

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Northwood Ravin

Rezoning Petition No. 2025-069

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, August 4th 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 twelve (12) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Matt Bohmer and Greg Watford, as well as by Petitioner's agents, Hattie Pavlechko-Reiter and Taylor Inzetta 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 36.8-acre site located north of Scaleybark Road, east of South Boulevard, and along both sides of Sloan Street, Weona Avenue, and Hollis Road.

Mr. Brown introduced the Charlotte-based Northwood Ravin development team and explained that the rezoning request is actually just a minor change to an existing conditional rezoning plan. No new uses or increased development is being proposed. He explained that this full site was known as "Crosland Greens" in the original rezoning back in 2009 so the full site was brought in for a site plan amendment but only one minor change is actually being proposed so the development team may be able to reduce the rezoning boundary.

Mr. Brown explained that the property was rezoned back in 2009 and was one of the first transit-oriented development (TOD) zonings at the time. The proposal today would not change the

existing TOD zoning district. He described the optional provisions included in the 2009 rezoning allowed for a grocery store at the time. Because grocery stores have different architectural design than many other uses (e.g., less translucent windows and not multiple entrances), optional provisions were approved to allow for a more flexible design to accommodate the grocery store. However, at that time, the optional request did not account for a neighborhood-serving smaller footprint grocer concept and required that the grocery store square footage exceed 20,000 square feet. The Petitioner is now interested in reducing the minimum grocery square footage to allow the same design flexibility for a smaller footprint grocer given the South End and light rail urban context and marketability to various grocery tenants. A draft layout plan showing the grocery footprint and interim parking conditions was shown.

Mr. Brown concluded the meeting by stating that the Petitioner's team spoke with representatives of the Sedgefield and Madison Park neighborhood associations in advance of this meeting and would continue to keep them informed through the site plan amendment process. He stated that the zoning timeline could result in a public hearing in September and City Council decision in October, at the earliest.

The virtual meeting was then opened for discussion:

In response to an inquiry about the status of a potential library from the original 2009 rezoning, the Petitioner's agent explained that they are not aware of that and it would not be changed as part of the proposed site plan amendment.

An attendee who participated in the original rezoning commented that she did not see an issue with a smaller grocery tenant on this site compared to what was originally contemplated in 2009.

An attendee asked about potential contamination or existence of an underground petroleum tank on the site or asbestos during demolition. The Petitioner's team stated that the project may be included in the Brownfields program like many other projects along this corridor and that regulations would be followed for redevelopment.

In response to questions about the opposite side of the full rezoning site along Sloan Street beyond Tyson, the Petitioner's team stated that they are not modifying any of the original 2009 rezoning conditions and permitted uses and are only seeking to modify the grocery retail on the one parcel along Scaleybark.

In response to a question about parking garages and surface parking, the Petitioner's team stated that there is currently surface parking for the proposed grocery/retail parcel and interim parking to serve that grocer site until such time as structured parking is appropriate when the rest of the parcel redevelops.

Respectfully submitted this 11th day of August 2025.

cc: Maxx Oliver, 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!

2025-069	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2025-069	14705111	CH MF BTH III/CHARLOTTE LOSO LLC				4509 CREDMOOR RD STE 308		RALEIGH	NC	27612
2025-069	14705204	BASIBEKOV	NOURKEN	MAYA	NOURKEN	3391 WESTON ST		CHARLOTTE	NC	28209
2025-069	14705205	KOSTOPOULOS	MARIA K			1727 PADDOCK CIR		CHARLOTTE	NC	28209-2451
2025-069	14705206	CHASELER	IAN A	TRUST	IAN A CHASLER REVOCABLE	215 HARTFORD AV		CHARLOTTE	NC	28209
2025-069	14705207	ALBANESE	MARY USA			223 HARTFORD AV		CHARLOTTE	NC	28209
2025-069	14705269	BARGER	REBECCA JOSIE			3387 WESTON ST		CHARLOTTE	NC	28209
2025-069	14705270	WAGON HOUSE LLC				141 MORRIS ST		MORRISTOWN	NJ	07960
2025-069	14705307	ROBINSON	DUNCAN	KATHERINE	HAMM	3331 DEXTER ST		CHARLOTTE	NC	28209
2025-069	14705308	GEORGIOU	IOANNIS VASIOLOS	EKATERINI	GEORGIOU	311 HARTFORD AVE		CHARLOTTE	NC	28209
2025-069	14705309	SPENCER	CHRISTOPHER GERALD	MACKENZLE LYNN ROS	SPENCER	315 HARTFORD AVE		CHARLOTTE	NC	28209
2025-069	14705310	LEBLANC	PETER G	JENNIFER T	LEBLANC	319 HARTFORD AVE		CHARLOTTE	NC	28209
2025-069	14705311	323 HARTFORD LLC				1235 E BLVD STE E 852		CHARLOTTE	NC	28203
2025-069	14705312	GRANT MODERN LLC				327 HARTFORD AVE		CHARLOTTE	NC	28209
2025-069	14705406	HOVIS	HALLIE	PATRICK	HARRIS	3329 ANSON ST		CHARLOTTE	NC	28209
2025-069	14705407	DEYULIO	DANIELLE	TROY	DEYULIO	121 TRELAWN ST		FORT MILL	SC	29715
2025-069	14705408	JOHN PATRICK JR	JOHN	ALYSSA FAITH	RILEY	415 HARTFORD AV		CHARLOTTE	NC	28209
2025-069	14705409	JOHN	JOSHUA			423 HARTFORD AVE		CHARLOTTE	NC	28209
2025-069	14705410	LARSON	DARA D	DANIEL	LARSON	425 HARTFORD AV		CHARLOTTE	NC	28209
2025-069	14901243	CALDWELL REAL ESTATE HOLDINGS LLC				PO BOX 29007		GREENSBORO	NC	27429
2025-069	14901244	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202-2816
2025-069	14901246	LOSO LAND #1 LLC			C/O BEACON PARTNERS	3600 SOUTH BLVD STE 250		CHARLOTTE	NC	28209
2025-069	14901255	TSI- NORTH 3 LLC			C/O BEACON PARTNERS	3600 SOUTH BLVD STE 250		CHARLOTTE	NC	28209
2025-069	14902405	AREIT ARTIZIA LLC				3060 PECHTREE RD NW STE 800		ATLANTA	GA	30305
2025-069	14902411	CHAPMAN WAREHOUSE LLC				604 BATTERY PLACE		ALEXANDRIA	VA	22314
2025-069	14902416	BARRINGER PARTNERS LLC				4020 OLD PINEVILLE RD		CHARLOTTE	NC	28217
2025-069	14902417	PINES ON WENDOVER LLC				PO BOX 471904		CHARLOTTE	NC	28247
2025-069	14905101	CROSLAND GREENS LLC			C/O CROSLAND LLC	558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
2025-069	14905102	BADENHOP	MARK	MARIEL	BADENHOP	3540 CONWAY AV		CHARLOTTE	NC	28209-2302
2025-069	14905103	LEE	PATRICK J	ALEXANDRA	LEE	124 WINDEMERE PLACE		MELBOURNE	FL	32951
2025-069	14905104	JELLEY	VERONICA			3528 CONWAY AVE		CHARLOTTE	NC	28209
2025-069	14905105	ZELSDORF	ADAM	LEAH	OLESKI	3522 CONWAY AVE		CHARLOTTE	NC	28209
2025-069	14905106	STETSON	TAYLOR			3516 CONWAY AVE		CHARLOTTE	NC	28209
2025-069	14905107	OLDHAM	WILLIAM CARLSON	CHELSEY BURTON	OLDHAM	3510 CONWAY AVE		CHARLOTTE	NC	28209
2025-069	14905108	POUTIER	JAMES	VIRGINIA	POUTIER	2625 LILLY MILL RD		CHARLOTTE	NC	28210-6707
2025-069	14905109	HC HOLLIS ROAD LLC				5185 CLEVELAND AV		CHARLOTTE	NC	28203
2025-069	14905110	TORRES	MARIA E			310 HOLLIS RD		CHARLOTTE	NC	28209
2025-069	14905111	SCALEYBARK PHASE I LLC			ATTN: DAVID RAVIN	558 EAST STONEWALL ST	STE 120	CHARLOTTE	NC	28202
2025-069	14905115	CROSLAND GREENS LLC			C/O CROSLAND LLC	558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
2025-069	14905201	SCALEYBARK PHASE I LLC			ATTN: DAVID RAVIN	558 EAST STONEWALL ST	STE 120	CHARLOTTE	NC	28202
2025-069	14905214	VARITIMOS	DAVID	DEBORAH	BARABE	1511 CLEVELAND AVE UNIT B		CHARLOTTE	NC	28203
2025-069	14905215	KASTANAS	NICKOLAOS PETE &	NOULA N	KASTANAS	328 HARTFORD AVE		CHARLOTTE	NC	28209
2025-069	14905216	TRAN	KHOI TUAN	OANH HOANG	PHAM	7100 CEDARLAKE CT		CHARLOTTE	NC	28226
2025-069	14905217	ROUSIS	DIMITRIOS P			348 WEBSTER PLACE		CHARLOTTE	NC	28209
2025-069	14905218	THR NORTH CAROLINA II LP			C/O INVITATION HOMES	PO BOX 4900	ATTN RYAN LLC	SCOTTSDALE	AZ	85261
2025-069	14905219	DHRUVIN INC				365 HIGH BRIDGE CHASE		ALPHARETTA	GA	30022
2025-069	14905220	SUAREZ	RUTH BERENICE			300 HARTFORD AVE		CHARLOTTE	NC	28209
2025-069	14905221	GOODMAN	ALEXANDER L	ADAM ARTHUR	GOODMAN	226 HARTFORD AVE		CHARLOTTE	NC	28209
2025-069	14905222	CABANISS	NICK			220 HARTFORD AVE		CHARLOTTE	NC	28209
2025-069	14905223	MORGAN	MOLLY	ROBERT	MORGAN	214 HARTFORD AV		CHARLOTTE	NC	28209
2025-069	14905224	ROLLING THUNDER LLC				728 MCDONALD AVE		CHARLOTTE	NC	28203
2025-069	14905225	LAINIS	HARRY G	VASILIKE	LAINIS	1808 SUMMEY AVE		CHARLOTTE	NC	28205-7930
2025-069	14905227	SCALEYBARK PHASE I LLC			ATTN: DAVID RAVIN	558 EAST STONEWALL ST	STE 120	CHARLOTTE	NC	28202
2025-069	14905301	KA LOSO HOLDINGS LLC				601 THIRTEENTH ST NW STE 300		WASHINGTON	DC	20005
2025-069	14905304	SCALEYBARK PHASE I LLC			ATTN: DAVID RAVIN	558 EAST STONEWALL ST	STE 120	CHARLOTTE	NC	28202
2025-069	14905308	ALMOND	J CLEGG JR			134 HARTFORD AVE		CHARLOTTE	NC	28209
2025-069	14905309	SHELBURNE PALISADES LLC				9935D REA RD STE 210		CHARLOTTE	NC	28277
2025-069	14905310	SHELBURNE PALISADES LLC				9935D REA RD STE 210		CHARLOTTE	NC	28277
2025-069	14905311	J R PROPERTIES SOUTH BLVD LLC				4401 ST IVES PL		CHARLOTTE	NC	28211
2025-069	14905312	3407-BG SOUTH BLVD LLC			3407-LS SOUTH BLVD LLC	PO BOX 220268		CHARLOTTE	NC	28222
2025-069	14905313	3407-BG SOUTH BLVD LLC			3407-LS SOUTH BLVD LLC	5100 CHAPLIN LN		CHARLOTTE	NC	28211
2025-069	14905401	JAKUBISIN	MARK CHARLES			3732 CONWAY AV		CHARLOTTE	NC	28209
2025-069	14905402	CABANISS	CHRISTOPHER N			3726 CONWAY AVE		CHARLOTTE	NC	28209
2025-069	14905403	ROUSIS	DIMITRIOS P			348 WEBSTER PLACE		CHARLOTTE	NC	28209
2025-069	14905404	CUSTOMS ACQUISITIONS & INVESTMENTS LLC				213 MADISON DR		MOUNT HOLLY	NC	28120-1744
2025-069	14905405		KATHRYN M	SAMUEL D	RING	3708 CONWAY AVE		CHARLOTTE	NC	28209
2025-069	14905406	ADAMSON	DOUGLAS F	SOFIA A	ADAMSON	3700 CONWAY AVE		CHARLOTTE	NC	28209
2025-069	14905407	SAUNDERS	THOMAS V V	JORDAN LEIGH	MALOOF	3636 CONWAY AVE		CHARLOTTE	NC	28209
2025-069	14905408	GALATAS	HELEN D			3630 CONWAY AVE		CHARLOTTE	NC	28209-2347
2025-069	14905409	GROUMBAS	DESPINA			3624 CONWAY AVE		CHARLOTTE	NC	28209
2025-069	14905410	HOWE	PATRICK T			3618 CONWAY AVE		CHARLOTTE	NC	28209
2025-069	14905411	MCCARTHY	BRODIE	COLLIN	WOHLFERT	909 PARK SLOPE DR		CHARLOTTE	NC	28209
2025-069	14905412	WHITE	JEFFREY ALLEN	CHU EN	WU	3600 CONWAY AV		CHARLOTTE	NC	28209
2025-069	14905413	CROSLAND GREENS LLC			THE NORTHWESTERN MUTUAL LIE INSURANCE	720 E WISCONSIN AVE	ATTN REAL ESTATE DEPT	MILWAUKEE	WI	53202
2025-069	14905414	CROSLAND GREENS LLC			THE NORTHWESTERN MUTUAL LIE INSURANCE	720 E WISCONSIN AVE	ATTN REAL ESTATE DEPT	MILWAUKEE	WI	53202
2025-069	14905415	CROSLAND GREENS LLC			THE NORTHWESTERN MUTUAL LIE INSURANCE	720 E WISCONSIN AVE	ATTN REAL ESTATE DEPT	MILWAUKEE	WI	53202
2025-069	14905416	CROSLAND GREENS LLC			THE NORTHWESTERN MUTUAL LIE INSURANCE	720 E WISCONSIN AVE	ATTN REAL ESTATE DEPT	MILWAUKEE	WI	53202
2025-069	14905417	CROSLAND GREENS LLC			C/O THE NORTH WESTERN MUTUAL LIFE INSUR	720 E WISCONSIN AVE	ATTN REAL ESTATE DEPARTMENT	MILWAUKEE	WI	53202
2025-069	14905418	CROSLAND GREENS LLC			C/O CROSLAND LLC	558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
2025-069	14905419	CROSLAND GREENS LLC			C/O CROSLAND LLC	558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
2025-069	14905420	CROSLAND GREENS LLC			C/O CROSLAND LLC	558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
2025-069	14905421	CROSLAND GREENS LLC			C/O CROSLAND LLC	558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
2025-069	14905422	CROSLAND GREENS LLC			C/O CROSLAND LLC	558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
2025-069	14905423	CROSLAND GREENS LLC			C/O CROSLAND LLC	558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
2025-069	14905424	CROSLAND GREENS LLC			C/O CROSLAND LLC	558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
2025-069	14905446	LCRE 3609 SOUTH BOULEVARD LLC				440 S CHURCH ST STE 800		CHARLOTTE	NC	28202
2025-069	14905452	NC CCT HOLDINGS LLC				4511 OLD COURSE DR		CHARLOTTE	NC	28277
2025-069	14905453	AUTOZONE INC			C/O DEPT# 8088	PO BOX 2198		MEMPHIS	TN	38101
2025-069	14905454	SHORT	KYLE			513 MAMMOTH DR		CHARLOTTE	NC	28270
2025-069	14905455	SHORT DEVELOPMENT GROUP LLC				513 MAMMOTH OAKS DR		CHARLOTTE	NC	28270
2025-069	14905456	CROSLAND GREENS LLC			C/O CROSLAND LLC	558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
2025-069	14905457	CROSLAND GREENS LLC			%CROSLAND LLC	558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
2025-069	14905458	CROSLAND GREENS LLC			%CROSLAND LLC	558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
2025-069	14905459	CROSLAND GREENS LLC				558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
2025-069	14905460	CROSLAND GREENS LLC				558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
2025-069	14905461	CROSLAND GREENS LLC			C/O CROSLAND LLC	558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
2025-069	14905462	CROSLAND GREENS LLC			C/O CROSLAND LLC	558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
2025-069	14905463	CROSLAND GREENS LLC			C/O CROSLAND LLC	558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
2025-069	14905464	CROSLAND GREENS LLC			C/O CROSLAND LLC	558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
2025-069	14905465	CROSLAND GREENS LLC			C/O CROSLAND LLC	558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
2025-069	14905467	CROSLAND GREENS LLC				558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
2025-069	14905468A	CROSLAND GREENS LLC			C/O THE NORTHWESTERN MUTUAL LIFE INSUR/	720 E WISCONSIN AVE	ATTN REAL ESTATE DEPT	MILWAUKEE	WI	53202
2025-069	14905468B	CROSLAND GREENS LLC			C/O THE NORTHWESTERN MUTUAL LIFE INSUR/	720 E WISCONSIN AVE	ATTN REAL ESTATE DEVELOPMENT	MILWAUKEE	WI	53202
2025-069	14905469	LCRE 3609 SOUTH BOULEVARD LLC				440 S CHURCH ST STE 800		CHARLOTTE	NC	28202
2025-069	14905470	TYSON	KAREN L			1721 TAILED HAWK WAY		FORT MILL	SC	29715-8019
2025-069	14905473	CROSLAND GREENS LLC			%CROSLAND LLC	558 E STONEWALL ST STE 120		CHARLOTTE	NC	28202
2025-069	14905474	SCALEYBARK PHASE I LLC			ATTN: DAVID RAVIN	558 EAST STONEWALL ST	STE 120	CHARLOTTE	NC	28202
2025-069	14905475	SCALEYBARK PHASE I LLC			ATTN: DAVID RAVIN	558 EAST STONEWALL ST	STE 120	CHARLOTTE	NC	28202
2025-069	14905476	SCALEYBARK PHASE I LLC			ATTN: DAVID RAVIN	558 EAST STONEWALL ST	STE 120	CHARLOTTE	NC	28202
2025-069	14906107	LANGLEY	RUSSELL B	ROBIN C	LANGLEY	3820 CONWAY AVE		CHARLOTTE	NC	28209
2025-069	14906108	ARONS	GRANT			3814 CONWAY AVE		CHARLOTTE	NC	28209
2025-069	14906109	SULLIVAN	ANDREW	CLARA H	SULLIVAN	3808 CONWAY AVE		CHARLOTTE	NC	28209
2025-069	14906110	HAYDEN	SANDRA			3220 CONWAY AV		CHARLOTTE	NC	28209
2025-069	14906123	SCALEYBARK CLT LLC				7600 BROADWAY STE 300		SAN ANTONIO	TX	78209
2025-069	14906209	PINES ON WENDOVER LLC				PO BOX 471904		CHARLOTTE	NC	28247
2025-069	14906213	PINES ON WENDOVER LLC				PO BOX 471904		CHARLOTTE	NC	28247
2025-069	14908502	GRANDE CUSTOM BUILDERS LLC				4368 S TRYON ST		CHARLOTTE	NC	28217-1734
2025-069	14908503	LOVELAND	BRADFORD P			3515 CONWAY AV		CHARLOTTE	NC	28209
2025-069	14908504	NUSSBAUM	JENNIFER LEIGH	JORGE JR	DE LA ROSA	3521 CONWAY AVE		CHARLOTTE	NC	28209
2025-069	14908505	STEWART	JESSICA A	JEREME	GILBERT	3527 CONWAY AVE				

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!

2025-069	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	state	
2025-069	Barringer Woods Community	Patty	Shomaker	1525 WALTON ROAD, CHARLOTTE, NC, 28208		CHARLOTTE	NC	28208
2025-069	Bethlehem Center's OST	Willie	Burton	2704 Baltimore Ave, Charlotte, North Carolina, 28203		Charlotte	NC	28203
2025-069	Brightwalk Homeowners Associati	Kim	Graham	4601 CHARLOTTE PARK DRIVE, CHARLOTTE, NC, 28217		CHARLOTTE	NC	28217
2025-069	Brookhill Community Leaders & C	Debbie	Williams	2516 S TRYON ST, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2025-069	Candlewood Homeowners Associati	JimDonna	Lorenzen	2516 S TRYON ST, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2025-069	Charlotte Mecklenburg Housing P	Deborah	Clark	4601 CHARLOTTE PARK DRIVE, SUITE 350, CHARLOTTE, NC, 28217		CHARLOTTE	NC	28217
2025-069	Clanton Park Community Neighbor	Brenda	Campbell	3339 BARFIELD, CHARLOTTE, NC, 28217		CHARLOTTE	NC	28217
2025-069	Clanton Park Community Neighbor	Cynthia	Ward	912 HOMEWOOD PL., CHARLOTTE, NC, 28217		CHARLOTTE	NC	28217
2025-069	Clanton Park Community Neighbor	Tena	Armstrong	3332 GRAYMONT DR, CHARLOTTE, NC, 28217		CHARLOTTE	NC	28217
2025-069	Collingwood Neighborhood Associ	Kathy	Murray	3909 Haverhill Dr, Charlotte, NC, 28209, USA		Charlotte	NC	28209
2025-069	Collingwood Neighborhood Associ	Tim	Bookout	4443 APPLGATE RD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	Collins Park	Susan	Posego	819 MANHASSET ROAD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	Colonial Village Neighborhood A	Alison	Hall	3624 TRENT ST, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	Colonial Village Neighborhood A	Carl	Swift	825 HARTFORD AV, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	Colonial Village Neighborhood A	Lisa	Yarrow	408 WEBSTER PL, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	Colonial Village Neighborhood A	Michelle	Taylor	3732 CONWAY AVE., CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	Colonial Village Neighborhood A	Peter	Yarborough	501 WEBSTER PLACE, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	Coulwood Hills Community Counci	Louis	Scarnechia	1416 HARTFORD AV, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	Freedom Park	Brittany	Lins	1125 PRINCETON AVENUE, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	Freedom Park Neighborhood Assoc	Julie	Wall-Burris	2904 SOMERSET DR, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	Freeland Park	Anita	Zarey	3800 DEWITT LANE, CHARLOTTE, NC, 28217		CHARLOTTE	NC	28217
2025-069	Freeland Park	Anita	Zarey	3800 Dewitt Lane, Charlotte, NC, 28217, USA		Charlotte	NC	28217
2025-069	Freeland Park	David	Holit	3827 ELLENWOOD PL, CHARLOTTE, NC, 28217		CHARLOTTE	NC	28217
2025-069	Hillside West Condo Owners Asso	Dorian	Gunter	859 PARK SLOPE DR, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	MeckMIN	LeDayne	Polaski	3618 ANNLIN AVENUE, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	Oakdale North	Dorothy	Stowe	3412 GRIFFITH STREET, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2025-069	Oberbeck Farm Neighborhood Asso	Kathleen	Baron	2720 HEIDLEBURG LN, CHARLOTTE, NC, 28210		CHARLOTTE	NC	28210
2025-069	other	David	McGibbon	229 Freeland Ln		CHARLOTTE	NC	28217
2025-069	Other	Nicole	Frambach	3325 ANSON ST, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	Other	Pamela	Mullen	4501 CHARLOTTE PARK DRIVE SUITE 110, CHARLOTTE, NC, 29217		CHARLOTTE	NC	29217
2025-069	S tryon	Wanda	Hairston	2630 S TRYON, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2025-069	Scaleybark Place HOA	Suzanne	Piri	871 AUTUMN RAIN LANE, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	Sedgefield	Janelle	Travis	635 POINDEXTER DRIVE, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	Sedgefield And Freedom Park	Terry	Thirion	2808 PARK ROAD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	Sedgefield Neighborhood Associa	Ann	King	420 MARSH RD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	Sedgefield Neighborhood Associa	Beth	Johns	945 SEDGEFIELD ROAD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	Sedgefield Neighborhood Associa	Jeanne	Woosley	326 MARSH RD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	Sedgefield Neighborhood Associa	Jennifer	Seaton	939 SEDGEFIELD RD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	Sedgefield Neighborhood Associa	Katie	Zender	3221 MAYFIELD AV, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	Sedgefield Neighborhood Associa	Liz	Porter	946 SEDGEFIELD RD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	Sedgefield Neighborhood Associa	Michael	Seaton	939 SEDGEFIELD RD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	Sedgewood Circle/Meadowbrook	Richard	Alexander	3105 LEASIDE LN, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	South Tryon Community Coalition	Rasheda	McMullin	2516 S TRYON ST, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2025-069	South Village HOA	Korinne	Kobes	3736 SKY HAVEN DRIVE, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209
2025-069	Sunset At Linda Vista	Tiffany	Harney	2421 MARSHALL PL, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2025-069	Sunset Hills Neighborhood Assoc	Marcel	Dawson	525 ATHERTON ST, CHARLOTTE, NC, 28203		CHARLOTTE	NC	28203
2025-069	Villa Heights Community Organiz	Heather	Altieri	1704 GRACE STREET, CHARLOTTE, NC, 28205		CHARLOTTE	NC	28205
2025-069	West Boulevard Neighborhood Coa	Shenequa	Thomas	3715 BLANDWOOD DR, CHARLOTTE, NC, 28217		CHARLOTTE	NC	28217
2025-069	YWCA Youth Programs	Sheila	Ijames	3420 PARK ROAD, CHARLOTTE, NC, 28209		CHARLOTTE	NC	28209

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: Monday, August 4th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Northwood Ravin
Petition No.: 2025-069

Dear Charlotte Neighbor:

Our firm represents Northwood Ravin (the "Petitioner") in its proposal for a site plan amendment to the zoning plan on an approximately 36.80-acre site located north of Scaleybark Road, east of South Boulevard, and along either side of Sloan Street, Weona Avenue, and Hollis Road. The Petitioner is requesting a site plan amendment to the existing TOD-M(O) and TOD-R(O) zoning districts accommodate an updated project design. 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 **Monday, August 4th at 5:30 p.m.** If you are interested in attending the live virtual presentation and discussion session at the scheduled time, **please send an email to Lisa@alexanderricks.com and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the property location ("Scaleybark") 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



Participants (19)



Find a participant



Brittany Lins (Host, me)



collin brown



Collin Brown



Celia Jelley



Daniel



Daniel Outen



David Ward



Douglas Welton



greg watford



Hattie Pavlechko-Reiter



Janelle Travis



Katie Zender



Leah Oleski



MB	Matt Bohmer		
MH	Mike Harrell		
PL	Patrick lee		
TI	Taylor Inzetta		
TS	Taylor Stetson		
ZS	Zack Schultz		

EXHIBIT D

REZONING #2025-069 SITE PLAN AMENDMENT

@ SCALEYBARK

NORTHWOOD RAVIN

Official Community Meeting

August 4, 2025



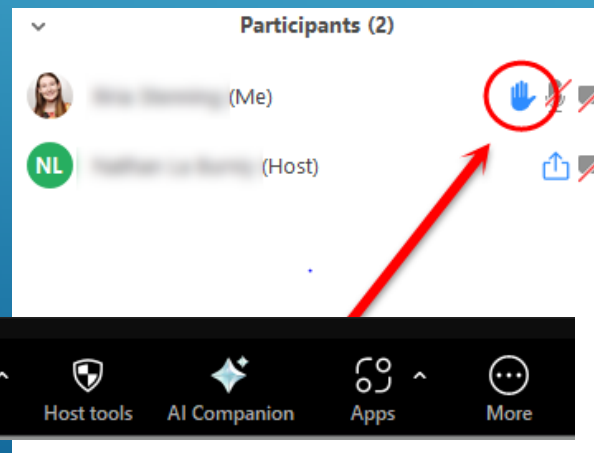
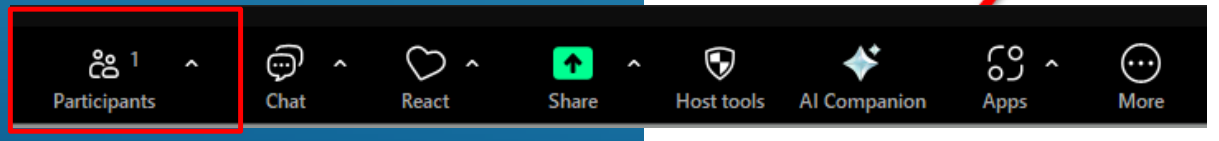
Alexander
Ricks
PLLC

AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owner: Crosland Greens, LLC

PETITIONER: **Northwood Ravin**
Matt Bohmer, Greg Watford



Nate Doolittle, Taylor Inzetta,
Richard Petersheim



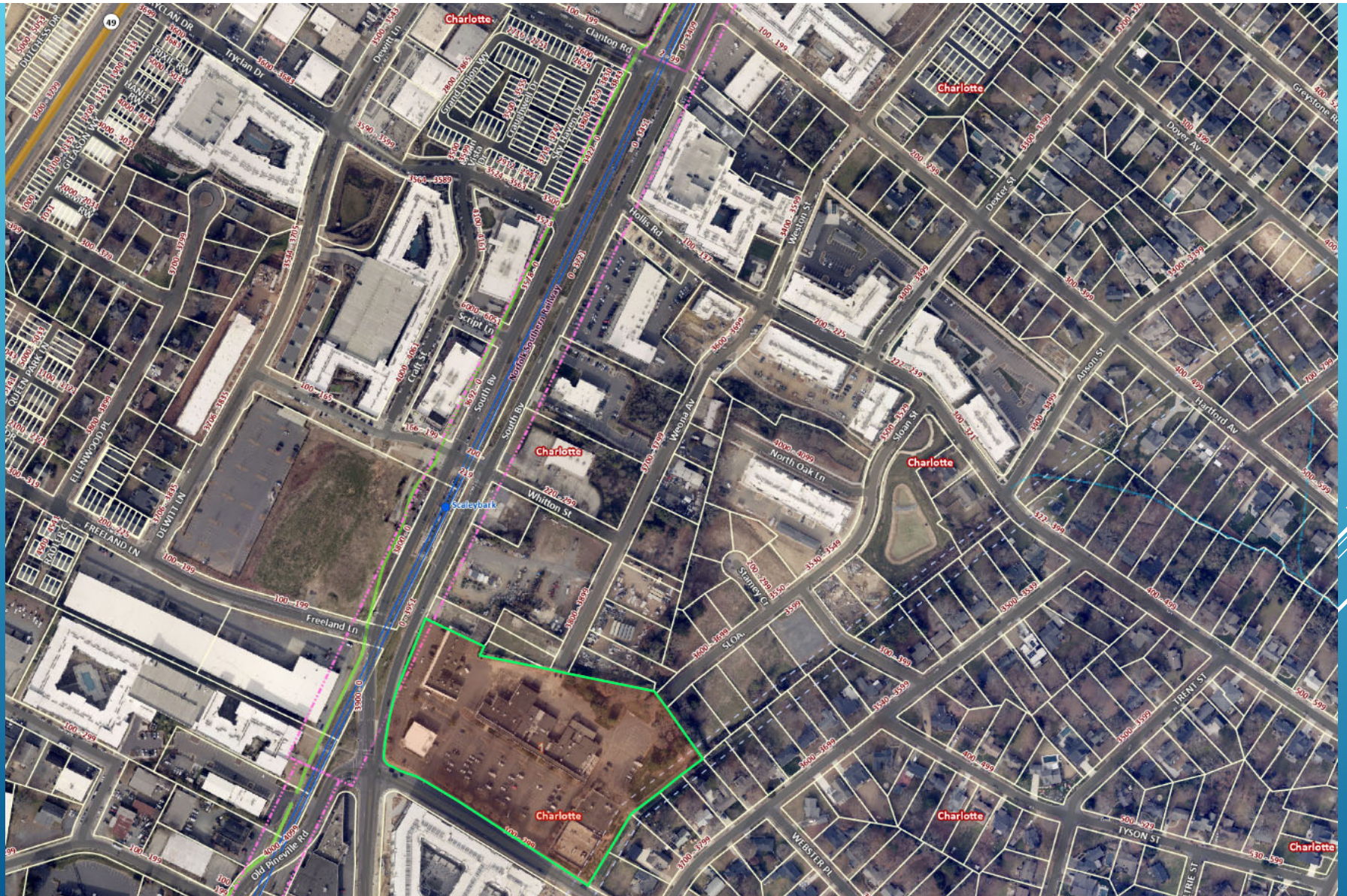
Daniel Sweeney, Angelo Carusi



Collin Brown &
Brittany Lins

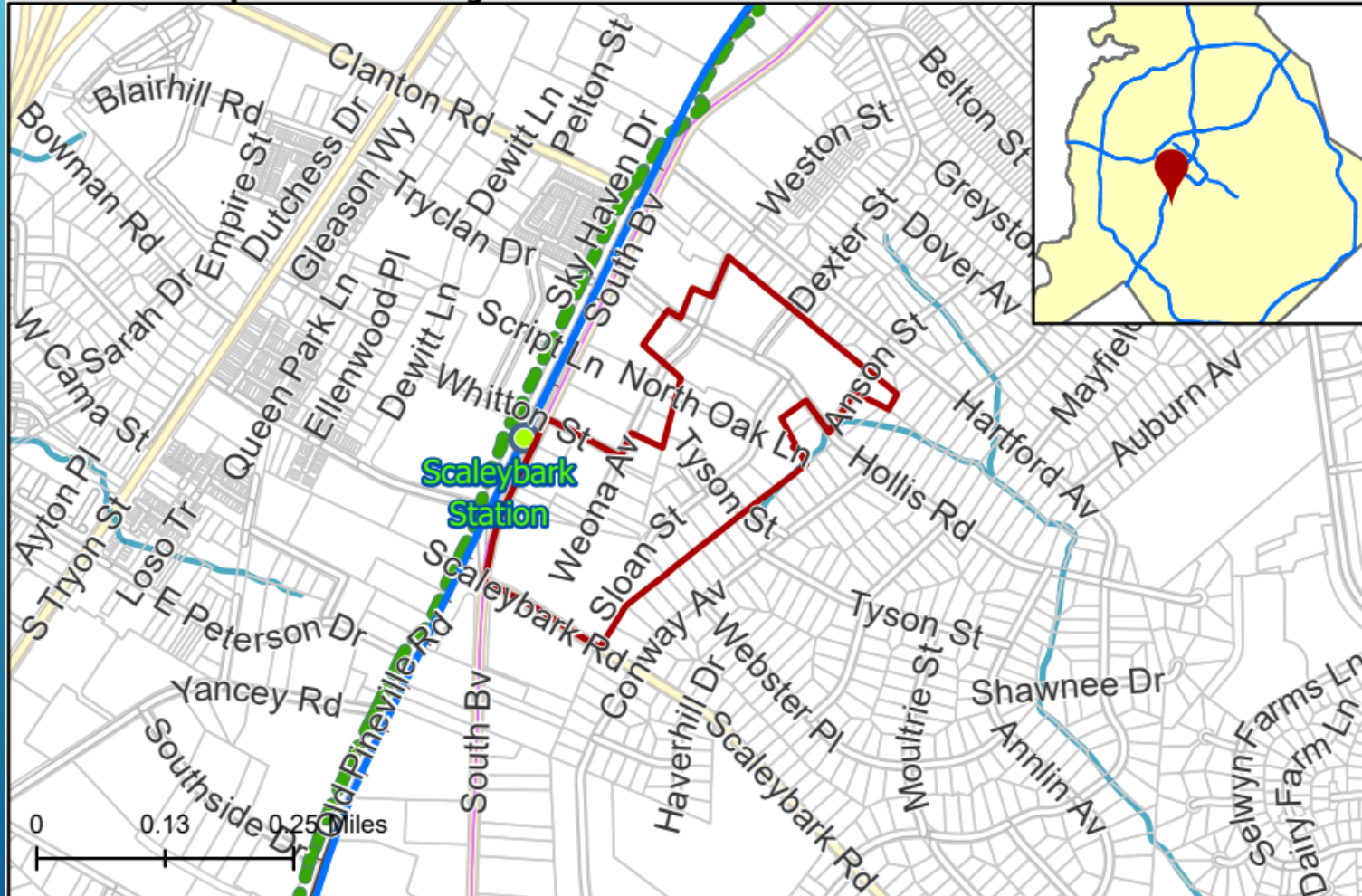
PROPERTY LOCATION





Approximately 36.8 acres

Location of Requested Rezoning



PLANNING, DESIGN & DEVELOPMENT

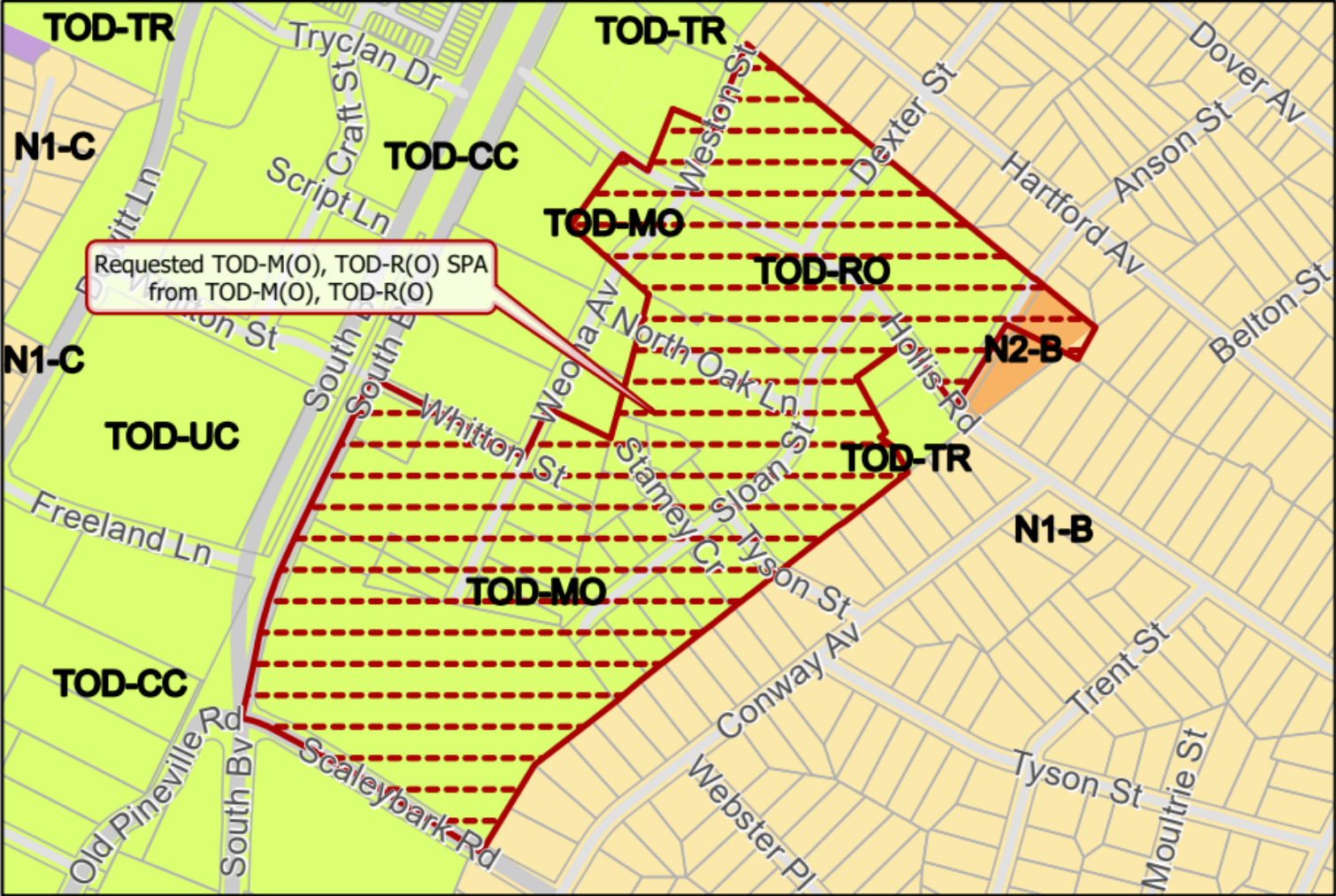
- 2025-069
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Greenway
- Railway
- Streams

City Council District

- 1-Danté Anderson

EXISTING ZONING

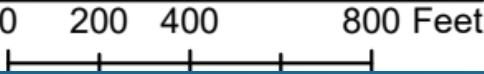
Existing Zoning & Rezoning Request



Requested TOD-M(O), TOD-R(O) SPA from TOD-M(O), TOD-R(O)

Zoning Classification

- Neighborhood 1
- Neighborhood 2
- Urban Residential
- Office
- Transit-Oriented



Map Created 6/18/2025

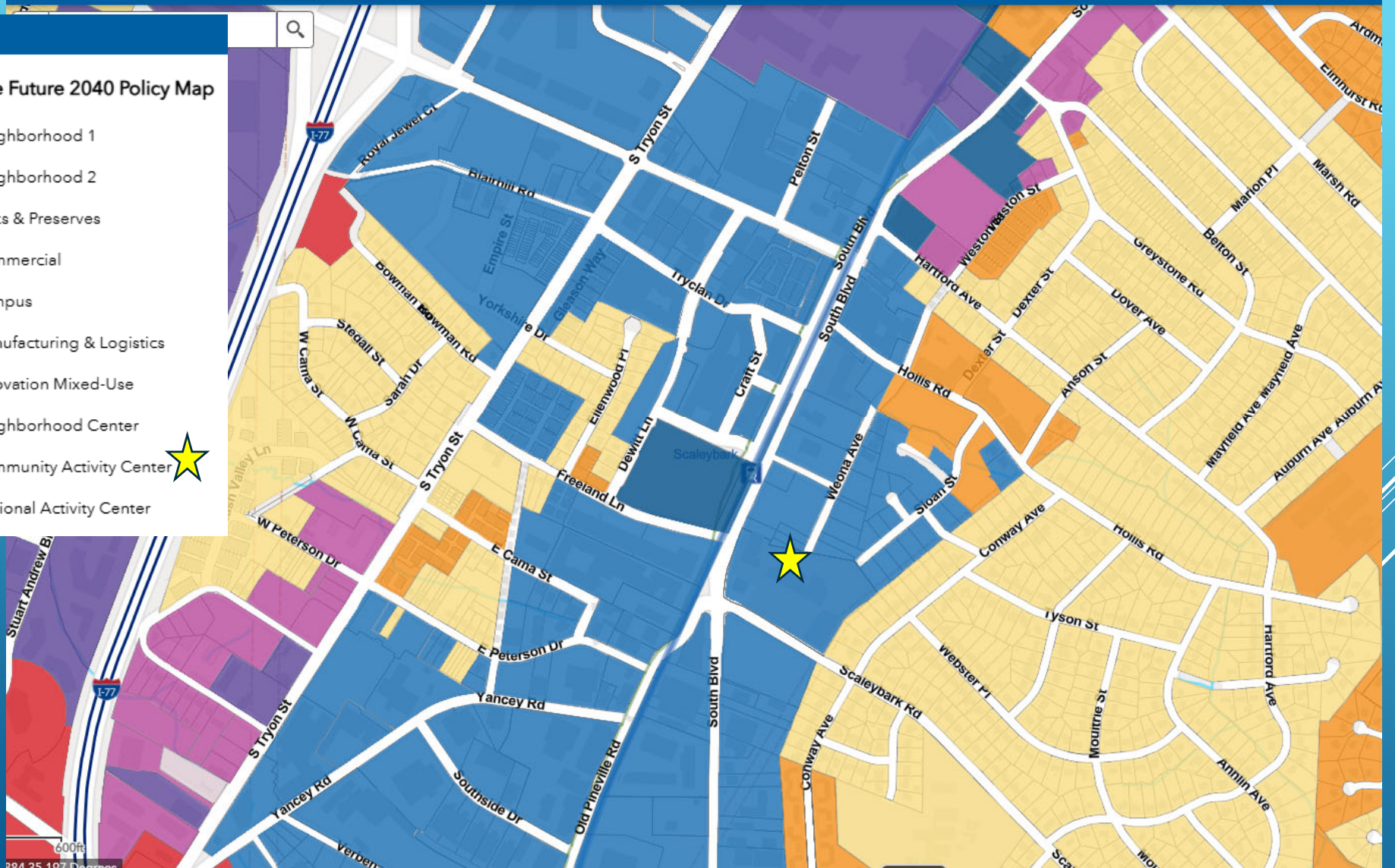
2040 PLAN RECOMMENDATION

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



REZONING PROPOSAL

REDUCE TO 12,000 SQUARE FEET IN EXISTING
OPTIONAL PROVISION TO ACCOMMODATE URBAN
GROCER CONCEPT ON PARCEL L

CHANGES TO EXISTING ZONING PLAN

DEVELOPMENT IS LOCATED WITHIN THE FOLLOWING DISTRICTS:
SCALEBARK STATION AREA PLAN (2008)

PROPOSED DEVELOPMENT:

PARCELS:	TODAY'S USE	AREA (SQ. FT.)	(AC.)
A:	TOD-M	+150,095 SF	(3.4 AC.)
B:	TOD-M	+150,519 SF	(3.4 AC.)
C:	TOD-M	+17,581 SF	(0.4 AC.)
D:	TOD-M	+150,109 SF	(3.4 AC.)
E:	TOD-M	+39,433 SF	(0.9 AC.)
F:	TOD-M	+356,543 SF	(8.0 AC.)
G:	TOD-M	+234,719 SF	(5.4 AC.)
H:	TOD-M	+140,974 SF	(3.2 AC.)
I:	TOD-M	+1,000,396 SF	(22.9 AC.)

TOTAL:

EXISTING DEVELOPMENT:

PARCELS:	TODAY'S USE	AREA (SQ. FT.)	(AC.)
J:	TOD-M	+150,095 SF	(3.4 AC.)
K:	TOD-M	+150,519 SF	(3.4 AC.)
L:	TOD-M	+17,581 SF	(0.4 AC.)
M:	TOD-M	+150,109 SF	(3.4 AC.)
N:	TOD-M	+39,433 SF	(0.9 AC.)
O:	TOD-M	+356,543 SF	(8.0 AC.)
P:	TOD-M	+234,719 SF	(5.4 AC.)
Q:	TOD-M	+140,974 SF	(3.2 AC.)
R:	TOD-M	+1,000,396 SF	(22.9 AC.)

ADDITIONAL INFORMATION:

MINIMUM SETBACK REQUIREMENTS:
ALONG SOUTH BLVD.
ALONG ALL OTHER STREETS:
MINIMUM SIDE YARD REQUIREMENTS:
MINIMUM FRONT YARD REQUIREMENTS:
BUILDING HEIGHT REQUIREMENTS:
BASE HEIGHT:
MAXIMUM HEIGHT:
HEIGHT INCREASE:

**24 FEET FROM BACK OF CURB
16 FEET FROM BACK OF CURB
0 FEET
0 FEET
40 FEET
120 FEET
ONE ADDITIONAL FOOT OF HEIGHT FOR EVERY 13 FEET OF ADDITIONAL DISTANCE THE PORTION OF THE BUILDING IS FROM THE EDGES OF NEARBY SINGLE-FAMILY ZONING DISTRICTS.**

8) PROPOSED DWELLING UNITS PER ACRE:
MINIMUM DENSITY SHALL COMPLY WITH THE ORDINANCE

9) PROPOSED FLOOR AREA RATIO:
MINIMUM DENSITY SHALL COMPLY WITH THE ORDINANCE

10) PROPOSED URBAN OPEN SPACE:
MINIMUM URBAN OPEN SPACE FOR PUBLIC AND PRIVATE AREAS SHALL COMPLY WITH SECTION 6.120(1)(2) OF THE ZONING ORDINANCE AS APPROVED AND AMENDED MARCH 15, 2009

PARKING REQUIREMENTS:
MINIMUM PARKING PER THE ORDINANCE

GENERAL NOTES:
PROPERTY BOUNDARY SURVEY PROVIDED BY:
ESP ASSOCIATES, PA
P.O. BOX 7030
CHARLOTTE, NC 28241
803.802.2440

TREE SURVEY PROVIDED BY:
FREELAND & ASSOCIATES, INC.
323 WEST STATE AVENUE
GREENVILLE, SC 29609
864.271.4924

ADJACENT PARCEL INFORMATION & TREE COVER PROVIDED BY:
2004 WICKLENBURG COUNTY DELIB DATA.

* THE INFORMATION WAS RECEIVED IN NOVEMBER 2006.

CROSLAND GREENS
TRANSIT ORIENTED DEVELOPMENT
CROSLAND GREENS, LLC; CHARLOTTE, NC
TECHNICAL DATA SHEET

R STAFF COMMENTS
R STAFF COMMENTS
R STAFF COMMENTS
TIVE AMENDMENT
R STAFF COMMENTS
TIVE AMENDMENT
R STAFF COMMENTS

REQUESTING TEXT CHANGES TO EXISTING REZONING CONDITIONAL PLAN

REDUCE TO 12,000 SQUARE FEET IN EXISTING OPTIONAL
PROVISION (AS CLOUDED)

TO ACCOMMODATE URBAN GROCER CONCEPT ON
PARCEL L

INTERIM PARKING CONDITIONS ON PARCEL J

11. RETAIL SALES ESTABLISHMENTS WITH MORE THAN 12,000 SQUARE FEET OF GROSS FLOOR AREA PER FLOOR, PER SINGLE TENANT (SECTION 9.1206.(9)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW ONE SINGLE TENANT RETAIL SALES ESTABLISHMENT WITH MORE THAN 12,000 BUT LESS THAN 60,000 SQUARE FEET OF GROSS FLOOR AREA TO BE ESTABLISHED ON PARCEL K OR L AND SUCH ESTABLISHMENT SHALL NOT BE REQUIRED TO HAVE AT LEAST 75% OF THE FIRST FLOOR STREET FAÇADE OF THE BUILDING CONSTRUCTED WITH CLEAR GLASS WINDOWS AND DOORS NOR TO HAVE AT LEAST ONE ENTRANCE PER STREET FRONTAGE. IN ADDITION TO THE SINGLE TENANT RETAIL ESTABLISHMENT DESCRIBED ABOVE, A SINGLE TENANT RETAIL ESTABLISHMENT OF 12,000 OR MORE SQUARE FEET OF GROSS FLOOR AREA SHALL BE PERMITTED PROVIDED THAT IT COMPLIES WITH THE DESIGN STANDARDS AND REQUIREMENTS OF THE ORDINANCE.

7. PARKING STANDARDS: PARKING AREAS THAT COVER MORE THAN 35% OF THE TOTAL LOT WIDTH (SECTION 9.1208.(6)(G)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW SURFACE PARKING TO THE SIDE OF THE PRIMARY STRUCTURES ON PARCEL H AND PARCEL L TO COVER MORE THAN 35% OF THE TOTAL LOT WIDTH ALONG PROPOSED PUBLIC STREET A AND PUBLIC STREET C. THE SURFACE PARKING LOT WILL NOT EXCEED 60% OF THE TOTAL LOT WIDTH ALONG PROPOSED PUBLIC STREET A.

8. MANEUVERING FOR LOADING SPACE IN RIGHT-OF-WAY OF PROPOSED PRIVATE STREET D (SECTION 9.1208.(7)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW LOADING DOCKS TO BE DESIGNED THAT REQUIRE VEHICLES TO MANEUVER WITHIN THE RIGHT-OF-WAY OF PROPOSED PRIVATE STREET D FOR BUILDINGS LOCATED ON PARCEL L AND K THAT INCLUDE A RETAIL, PERSONAL SERVICE OR INDOOR RECREATION TENANTS OR USER/OWNER WITH MORE THAN 12,000 SQUARE FEET OF GROSS FLOOR AREA (AS DEFINED BELOW). MANEUVERING FOR THE LOADING DOCKS MAY NOT OCCUR WITHIN 150 FEET OF THE RIGHT-OF-WAY OF SOUTH BOULEVARD. IN THE EVENT THAT THE TENANT, USER/OWNER OF THE 12,000 SQUARE FOOT SPACE IS NOT OCCUPYING SUCH SPACE THE RE-USE OF THE SPACE WITH A NEW USER OR USERS THAT OCCUPIES LESS THAN 12,000 SQUARE FEET WILL BE ALLOWED WITHOUT THE REMOVAL OF THE LOADING SPACE THAT MANEUVERS IN PRIVATE STREET D.

3. STREET WALLS (SECTION 9.1209.(1)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW THE PROPOSED BUILDINGS WITHIN PARCEL K OR L, THAT INCLUDE A RETAIL, PERSONAL SERVICE OR INDOOR RECREATION TENANT OR USER/OWNER WITH MORE THAN 12,000 SQUARE FEET OF GROSS FLOOR AREA (AS DEFINED BELOW), TO HAVE BUILDING WALLS ALONG SOUTH BOULEVARD AND SCALEYBARK ROAD THAT PROVIDE LESS THAN 50% OF THE LENGTH OF THE FIRST FLOOR STREET LEVEL FRONTAGE WITH USES THAT ARE VISIBLE FROM THE STREET. THE PETITIONER WILL TREAT THESE BUILDING FACADES WITH OTHER DESIGN ELEMENTS TO ENLIVEN AND ANIMATE THE STREETScape. ONE SUCH TREATMENT COULD BE A "GREEN WALL". THESE WALLS WILL MEET THE REQUIREMENTS OF SECTION 9.1209.(1)(D) OF THE ORDINANCE REGARDING "BLANK WALLS". IN THE EVENT THAT THE TENANT, USER/OWNER OF THE 12,000 SQUARE FOOT SPACE IS NOT OCCUPYING SUCH SPACE THE RE-USE OF THE SPACE WITH A NEW USER OR USERS THAT OCCUPY LESS THAN 12,000 SQUARE FEET WILL BE ALLOWED WITHOUT MODIFICATION TO THE STREET WALLS.

4. BUILDING ENTRANCES AND ORIENTATION (SECTION 9.1209.(4)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW BUILDINGS WITHIN PARCEL K OR L, THAT INCLUDE A RETAIL, PERSONAL SERVICE OR INDOOR RECREATION TENANT OR USER/OWNER WITH MORE THAN 12,000 SQUARE FEET OF GROSS FLOOR AREA (AS DEFINED BELOW), TO NOT HAVE AN OPERABLE PEDESTRIAN ENTRANCE ALONG SCALEYBARK ROAD OR SOUTH BOULEVARD. IN THE EVENT THAT THE TENANT, USER/OWNER OF THE 12,000 SQUARE FOOT SPACE IS NOT OCCUPYING SUCH SPACE THE RE-USE OF THE SPACE WITH A NEW USER OR USERS THAT OCCUPY LESS THAN 12,000 SQUARE FEET WILL BE ALLOWED WITHOUT THE ADDITION OF OPERABLE PEDESTRIAN ENTRANCES ALONG SCALEYBARK ROAD OR SOUTH BOULEVARD.

5. STRUCTURED PARKING FACILITIES (SECTION 9.1208.(6)(L)). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW STRUCTURED PARKING FACILITIES LOCATED ON EITHER PARCEL K OR L WITH FRONTAGE ON PRIVATE STREET D AND ASSOCIATED WITH A RETAIL, PERSONAL SERVICE OR INDOOR RECREATION TENANT OR USER/OWNER WITH MORE THAN 12,000 SQUARE FEET OF GROSS FLOOR AREA (AS DEFINED BELOW) TO PROVIDE LESS THAN 50% OF THE LINEAR STREET LEVEL FRONTAGE WITH RETAIL, OFFICE, CIVIC, INSTITUTIONAL OR RESIDENTIAL USES. AT A MINIMUM, 35% OF THE LINEAR STREET LEVEL FRONTAGE OF A STRUCTURED PARKING FACILITY CONSTRUCTED ON EITHER PARCEL K OR L WILL BE OCCUPIED WITH STREET LEVEL RETAIL, OFFICE, CIVIC, INSTITUTIONAL OR RESIDENTIAL USES. IN THE EVENT THAT THE TENANT, USER/OWNER OF THE 12,000 SQUARE FOOT SPACE IS NOT OCCUPYING SUCH SPACE THE RE-USE OF THE SPACE WITH A NEW USER OR USERS THAT OCCUPY LESS THAN 12,000 SQUARE FEET WILL BE ALLOWED WITHOUT HAVING TO MODIFY THE STRUCTURE PARKING FACILITIES TO PROVIDE THE REQUIRED 50% OF THE LINEAR STREET FRONTAGE WITH RETAIL, OFFICE, CIVIC, INSTITUTIONAL OR RESIDENTIAL USES. SEE SHEET Z-3.1 AND Z-3.2 FOR CONCEPTUAL ELEVATIONS OF THIS PROPOSED TREATMENT.

6. PARKING STANDARDS: PARKING BETWEEN STREET AND BUILDINGS (SECTION 9.1208.(6)(C)). DUE TO THE SIZE OF THE PROJECT AND THE TIMING AND COST ASSOCIATED WITH THE CONSTRUCTION OF PARKING STRUCTURES CONTEMPLATED UPON FULL BUILD-OUT, THE PETITIONER SEEKS THE OPTIONAL PROVISIONS TO ALLOW INTERIM SURFACE PARKING LOTS TO BE LOCATED IN AN ESTABLISHED SETBACK OR BETWEEN (I) A PERMITTED USE AND BUILDING AND (II) A STREET. SURFACE PARKING AREAS WILL MEET ALL REQUIRED MINIMUM SETBACKS ESTABLISHED BY THE SCALEYBARK TRANSIT STATION AREA PLAN. IN ADDITION AN INTERIM SURFACE PARKING LOT WITH FRONTAGE ON SOUTH BOULEVARD OR SCALEYBARK ROAD WILL PROVIDE A SETBACK OF 54 FEET FROM THE BACK OF THE FUTURE CURB OF SOUTH BOULEVARD OR SCALEYBARK ROAD. THESE INTERIM SURFACE PARKING LOTS MAY ONLY BE ESTABLISHED ON PARCELS J, K, AND L.

**ALL OTHER SITE PLAN
COMPONENTS AND
COMMITMENTS CONTINUED AS
ORIGINAL ZONING PLAN**

DISTRICT A

DISTRICT B

DISTRICT C

VICINITY MAP - NOT TO SCALE

[illegible]

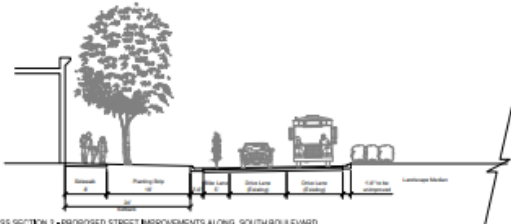
FOR PUBLIC HEARING
PETITION NO. 2009-036
AS REVISED PER 2025-XX

DATE: 04/10/2015
DESIGNED BY: WFB
DRAWN BY: WFB
CHECKED BY: WFB
Q.C. BY: WFB
SCALE: 1"=10'
PROJECT #: 104201

Z-1.1

SAME AS ORIGINAL ZONING PLAN

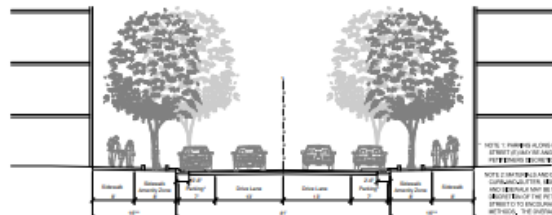
CROSS SECTION 1 - PROPOSED STREET IMPROVEMENTS ALONG SOUTH BOULEVARD & SCALEYBANK STATION



CROSS SECTION 2 - PROPOSED STREET IMPROVEMENTS ALONG SOUTH BOULEVARD



CROSS SECTION 3 - PROPOSED STREET IMPROVEMENTS ALONG SCALEYBANK ROAD



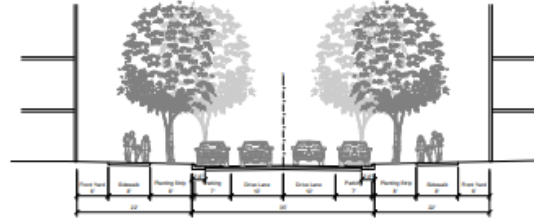
CROSS SECTION 4 - PROPOSED RESIDENTIAL STREET



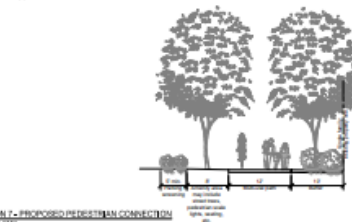
CROSS SECTION 5 - PROPOSED INTERIM PARKING AREAS



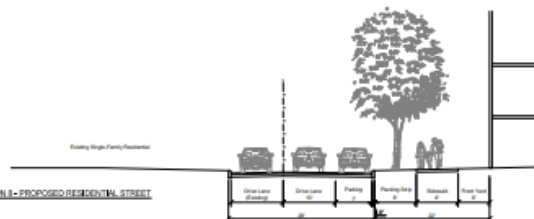
CROSS SECTION 6 - PROPOSED RESIDENTIAL STREET



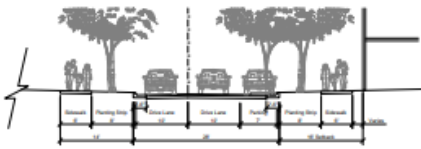
CROSS SECTION 7 - PROPOSED INTERIM CONNECTION



CROSS SECTION 8 - PROPOSED RESIDENTIAL STREET

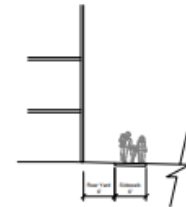


CROSS SECTION 9 - PROPOSED RESIDENTIAL STREET



CROSS SECTION 10 - PROPOSED RESIDENTIAL STREET

CROSS SECTION 11 - PROPOSED PEDESTRIAN CONNECTION



NOTE:
STREET WHICH MAY BE INCLUDED WITHIN THE FRONT YARD AREA INCLUDE ADDITIONAL LANDSCAPING, DRIVE, DRIVE PORCHES, SIDEWALKS, AND BALCONIES, OVERHANGS FOR FEATURES AT GRADE MAY NOT REDUCE THE CLEAR WIDTH TO LESS THAN THE REQUIRED WIDTH.

NOTE:
STREET WHICH MAY BE INCLUDED WITHIN THE FRONT YARD AREA INCLUDE ADDITIONAL LANDSCAPING, DRIVE, DRIVE PORCHES, SIDEWALKS, AND BALCONIES, OVERHANGS FOR FEATURES AT GRADE MAY NOT REDUCE THE CLEAR WIDTH TO LESS THAN THE REQUIRED WIDTH.

NOTE:
1. THE ILLUSTRATIVE SECTIONS ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEMONSTRATE BUILDING, PARKING AND CIRCULATION RELATIONS.
2. PROPOSED PUBLIC STREET CROSS SECTION WIDTHS ARE SUBMITTED TO THE CITY OF CHARLOTTE URBAN STREET DESIGN GUIDELINES ADOPTED OCTOBER 22, 2017.

FOR PUBLIC HEARING
PETITION NO. 2009-036
AS REVISED PER 2025-XXX



CROSLAND GREENS
TRANSIT ORIENTED DEVELOPMENT
NORTHWOOD RAVIN CHARLOTTE, NC
TYPICAL STREET CROSS SECTIONS

DATE: 08/18/2025
DRAWN BY: A.P.
CHECKED BY: A.P.
SCALE: 1"=10'-0"
PROJECT: T.O.D.

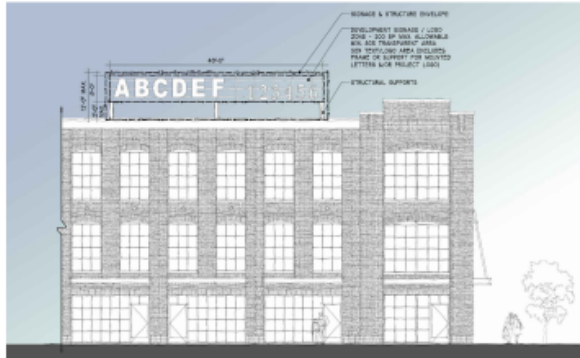
Z-3.0

SAME AS ORIGINAL ZONING PLAN



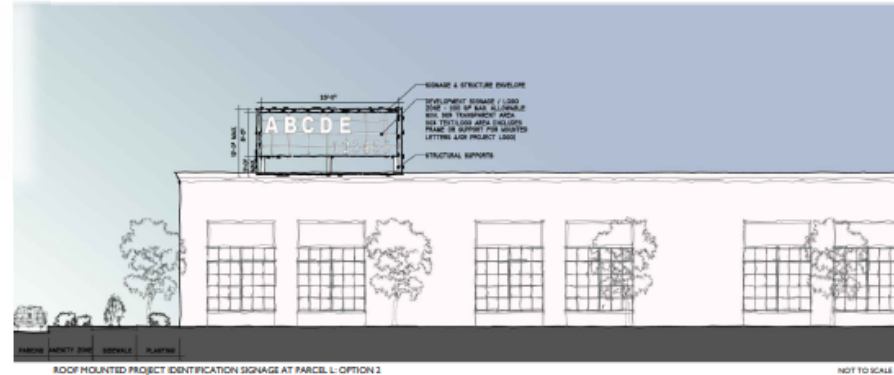
ROOF MOUNTED PROJECT IDENTIFICATION SIGNAGE AT PARCEL L: OPTION 1

NOT TO SCALE



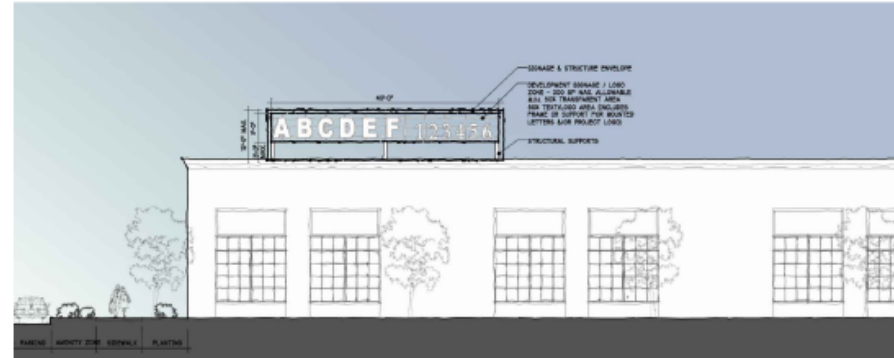
ROOF MOUNTED PROJECT IDENTIFICATION SIGNAGE AT PARCEL L: OPTION 3

NOT TO SCALE



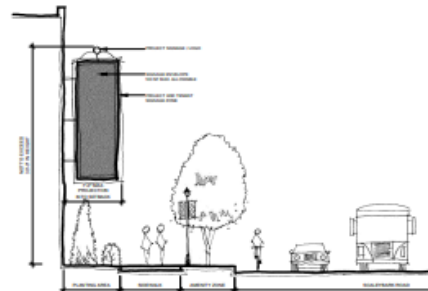
ROOF MOUNTED PROJECT IDENTIFICATION SIGNAGE AT PARCEL L: OPTION 2

NOT TO SCALE

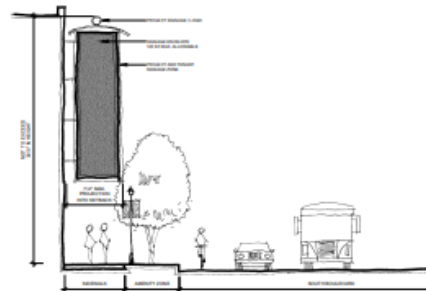


ROOF MOUNTED PROJECT IDENTIFICATION SIGNAGE AT PARCEL L: OPTION 4

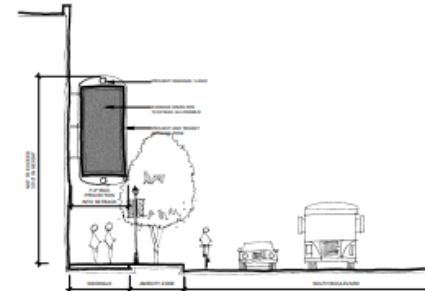
NOT TO SCALE



WALL MOUNTED PROJECT IDENTIFICATION SIGNAGE
SKELLYBANK ROAD AND PUBLIC STREET (C)
NOT TO SCALE



WALL MOUNTED PROJECT IDENTIFICATION SIGNAGE
SOUTH BOULEVARD AND PUBLIC STREET (A)
NOT TO SCALE



WALL MOUNTED PROJECT IDENTIFICATION SIGNAGE
SOUTH BOULEVARD AND PRIVATE STREET (D)
NOT TO SCALE

NOTE:
THESE ILLUSTRATIVE ELEVATIONS ARE INTENDED TO CONVEY
BUILDING AND SIGNAGE SCALE AND LONGING AS
DEVELOPED FOR THE PROPOSED DEVELOPMENT. THESE
ILLUSTRATIVE ELEVATIONS ARE NOT TO BE USED AS PART OF
THE DEVELOPMENT PROCESS.

SAME AS ORIGINAL ZONING PLAN

CONCEPTUAL BUILDING WALL FRONTAGE FOR BUILDINGS WITHIN PARCEL K OR L
ALONG SOUTH BOULEVARD AND SCALEYBARK ROAD: OPTION 1
NOT TO SCALE

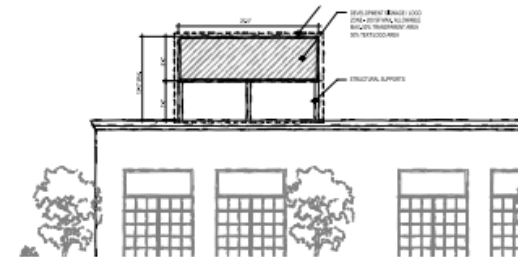


CONCEPTUAL BUILDING WALL FRONTAGE FOR BUILDINGS WITHIN PARCEL K OR L
ALONG SOUTH BOULEVARD AND SCALEYBARK ROAD: OPTION 2
NOT TO SCALE

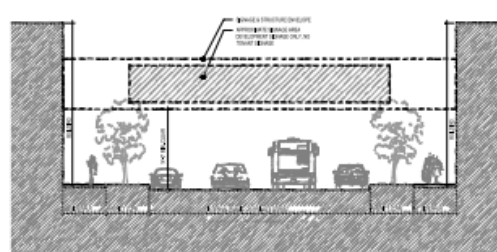


CONCEPTUAL BUILDING WALL FRONTAGE FOR BUILDINGS WITHIN PARCEL K OR L
ALONG SOUTH BOULEVARD AND SCALEYBARK ROAD: OPTION 2
NOT TO SCALE

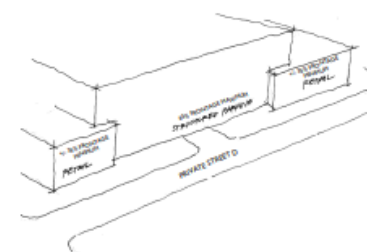
NOTE:
1. THE ILLUSTRATIVE ELEVATIONS ARE INTENDED TO DEPICT BUILDING AND SEASIDE SCALE AND MASSING AS DISCUSSED WITHIN THE REZONING DEVELOPMENT NOTES. THESE ILLUSTRATIVE ELEVATIONS ARE SCHEMATIC IN NATURE AND MAY BE ALTERED AND MODIFIED AS PART OF THE DEVELOPMENT PROCESS.



PROJECT IDENTIFICATION SIGNAGE OVER INTERIOR PUBLIC AND PRIVATE STREETS: OPTION 1
NOT TO SCALE



PROJECT IDENTIFICATION SIGNAGE OVER INTERIOR PUBLIC AND PRIVATE STREETS: OPTION 2
NOT TO SCALE



STRUCTURED PARKING FRONTAGE WITHIN PARCEL K OR L ALONG "PRIVATE STREET D"
NOT TO SCALE

FOR PUBLIC HEARING
PETITION NO. 2009-036
AS REVISED PER 2025-XXX

SAME AS ORIGINAL ZONING PLAN



VICTORIA GARDENS - RANCHO CUCAMONGA, CALIFORNIA

ROOF MOUNTED PROJECT IDENTIFICATION SIGNAGE - IMAGERY
NOT TO SCALE



PRIME OUTLETS AT WAREHOUSE ROW - CHATTANOOGA, TENNESSEE



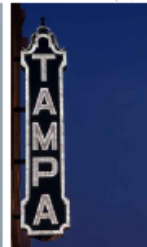
CONCEPTUAL SIGNAGE - CROSLAND GREENS, CHARLOTTE, NORTH CAROLINA



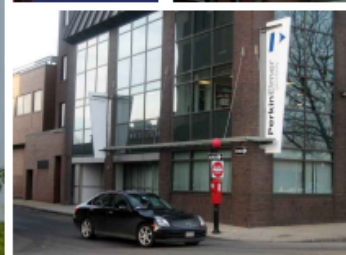
VILLAGE AT SOUTH END - CHARLOTTE, NORTH CAROLINA

WALL MOUNTED PROJECT/IDENTIFICATION SIGNAGE ON SCALEYBARK ROAD - IMAGERY
NOT TO SCALE

TAMPA THEATRE - TAMPA, FLORIDA



PERKIN ELMER SIGN - LOCATION UNKNOWN



NOTE:
1. THE CONCEPTUAL IMAGES ARE INTENDED TO DEPICT
THEIR ILLUSTRATIVE NATURE AND SHOULD BE
DESIGNED AND CONSTRUCTED AS PART OF
THE DEVELOPMENT PROCESS.

FOR PUBLIC HEARING
PETITION NO. 2009-036
AS REVISED PER 2025-XXX



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CROSLAND GREENS
TRANSIT ORIENTED DEVELOPMENT
NORTHWOOD RAVIN, CHARLOTTE, NC
CONCEPTUAL SIGNAGE IMAGERY

REVISIONS
#000001 - CITY MAY ADOPTIVE

DATE: 06/01/2025
DRAWN BY: J. B. BRYAN
CHECKED BY: J. B. BRYAN
PROJECT NO.: 100001

SHEET #
Z-3.3

PRELIMINARY LAYOUT WITH GROCER CONCEPT



POTENTIAL REZONING TIMELINE

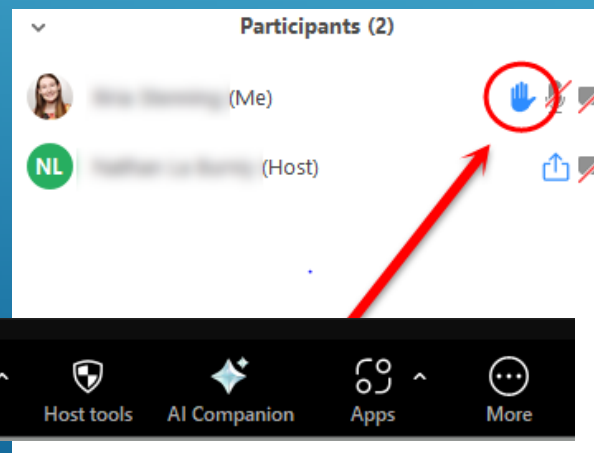
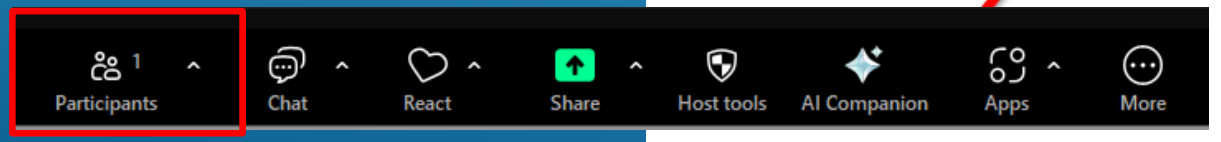
- Rezoning Application Processed: June 2025
- **Official Community Meeting:** **Today, August 4th**
- Revised Plan Submittal: August 11th
- Earliest Possible Public Hearing: September 15th
- Zoning Committee: October 7th
- Earliest Possible Decision: October 20th

QUESTIONS?

Type your
questions



Or ask out loud





THANK YOU!