

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Northwood Ravin

Rezoning Petition No. 2025-063

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.

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 July 18, 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 Monday, July 28th 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 twenty-six (26) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Matt Bohmer and Ben Yorker, as well as by Petitioner's agents, Hattie Pavlechko-Reiter with LandDesign, and 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 showed aerials of the approximately 5.5-acre site located west of Carnegie Boulevard, north of Fairview Road, and across from Torp Landing Boulevard. He noted the parcel's odd shape and proximity to the core of SouthPark's commercial center and transition to the adjacent residential neighborhood.

Mr. Brown introduced the Northwood Ravin development team and displayed examples of their projects throughout Charlotte, reflecting various high-quality residential product type ranging from Uptown towers to lower density townhome.

Mr. Brown summarized the broader issues such as community concerns, transportation considerations, environmental constraints, and market realities that are considered with a rezoning petition. He explained that the property is currently zoned OFC with an office designation but that the 2040 policy map recommends the RAC regional activity center district for this site as well as

the majority of the core of SouthPark. The RAC district is envisioned for high density, high quality design based on the City Planning's vision for the area. Notably, an alignment rezoning is eventually expected to occur to bring parcels into alignment with the new Unified Development Ordinance (UDO) and 2040 Policy Map. The Site's current OFC district is thought of as a holding district until an alignment rezoning would be initiated by the City to apply the RAC zoning district. Mr. Brown explained that the Petitioner's team seeks to bring the site into the RAC district now rather than waiting for an alignment with an unclear timeline.

As part of the Petitioner's RAC zoning district request, they are also committing to a site-specific zoning plan and written conditions. Although the site plan is currently basic, the Petitioner's team expects it to continue to evolve through discussions with Planning Staff, SPAN, and other SouthPark community members. The proposal includes a maximum of 360 units with a blend of townhomes, mid-density multi-family and high-rise multifamily with the density focused on the Carnegie Boulevard frontage. The rezoning also provides an opportunity to allow entitlement conversions for some retail square footage if market conditions allow for it. The plan shows restricted height planes where buildings cannot be more than fifty feet tall closest to the existing single-family neighborhood and then can taper up to sixty-five feet in the middle of the site before the height can reach the full height permitted under the RAC district in the area farthest from the existing neighborhood. The site plan also contemplates enhanced open space areas and a twenty-five-foot buffer along the property line.

Mr. Brown concluded the meeting by stating that the Petitioner's team is willing to meet on-site with adjacent neighbors and will continue to coordinate with the SouthPark neighborhood groups on community benefits and further plan details. He stated that the zoning timeline could result in a public hearing in September and City Council decision in October, at the earliest, but that more time is likely needed to coordinate with the neighborhood, so the timeline is likely to be extended.

The virtual meeting was then opened for discussion:

Several questions were provided in advance of the meeting and were addressed during the presentation. Remaining questions received responses as follows:

- Will the townhomes be rental units? → Yes, the current proposal is for rental units using similar rental strategies to what Northwood Ravin has experience providing on other projects in the Charlotte area.
- How many townhome units will be connected? → Townhome buildings will have a maximum of six units per building.
- How close will the townhomes be to the residential property lines or to the utility easement? → The rezoning plan reflects a minimum twenty-five-foot buffer between the property line and the townhome buildings.
- Will it be a single row of townhomes or multiple rows? → The current preliminary concept plan shows two rows of townhomes but the concept may evolve and change through this process.
- Will the townhomes have balconies or windows overlooking the existing residential properties? → The townhome design details are not far enough along but the Petitioner's team expects that interests are aligned in not wanting to have backyards staring into the

existing neighbors' yards so likely the orientation will be considered and mitigated for a mutually beneficial layout.

- Will there be a fence barrier? → The Petitioner's team is willing to discuss the pros and cons of a fence along the property line, which can add security but may require the removal of mature trees for its installation. The Petitioner offered to meet with any interested adjacent property owners on-site to walk the property line and understand the existing foliage and fence options.
- How many stories and how many feet high will the apartment buildings be? → Currently the mid-rise building is likely to be four to five stories and then the premium tower along Carnegie Boulevard would be in line with the RAC height standards which allows 150 feet as the base maximum height and up to 250 feet with bonus provisions included. For reference, the Capitol Towers buildings are approximately 180 feet tall.
- How many buildings/towers will there be? → The current concept plan shows one single tower that is buffered by the mid-rise building and then several townhome buildings in the rear of the site.
- Will the apartments have below-ground parking? → Structured parking is proposed.
- Will there be a rooftop pool? → The preliminary concept shows a central pool but this has not been finalized.
- How many dumpsters, where will they be located, and will there be late night dumpster pickups? → We don't yet know the details for the dumpsters but expect that they will be internal to the parking deck and would not anticipate late night dumping given the mutual interest in not disturbing residents at night.
- What green space will be created? → The Petitioner's team is working through the open space design and is willing to discuss programming for it as it continues to evolve and take input from the neighbors.
- Will the retention pond stay in the current location and will the size and/or aesthetics change? → The expectation is that the stormwater controls will be in a better condition than what was originally developed on the site since regulations have gotten more stringent and the site will be brought into modern compliance. There will be onsite stormwater treatment of both quantity and quality to limit any runoff to adjacent properties.
- Have you done any studies about how tall buildings may affect cell service in lower buildings, such as nearby residential homes? → The Petitioner's team has never heard of that being an issue and there are many examples of similar conditions of tall buildings in close proximity to single-family residential homes.
- Is there a chance that a bar with outdoor seating will be a part of the retail space? → There is the option for conversion to retail space based on market conditions, which may include a bar and outdoor seating, which would be oriented toward the Carnegie Boulevard side and buffered from the existing neighborhood to limit impact.
- Have there been any studies to evaluate the impacts of the additional traffic to the neighborhood? → The Petitioner has engaged Randy Goddard with Design Resource Group as their traffic engineer for the project. CDOT has determined that a formal traffic study is not required based on the requested entitlements.
- What impacts should the surrounding neighbors expect from construction? → There is no proposed connection to the single-family neighborhood so no construction traffic would go through the neighborhood streets. A construction team has not been identified yet but the Petitioner will provide contact information as a resource for neighbors so that there is

a person to call if there is an issue. The Petitioner is dedicated to being a good neighbor through the construction process and beyond.

- How does the density of this project compare to the average density of other projects that the Petitioner's team has completed? → The Petitioner's team cited similar examples with Uptown 550, Ballantyne, and Apex as comparables that blend different building types.
- How did you design this project with the SouthPark community in mind? → The Petitioner's team is excited about the activity in SouthPark with the existing mall and retail and the Loop for amenities that the future residents of the development can enjoy. The Petitioner will continue to work with neighbors, SPAN, and SouthPark Community Partners on potential community benefits and project design.
- What will be the impact of overshadowing/increased shading on the nearby homes? → The height separation of the tower buildings is at least 200 feet from the property line and the proposed townhome heights closest to the property line are of a similar height plane to the existing nearby homes.

An attendee asked about the existing on-site rip rap areas that are an active part of the storm water solution used by the city to redo all of the storm water culverts in their neighborhood. She expressed concern that if those are touched they will impact the neighborhood's storm water system and will likely cause flooding issues in the neighborhood. The Petitioner's team responded that they will further evaluate stormwater to confirm that they are not going to make any conditions worse and there may be an opportunity to improve the stormwater runoff conditions beyond the base requirements to solve some problems for the surrounding neighborhood. The Petitioner's team promised to follow up with an on-site meeting for those interested in further discussing stormwater runoff.

Another attendee commented about the existing woods along the property and cited the value of the existing trees as well as privacy and wildlife concerns. The Petitioner's team responded that the twenty-five-foot buffer is proposed to keep all healthy existing trees where possible and that the team would be happy to coordinate a site visit to evaluate the existing vegetation.

In response to a question of whether impervious surface is allowed in the twenty-five-foot buffer, the Petitioner's team stated that they did not believe so and that it would be a predominantly natural condition.

An attendee noted that a creek exists in the southwestern portion of the property that he wanted to make sure the Petitioner's team was aware of.

Another attendee asked whether the mature trees along Carnegie Boulevard could be protected during development. The Petitioner's team responded that some of those existing street trees are in conflict with CDOT's standard streetscape standard but that the Petitioner's team is proposing to request the ability to meander the streetscape to keep those existing trees. The Petitioner is in alignment with the community to prioritize keeping those existing trees where possible.

In response to a question of whether the proposed parklet(s) would be open to the public, the Petitioner's team stated that they expected the amenitized parklets would be private property because it would be difficult to administer a public park in that location near existing residents.

An attendee asked for there to be discussions of a pedestrian connection to the North or West so that residents in surrounding neighborhoods could more easily take advantage of the retail options along Carnegie Boulevard. The Petitioner's team responded that they are not currently proposing a connection because they thought the adjacent neighbors would prefer a buffer and privacy but would open to considering a connection if that's what the adjacent neighbors wanted.

In response to a question about replacing existing office space with residential units, the Petitioner's team stated that there is already plenty of office options in the area and that residential proximity to the existing retail and office options creates a regional activity center as envisioned in the City's policy recommendation. As for retail options on-site, the Petitioner's team has a strong desire to incorporate retail into the project but does not want to commit to a commercial component that would sit empty since it is hard to predict market demand. The RAC plan brings residents in walking distance to existing amenities rather than being forced to drive everywhere. The positive energy in SouthPark makes this location desirable for future residents to live here and walk to amenities such as Symphony Park.

An attendee recommended that the Petitioner's team consider adding more visitor parking spaces than the minimum standard. The Petitioner's team acknowledged the need for visitor parking and is experienced in understanding the market conditions for visitor parking so that their future residents are not unhappy with the availability. If retail is included in the project, more parking would be required as well. Since there is currently no proposal to connect the project to the adjacent neighborhood, there is no risk of overflow parking occurring on the existing neighborhood streets.

In response to a question of whether affordable housing units are being included, the Petitioner's team stated that the current proposal is for all market-rate housing.

An attendee noted that since the project is close to the Loop (although not directly on it), a contribution to the Loop or Symphony Park would be strongly encouraged.

The meeting concluded at approximately 6:30 p.m. without any further questions or discussion from the community.

Respectfully submitted this 11th day of August 2025.

cc: Michael Russell, 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!

2025-063	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	state	zip_code
2025-063	Asbury Hall Homeowners Associat	Daniel	Morrison	1834 ASBURY HALL CT, CHARLOTTE, NC, 28209-5538		CHARLOTTE NC		28209-5538
2025-063	Asbury Hall Homeowners Associat	Tom	Girkins	1828 ASBURY HALL CT., CHARLOTTE, NC, 28209		CHARLOTTE NC		28209
2025-063	Barclay Downs Homeowners Associ	Anna	Wilder	3301 FERNCLIFF RD., CHARLOTTE, NC, 28211		CHARLOTTE NC		28211
2025-063	Barclay Downs Homeowners Associ	Becky	McGrath	3200 GLEN TERRACE, CHARLOTTE, NC, 28211		CHARLOTTE NC		28211
2025-063	Barclay Downs Homeowners Associ	Brian	Gesing	3301 FERNCLIFF RD., CHARLOTTE, NC, 28211		CHARLOTTE NC		28211
2025-063	Barclay Downs Homeowners Associ	Derek	Dittner	3831 BARCLAY DOWNS DR, CHARLOTTE, NC, 28209		CHARLOTTE NC		28209
2025-063	Barclay Downs Homeowners Associ	Melissa	Hovey	3601 MERRIFIELD ROAD, CHARLOTTE, NC, 28211		CHARLOTTE NC		28211
2025-063	Beverly Woods	John	Heffernan	6515 CRANBORNE CHASE ST, CHARLOTTE, NC, 28210		CHARLOTTE NC		28210
2025-063	Circle of Inspiration	Willie	Keaton	721 GOVERNOR MORRISON STREET, CHARLOTTE, NC, 28211		CHARLOTTE NC		28211
2025-063	Closeburn & Glenkirk Neighborho	Leslie	Mueller	5523 CLOSEBURN RD, CHARLOTTE, NC, 28210		CHARLOTTE NC		28210
2025-063	Closeburn & Glenkirk Neighborho	Roger	Coates	5616 GLENKIRK RD, CHARLOTTE, NC, 28210		CHARLOTTE NC		28210
2025-063	Fairmeadows Neighborhood Associ	David	Herran	2918 EASTBURN ROAD, CHARLOTTE, NC, 28210		CHARLOTTE NC		28210
2025-063	Forest Heights Homeowners Assoc	Hettie	Wright	3230 SUNNYBROOK DR, CHARLOTTE, NC, 28210		CHARLOTTE NC		28210
2025-063	Heatherstone Neighborhood Assoc	Christine	Woods	3635 STOKES AV, CHARLOTTE, NC, 28210		CHARLOTTE NC		28210
2025-063	Henderson Circle	Christian	Ciciarelli	3643 BARCLAY DOWNS DRIVE, CHARLOTTE, NC, 28209		CHARLOTTE NC		28209
2025-063	Laurelwood	Drew	Thrasher	6400 HAZELTON DRIVE, CHARLOTTE, NC, 28210		CHARLOTTE NC		28210
2025-063	Lavie South Park	Josh	Francis	5725 CARNEGIE BOULEVARD, CHARLOTTE, NC, 28209		CHARLOTTE NC		28209
2025-063	Lower Briar Creek Homeowners As	JoEllen	Bray	3118 MICHAEL BAKER PL, CHARLOTTE, NC, 28215		CHARLOTTE NC		28215
2025-063	Madison Park	Drew	Emsellem	5839 WEDGEWOOD DR, CHARLOTTE, NC, 28210		CHARLOTTE NC		28210
2025-063	Madison Park	Joseph	Mertes	5128 VALLEY STREAM RD, CHARLOTTE, NC, 28209		CHARLOTTE NC		28209
2025-063	Madison Park	Olivia	Crowley	3254 MARGELLINA DRIVE, CHARLOTTE, NC, 28210		CHARLOTTE NC		28210
2025-063	Montford Neighborhood	Elizabeth	Goodwin	4943 PARK RD #134, CHARLOTTE, NC, 28209		CHARLOTTE NC		28209
2025-063	Page's Pond	Nancy	Mullins	5400 WINTERCREST LN, CHARLOTTE, NC, 28209		CHARLOTTE NC		28209
2025-063	Park Phillips Townhomes Owners	Barbara	Pomeroy	4929 PARK PHILLIPS COURT, CHARLOTTE, NC, 28210		CHARLOTTE NC		28210
2025-063	Park Phillips Townhomes Owners	Ike	Grainger	6716 CHURCHILL PARK CT, CHARLOTTE, NC, 28210		CHARLOTTE NC		28210
2025-063	Park Quail Neighborhood COAliti	Mary	Settlemyre	5811 FAIRVIEW RD, CHARLOTTE, NC, 28209		CHARLOTTE NC		28209
2025-063	Picardy Homeowners Association	Ashley	Boenisch	2910 ARUNDEL DRIVE, CHARLOTTE, NC, 28209		CHARLOTTE NC		28209
2025-063	Picardy Homeowners Association	Phyllis	Strickland	5809 WINTERCREST LN, CHARLOTTE, NC, 28209		CHARLOTTE NC		28209
2025-063	Picardy Homeowners Association	Wilna	Eury	3040 EASTHAM LN, CHARLOTTE, NC, 28209		CHARLOTTE NC		28209
2025-063	Piedmont Row Homeowners Associa	John	McCann	4620 PIEDMONT ROW DR, CHARLOTTE, NC, 28210		CHARLOTTE NC		28210
2025-063	Piedmont Row Homeowners Associa	Tom	Golen	4625 PIEDMONT ROW DR, CHARLOTTE, NC, 28209		CHARLOTTE NC		28209
2025-063	Selwyn Grove Homeowners Associa	Gregory	Underwood	5231 LILA WOOD CIRCLE, CHARLOTTE, NC, 28209		CHARLOTTE NC		28209
2025-063	Selwyn Neighborhood Association	David	Bunn	3118 FAIRFAX DR, CHARLOTTE, NC, 28209		CHARLOTTE NC		28209
2025-063	Selwyn Village Homeowners Assoc	Irwin	Bostian	532 WAKEFIELD DR, CHARLOTTE, NC, 28209		CHARLOTTE NC		28209
2025-063	South Park	Lindsay	Perry	721 GOVERNOR MORRISON, CHARLOTTE, NC, 28211		CHARLOTTE NC		28211
2025-063	SouthPark Association of Neighb	Joey	Bukowski	4020 SHARON PKWY, CHARLOTTE, NC, 28211		CHARLOTTE NC		28211
2025-063	Southpark Commons	Kim	Byrd	3256 MARGELLINA DRIVE, CHARLOTTE, NC, 28210		CHARLOTTE NC		28210
2025-063	Southpark Commons	Tammi	Gilbert	5731 CLOSEBURN RD, CHARLOTTE, NC, 28210		CHARLOTTE NC		28210
2025-063	Spring Valley	Melani	McNinch	6612 OLD REID RD, CHARLOTTE, NC, 28210		CHARLOTTE NC		28210
2025-063	Wrencrest Homeowners Associatio	Maddy	Baer	5617 FAIRVIEW RD, CHARLOTTE, NC, 28209		CHARLOTTE NC		28209

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!

2025-063	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2025-063	17704209	GUIDA	VICTOR			301 SCOFIELD RD		CHARLOTTE	NC	28209
2025-063	17704210	PINCUS	JACQUELINE AUGUST	MARK	PINCUS	313 SCOFIELD RD		CHARLOTTE	NC	28209
2025-063	17704212	GABRIEL	ALLISON	ORLAND WILSON	GABRIEL IV	321 SCOFIELD RD		CHARLOTTE	NC	28209
2025-063	17704213	O'CONNOR	KALLY MICHAEL	KATHLYN ELLIS	O'CONNOR	5468 TOPPING PL		CHARLOTTE	NC	28209
2025-063	17704417	PAYNE	WILLIAM M	SARA S	PAYNE	3047 ARUNDEL DR		CHARLOTTE	NC	28209
2025-063	17704418	HE	XU	ABIGAIL	HE	250 SCOFIELD RD		CHARLOTTE	NC	28209
2025-063	17705109	AIKEN	JOSEPH H	MARTHA M	AIKEN	5501 TOPPING PL		CHARLOTTE	NC	28209
2025-063	17705110	COX	WILLIAM S, JR	ELLEN	COX	5513 TOPPING PL		CHARLOTTE	NC	28209
2025-063	17705111	PATTERSON	KELLY			5512 TOPPING PL		CHARLOTTE	NC	28209
2025-063	17705112	HAAG	HERBERT FRANKLIN	MARY SUE	HAAG	5500 TOPPING PL		CHARLOTTE	NC	28209
2025-063	17705113	STIRES	JAMES T JR	FAITH E	STIRES	328 SCOFIELD RD		CHARLOTTE	NC	28209
2025-063	17705114	DUCKETT	CHARLES	KATHLEEN	DUCKETT	322 SCOFIELD RD		CHARLOTTE	NC	28209
2025-063	17705115	BEHLER	RUSSELL HARLEY	MARY DOLAN	BEHLER	316 SCOFIELD RD		CHARLOTTE	NC	28209
2025-063	17705116	SOPEL	HENRY J	JOYCE	SOPEL	310 SCOFIELD RD		CHARLOTTE	NC	28209
2025-063	17705117	PONCE	FRANCISCO P	KAREN S	PONCE	300 SCOFIELD RD		CHARLOTTE	NC	28209
2025-063	17705118	BLUE	THOMAS W			214 N IRWIN AVE		CHARLOTTE	NC	28202
2025-063	17705119	CARTER	DIANE D			5523 WINTERCREST LN		CHARLOTTE	NC	28209
2025-063	17705120	PATRICK	CARTER L	KEVIN MICHAEL	O'CONNELL	3113 ARUNDEL DR		CHARLOTTE	NC	28209
2025-063	17705121	FOX	PATRICIA T			3117 ARUNDEL DR		CHARLOTTE	NC	28209
2025-063	17705122	POWELL	TAYLOR	JOSEPH FINLEY IV	POWELL	3120 ARUNDEL DR		CHARLOTTE	NC	28209
2025-063	17705123	JEROME VIMALANATHAN	JUDE ROZARIO	JANHAVI S	MUSALAY	3116 ARUNDEL DR		CHARLOTTE	NC	28209
2025-063	17705124	WOOD	GREGORY	CYNTHIA	WOOD	3112 ARUNDEL DR		CHARLOTTE	NC	28209
2025-063	17705125	BUSBEE	BRANTLEY D	BROOKE A	BUSBEE	5601 WINTERCREST LN		CHARLOTTE	NC	28209
2025-063	17705126	FLING	SEAN NATASHA	MATTHEW ALEXANDE	HOO-HING	1737 HOOPER CT		CHARLOTTE	NC	28212
2025-063	17705127	SHAWVER	DANA			5621 WINTERCREST LN		CHARLOTTE	NC	28209
2025-063	17705128	HOMESLEY	TROY C III	SONYA Q	KHATTAK	5701 WINTERCREST LN		CHARLOTTE	NC	28209
2025-063	17705129	WISDA	JAMES C	VALORIE J	WISDA	8212 ADOBE DR		SCOTTSDALE	AZ	85255-4203
2025-063	17705130	HANNA	LEE	VIRGINIA	ROBINSON	5719 WINTERCREST LN		CHARLOTTE	NC	28209
2025-063	17705131	WILSON	JARED DOVER	DESIREE GRAY	WILSON	5723 WINTERCREST LN		CHARLOTTE	NC	28209
2025-063	17705206	WHITE	JOHN DEWAYNE			5624 WINTERCREST LN		CHARLOTTE	NC	28209-3640
2025-063	17705207	KOPFLE	JOHN T	NANCY P	KOPFLE	5618 WINTERCREST LN		CHARLOTTE	NC	28209
2025-063	17705208	WEHRUM	KASEY	DESIREE	WEHRUM	5610 WINTERCREST LN		CHARLOTTE	NC	28209
2025-063	17705209	MARRINO	JOHN ANTHONY	BIRGIT LAUMEN	MARRINO	4210 YANCEY RD		CHARLOTTE	NC	28217
2025-063	17705318	MILLER	GREG	MICHELLE	MILLER	5700 WINTERCREST LN		CHARLOTTE	NC	28209
2025-063	17706204	LAVIE ACQUISITION LLC			C/O STARLIGHT US MULTI-FAMILY	1400-3280 BLOOR ST W	CENTER TOWER TORENTO CANADA M8X 2X3 M8	CHARLOTTE	NC	28209
2025-063	17706208	CARNEGIE PARKING DECK ASSOCIATION INC			C/O SOUTHERN REAL ESTATE	4201 CONGRESS SUITE 170		CHARLOTTE	NC	28209-4633
2025-063	17706212	BSN-JOBST INC				5825 CARNEGIE BLVD		CHARLOTTE	NC	28209
2025-063	17706215	MARLWAY L P	& MARSH REALTY CO			4201 CONGRESS ST STE 170		CHARLOTTE	NC	28211
2025-063	17706224	NG CORPORATE LLC				2001 REXFORD RD	ATTN LEGAL DEPARTMENT	CHARLOTTE	NC	28211
2025-063	17706304	BR ALLURE LP				919 THIRD AV 40TH FLR		NEW YORK	NY	10022
2025-063	17706305	5954 CARNEGIE LLC				4725 PIEDMONT ROW DR	STE 800	CHARLOTTE	NC	28210
2025-063	17706306	CAPITOL TOWERS OWNERS ASSOC INC				3890 WEST NORTHWEST HIGHWAY	7TH FLOOR	DALLAS	TX	75220

EXHIBIT B

July 18, 2025

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

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: July 28th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Northwood Ravin
Petition No.: 2025-063

Dear Charlotte Neighbor:

Our firm represents Northwood Ravin (the "Petitioner") in its proposal to rezone an approximately 5.5-acre site located west of Carnegie Boulevard, north of Fairview Road, and across from Torp Landing Boulevard. The Petitioner is requesting a rezoning from the OFC zoning district to the RAC(CD) zoning district to accommodate future development plans. 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 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 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 Community Meeting via Zoom on **Monday, July 28th 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 both the Petitioner ("Northwood Ravin") and the property location ("Carnegie") 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

Find a participant

- | | | |
|---|--------------------------|---|
|  | Brittany Lins (Host, me) |   |
| CB | Collin Brown |  |
| CB | Collin Brown |   |
| BY | Ben Yorker |   |
| BB | Brooke Busbee |   |
| CD | Charles Duckett |   |
| CW | cynthia wood |   |
| DB | Deb Buck |   |
| DD | Derek Dittner |   |
| DC | Diane Carter |   |
| DT | Drew Thrasher |   |
| FS | Faith Stires |   |
| HP | Hattie Pavlechko-Reiter |   |
|  | Hilary Larsen |   |
| JL | James Loberg |   |



































JK	John Kopfle	 
JY	John Yakowenko	 
JP	Joseph Powell	 
KO	Kimberly Owens	 
KH	Kris Horacek	 
KB	Krista Bokhari	 
MB	Matt Bohmer	 
RP	RICHARD PRATT	 
RA	Rob Aulebach	 
RB	Russ Behler	 
SP	Sarah Plott	 
SB	Steve Banner	 
SS	Susan Scanga	 
TH	Troy Homesley	 
VM	Victoria Mills	 
WE	wilna Eury	 
WW	Woody Wood	 

EXHIBIT D

REZONING #2025-063

@ CARNEGIE BLVD

NORTHWOOD RAVIN

Official Community Meeting

July 28, 2025



NORTHWOOD RAVIN

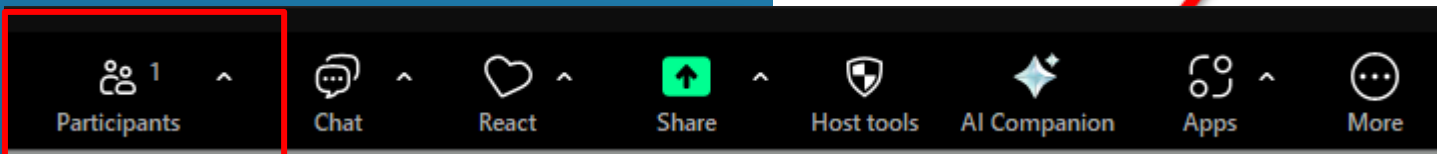
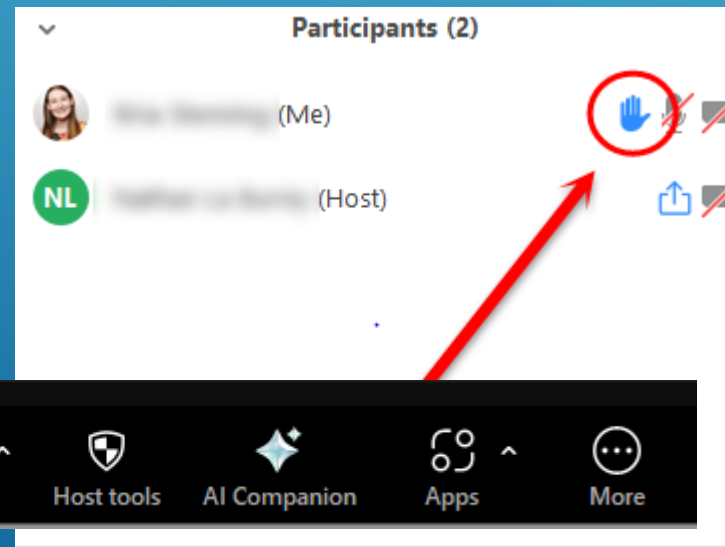
Alexander
Ricks
PLLC

AT THE END: QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owner: BSN-JOBST Inc.

PETITIONER: **Northwood Ravin**

Ben Yorker, Matt Bohmer



Nate Doolittle, Richard Petersheim,
Hattie Pavlechko-Reiter



Randy Goddard



Collin Brown &
Brittany Lins

NOT ALL APARTMENTS ARE THE SAME

Building lasting communities and strong employees





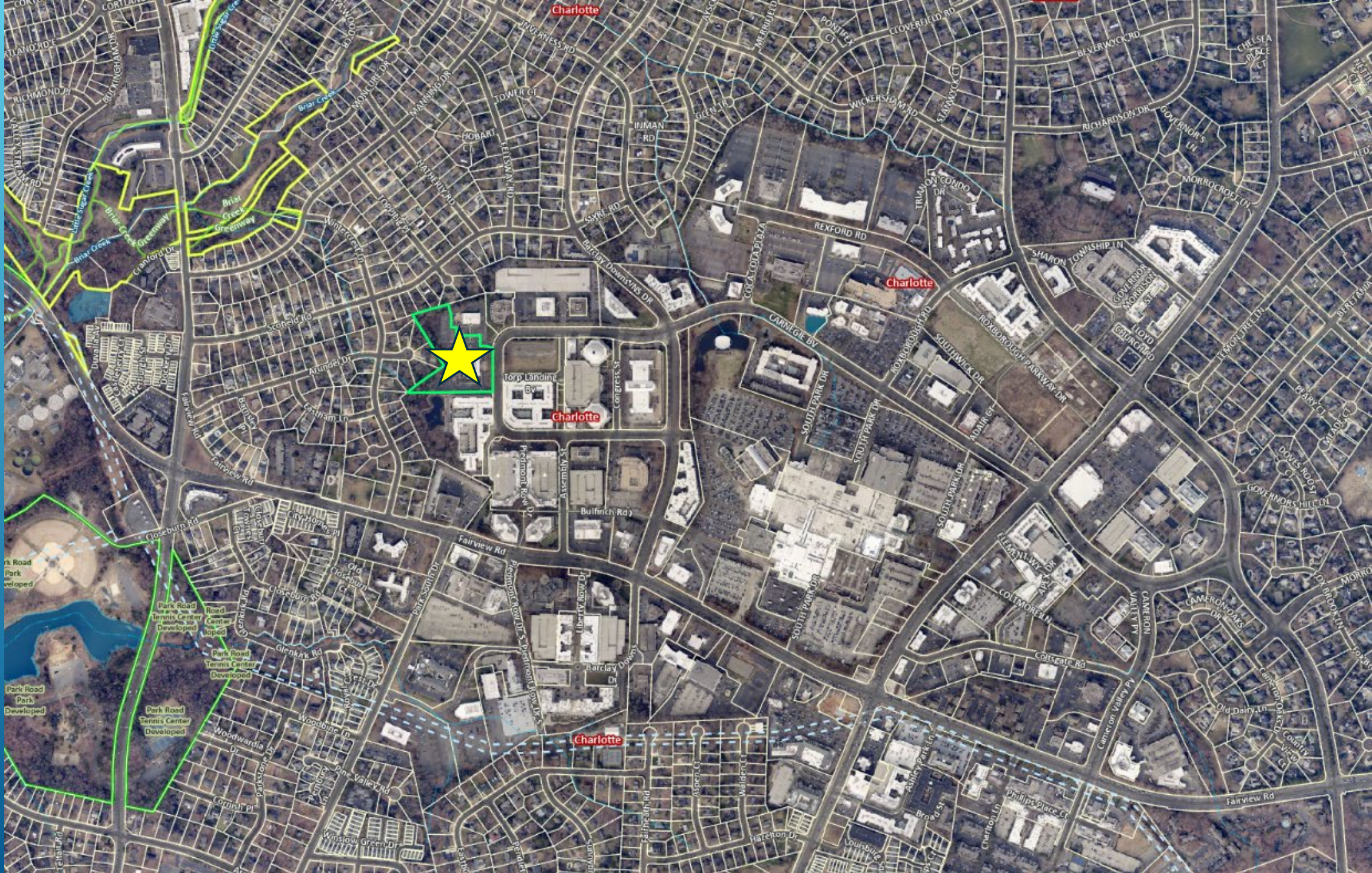








PROPERTY LOCATION







2025-063: Northwood Ravin

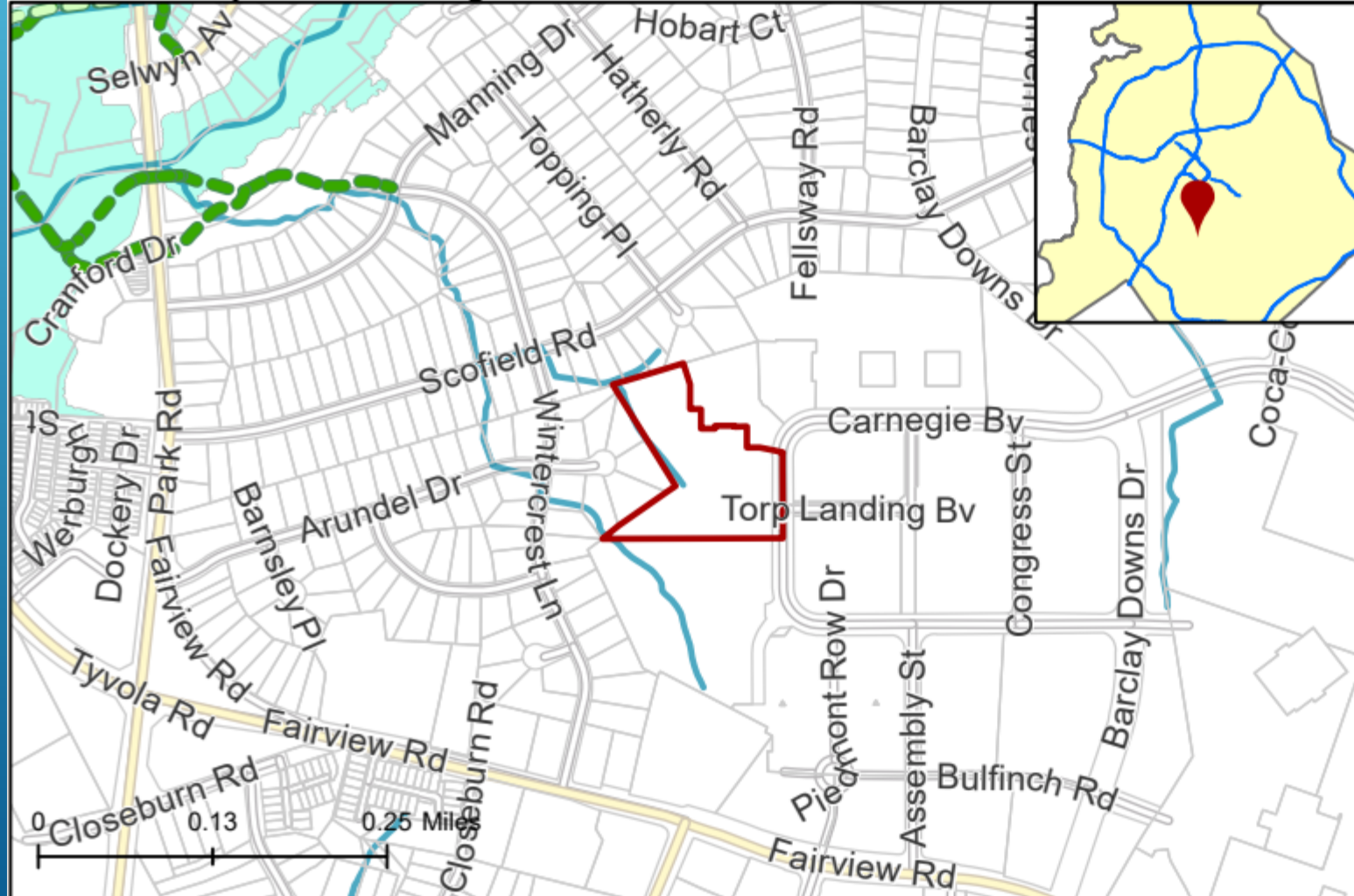
Parcel(s) 17706212

Current Zoning OFC (Office Flex Campus)

Requested Zoning RAC(CD) (Regional Activity Center, Conditional)

Approximately 5.5 acres

Location of Requested Rezoning



Rezoning Map



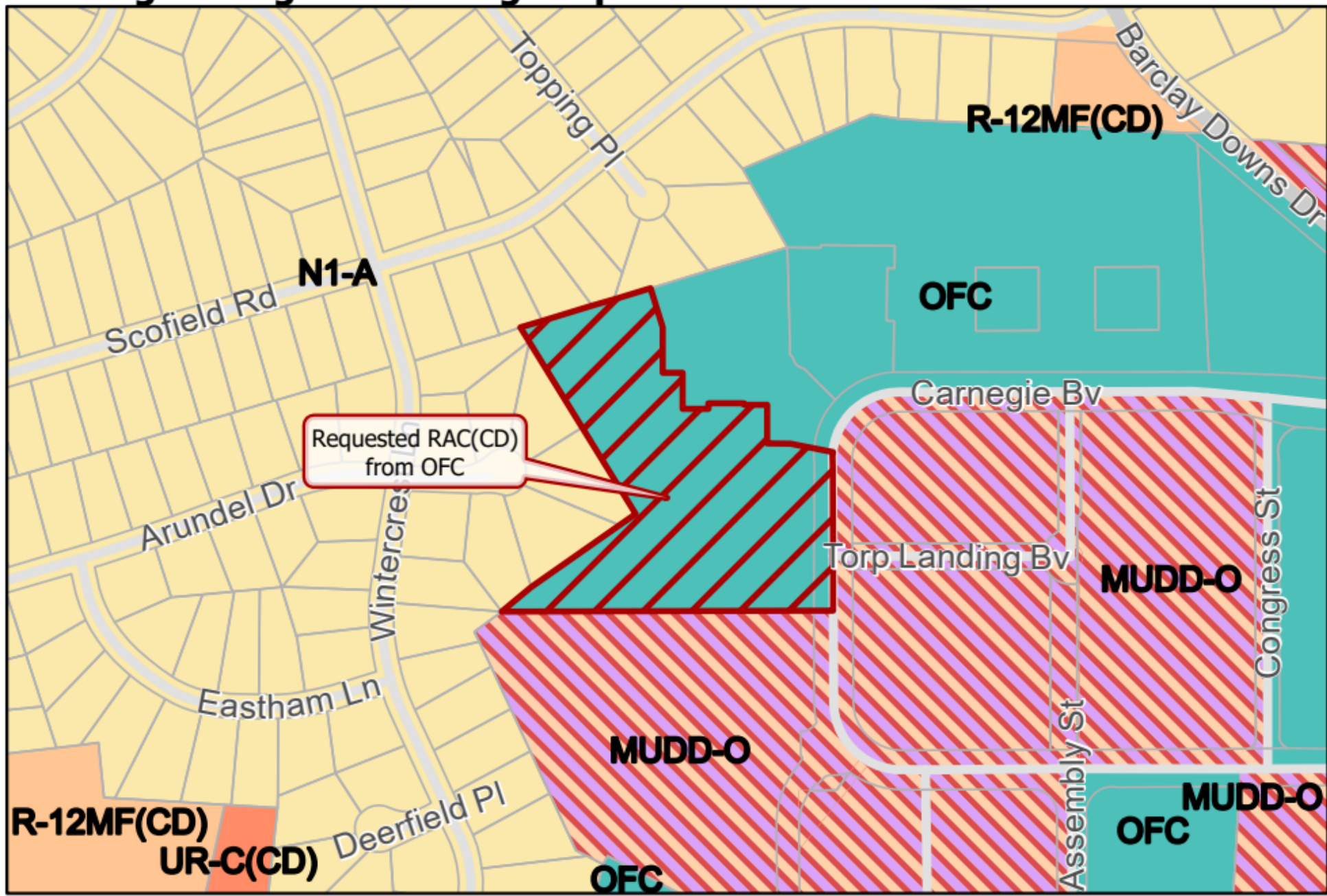
- 2025-063
- Inside City Limits
- Parcel
- Cross Charlotte Trail
- Greenway
- Streams
- FEMA Flood Plain


City Council District

- 6-Tariq Bokhari






EXISTING ZONING

Existing Zoning & Rezoning Request



 Requested RAC(CD) from OFC

Zoning Classification

-  Neighborhood 1
-  Multi-Family
-  Urban Residential
-  Campus
-  Mixed Use

2040 PLAN RECOMMENDATION

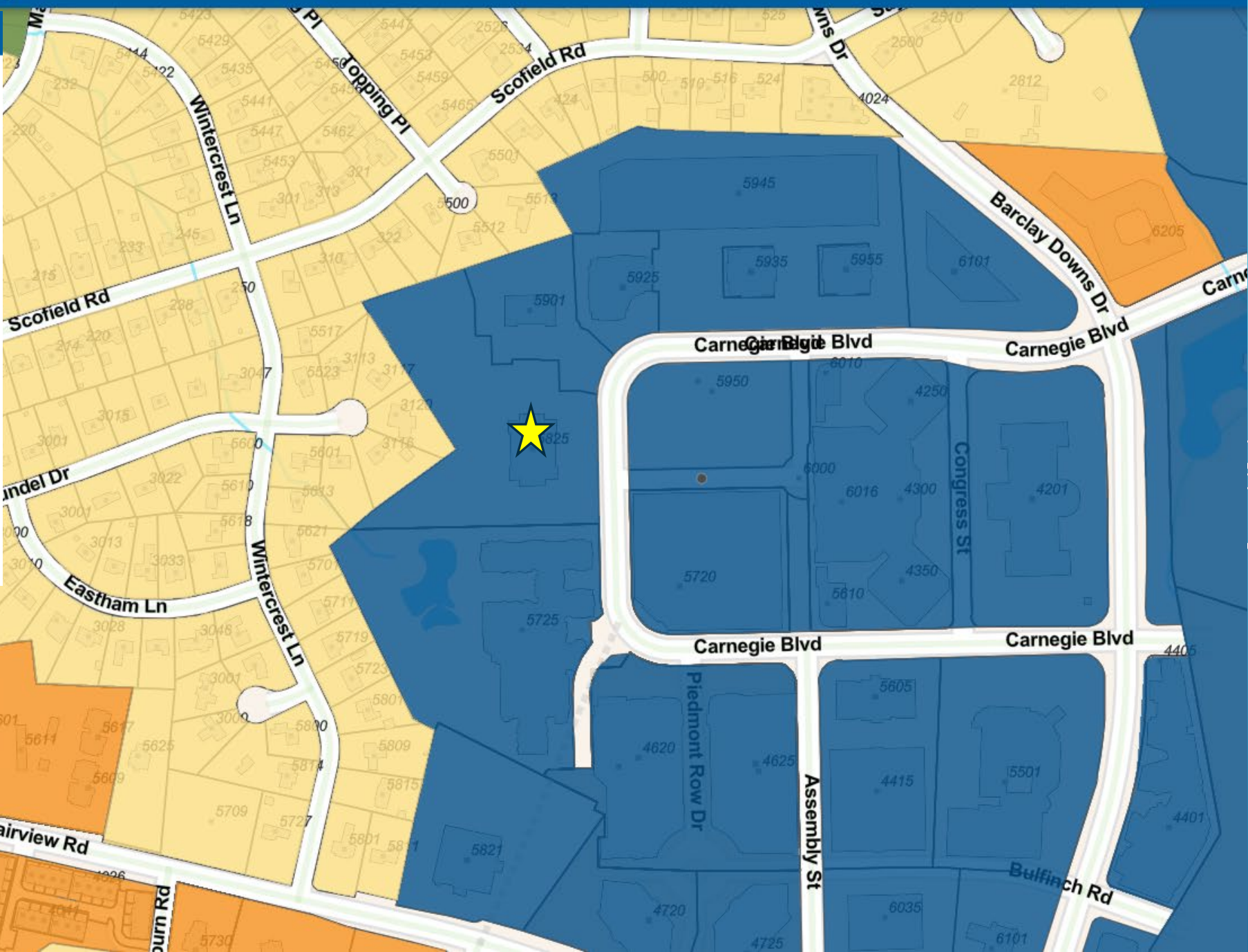


Charlotte Future 2040 Policy Map

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



PLACE TYPES: REGIONAL ACTIVITY CENTER

Goal: Provide major employment locations and cultural destinations for residents from throughout the Charlotte region.

Regional Activity Centers are 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.

LAND USE

- Uses in Regional Activity Centers, which are frequently vertically-mixed, include office, multi-family, retail, restaurant and entertainment, personal service, and institutional.

CHARACTER

- This Place Type is characterized by its urban form, with mid to high-rise commercial, residential, and civic/institutional buildings in a pedestrian-oriented and transit-friendly environment.
- Regional Activity Centers in Transit Station Areas are typically more intensely developed than Regional Activity Centers in other locations.

MOBILITY

- The transportation network supports transit access and complements land uses and design to create a “park once” environment, so that even those who drive to the center are comfortable and encouraged to use other modes within the center.
- The street network is very well-connected, with small blocks and highly walkable connections along streets and between destinations.
- Easy access and multiple connections between these centers and surrounding residential neighborhoods help reduce auto trip lengths, keep some vehicles off the Arterials, and encourage using transit, walking, or bicycling to the Center.
- Arterials provide for safe and comfortable transit, pedestrian, and bicycling movement. There are frequent opportunities to cross the Arterials, and the pedestrian facilities accommodate large groups of people.
- Mobility hubs with transit stations, pick-up and drop-off areas, bike parking and share, and micro-mobility options should be provided within this Place Type to accommodate the high-level of non-vehicular traffic.



BUILDING FORM

- The predominant building type is a mid- or high-rise building (over 5 stories) with commercial, institutional, multi-family or a mix of uses in the buildings. Buildings within Regional Activity Centers (outside of Uptown) that exceed 20 stories should be developed with benefits to the community.
- Buildings are designed with active ground floor uses to support a vibrant pedestrian environment.
- Buildings, especially non-residential structures, have tall ground floors and a high degree of transparency using clear glass windows and doors.
- Buildings are encouraged to step back after 3-5 stories, to provide a human scale at street level.
- Buildings over 8-10 stories, may have “point towers,” where only a smaller portion of the building mass is built to the maximum height in order to maintain views and natural light. The portion of the building that is stepped back to the tower can be used for private open space and amenities.
- Buildings orient to streets with prominent entrances connected directly to the public sidewalk system. Buildings also orient toward existing or planned on-site open spaces and abutting parks and greenways.



NOTABLE CHARACTERISTICS

1. Buildings are primarily mid- to high-rise mixed-use, with a variety of forms and uses. They are typically over five stories.
2. Buildings may be as tall as 20 stories in Uptown or when developed with benefits to the community such as public space and amenities or affordable housing.
3. All buildings should have a highly transparent and active ground floor to support a vibrant pedestrian environment, where uses spill into the public realm.
4. A large, comfortable public realm with many amenities is key to creating a dense, walkable, mixed-use environment that supports offices, businesses, residents, and other active uses.
5. Buildings orient and front directly onto streets with prominent entrances connected directly to the public realm. Buildings may also, secondarily, orient toward shared open spaces, parks and greenways.
6. A tall ground floor, stepbacks and articulation in the facade helps create a human scale and a vibrant public realm.

ALIGNMENT REZONING

Welcome to the project website for Charlotte's Alignment Rezoning Project (ARZ)



The goal of the Alignment Rezoning project is to put development standards into place to achieve the vision of the Charlotte Future 2040 Comprehensive Plan and associated 2040 Policy Map. This additional process of alignment rezoning is needed to specifically review how future zoning changes may be proposed to better align to the community's vision.

Updating UDO Zoning Map

Will my zoning change?

Schedule

Two Phases: Conventional and
Conditional Zoning

The UDO establishes new zoning districts based on the Place Types in the Charlotte Future 2040 Comprehensive Plan. The new UDO districts were applied to Charlotte's zoning map on June 1 through a process called **zoning district translation**. The alignment rezoning process will evaluate the current zoning map for consistency with recommended Place Types.

Learn below more about the project and how you can be involved!

REZONING PROPOSAL

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REQUESTING RAC(CD)

CONSISTENT W/ 2040
POLICY

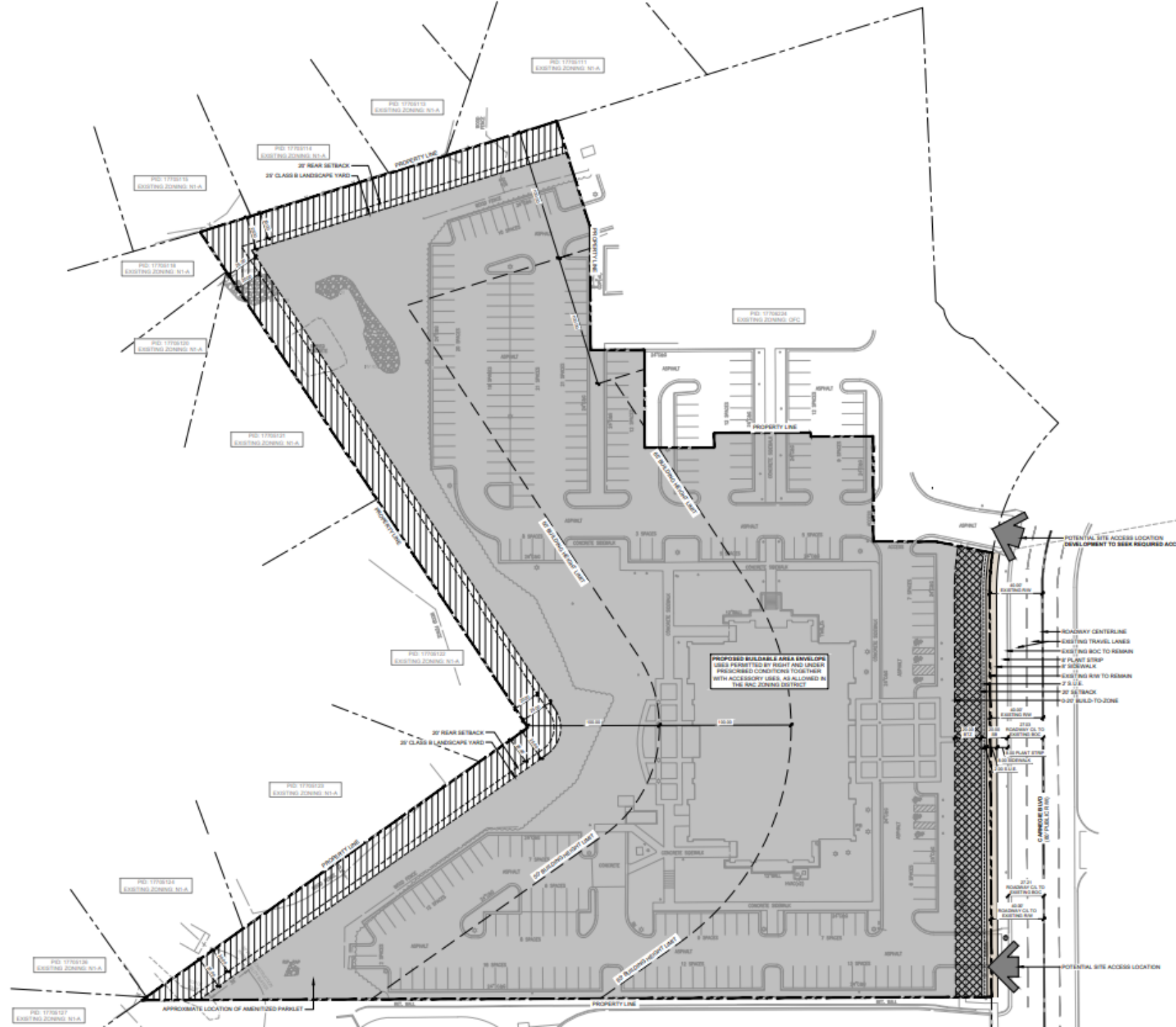
MAX 260 UNITS TOTAL
TOWNHOMES AND MF
STACKED

CONVERSION FOR UP TO
8,000SF RETAIL

AMENITIZED PARKLET

RESTRICTED HEIGHT PLANE

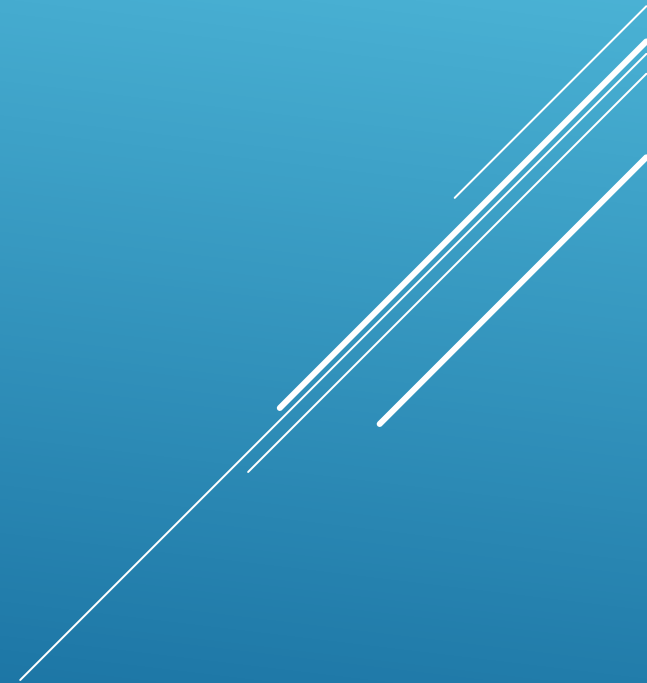
25' CLASS B LANDSCAPE
YARD ADJACENT TO N-1




PRELIMINARY CONCEPTUAL EXAMPLE



- [illegible]



POTENTIAL REZONING TIMELINE

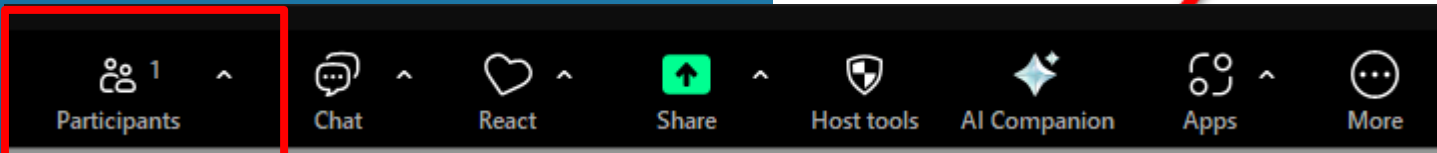
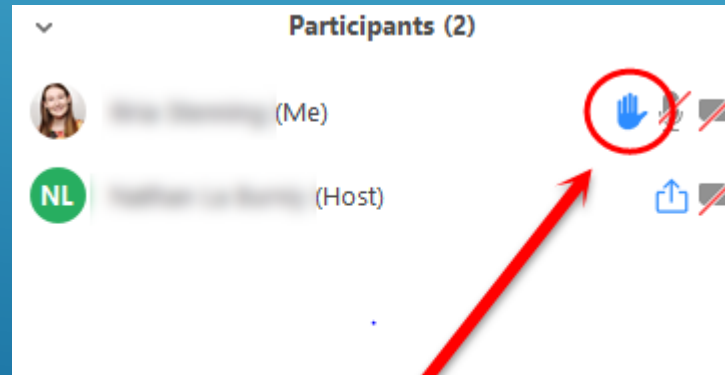
- Rezoning Application Processed: June 2025
 - **Official Community Meeting: Today, July 28th**
 - Revised Plan Submittal: August 11th
 - Earliest Possible Public Hearing: September 15th
 - Zoning Committee: October 7th
 - Earliest Possible Decision: October 20th
- 
- A series of three parallel white diagonal lines on the right side of the slide, starting from the middle and extending towards the bottom right corner.

QUESTIONS?

Type your
questions



Or ask out loud





THANK YOU!