of occupancy for the associated phase of the Rezoning Sit

Petitioner shall provide new on-street parking stoping where provided within the Revoting Site potents the incomes of the first new building contribute of conguney for the among that phase of the According Site

ADA-sorquese has supe may be provided on the Site, either through a public-private partnership or City funding A han standard detail 60.02A may be provided along the Site's Searth Teyen Street freeings and but standard detail 60.03D may be provided along the Site's Remous Road tructure. Final learness will be coordinated with the developer during the Land Development plan review process.

As Urban Trail potentias and bicycle accordination may be provided along the Site's West Tremont Avenue Fronting to accompand to the Modifications County Park and Recreation Greeners Market Plan.

A Right-of-Way Excrementative Agreement is required for the installation of any accordance item(s) (insign bot ms, deserming customer processes, brick powers, etc.) within a proposed existing City-maintained struct right of vary by a private individual, group, business, or housework's harmon same intens. As encountenent agreement in our be approved by CDBT price to construction installation. Contact CDDT for additional information. cruing cost, submitted, and liability reservant coverage experiments

Where prequent, the Petitioner shall dedicate and convey in fire aroule all rights of you to the Oily of Charlotte before the Site's first bettling confidence of occupancy is reased for each assessment plane of development. CBOI requests right of way set at even (2) fact from the back of sidewalk where females.

Unless otherwise stated herein, all transportation improvements shall be substantially completed prior to the manner of the first building excellents of accupancy for the insociated phase of development within the Site. The from neth-of-new array as thoses on the Remains Place shall be reserved and dedicated by the Pentisoner but for fator comments of such infrarence by others through City investment.

All public readway proporcements will be subject to the standards and criteria of CDOT and NCBST, as applicable to the condew proportions within their condews and system without. It is understood that such everyone new be undertaken by the Petitioner on its own or in consupctors with other development or way projects taking place within the area, by way of a provide public perfectable efforces other public sector

#### VL favoranti

- a. The pentioner shall comply with the Charlotte City Council approved and adapted Unified Development Urchnater Peur Communica Storm state: Combit sora (PCSIC)
- b. The location, size, and type of storm unfer examplement systems depicted on the Reserving Plan are subject to review and approval as part of the full development plan admittal and my not implicitly approved with this remotes Adjustments may be accessery to accommodate actual atoms water bramers against and control site ducharge pombs
- Petitioner shall provide required assess trees within the Revising Siles is constitution with Trees Charlotte prior to the final pertificate of programmer for each amounted phase of new development.
- Development oration any SWIM-PMRO Builder shall be coordinated with and extract to approval by Charlette Merkitzburg Sterm Water Services and notional of it menored by City and over Service Bedienstics. Reports are subject to severe and approval by Charlotic Storm Water Services. Any moreuse of supervious area within such buffers may not be allowed and in not approved with the reactive process

- Storm Water Quality Treasures For deferred watersheets greater them 34% hails-upon seen (BUA), construct water could be used water could present a College designed for the most account from the first I inch to randall for all new and redeveloped BUA musciated with the project. SCMs must be designed and constructed in accordance with the Charlest-Mackballung SCM Braigs Manual.
- ii. Channel Processon Volume Courtel. For defined watershold greater than 14% built-upon area, control the entire volume for the 1-year, 24-hour more for all new and redeveloped BUA assessmed with the project. Standill volume developen time shall be in accordance with the Charlest State backup SCM Besign Manage

- Peak Control for Commercial For commercial projects with greater than 20% BUA, control the peak to ace curred the productingment must rates for the 10-ye, their days and perform a downstream flood analysis is decreasing whether additional peak control is needed and if we for alors level of storm francisco, or if a downstream analysis is not performed, control the peak for the 18-yr and 25-yr, 6-hour ritume.
- Peak Control for Residential. For existential reviews with greater than 34% BUA, control the beak to not record the productions of need rates for the 10-year and 15-year, 6-hear storage or perform a downstrop arelysis to determine whether peak soroul is availed, and if so, for what level of store frequency

#### Avy. Amendments to the Remains Plan

Future arrending to the Reasoning Man (which excludes these Development Standards) may be applied for by the then owner(s) of the applicable postors of the Site is accordance with the provisiona herein and which: 37.3 of the LIBO Changes to the Renovang Plan not anticipance by the Renovang Plan will be reviewed and approved as allowed by Article

#### Mindian Effect of the Recorder Application

If the Remains Postion is approved, it will, orless mended in the remain provided bare is and water the URC), bebroding upon and sourc to the beactit of the Peritoner and admirparet owner(s) of the Site, as applicable, and there respective heirs, devices, personal expresentations, maneraners in interest or analysis.

Rezoning Project ID: 2024-129

## REZONING REQUEST: BROOKLYN VILLAGE OVERLAY DISTRICT

#### 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.

#### C. Definitions

- 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.
- 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.
- Temporary Recreational Vehicle Park. Land designed and used for the short-term
  placement of self-contained recreational vehicles (RVs) for transient occupancy.

### GH. 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 the "Expiration Date" of the Overlay.

### **Permitted Uses by Right**

- Amphitheater
- Art Gallery
- Arts or Fitness Studio
- Commercial Fitness Center
- ▶ Hotel/motel
- Outdoor market
- Retail Goods Establishment
- Rideshare Terminal
- Parking lot (principal use)
- Educational Facility Vocational
- Vocational School/Office

#### **Permitted Uses with Prescribed Conditions**

- Amusement Facility, Indoor
- Amusement Facility, Outdoor
- Restaurant/bar

### **Temporary Uses**

- Mobile Food Vendor
  - ▶ Subject to the requirements set forth in Section 15.5.C except Section 15.5.C.3.
- Outdoor Produce Sales
  - ▶ Subject to the requirements set forth in Section 15.5.D except Section 15.5.D.3.
- Outdoor Seasonal Sales
  - Subject to the requirements set forth in Section 15.5.E except Sections 15.5.E.3 and 15.5.E.4.
- Temporary Outdoor Entertainment
  - ▶ Subject to the requirements set forth in Section 15.5.H except Section 15.5.H.2.
- Temporary Outdoor Sales
  - Subject to the requirements set forth in Section 15.5.I except Sections 15.5.I.3 and 15.5.I.5.
- Temporary Recreational Vehicle (RV) Park
  - A Zoning Use permit is required.
  - The Temporary Recreational Vehicle Park shall not operate for more than thirty (30) consecutive days in a calendar year per site and must be associated with a special event or Temporary Outdoor Entertainment use.
  - All RVs are required to meet a minimum twenty-five (25) foot setback from any public right-of-way and a minimum fifteen (15) foot setback from any adjacent property.
  - > RV spaces shall meet a minimum fifteen (15) foot building separation.

### **Accessory Uses**

- Accessory Drive Through
  - All establishments with an accessory drive-through, except restaurants, shall provide a minimum of four stacking spaces per lane or bay. Restaurants shall provide a minimum of six stacking spaces per lane or bay. The space located at the service window shall be counted in this minimum number of stacking spaces.
  - A stacking space shall be a minimum of nine feet in width and 18 feet in length.
  - All components of an accessory drive-through including, but not limited to, signs, stacking lanes, trash receptacles, ordering box, and drive-up windows, shall be located to the rear or side of the building, and shall not be located in a required front or side setback.
  - Drive-through lanes and circulation may not be placed between the street and the front façade of the building.
  - A drive-through lane shall have bail out capability for all vehicles that enter the drive-through lane. The bail out lane shall be a minimum width of ten feet in width and run parallel to the drive-through lane. If a bail out lane is also an interior access drive providing access to parking spaces, the bail out lane is limited to a one-way traffic pattern following the direction of the drive-through lane.
  - For a restaurant/bar principal use to have an accessory drive-through, a minimum of 24 seats, indoor or outdoor, shall be required.
  - All establishments with an accessory drive-through shall be located at an intersection fronting either Remount Road or South Tryon Street.
  - There shall be a maximum of two establishments with an accessory drive-through located within the BVO.

### New Development Standards Created By BVO

- Parking
- Improvements to existing streets
- Block and Network Design Standards
- Tree Save
- Open Space

## **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: Today, September 4th

Site Plan Resubmittal: September 15<sup>th</sup>

Earliest Public Hearing: October 20<sup>th</sup>

**► Zoning Committee:** November 4<sup>th</sup>

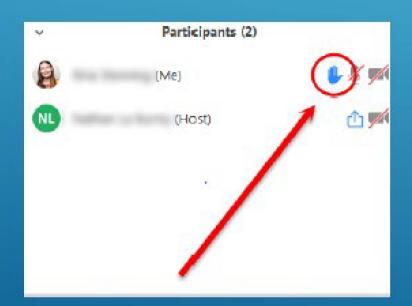
City Council Decision: November 17<sup>th</sup>

## QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



## THANK YOU!