

COMMUNITY MEETING REPORT

Petitioner: Living Spaces

Rezoning Petition No. 2025-061

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department 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 a written notice of the date and time of the Virtual Community Meeting, and information on how to access the Virtual Community Meeting, to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on June 26, 2025. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Virtual Community Meeting was held on Wednesday, July 9, 2025, at 6:30 p.m. The Virtual Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The Virtual Community Meeting was attended by the individual identified on Exhibit B attached hereto. The Petitioner's representatives at the Virtual Community Meeting were Brian Saltikov of the Petitioner; Ryan Lewis and Tyler Resendez of Kimley Horn; and John Carmichael and Aaron Houck of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives used a PowerPoint presentation during the Virtual Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself and the Petitioner's representatives. He stated that this is the official Community Meeting relating to Rezoning Petition No. 2025-061.

Mr. Carmichael provided the current schedule of events for this rezoning request:

- Monday, September 15, 2025, at 5:00 p.m.—Public Hearing before Charlotte City Council and the Zoning Committee;
- Tuesday, October 7, 2025, at 5:30 p.m.—Zoning Committee Work Session; and
- Monday, October 20, 2025, at 5:00 p.m.—City Council Decision.

Mr. Carmichael explained that these are the earliest possible dates for these events, as they could be deferred to later dates.

Mr. Carmichael stated that the site subject to this rezoning request is a 20.95-acre site located in the northeast quadrant of the Tyvola Road and Interstate 77 interchange. The site is located on the north side of Tyvola Road.

Mr. Carmichael shared a map showing the current zoning of the site and surrounding parcels. Mr. Carmichael stated that the site is currently zoned ML-2—an industrial zoning district. The site is mostly surrounded by ML-2 zoning, but north of the site is an office zoning district, and south of

the site, across Tyvola Road, is some property zoned CG (a commercial general zoning district) and I-2 (CD) (a conditional industrial zoning district under Charlotte's legacy zoning ordinance).

Mr. Carmichael stated that the Petitioner is requesting that the site be rezoned to the ML-1 (CD) zoning district to accommodate uses allowed in the ML-1 zoning district on the site, including a retail goods showroom with an accessory restaurant. He stated that the proposed building could contain a maximum of 165,000 square feet of gross floor area and have a maximum height of 60 feet.

Mr. Carmichael shared an image of the adopted 2040 Policy Map for the site and surrounding parcels. The adopted 2040 Policy Map places the site in the Manufacturing and Logistics Place Type. Many of the parcels adjacent to the site are also in the Manufacturing and Logistics Place Type. North of the site is a parcel in the Campus Place Type. Across Tyvola Road, to the south of the site, some parcels are in the Manufacturing and Logistics Place Type, and some are in the Commercial Place Type. Mr. Carmichael shared the proposed revised 2040 Policy Map, which continues to place the site in the Manufacturing and Logistics Place Type. Therefore, this rezoning request is consistent with the adopted 2040 Policy Map and the proposed revised 2040 Policy Map.

Mr. Carmichael shared and discussed the site plan. Access to the site would be from Tyvola Road. Mr. Carmichael showed the building envelope and the parking field. He stated that the site would include a landscape buffer on a portion of the northern boundary of the site next to the adjacent office building.

Mr. Carmichael shared an image of an existing Living Spaces furniture showroom. Brian Saltikov stated that Living Spaces is a retail furniture company founded in approximately 2004. Living Spaces started in California and now has approximately 40 stores and 6 or 7 distribution centers. He stated that Living Spaces has stores in Arizona, Colorado, Texas, Nevada, Kansas, and Oklahoma and is now looking at further expansions.

Mr. Saltikov stated that Living Spaces offers a variety of furniture across a range of price points. Living Spaces' stores also include customer amenities such as a place for shoppers to drop off kids in a supervised area and a café/bar area with prepackaged food and beer and wine for sale to shoppers. He shared images of the café/bar area. He stated that he expects the finished building size will be around 150,000 square feet. He stated that Living Spaces tries to enhance its buildings with architectural details. Living Spaces sells good products and wants to be a good neighbor. He stated that Living Spaces is looking forward to the opportunity to come to Charlotte.

The Community Meeting was then devoted to a question, answer, and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- The attendee expressed happiness that the site is being developed.
- In response to a comment about the high levels of traffic in the area, Mr. Carmichael stated that the proposed use generates more traffic than a warehouse, but less than a traditional retail store. He stated they are working with CDOT to determine if a traffic study will be required. He does not believe that a traffic study will be required after CDOT sees the traffic counts from Living Spaces' existing stores. Mr. Carmichael acknowledged that Tyvola Road carries a lot of traffic.
- The attendee stated that he would prefer that the site have access from 77 Center Drive, but he understands that may not be possible. Mr. Carmichael stated that there is private

property located between the site and 77 Center Drive, which means that the Petitioner would have to gain access across another property owner's property to access 77 Center Drive. They do not believe that is feasible.

- The attendee stated that the high-end auto dealership he works for operates across Tyvola Road from the rezoning site. The area has a high amount of foot traffic that cut through the auto dealership's property until they installed a high security fence, which has stopped the cut-through foot traffic.
- The attendee stated that he is glad to see a nice retailer come to the property. He stated his preference that the property be developed for a retail use rather than a multi-family project. The attendee stated his belief that the proposed development is a positive for the business he works for and the area.

There were no further questions or comments.

Mr. Carmichael thanked the attendee for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the Rezoning Petition or to the Rezoning Plan as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted this 13th day of July 2025.

Living Spaces, Petitioner

cc: Mr. Joe Mangum, Charlotte Planning, Design & Development Department (via email)

EXHIBIT A-1

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!

2025-061	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2025-061	16906125	DAVIDLAND LLC				6707 FAIRVIEW RD STE C		CHARLOTTE	NC	28210-3354
2025-061	16906222	ACRC EXCHANGE OWNER LLC			C/O ARES COMMERCIAL REAL ESTATE MANAG	245 PARK AV 42ND FLR	ATTN: REAL ESTATE DEBT LEGAL DEPT AND ACREA NEW YORK	NY	10167	
2025-061	16906223	ACRC EXCHANGE OWNER LLC			C/O ARES COMMERCIAL REAL ESTATE MANAG	245 PARK AV 42ND FLR	ATTN: REAL ESTATE DEBT LEGAL DEPT AND ACREA NEW YORK	NY	10167	
2025-061	16911102	ACRC EXCHANGE OWNER LLC			C/O ARES COMMERCIAL REAL ESTATE MANAG	245 PARK AV 42ND FLR	ATTN: REAL ESTATE DEBT LEGAL DEPT AND ACREA NEW YORK	NY	10167	
2025-061	16911103	ACRC EXCHANGE OWNER LLC			C/O ARES COMMERCIAL REAL ESTATE MANAG	245 PARK AV 42ND FLR	ATTN: REAL ESTATE DEBT LEGAL DEPT AND ACREA NEW YORK	NY	10167	
2025-061	16911104	ACRC EXCHANGE OWNER LLC			C/O ARES COMMERCIAL REAL ESTATE MANAG	245 PARK AV 42ND FLR	ATTN: REAL ESTATE DEBT LEGAL DEPT AND ACREA NEW YORK	NY	10167	
2025-061	16911105	NORTHDRIDGE TYVOLA LLC				710 PENINSULA LN	STE E	CHARLOTTE	NC	28273
2025-061	16911106	HONEY PROPERTIES INC			C/O COLUMBUS ACCOUNTING CENTER	PO BOX 182571		COLUMBUS	OH	43218
2025-061	16911107	ACRC EXCHANGE OWNER LLC			C/O ARES COMMERCIAL REAL ESTATE MANAG	245 PARK AV 42ND FLR	ATTN: REAL ESTATE DEBT LEGAL DEPT AND ACREA NEW YORK	NY	10167	
2025-061	16911108	ACRC EXCHANGE OWNER LLC			C/O ARES COMMERCIAL REAL ESTATE MANAG	245 PARK AV 42ND FLR	ATTN: REAL ESTATE DEBT LEGAL DEPT AND ACREA NEW YORK	NY	10167	
2025-061	16911109	SEVENTY SEVEN CENTER INVESTORS				900 BAXTER ST STE 300		CHARLOTTE	NC	28204
2025-061	16911110	HONEY PROPERTIES INC				6701 FAIRVIEW RD STE C		CHARLOTTE	NC	28210
2025-061	16912101	NATIONS FORD BAPTIST CHURCH	INC			5901 NATIONS FORD RD		CHARLOTTE	NC	28217
2025-061	16914112	COSTCO WHOLESALE CORPORATION PROPERTY TAX D			ATTN PROPERTY TAX DEPARTMENT 359	999 LAKE DR		ISSAQUAH	WA	98027-8990
2025-061	16914117	AAAA HOLDINGS LLC				2101 SARDIS RD N STE 211		CHARLOTTE	NC	28227
2025-061	16914127	KASTRICHES	PROPERTIES			10330 WOODVIEW CIR		CHARLOTTE	NC	28277
2025-061	16914201	BCL LLC				1205 SOUTH CENTER ST		HICKORY	NC	28602
2025-061	16926105	BCL LLC				1205 SOUTH CENTER ST		HICKORY	NC	28602
2025-061	16926109	BCL LLC				1205 SOUTH CENTER ST		HICKORY	NC	28602

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WITH ANY QUESTIONS. THANK YOU!

2025-061	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	state	zip_code
2025-061	Brighter Days Arts Education In	DeVaughn	Johnson	1825 BEACON RIDGE ROAD, CHARLOTTE, NC, 28210		CHARLOTTE	NC	28210
2025-061	Empire Youth Foundation	Taryn	Jones	5638 FRANKLIN SPRINGS CIR, CHARLOTTE, NC, 28217		CHARLOTTE	NC	28217
2025-061	Madison Park Neighborhood Assoc	Morris	Rosen	5107 MURRAYHILL ROAD, CHARLOTTE, NC, 28210		CHARLOTTE	NC	28210
2025-061	Montclair Neighhorhood Associa	Mark	Francis	1539 TAMWORTH DR, CHARLOTTE, NC, 28210		CHARLOTTE	NC	28210
2025-061	Montclair South Homeowners Ass	Sarah	Elliott	700 Archdale Drive, Charlotte, NC, 28217, USA		Charlotte	NC	28217
2025-061	Nations Ford, Springfield and S	Jennifer	Ream	6921 NATIONS FORD RD, CHARLOTTE, NC, 28217		CHARLOTTE	NC	28217
2025-061	Nations Ford, Springfield and S	Jennifer	Ream	6921 NATIONS FORD ROAD, CHARLOTTE, NC, 28217		CHARLOTTE	NC	28217
2025-061	Southwest Community Development	Phillip	Davis	5901 NATIONS FORD RD, CHARLOTTE, NC, 28217		CHARLOTTE	NC	28217
2025-061	Spring Field Community Associat	Lois	Nwosu	517 ECHODALE DR, CHARLOTTE, NC, 28211		CHARLOTTE	NC	28211
2025-061	Spring Park Homeowners Associat	Stephen	Decosta	517 ECHODALE DR, CHARLOTTE, NC, 28217		CHARLOTTE	NC	28217
2025-061	Tyvola Ridge At Yorkmont Park A	Martha	Parks	5701 SOUTHAMPTON RD, CHARLOTTE, NC, 28217		CHARLOTTE	NC	28217
2025-061	Windsong Trails Neighborhood As	Frances	Hayden	616 KNIGHT CT, CHARLOTTE, NC, 28217		CHARLOTTE	NC	28217

EXHIBIT A-2

**NOTICE TO INTERESTED PARTIES
OF VIRTUAL COMMUNITY MEETING**

Subject: Virtual Community Meeting – **Rezoning Petition No. 2025-061** filed by Living Spaces to request the rezoning of an approximately 20.95-acre site located north of Tyvola Road, east of Interstate 77 and west of Seventy Seven Center Drive (see enclosed map)

Date and Time of Meeting: Wednesday, July 9, 2025, at 6:30 p.m.

Place of Meeting: See Below for Information on How to Access the Virtual Community Meeting

We are assisting Living Spaces (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 20.95-acre site located north of Tyvola Road, east of Interstate 77 and west of Seventy Seven Center Drive (see enclosed map) from the ML-2 zoning district to the ML-1(CD) zoning district. The purpose of this rezoning request is to accommodate uses allowed in the ML-1 zoning district on the site, including a 165,000 square foot retail goods showroom and an accessory restaurant.

The Petitioner will hold a virtual 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 Planning, Design & Development Department’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 site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Wednesday, July 9, 2025, at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their email addresses to communitymeeting@robinsonbradshaw.com to receive an electronic invitation and link to the virtual Community Meeting. If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions. You can also continue to contact us with questions and comments after the virtual Community Meeting.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions. In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Tiawana Brown, Charlotte City Council District 3 (via email)
Mr. Joe Mangum, Charlotte Planning, Design & Development Department (via email)

Date Mailed: June 26, 2025

2025-061: Living Spaces

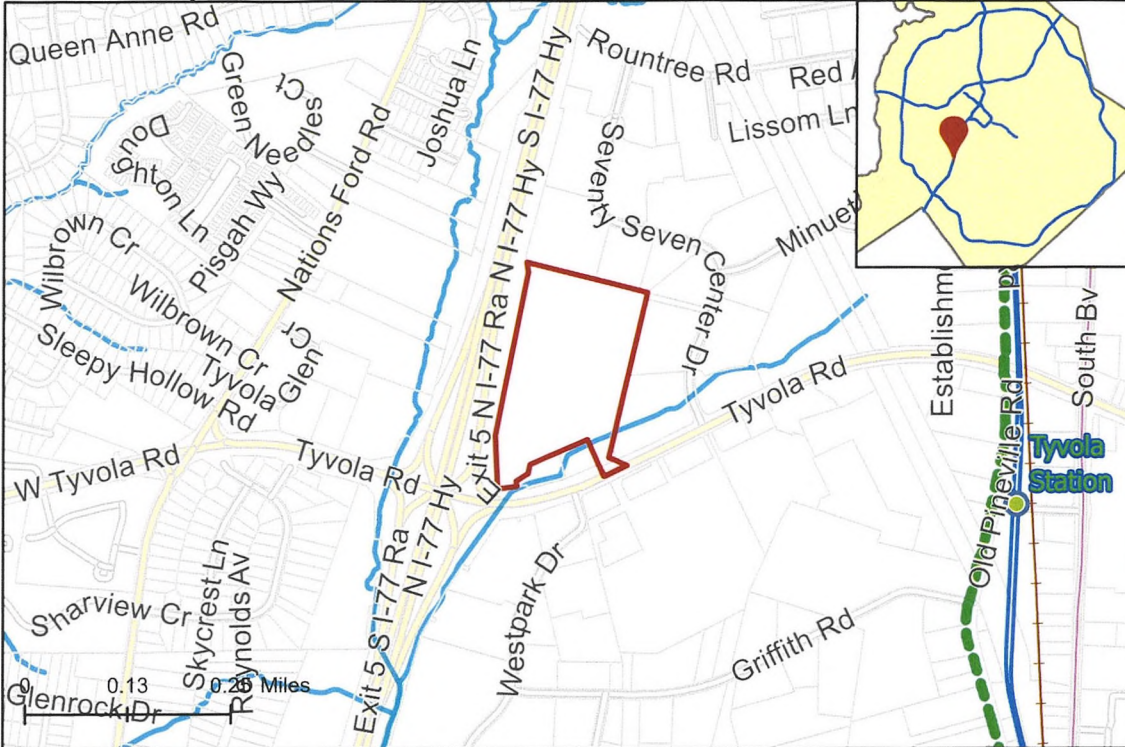
Parcel(s) 16911105

Current Zoning ML-2 (Manufacturing and Logistics-2)

Requested Zoning ML-1(CD) (Manufacturing and Logistics-2, Conditional)

Approximately 20.95 acres

Location of Requested Rezoning

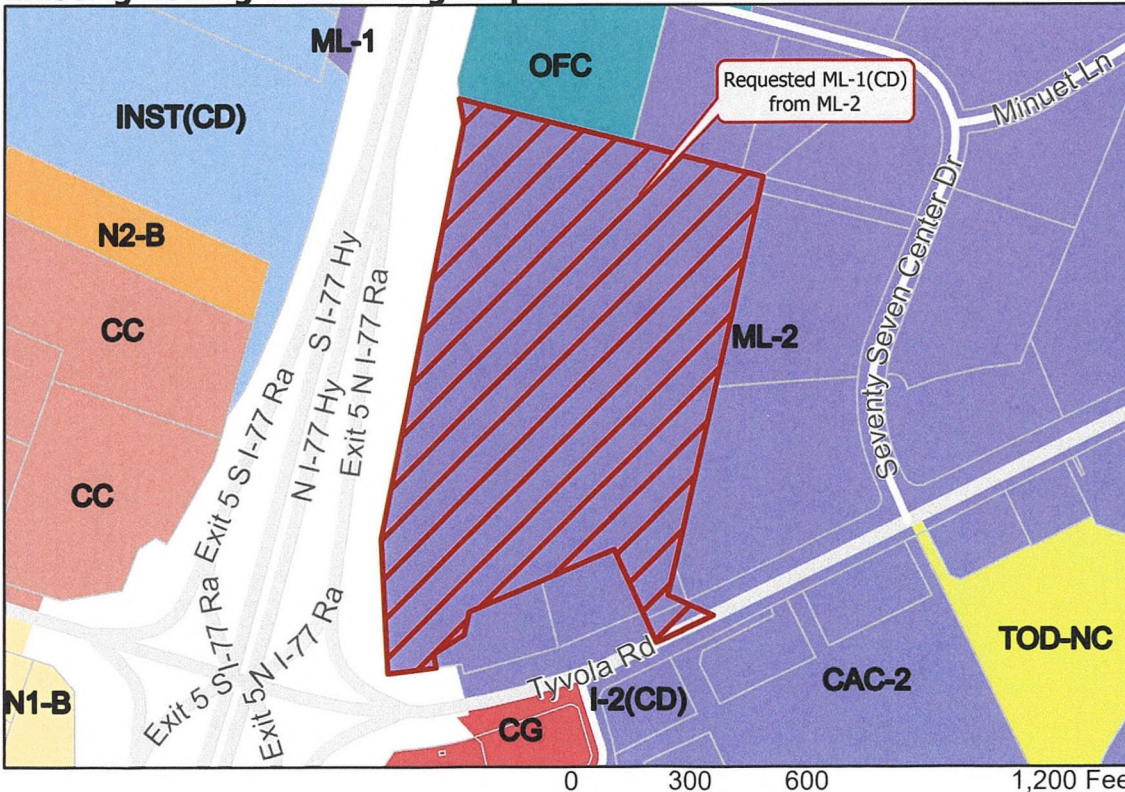


Rezoning Map



- 2025-061
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- City Council District**
- 3-Tiawana Brown

Existing Zoning & Rezoning Request



- Requested ML-1(CD) from ML-2

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Campus
- Institutional
- Commercial
- Commercial Center
- Manufacturing & Logistics
- General Industrial
- Community Activity Center
- Transit-Oriented



Map Created 6/3/2025

EXHIBIT B

EXHIBIT B

Attendance List

Danny Jordan

djordan@paramountauto.com

EXHIBIT C

ROBINSON
BRADSHAW

Rezoning Petition No. 2025-061

Living Spaces, Petitioner

Community Meeting
July 9, 2025

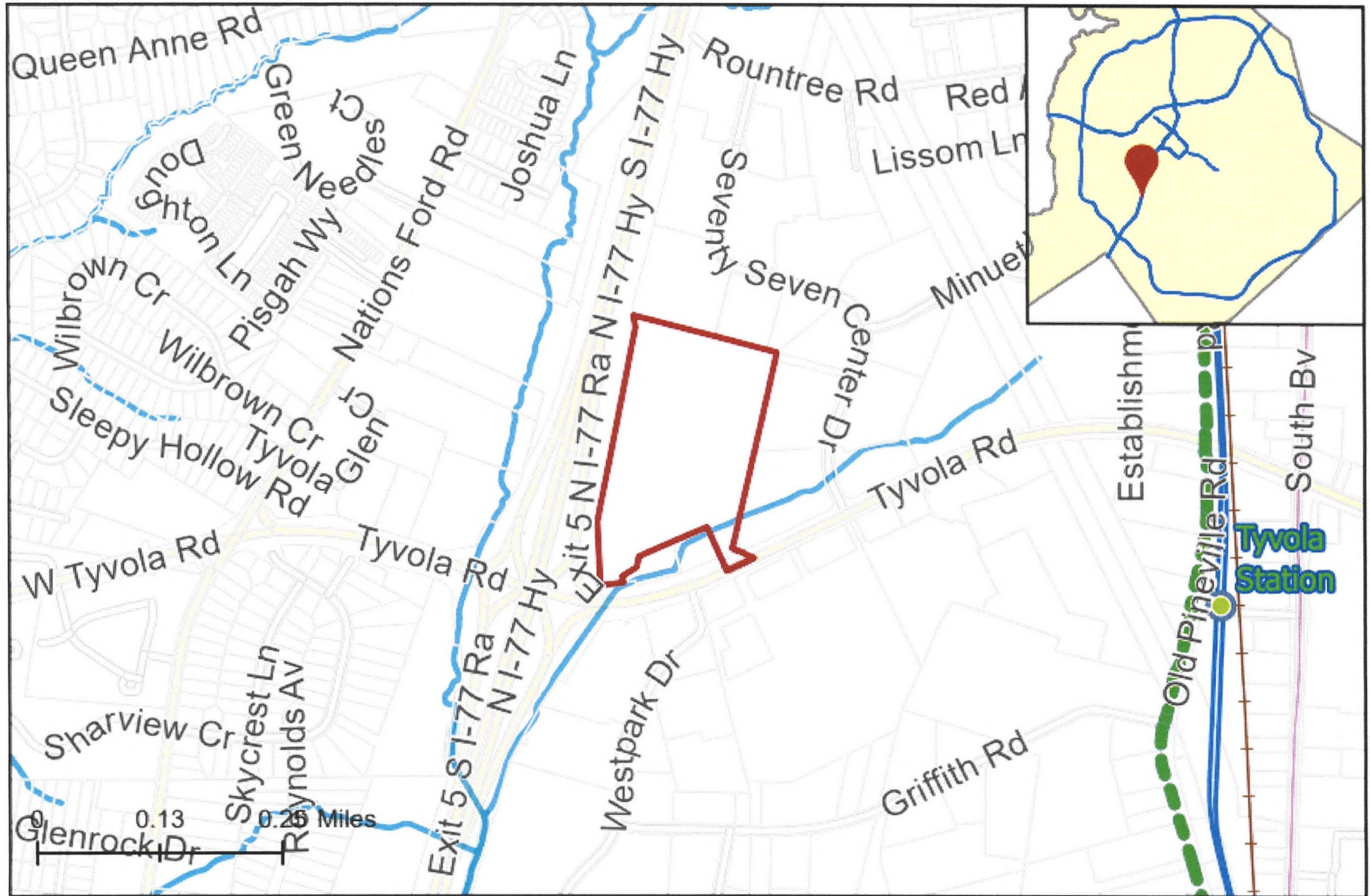
Team

- Brian Saltikov, Living Spaces
- Ryan Lewis, Kimley Horn
- Tyler Resendez, Kimley Horn
- John Carmichael, Robinson Bradshaw
- Aaron Houck, Robinson Bradshaw

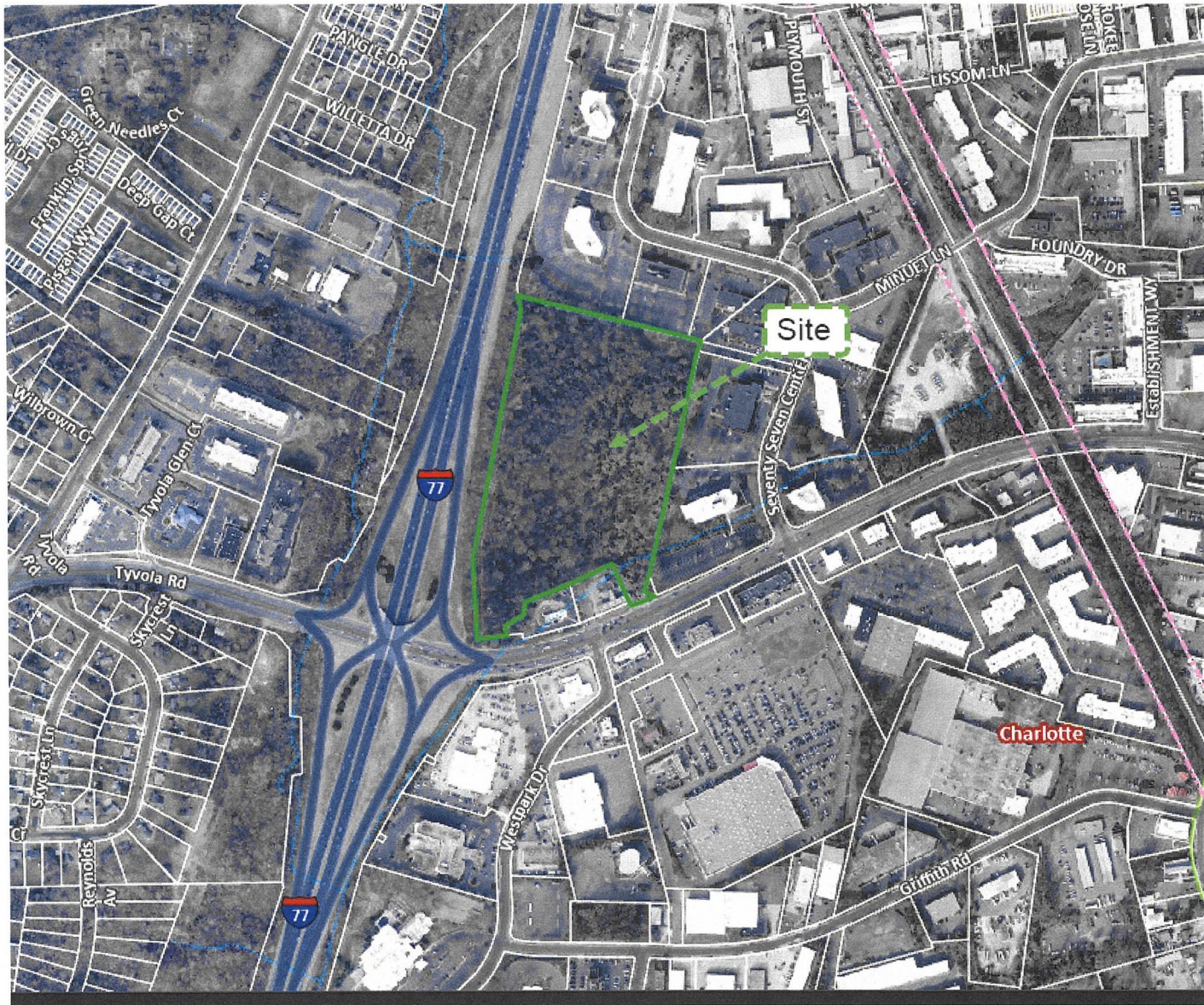
Current Rezoning Schedule

- Public Hearing: Monday, September 15, 2025, at 5:00 p.m. at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, October 7, 2025, at 5:30 p.m. at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, October 20, 2025, at 5:00 p.m. at the Charlotte-Mecklenburg Government Center

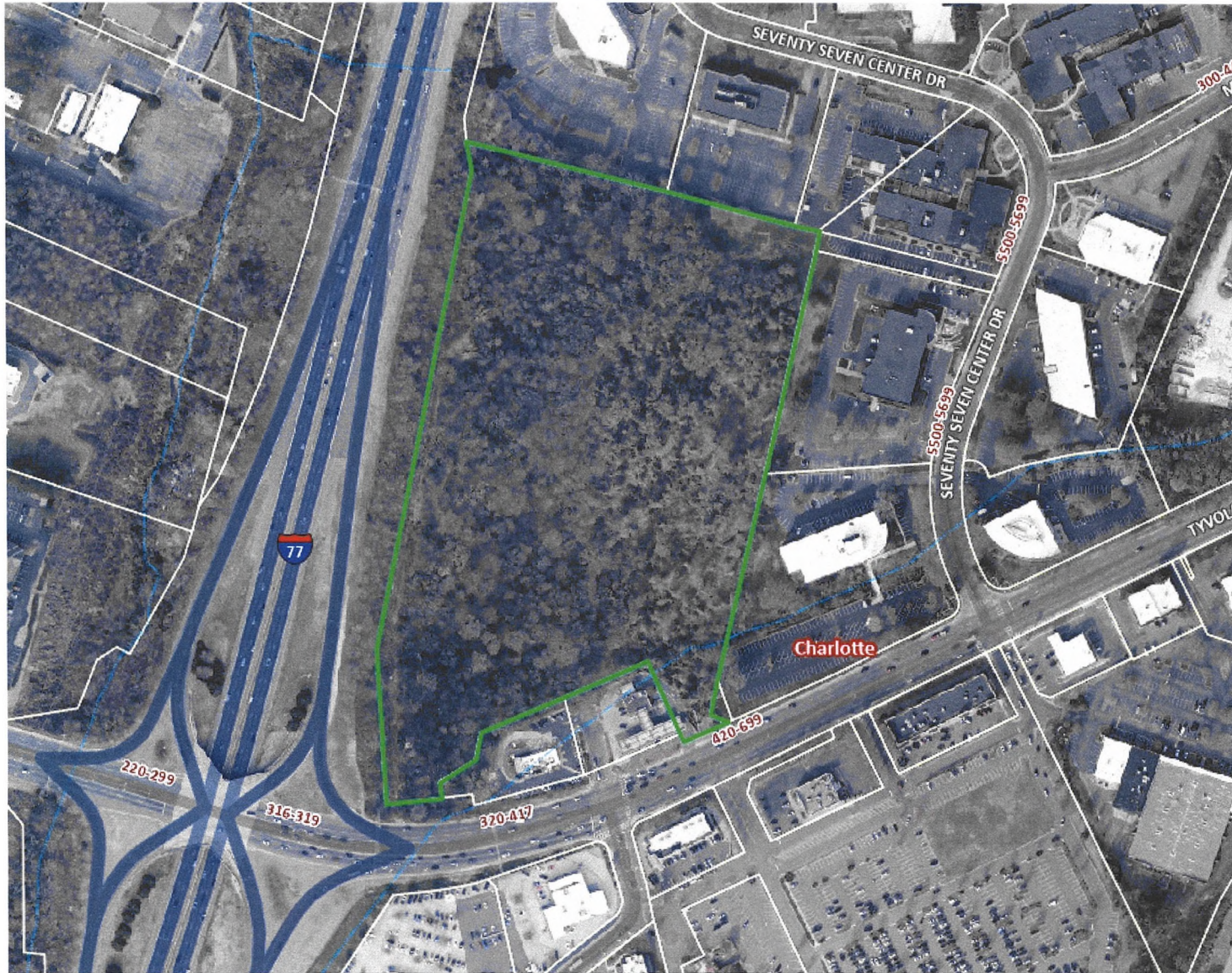
Site – 20.95 Acres



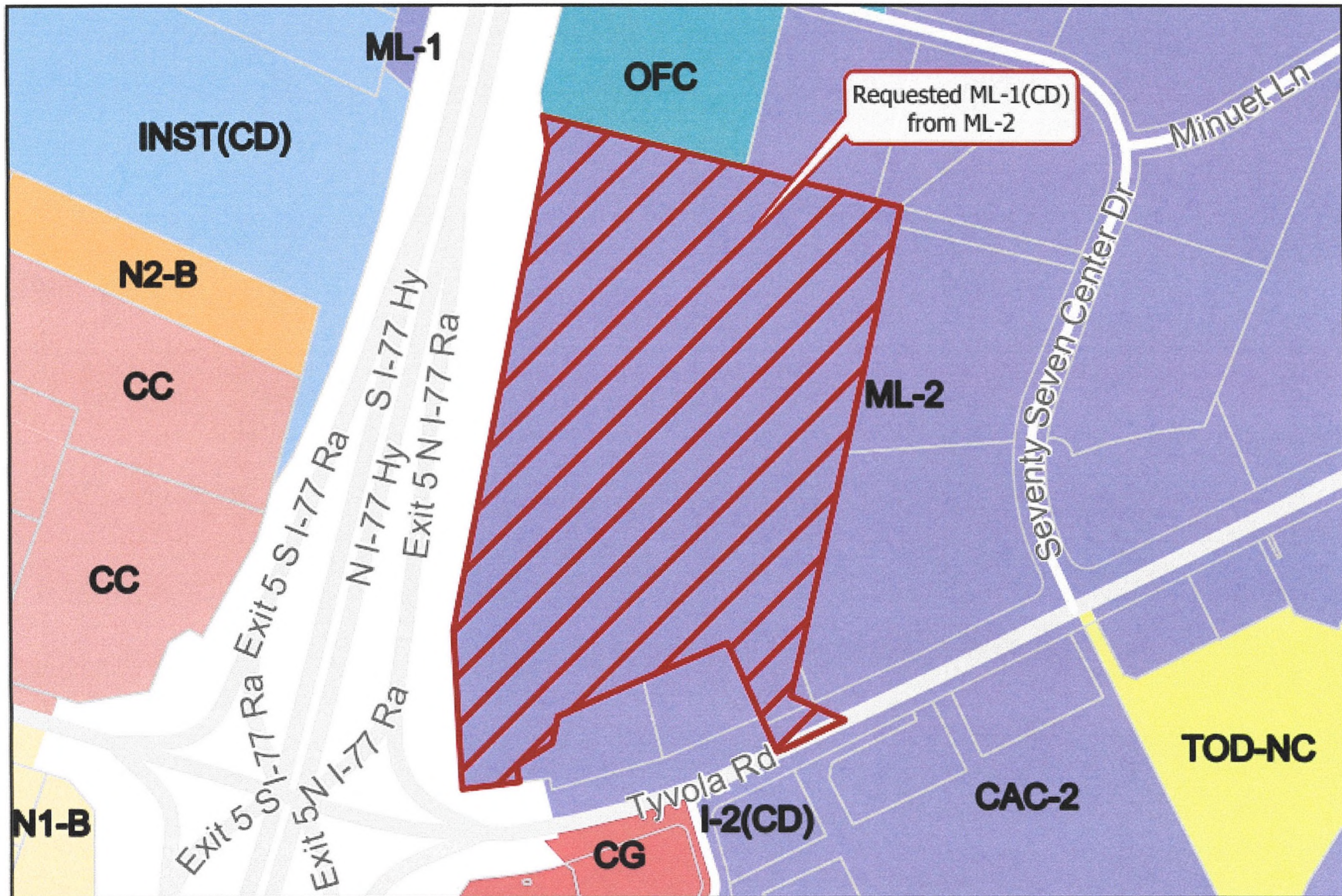
Site



Site



Zoning of the Site and Surrounding Parcels



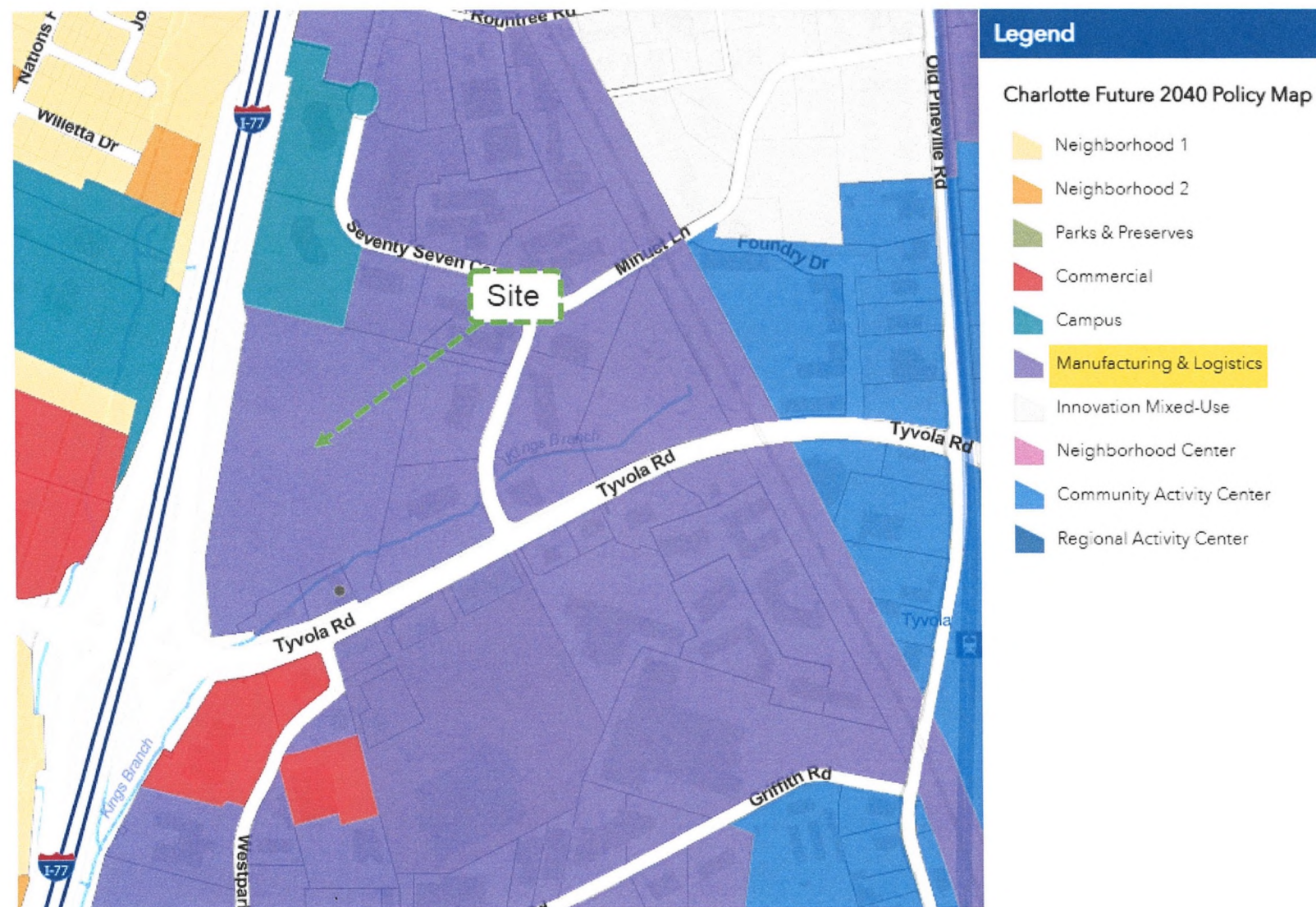
Rezoning Request

Requesting that the site be rezoned from the ML-2 zoning district to the ML-1(CD) zoning district to accommodate uses allowed in the ML-1 zoning district on the site, including a retail goods showroom with an accessory restaurant

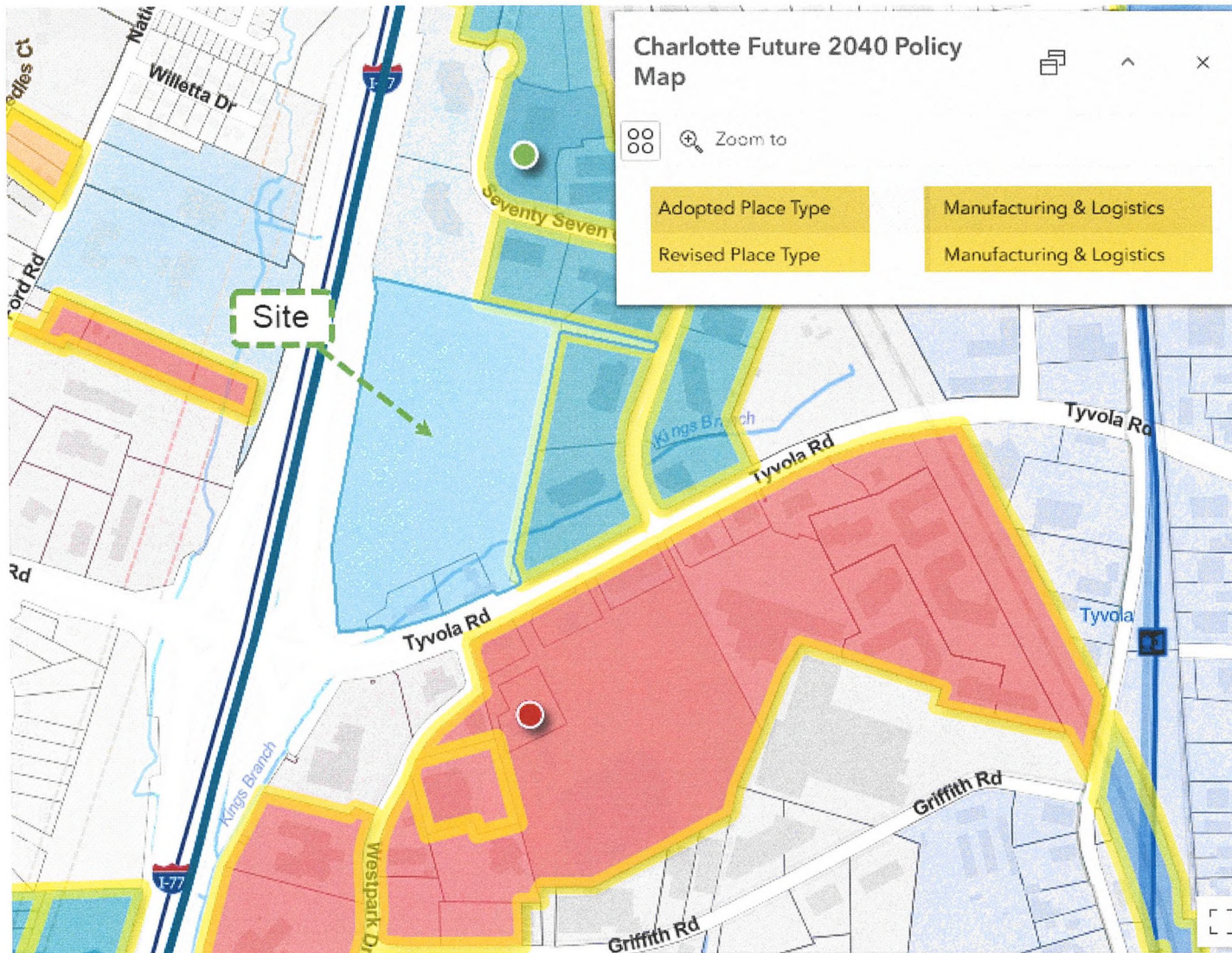
A total maximum of 165,000 square feet of gross floor area may be developed on the site

Maximum building height of 60 feet

Adopted 2040 Policy Map



Revised 2040 Policy Map





Rezoning Plan



Living Spaces









Questions