

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: CRD Development LLC

Rezoning Petition No. 2025-108

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 October 17, 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 Wednesday, October 30th 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 thirty-two (32) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Larry Powers as well as by Petitioner's agents, Cassidy Franklin and Brett Seward with Land Design, Patrick Loughran with Goettsch Partners, and Collin Brown and Lisa Arnold with Alexander Ricks.

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 1.5-acre site located at the corner of Cleveland Avenue and E. Worthington Avenue. He described the location of the property and noted that the Property is located just outside of the Dilworth Historic District. Mr. Brown summarized the broader issues such as community concerns, environmental constraints, and market realities considered with a rezoning petition. He indicated that this site is in City Council District 1.

Mr. Brown displayed the zoning map and explained that the site is currently zoned TOD-UC(CD) and TOD-NC(CD). He explained that the rezoning request is to allow a rezoning to TOD-UC(CD) and RAC(EX) which would commit the site to a site-specific zoning plan. He added that the proposed TOD-UC(CD) portion would change the zoning to allow development under the new UDO instead of the legacy Zoning Ordinance. He displayed the current approved zoning plan for

the site and explained that portion of the site closest to Cleveland Avenue allows building height up to 75 feet. He added that the previous approved zoning plan committed to additional parking above the Ordinance requirement. The TOD zoning district does not have minimum parking standards.

Mr. Brown displayed the Charlotte 2040 policy map and explained that the recommended place type is Regional Activity Center, which is consistent with the proposed rezoning request. The Regional Activity Center place type is the most intense land use category.

Mr. Brown displayed the rezoning plan for the property and explained that the request is similar to the approved zoning. He explained that the purpose of the rezoning is to allow a hotel use. Hotel uses are not permitted within the current TOD-NC zoning district. The proposed height of the building is similar to the approved zoning plan as well. He added that the parking commitments from the previously approved rezoning would be carried over to the new rezoning plan. The proposed rezoning includes EX provisions for building height because the UDO requires a lesser height when adjacent to a Neighborhood 1 place type even though the adjacent zoning is not consistent with the Neighborhood 1 place type. He explained that the current approved zoning plan allows height up to 75' as it was approved prior to the adoption of the UDO.

Mr. Brown displayed the EX-benefits from the UDO. He explained that two benefits are required for an EX-rezoning. He encouraged the community to explore this list and add suggestions to benefits that would be most beneficial for the Dilworth community.

Mr. Patrick Loughran, with Goettsch Partners, displayed slides that depicted renderings of the proposed development plan. He discussed the proposed building materials, hotel use, and proposed first floor restaurant use. He explained that there is a 36-foot setback on Worthington to encourage pedestrian traffic along the building frontage. He displayed a slide that showed the height plane of the building and that the height would step back from the street frontage on Cleveland Avenue.

Mr. Brown stated that the rezoning timeline could result in a public hearing in December and City Council decision in January, at the earliest. Mr. Brown concluded the presentation by providing the petition number and encouraged any interested neighbors to reach out to the Petitioner's team via the provided contact information.

The virtual meeting was then opened for discussion:

An attendee asked if traffic could be routed towards South Boulevard and away from E. Worthington. Mr. Brown explained that most traffic would come from South Boulevard. He acknowledged that EX benefits could potentially include traffic calming measures if favored by the community. He stated that the petitioner is open to ideas from the community and will address them with City staff.

A couple of attendees expressed their concerns about parking and would like to better understand the proposed parking. Mr. Brown explained that the TOD district does not have a minimum parking requirement. He added that the commitments for parking from the previous rezoning would be carried over and that the proposed development would likely include a 135 key hotel. Mr. Powers explained that there is more parking on the development phase that is not included in

the rezoning. He confirmed that there will be ample parking provided onsite. Mr. Brown elaborated that the parking would be screened from the street, and the street frontages would have an active use to allow interaction between the site and the public realm.

An attendee wanted further explanation on the EX-benefits, both the UDO requirements and the proposal. Mr. Brown displayed a slide with the menu of EX benefits from the UDO with three categories: sustainability, public amenity, and community improvement. He indicated that the current proposal includes LEED as a sustainability benefit. He added that the petitioner will work with the Dilworth community to select EX benefits that will best support the community and encouraged participants to contact the petitioner's team with ideas.

A few attendees expressed that they are supportive of the proposed development. They are looking forward to a walkable development and additional hotel rooms located within the Dilworth community.

An attendee asked about the location of the site in relation to the Dilworth Historic District. Mr. Brown explained that the site is adjacent to the historic district boundary. He added that the petitioner has selected design and materials to complement the architectural design of the historic district.

An attendee asked about the proposed restaurant contemplated for the site. Mr. Powers explained that the operator will be announced in the future.

An attendee asked if another property could be used for this development. Mr. Brown explained that the site is a good transition between South End and Dilworth.

An attendee asked if the existing overflow parking located onsite would be permitted within the new development. Mr. Brown explained that development team has good relationships with local businesses and will continue working with them in the future.

An attendee expressed concern about the transition from more intense development in South End to the single-family development located near this site. Mr. Brown explained that the site is not adjacent to single family homes. He added that a hotel use would compliment the neighborhood.

An attendee asked if the renderings would be included in the approved rezoning plan. Mr. Brown explained the renderings are generally not included in the approved rezoning plan. He added that the petitioner might be willing to commit to additional architectural standards on the rezoning plan and will continue that conversation.

An attendee asked about the hotel amenities and the existing condition of the property. Mr. Powers explained that there will not be a rooftop bar facing Cleveland Avenue. He stated that the barrels had been removed from the site.

Mr. Brown offered to provide a copy of the presentation to attendees and directed neighbors to the City's website to view staff comments. He encouraged participants to contact the Dilworth Community Association to provide feedback on the EX-provisions.

The meeting concluded at approximately 6:20 p.m. without any further questions or discussion from the community.

Respectfully submitted this 10th day of November 2025.

cc: Maxx Oliver, Charlotte-Mecklenburg Planning 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!!

[illegible]

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2025-108	full_name_neighborhood	first_name	last_name	physical_address	street address	apartment_unit_or_suite	city	state	zip code
2025-108	Bethlehem Center's OST	Willie	Burton	2704 Baltimore Ave, Charlotte, North Carolina, 28203	2704 Baltimore Ave		Charlotte	NC	28203
2025-108	Bike Routes 4 Fitness Inc	Debra	Franklin	1750 CAMDEN ROAD, CHARLOTTE, NC, 28203	1750 CAMDEN ROAD		CHARLOTTE	NC	28203
2025-108	Brookhill Community Leaders & C	Debbie	Williams	2516 S TRYON ST, CHARLOTTE, NC, 28203	2516 S TRYON ST		CHARLOTTE	NC	28203
2025-108	Candlewood Homeowners Associati	JimDonna	Lorenzen	2516 S TRYON ST, CHARLOTTE, NC, 28203	2516 S TRYON ST		CHARLOTTE	NC	28203
2025-108	DCA Land Use	Ellen	Citarella	322 E. KINGSTON AVE, CHARLOTTE, NC, 28203	322 E. KINGSTON AVE		CHARLOTTE	NC	28203
2025-108	DCA Land Use	Ellen	Citarella	322 E. Kingston Ave., Charlotte, NC, 28203	322 E. Kingston Ave.		CHARLOTTE	NC	28203
2025-108	Dilworth Community Association	Franklin	Keathley	523 E. KINGSTON AVE, CHARLOTTE, NC, 28203	523 E. KINGSTON AVE		CHARLOTTE	NC	28203
2025-108	Dilworth Community Association	Valerie	Preston	413 E. WORTHINGTON AVE, CHARLOTTE, NC, 28203	413 E. WORTHINGTON AVE		CHARLOTTE	NC	28203
2025-108	Dilworth Community Development	Cynthia	Schwartz	409 RENSSELAER AV, CHARLOTTE, NC, 28203	409 RENSSELAER AV		CHARLOTTE	NC	28203
2025-108	Dilworth Community Development	John	Fryday	1119 BELGRAVE PL, CHARLOTTE, NC, 28203	1119 BELGRAVE PL		CHARLOTTE	NC	28203
2025-108	Dilworth Community Development	John	Gresham	717 E KINGSTON AV, CHARLOTTE, NC, 28203	717 E KINGSTON AV		CHARLOTTE	NC	28203
2025-108	Dilworth Community Development	Mathew	Demetriades	1320 FILLMORE AVENUE #422, CHARLOTTE, NC, 28203	1320 FILLMORE AVENUE #422		CHARLOTTE	NC	28203
2025-108	Dilworth Community Development	Scott	Paviol	1920 PARK ROAD, CHARLOTTE, NC, 28203	1920 PARK ROAD		CHARLOTTE	NC	28203
2025-108	Dilworth Community Development	Sis	AtlassKaplan	1320 FILLMORE AV, CHARLOTTE, NC, 28203	1320 FILLMORE AV		CHARLOTTE	NC	28203
2025-108	Dilworth Crescent Row	Christine	Williamson	705 MCDONALD AVE, CHARLOTTE, NC, 28203	705 MCDONALD AVE		CHARLOTTE	NC	28203
2025-108	Dilworth Crescent Row	Maggie	Commings	1148 DILWORTH CRESCENT ROW, CHARLOTTE, NC, 28203	1148 DILWORTH CRESCENT ROW		CHARLOTTE	NC	28203
2025-108	Dilworth Crescent Row	Robert	Liebel	1405 KENILWORTH AV, CHARLOTTE, NC, 28203	1405 KENILWORTH AV		CHARLOTTE	NC	28203
2025-108	Dilworth West	Omar	Hamid	2133 SOUTHEND DR., CHARLOTTE, NC, 28203	2133 SOUTHEND DR.		CHARLOTTE	NC	28203
2025-108	Ephesus Church	Wil	Mover	1510 S MINT ST, CHARLOTTE, NC, 28203	1510 S MINT ST		CHARLOTTE	NC	28203
2025-108	Gold District	Paul	Kardous	305 W DUNBAR STREET, CHARLOTTE, NC, 28203	305 W DUNBAR STREET		CHARLOTTE	NC	28203
2025-108	Greater Charlotte YMCA, St. Pet	Carrie	Nelson	1912 SOUTH MINT ST., CHARLOTTE, NC, 28203	1912 SOUTH MINT ST.		CHARLOTTE	NC	28203
2025-108	Heart Math Tutoring	Holly	Rodden	805 LEXINGTON AVE, CHARLOTTE, NC, 28203	805 LEXINGTON AVE		CHARLOTTE	NC	28203
2025-108	Historic South End	Megan	Gude	1507 CAMDEN ROAD, CHARLOTTE, NC, 28203	1507 CAMDEN ROAD		CHARLOTTE	NC	28203
2025-108	Moore's Chapel Village	Sam	Smith Jr.	7008 PALATINE LN, CHARLOTTE, NC, 28214	7008 PALATINE LN		CHARLOTTE	NC	28214
2025-108	Olmsted Park Homes HOA	Nina	Lipton	415 MEACHAM ST, CHARLOTTE, NC, 28203	415 MEACHAM ST		Charlotte	NC	28203
2025-108	Other	Linda	Vanderbosch	600 E WORTHINGTON AVE, CHARLOTTE, NC, 28203	600 E WORTHINGTON AVE		CHARLOTTE	NC	28203
2025-108	Royal Court HOA	Greg	Parker	704 ROYAL CT, CHARLOTTE, NC, 28202	704 ROYAL CT		CHARLOTTE	NC	28202
2025-108	S tryon	Wanda	Hairston	2630 S TRYON, CHARLOTTE, NC, 28203	2630 S TRYON		CHARLOTTE	NC	28203
2025-108	Sedgefield	Janelle	Travis	635 POINDEXTER DRIVE, CHARLOTTE, NC, 28209	635 POINDEXTER DRIVE		CHARLOTTE	NC	28209
2025-108	Sedgefield Neighborhood Associa	Ann	King	420 MARSH RD, CHARLOTTE, NC, 28209	420 MARSH RD		CHARLOTTE	NC	28209
2025-108	Sedgefield Neighborhood Associa	Jeanne	Woosley	326 MARSH RD, CHARLOTTE, NC, 28209	326 MARSH RD		CHARLOTTE	NC	28209
2025-108	South End	Brigit	Taylor	315 ARLINGTON AVE, CHARLOTTE, NC, 28203	315 ARLINGTON AVE		CHARLOTTE	NC	28203
2025-108	South End	Megan	Pearl	315 ARLINGTON AVENUE, CHARLOTTE, NC, 28203	315 ARLINGTON AVENUE		CHARLOTTE	NC	28203
2025-108	South End Neighborhood Associat	Jennifer	McCartney	1453 CAMDEN ROAD, CHARLOTTE, NC, 28203	1453 CAMDEN ROAD		CHARLOTTE	NC	28203
2025-108	South Tryon Community Coalition	Rasheda	McMullin	2516 S TRYON ST, CHARLOTTE, NC, 28203	2516 S TRYON ST		CHARLOTTE	NC	28203
2025-108	Sunset At Linda Vista	Tiffany	Harney	2421 MARSHALL PL, CHARLOTTE, NC, 28203	2421 MARSHALL PL		CHARLOTTE	NC	28203
2025-108	Sunset Hills Neighborhood Assoc	Marcel	Dawson	525 ATHERTON ST, CHARLOTTE, NC, 28203	525 ATHERTON ST		CHARLOTTE	NC	28203
2025-108	Tarleton Hills Residents Advisor	Mary	Stitt	1223 S Caldwell St, Charlotte, NC, 28203, USA	1223 S Caldwell St		Charlotte	NC	28203
2025-108	Wilmore Neighborhood Associatio	Angela	Marshall	1630 S MINT ST, CHARLOTTE, NC, 28203	1630 S MINT ST		CHARLOTTE	NC	28203
2025-108	Wilmore Neighborhood Associatio	Brian	Walker	501 WEST BV, CHARLOTTE, NC, 28202	501 WEST BV		CHARLOTTE	NC	28202
2025-108	Wilmore Neighborhood Associatio	Grayson	Hawkins	1701 MERRIMAN AVE, CHARLOTTE, NC, 28203	1701 MERRIMAN AVE		CHARLOTTE	NC	28203
2025-108	Wilmore Neighborhood Associatio	Jack	Williams	1778 DUNKIRK DR, CHARLOTTE, NC, 28203	1778 DUNKIRK DR		CHARLOTTE	NC	28203
2025-108	Wilmore Neighborhood Associatio	Jack	Williams	1778 DUNKIRK DR., CHARLOTTE, NC, 28203	1778 DUNKIRK DR.		CHARLOTTE	NC	28203
2025-108	Wilmore Neighborhood Associatio	John	English	1630 S MINT ST, CHARLOTTE, NC, 28203	1630 S MINT ST		CHARLOTTE	NC	28203
2025-108	Wilmore Neighborhood Associatio	Julie	Knutson	1604 MERRIMAN AVE, CHARLOTTE, NC, 28203	1604 MERRIMAN AVE		CHARLOTTE	NC	28203
2025-108	Wilmore Neighborhood Associatio	Justin	Lane	1550 WILMORE DR, CHARLOTTE, NC, 28203	1550 WILMORE DR		CHARLOTTE	NC	28203
2025-108	Wilmore Neighborhood Associatio	Louise	Shackford	1908 WOOD DALE TR, CHARLOTTE, NC, 28203	1908 WOOD DALE TR		CHARLOTTE	NC	28203
2025-108	Wilmore Neighborhood Associatio	Marilyn	Corn	218 W PARK AVE, CHARLOTTE, NC, 28203	218 W PARK AVE		CHARLOTTE	NC	28203
2025-108	Wilmore Neighborhood Associatio	Martha	Epps	501 WEST BV, CHARLOTTE, NC, 28203	501 WEST BV		CHARLOTTE	NC	28203
2025-108	Wilmore Neighborhood Associatio	Michael	Walsh	2017 WOOD DALE TERRACE, CHARLOTTE, NC, 28203	2017 WOOD DALE TERRACE		CHARLOTTE	NC	28203
2025-108	Wilmore Neighborhood Associatio	Nathan	Gray	1557 WILMORE DR, CHARLOTTE, NC, 28203	1557 WILMORE DR		CHARLOTTE	NC	28203
2025-108	Wilmore Resident / NextDoor Lea	Jack	Williams	1778 DUNKIRK DR, CHARLOTTE, NC, 28203	1778 DUNKIRK DR		CHARLOTTE	NC	28203

EXHIBIT B

October 17, 2025

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

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Thursday, October 30th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: CRD Development LLC
Petition No.: 2025-108

Dear Charlotte Neighbor:

Our firm represents CRD Development LLC (the "Petitioner") in its proposal to rezone an approximately 1.5-acre site located on the south side of East Worthington Avenue, west of Cleveland Avenue. The Petitioner is requesting a rezoning from the TOD-UC(CD) and TOD-NC(CD) zoning districts to the TOD-UC(CD) and RAC(EX) zoning districts 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 an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

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

2025-108: CRD Development LLC

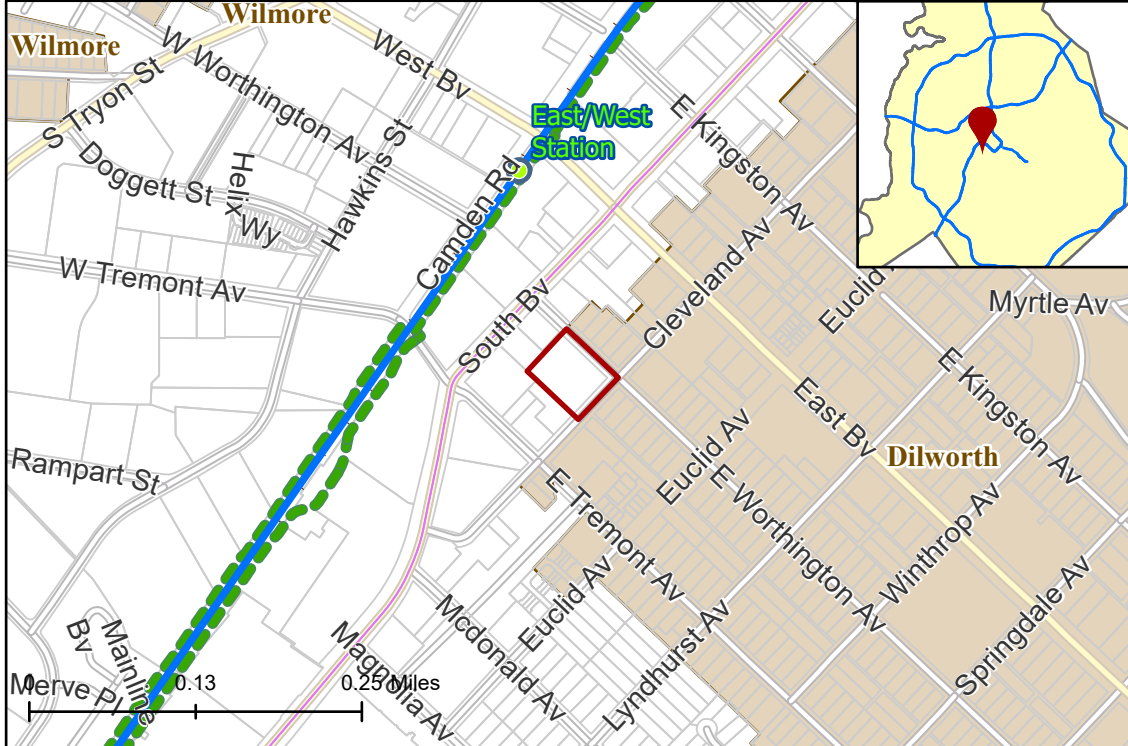
Parcel(s) 12105514

Current Zoning TOD-UC(CD) (Transit Oriented Development – Urban Center, Conditional),
TOD-NC(CD) (Transit Oriented Development – Neighborhood Center, Conditional)

Requested Zoning TOD-UC(CD) (Transit Oriented Development – Urban Center, Conditional),
RAC(EX) (Regional Activity Center, Exception)

Approximately 1.49 acres

Location of Requested Rezoning



Rezoning Map

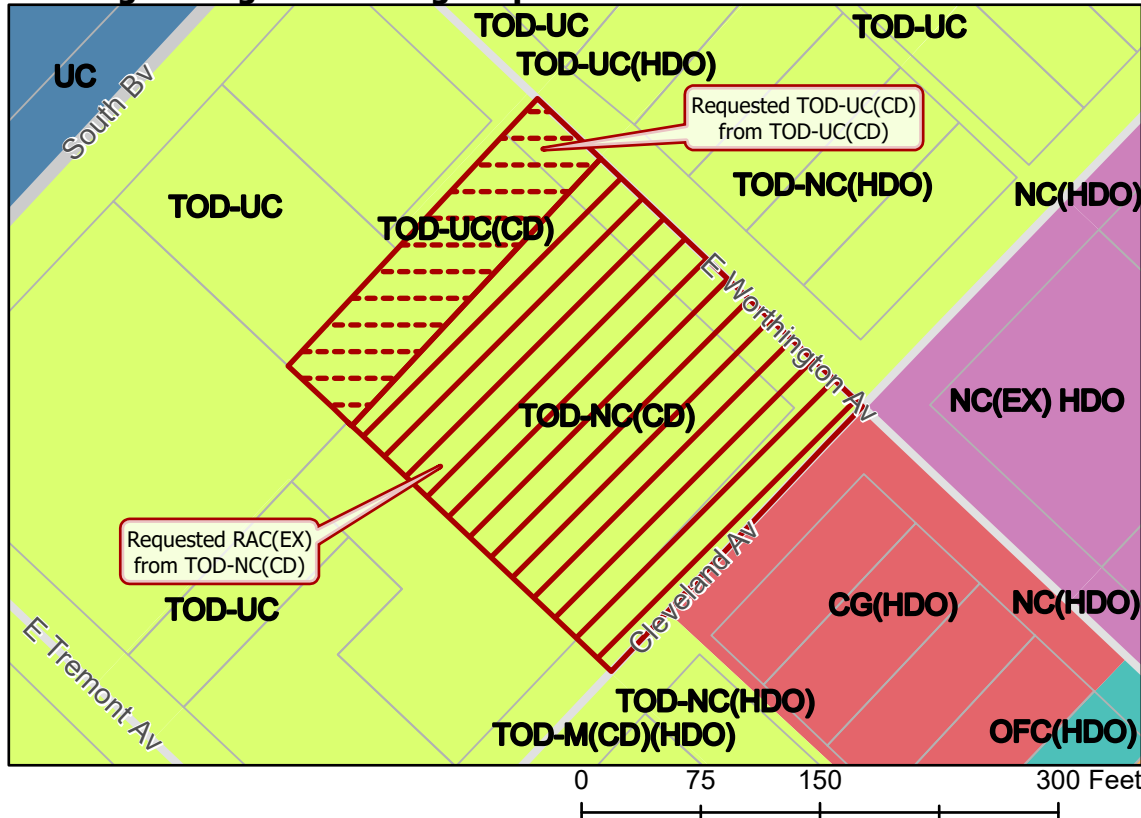


- 2025-108
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Greenway
- Railway
- Historic Districts

City Council District

- 1-Danté Anderson

Existing Zoning & Rezoning Request



- Requested TOD-UC(CD) from TOD-UC(CD)
- Requested RAC(EX) from TOD-NC(CD)

Zoning Classification

- Neighborhood 2
- Campus
- Commercial
- Regional Activity Center
- Neighborhood Center
- Transit-Oriented

Map Created 9/18/2025

EXHIBIT C

Joined (39) ▾

LA Lisa Arnold (Host, me)

CB Collin Brown

CB Collin Brown

LP Larry Powers

PL Patrick Loughran

AC Adam Cameron

AG Amanda Gottschall

AE ASHLEY Eller

AF Ashley Fahey

BS Brett Seward

CF Cassidy Franklin

CB Courtenay Buchan

DD Daniel Dinsbeer

DM Dustin Mountcastle

EC Ellen C Payne

EC Ellen Citarella

 Eller, Daniel

EL Eric Lemieux

H Hal


JA Jack and Arlene Fenlon

JB Jamie Brown

JT Jeff Tonidandel

JA Jeffrey Alexander

JA Josh Allison

 julie eiselt

KW Kelly Wilson

KH Kendall Hoak

LM Leighann Mason

LG Libby Gonyea

MA Mark Allen

MW Micheal Wilson

MM Michele Mannering

MI Mohammed Idlibi

SD Scott Detar

SM Susan Morrow

TV Trey Vinson

WL Will Lovelett

 16784697726

JF John Fryday

EXHIBIT D

Rezoning #2025-108

@ Dilworth

CRD Development LLC

Official Community Meeting

October 30, 2025



Alexander
Ricks
PLLC

TEAM INTRODUCTIONS

**Property
Owner/Petitioner:** CRD Development LLC
Larry Powers

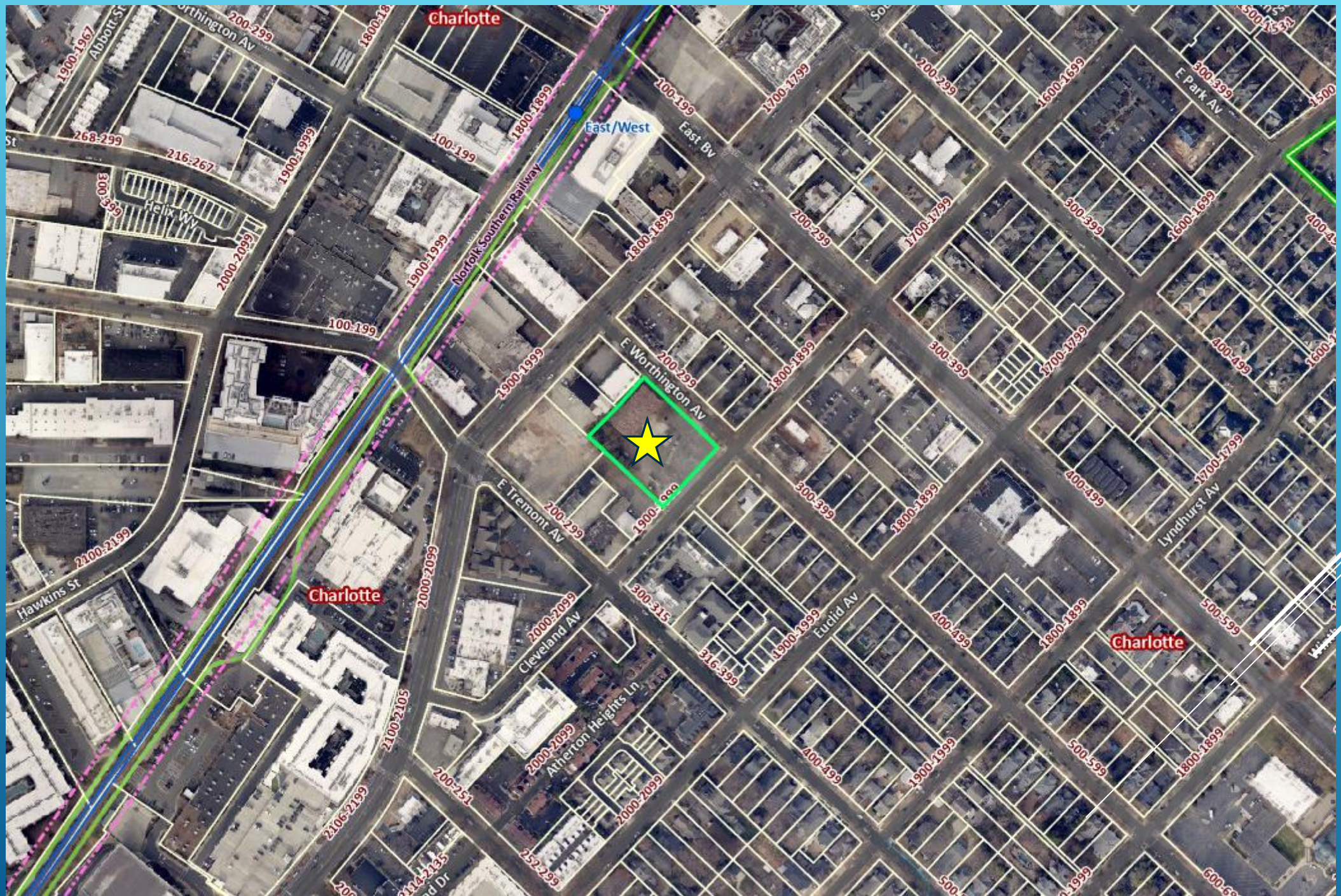


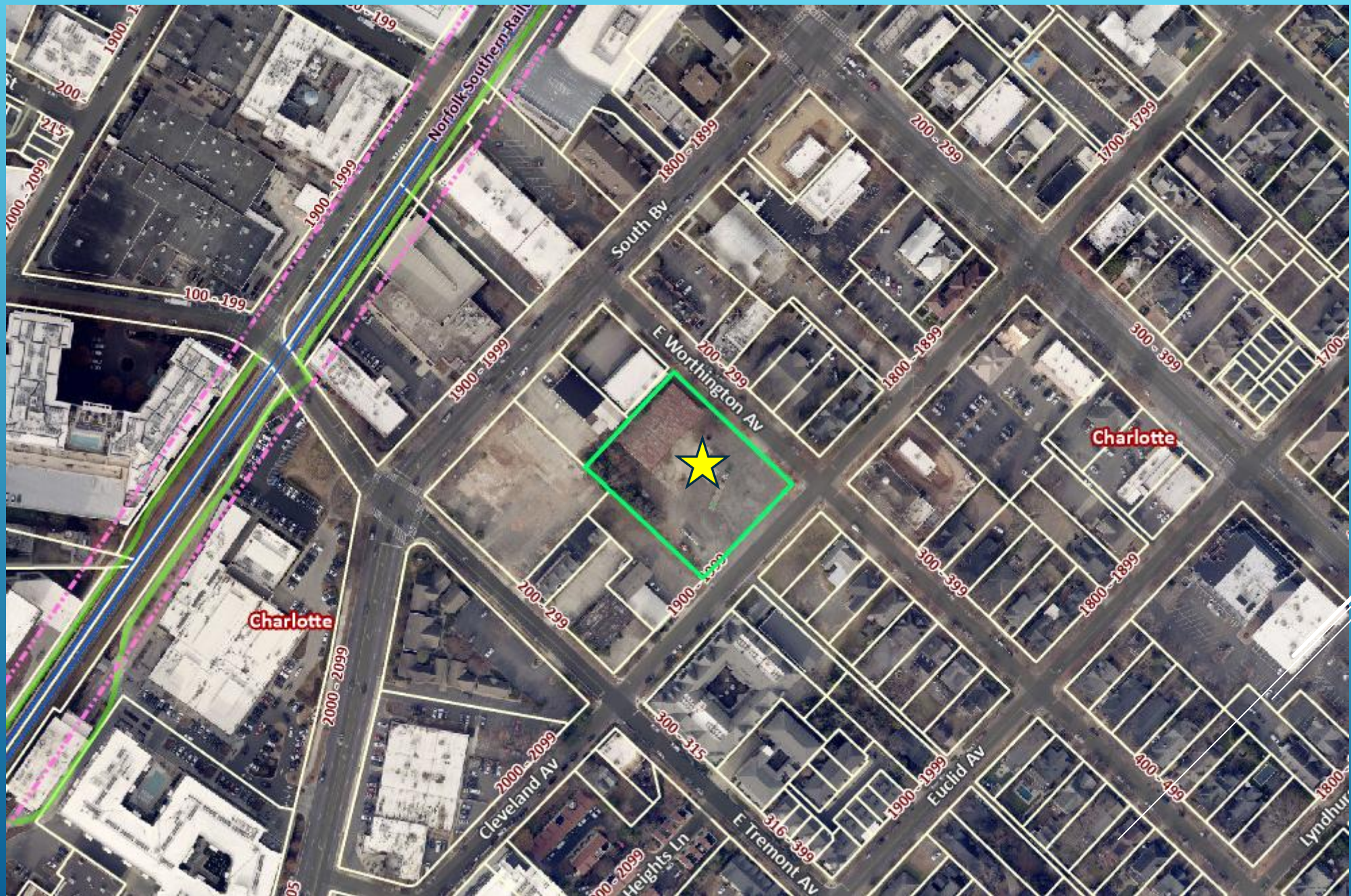
Collin Brown
Lisa Arnold



Shaun Tooley
Brett Seward

PROPERTY LOCATION





2025-108: CRD Development LLC

Parcel(s) 12105514

Current Zoning TOD-UC(CD) (Transit Oriented Development – Urban Center, Conditional),
TOD-NC(CD) (Transit Oriented Development – Neighborhood Center, Conditional)

Requested Zoning TOD-UC(CD) (Transit Oriented Development – Urban Center, Conditional),
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Approximately 1.49 acres

Location of Requested Rezoning



Rezoning Map



- 2025-108
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Greenway
- Railway
- Historic Districts

City Council District

- 1-Danté Anderson

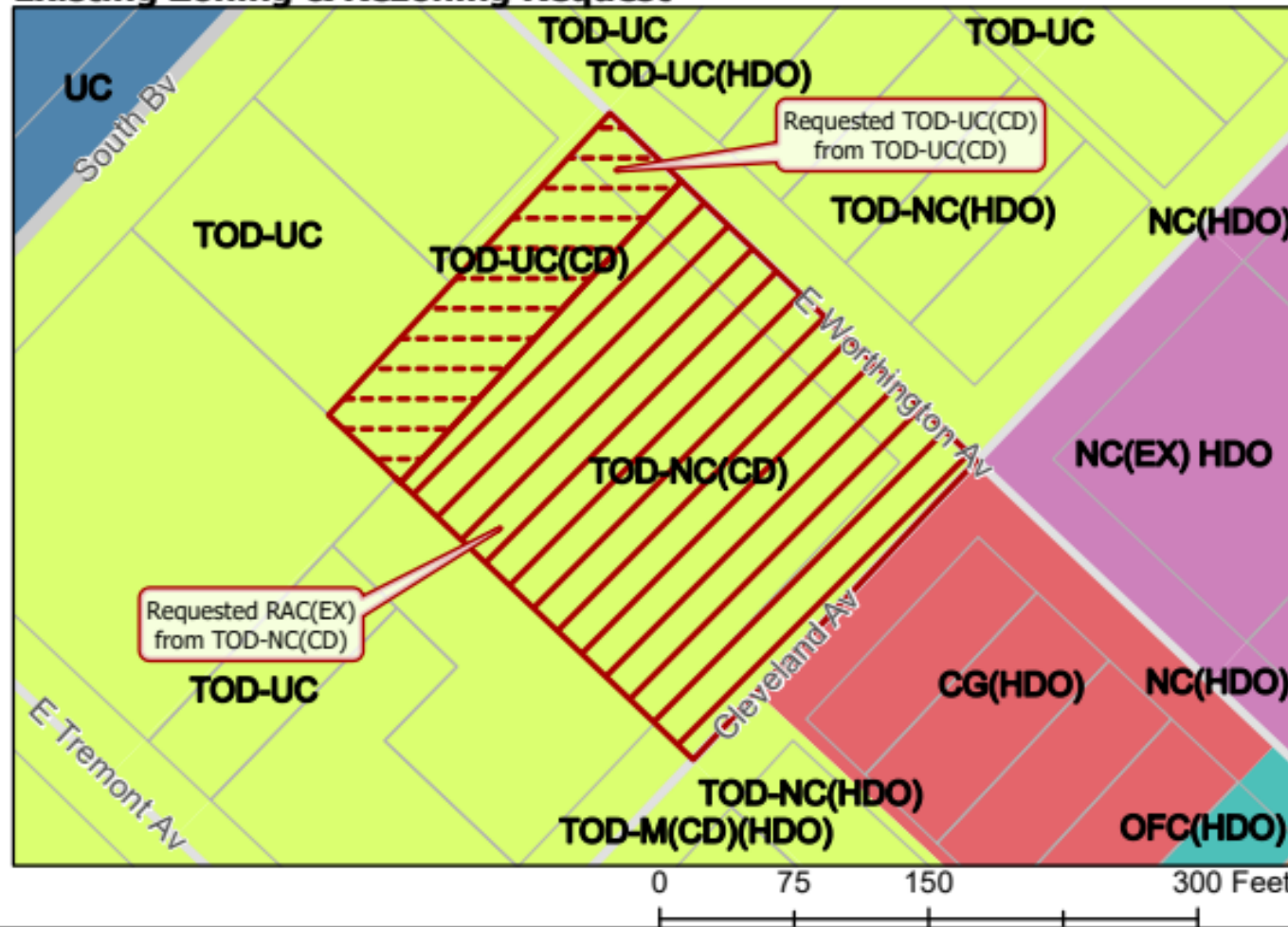
REZONING CONSIDERATIONS

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



CURRENT ZONING

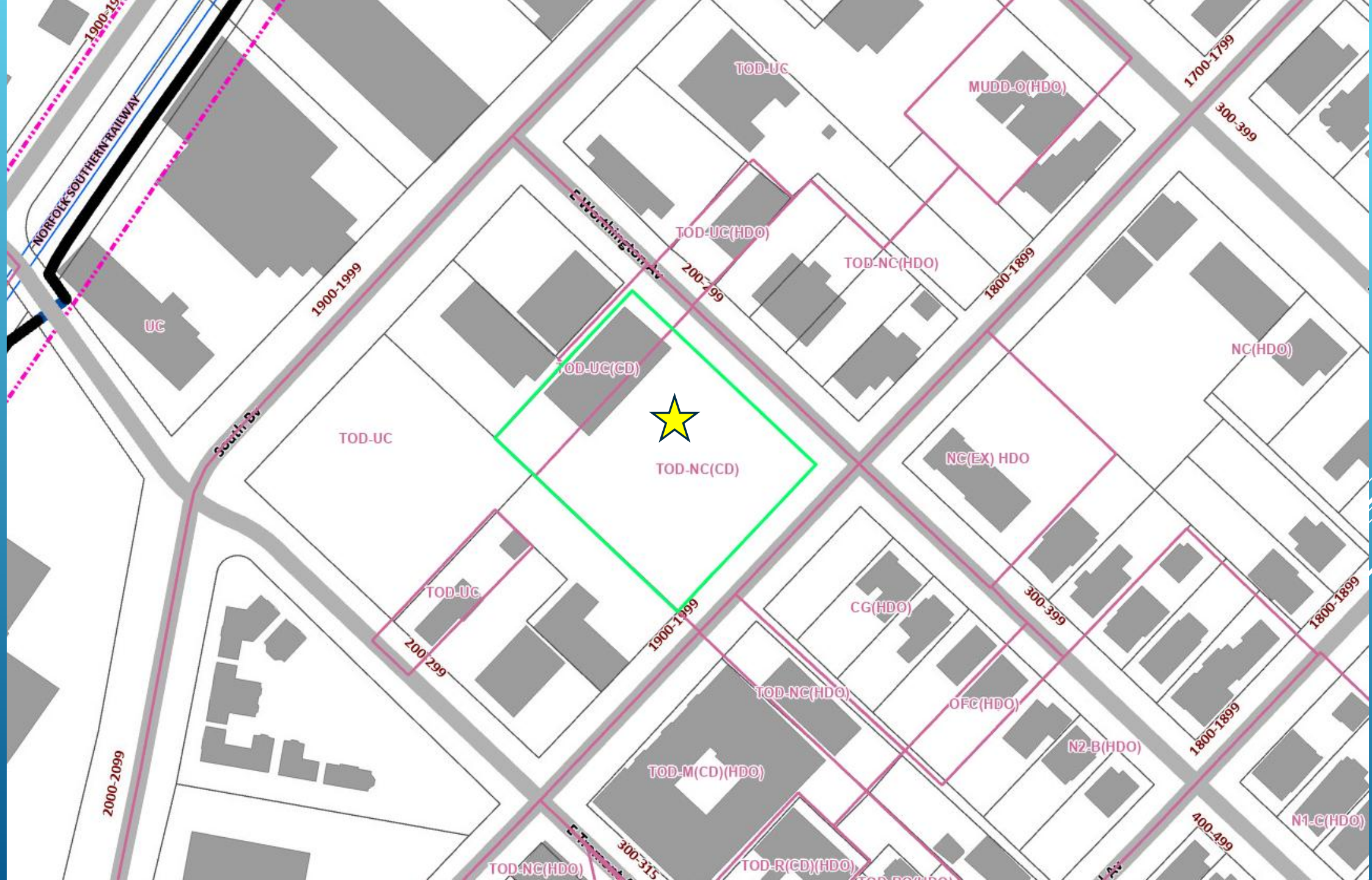
Existing Zoning & Rezoning Request

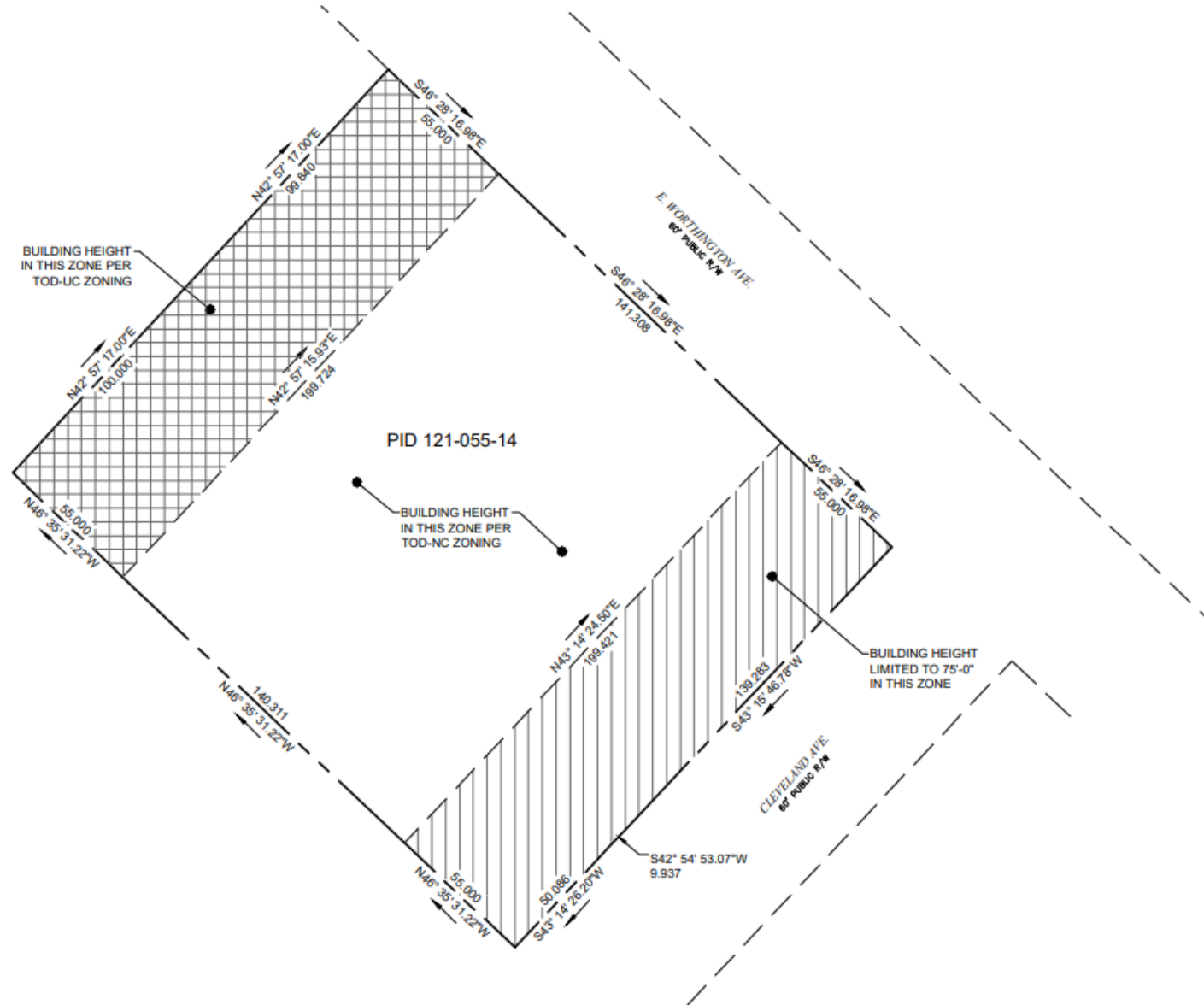


- Requested TOD-UC(CD) from TOD-UC(CD)
- Requested RAC(EX) from TOD-NC(CD)

Zoning Classification

- Neighborhood 2
- Campus
- Commercial
- Regional Activity Center
- Neighborhood Center
- Transit-Oriented





REZONING PETITION 2021-262 • METES & BOUNDS

PN1021217 | 06.17.2022 | CRD DILWORTH LLC



**CRD DILWORTH LLC
REZONING PETITION NO. 2021-262
8/18/2022**

Development Data Table:

Site Area:	+/- 1.14 acres
Tax Parcel:	121-055-14
Existing Zoning:	TOD-M(O)
Proposed Zoning:	TOD-NC(CD) and TOD-UC(CD)
Proposed Uses:	Uses permitted by right and under prescribed conditions together with accessory uses as allowed in TOD-NC and TOD-UC zoning district, as applicable
Maximum Building Height:	As shown on the Rezoning Plan or as otherwise permitted in TOD-NC and TOD-UC zoning district, as applicable
Parking:	As stated below, not to exceed TOD-NC and TOD-UC maximum standards, as applicable

Additional Parking Commitment:

- a. Commercial Uses: minimum of one (1) vehicular parking space per 1,000 square feet of commercial gross square footage.
- b. Residential: minimum of 0.5 vehicular parking space per one (1) residential unit
- c. Hotel: minimum of one 0.5 vehicular parking space per one (1) hotel rooms

2040 PLAN RECOMMENDATION

CHARLOTTE FUTURE

2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft
Published October 31, 2020



AUTHENTIC



EQUITABLE

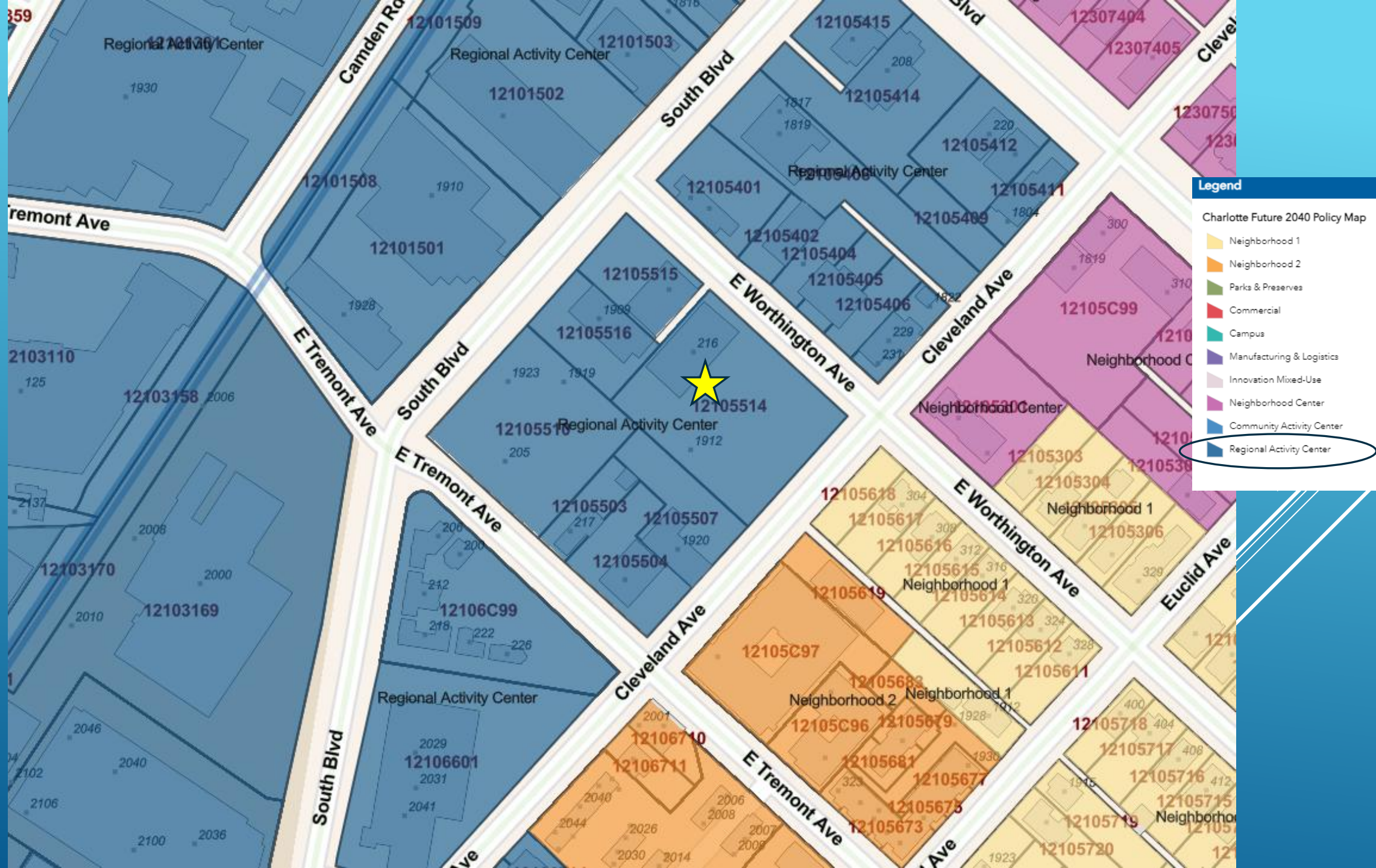


RESILIENT



INTEGRATED







NEIGHBORHOOD 1

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



NEIGHBORHOOD 2

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



NEIGHBORHOOD CENTER

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



PARKS & PRESERVES

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



COMMUNITY ACTIVITY CENTER

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



COMMERCIAL

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



CAMPUS

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



INNOVATION MIXED-USE

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



MANUFACTURING & LOGISTICS

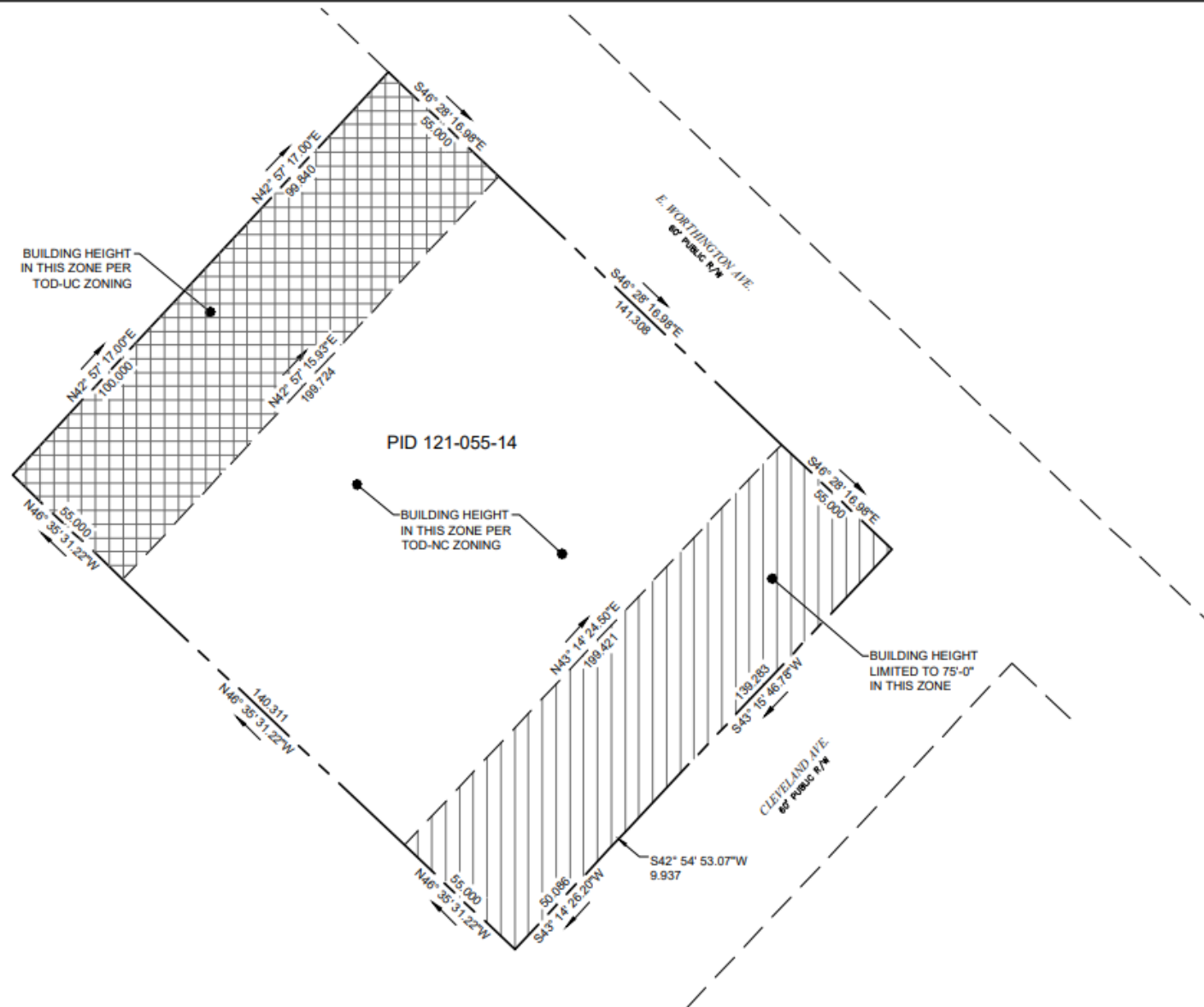
Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.



REGIONAL ACTIVITY CENTER

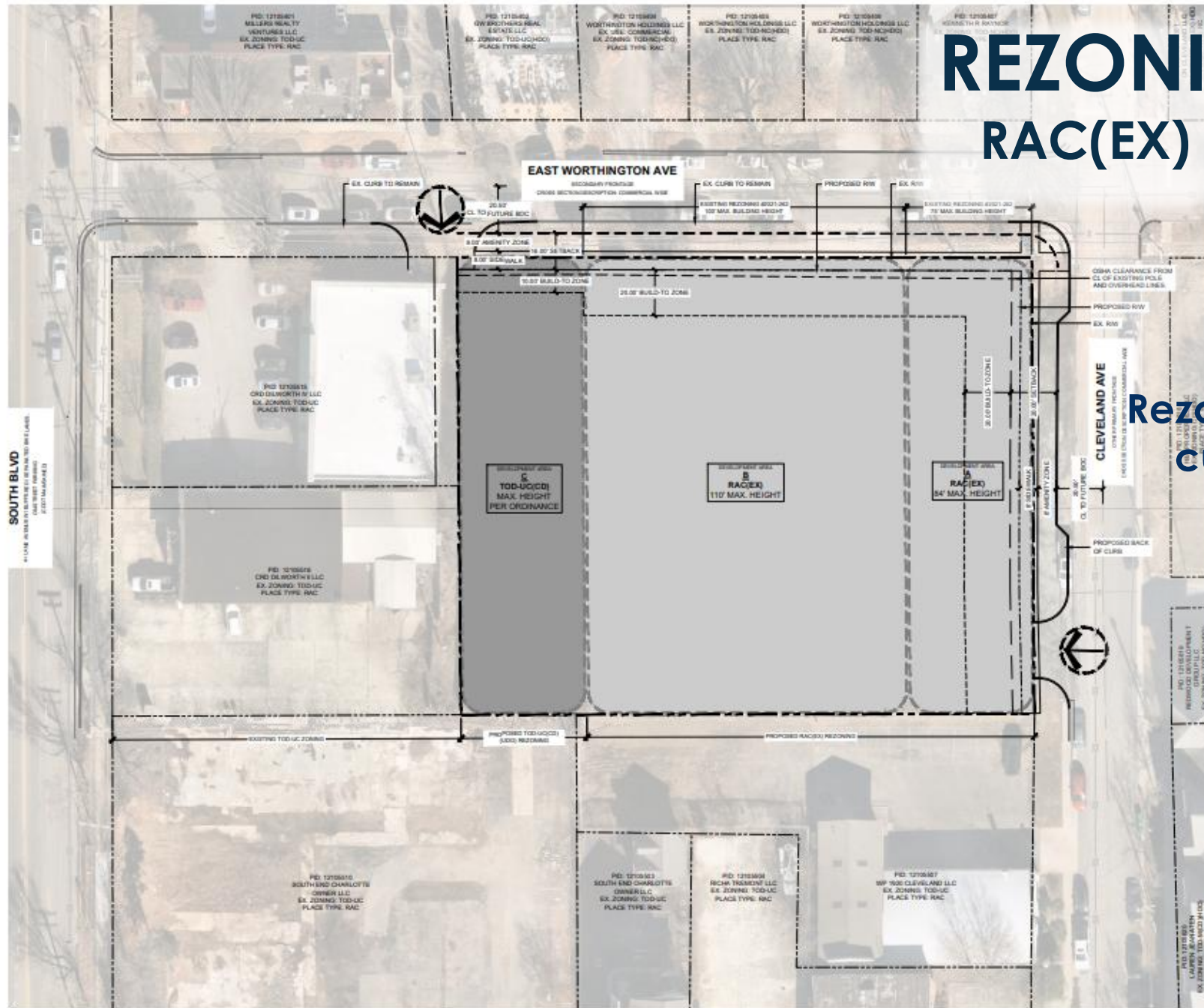
Large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.

REZONING REQUEST



REZONING PETITION 2021-262 • METES & BOUNDS

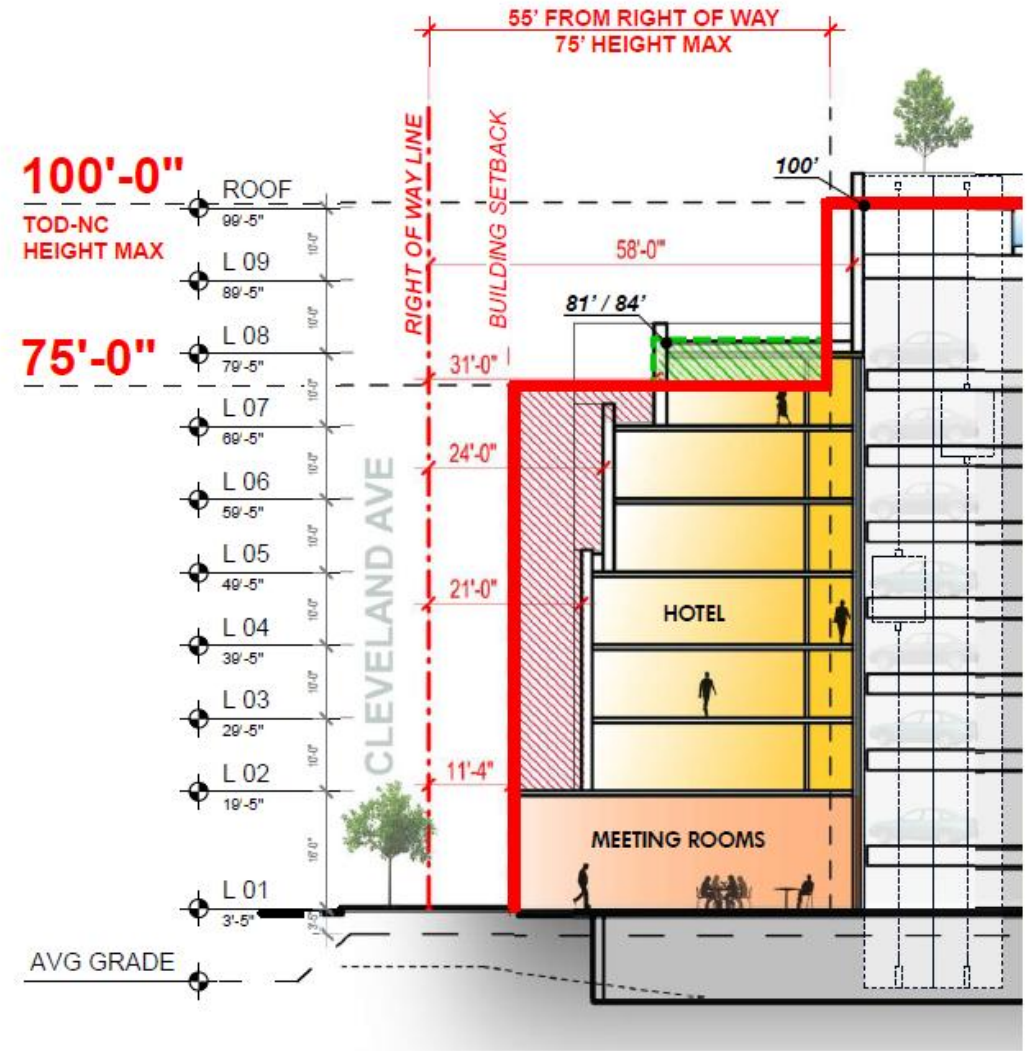
Rezoning to allow hotel at the current approved height plane.







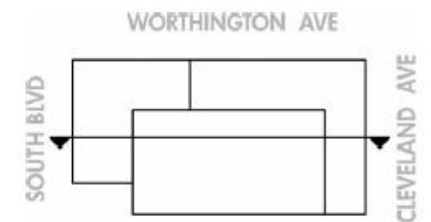




Additional Height Requested

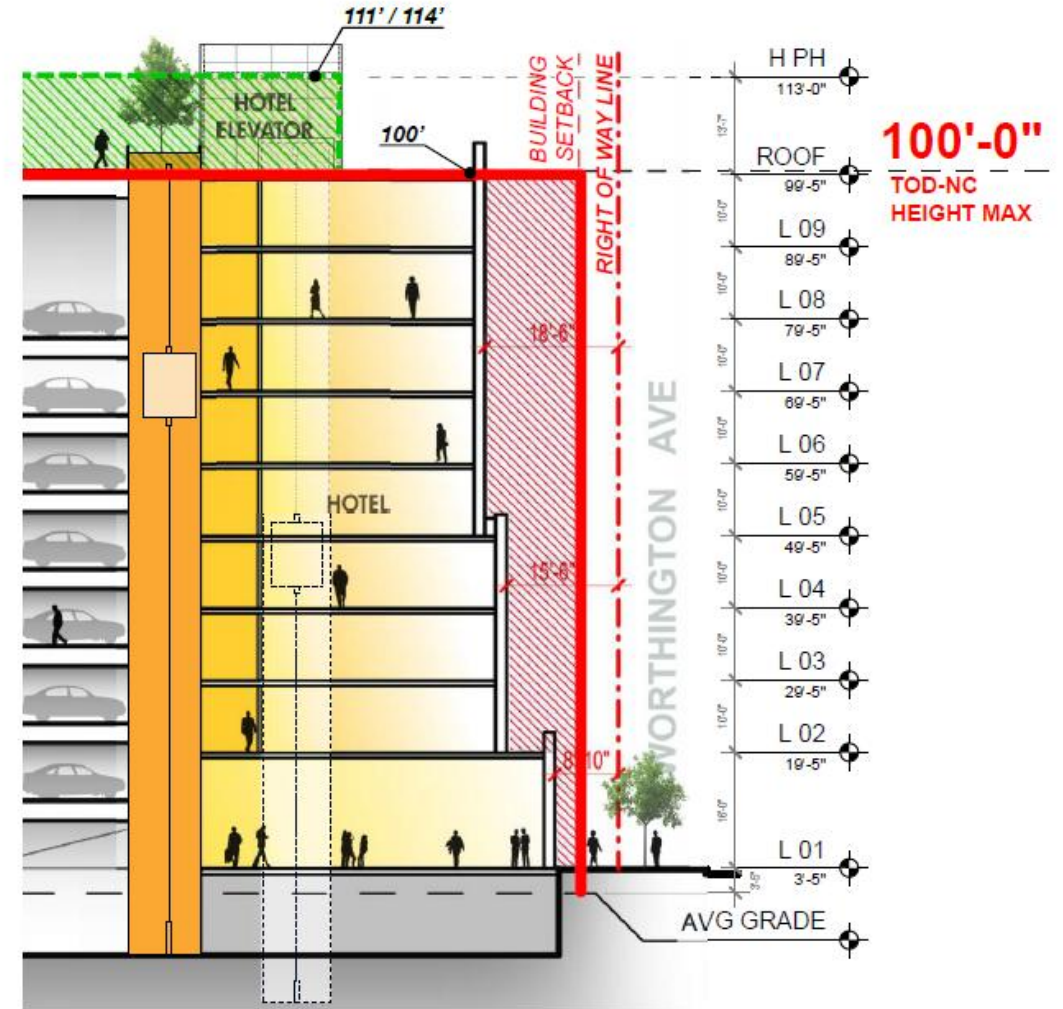




Unutilized Building Area

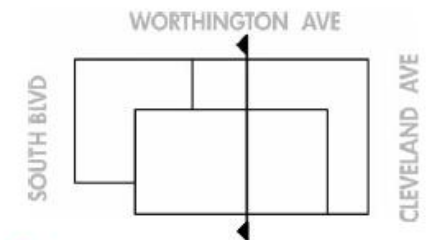


Cleveland Avenue Section @ Mid-Block

Quality Oil / Centrum-Sorelle / Dilworth Hotel / 10.24.2025



-  **Additional Height Requested**
-  **Unutilized Building Area**



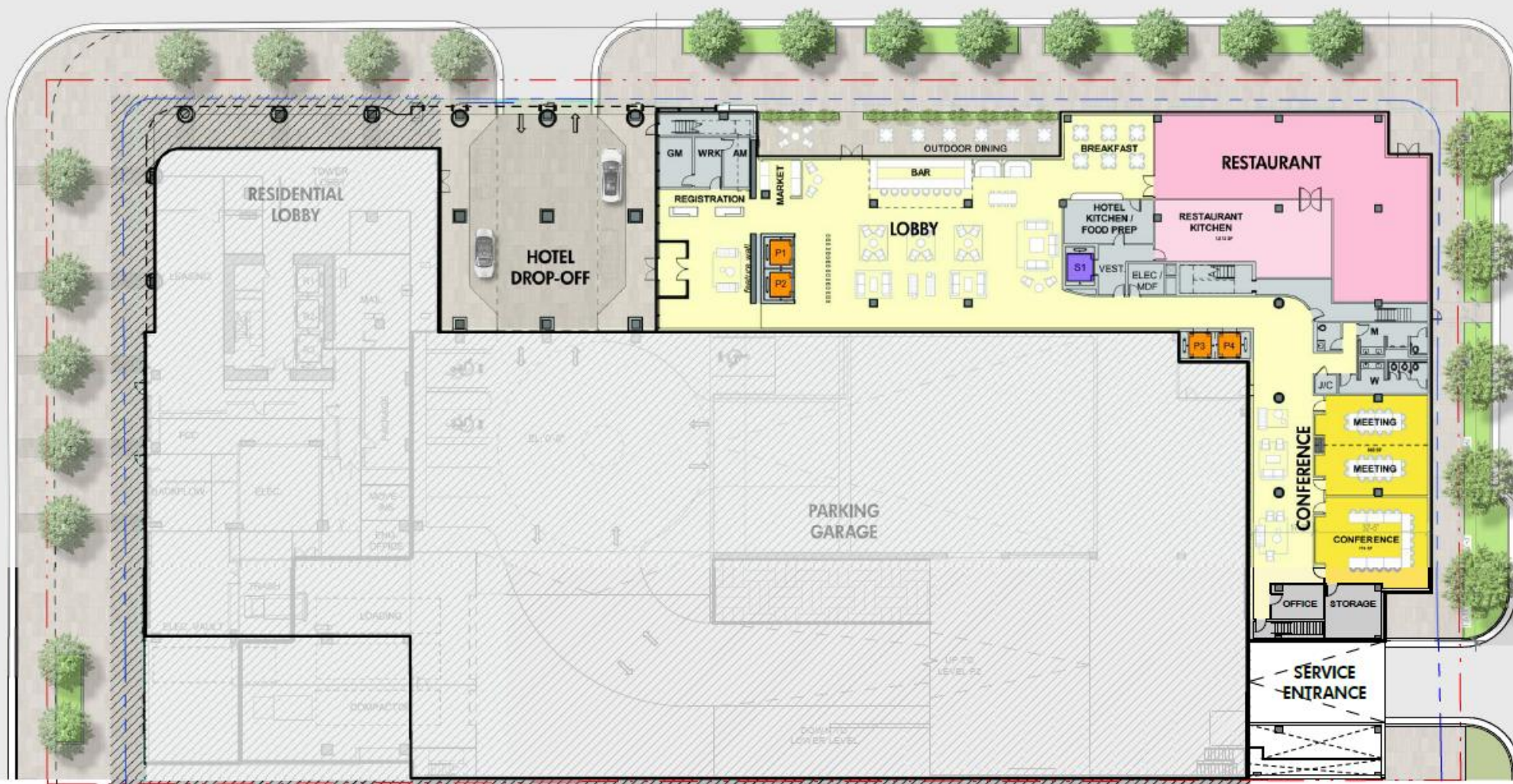
Worthington Avenue Section

Quality Oil / Centrum-Sorelle / Dilworth Hotel / 10.24.2025

SOUTH BOULEVARD

WORTHINGTON AVE

CLEVELAND AVE



EX PROVISIONS

d. Exception (EX) District Public Benefits Required

An exception (EX) district is required to provide public benefits. Public benefits shall include one or more actions from at least two of the following categories: 1) sustainability; 2) public amenity; and 3) city improvement. Where an exception (EX) district utilizes a bonus system, actions cannot apply to both the bonus action and the public benefit.

i. Sustainability

A. The following qualify as sustainability actions. Such actions shall exceed the minimum requirements of this Ordinance and the City Code of Ordinances, if applicable.

1. Use of sustainable design and architecture that meets established standards, such as Leadership in Energy and Environmental Design (LEED), Energy Star, Earthcraft, etc.
2. Adaptive reuse of existing buildings.
3. Preservation of on-site environmental features.
4. On-site renewable energy generation.

B. Additional actions that further sustainability of the development not listed above may be allowed during the review and approval of an exception (EX) district zoning map amendment.

ii. Public Amenity

A. The following qualify as a public amenity action. Such actions shall exceed the minimum Ordinance requirements, if applicable.

1. Creation of publicly accessible open space, including parks and playgrounds, dog parks, public plazas and festival spaces, and similar outdoor recreational features.
2. Incorporation of an affordable housing set-aside.

B. Additional public amenities not listed above may be allowed during the review and approval of the exception (EX) district zoning map amendment.

iii. City Improvements

The following qualify as city improvements actions:

- A. Public improvements above those required by this Ordinance, following consultation with staff and other applicable public entities, such as Mecklenburg County or state authorities.
- B. These improvements include, but are not limited to, new construction or improvements to existing streets, medians, pedestrian pathways, bike paths, pedestrian drop-off areas, and transit stops. Improvements shall not include driveway-related improvements in excess of those allowed in N.C.G.S. § 136-18(29) and N.C.G.S. § 160A-307, or other unauthorized limitations on the development or use of land.

POTENTIAL REZONING SCHEDULE

- ▶ **Application Cycle:** Submitted September
- ▶ **Official Community Meeting:** Today, October 30th
- ▶ **Site Plan Resubmittal:** November 10th
- ▶ **Earliest Public Hearing:** December 15th
- ▶ **Zoning Committee:** January 6, 2026
- ▶ **City Council Decision:** January 20, 2026

QUESTIONS & DISCUSSION

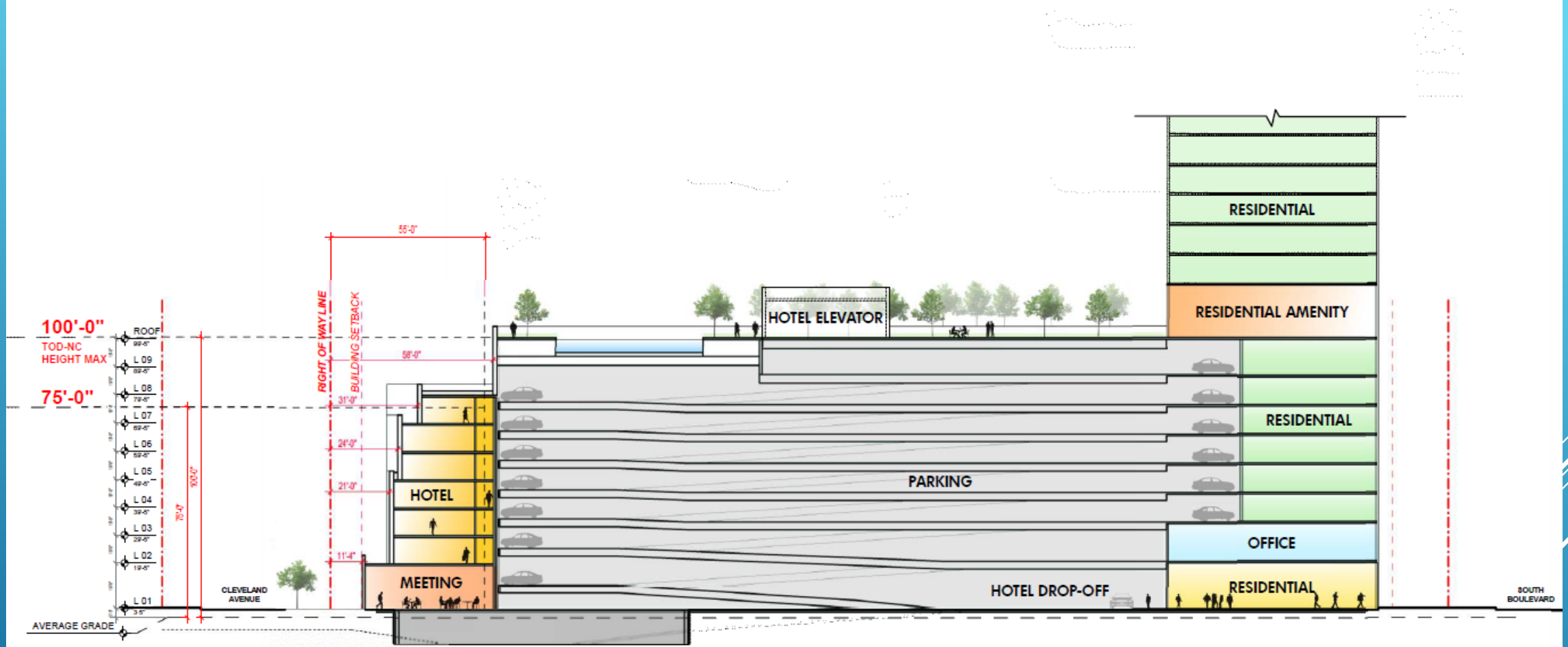
Type your
questions



Or ask out loud

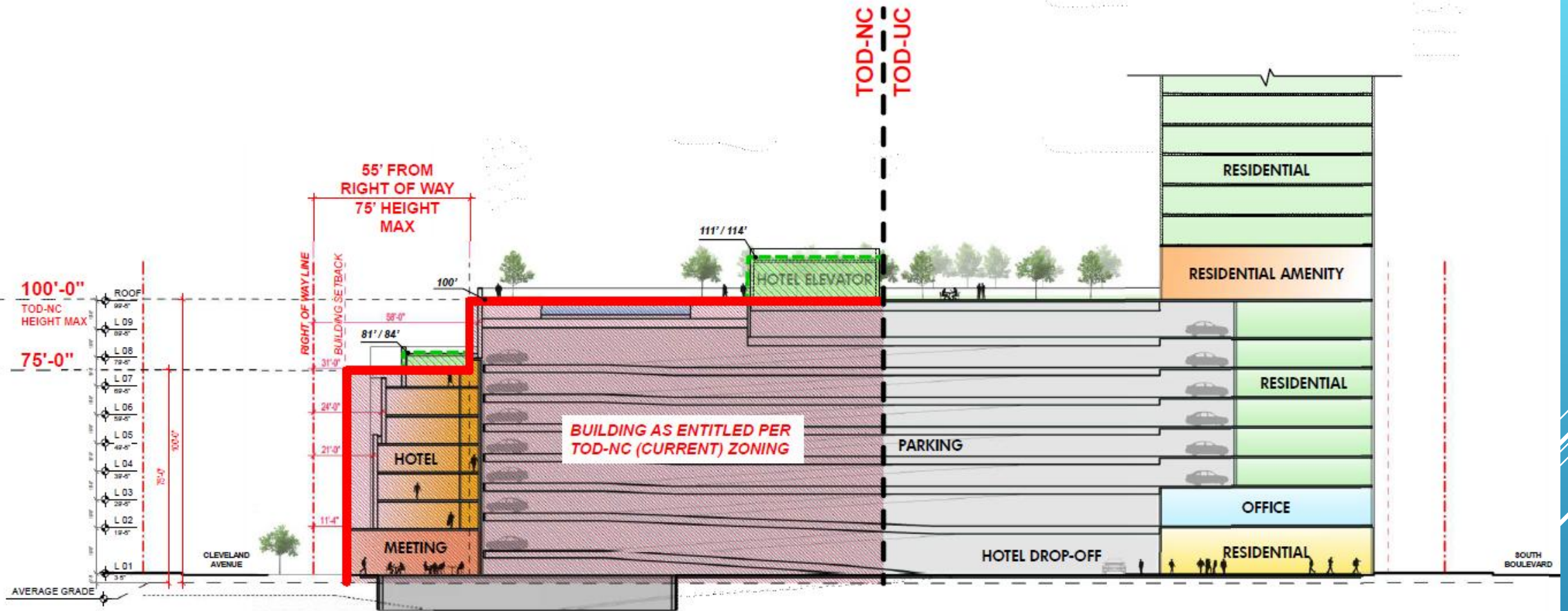




THANK YOU!

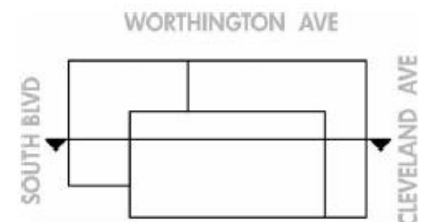


Cleveland Avenue - South Boulevard Section

Quality Oil / Centrum-Sorelle / Dilworth Hotel / 10.24.2025



-  Additional Height Requested
-  Unutilized Building Area



Cleveland Avenue - South Boulevard Section

Quality Oil / Centrum-Sorelle / Dilworth Hotel / 10.24.2025