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 <u>Exhibit D</u>. 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

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2025-008 2025-00*	1206789 MRGN 1206782 PRN	FETREE MICHIEL			2012 ATHERTON HEIGHTS IN	OWNOTE NO	28223	2012 ATHERTON HEIGHTLUN CHARGOTTE NC 2010 ATHERTON HEIGHTLUN CHARGOTTE NO	28201
2023-208	1350EN1 CHEMAN	CHASI WARTERY O			2016 ATHERTON HEIGHTS IN	OMBOTTS NO	28223	2236 ATHERTON HEIGHTLUN CHARGOTTE NC	28201
2025-208 2025-208	12506/NS WESSER	DEFEE.			2000 ATHERTON HEIGHTS	CHARLOTTE NO	28223	2230 ATHERTON HEIGHTS UN CHARGOTTE NO	28201
2025-208 2025-208	13506764 MODRE 13506763 SMITH	EMMA CATHERNS			2026 ATHERTON HEIGHTS IN	CHARLOTTE NC	28223 28223	2028 ATHERTON HEIGHTS UN CHANGOTTE NC 2028 ATHERTON HEIGHTS UN CHANGOTTE NC	28203
2025-008 2025-008	12000N6 HELENY 12000N7 TRYWNON	VINDINA L			2024 ATMERTON HEIGHTS UN UNIT 2128 CRESCENT AVE	CHARLOTTE NC	28223	2024 ATHERTON HEIGHTLUN CHARGOTTE NC 2018 ATHERTON HEIGHTLUN CHARGOTTE NC	28208 28208
2025-008 2025-00*	LICOLOG BETT LICOLOG BANNE	STEPHEN	AMPL	ILAKSAK	2006 ATHERTON HEIGHTS IN UNIT \$221 METAWOR	OMBOTTS NC	28223	2016 ATHERTON HEIGHTLUN CHARGOTTS NC 2016 ATHERTON HEIGHTLUN CHARGOTTS NO	28201 28201
2025-008	12106792 WLIGN	DISSAM			2012 ATHERTON HEIGHTS LIN	CHARGITE NO	28223	2212 ATHERTON HEIGHTS UN CHARGOTTE NO	28203
2025-908 2025-908	12000792 SPOSSTD	JOSEPH			2006 ATHERTON HEIGHTS LANE	CHARLOTTE NC	28223	2006 ATHERTON HEIGHTSUN CHARGOTTE NC	28201
2025-208 2025-208	13100793 UNTHICUM 13100794 CARINE	JOHN B LILLIAN GRACE			A	1999	28223 28223	2004 ATHERTON HEIGHTS UN CHARGOTTE NC 2005 ATHERTON HEIGHTS UN CHARGOTTE NC	28201 28201
2025-008 2025-009	12106795 PM/SOUR 12106796 UDMA	PRINCIS M	USA BURNA	STEMS	2023 SMNTST 2029 ATHERTON HEIGHTS LN	CHARGTTS NC	28223-5365 28223	2007 ATHERTON HEIGHTLUN CHANGOTTE NC 2009 ATHERTON HEIGHTLUN CHANGOTTE PO	28203 28203
2023-208	12000797 MILL 12000797 ADDRESS	PRAZIER	BUZABETH	MILL.	2011 ATHERTON HEIGHTS IN UNIT	OWNLOTTS NO	28223	2013 ATHERTON HEIGHTS UN CHARGOTTE NC	28201
3535-508 3535-508	1200/76 MASON	GREENY GREENY	ANTONIA STEVEN H	MANON SANO	2017 ATHERTON HEIGHTS IN: Unit:	CHARLOTTE NC	28223	2217 ATHERTON HEIGHTSUN CHARGOTTE NC	28203
	1350ENG PADBURY 1350EN1 JOHNSON	BRADLEY K	STORM H	MAIO	2012 ASHLAND AVE 2017 ATHERTON HEIGHTS IN	CHARLOTTE NC	28205 28203	2015 ATHERTON HEIGHTS UN CHARLOTTE NC 2017 ATHERTON HEIGHTS UN CHARLOTTE NC	28203 28203
2025-008 2025-008		CHIMINDRE			2019 ATHERTON HEIGHTS IN 8239 TRADO CT	OHROTTI NO	28223	2019 ATHERTON HEIGHTLUN CHANGOTTE NC 2011 ATHERTON HEIGHTLUN CHANGOTTE NC	28208 28208
2025-008 2025-008 2025-008 2025-008	12100/NS BURGERINDEWSZILL								
2025-208 2025-208 2025-208 2025-208 2025-208		RYAN MATTERIAL	ASPERY	SMER	2043 ATHERTON HEIGHTS LN	CHARGES NC	28223	TOUR ATMENTON MENDET TO CONSCIOUS NO.	78707
3025-208 3025-208 3025-208 3025-208 3025-208 3025-208 3025-208	1700NS EMBERINDERFELLC 1700NS THOMAS 1700NS SHOK 1700NS SHOK	MATTHEW ELIGENE GARNES	ASHLEY NATHANIE LEON	MATER BRINK	2013 ATHERTON HEIGHTS LN 2013 ATHERTON HEIGHTS LN LINT 2013 ATHERTON HEIGHTS LN LINT	CHARLOTTE NC CHARLOTTE NC CHARLOTTE NC	28203 28203 28203	2019 ATHERTON HEIGHTLUN OM/AGOTTE NC 2017 ATHERTON HEIGHTLUN OM/AGOTTE NC	28203
2023-208 2023-208 2023-208 2023-208 2023-208 2023-208 2023-208 2023-208 2023-208	1700-W1 CAMODAA 1700-W1 ENDOWN 190-W1 CAMODA 1700-W1 MWAK 1700-W1 MWAK 1700-W1 MADOM 1700-W1 MADOM 1700-W1 MADOM 1700-W1 MADOM 1700-W1 MADOM	EYAN MATTHEW ELIGENE GARRIE ERIKA NORMA LOPEZ JOHN D		SACTON BRONK	2011 ATHERTON HEIGHTS LN THAN A PRESENTE HEIGHTS LN LINET 2071 ATHERTON HEIGHTS LN 2073 ATHERTON HEIGHTS LN 2073 ATHERTON HEIGHTS LN	CHARLOTTE NC CHARLOTTE NC CHARLOTTE NC CHARLOTTE NC CHARLOTTE NC	28201 28201 28201 28201 28201	2019 ATHERTON HEIGHTSUN OMAGOTTE NO 2017 ATHERTON HEIGHTSUN OMAGOTTE NO 2017 ATHERTON HEIGHTSUN OMAGOTTE NO 2019 ATHERTON HEIGHTSUN OMAGOTTE NO	78703 28203 28203 28203
2023-008 2023-008 2023-008 2023-008 2023-008 2023-008 2023-008 2023-008 2023-008 2023-008	1200 NW BARRENDE WOLL LC 1200 NW BARRENDE WOLL LC 1200 NW BARNE	MATTHEW ELGENE GARRIEL ERICA MORMA LOPEZ JOHN D KERNY HALL SETH	MENERAL PROPERTY OF THE PROPER	SAMEN BROKE SAVOR	2006 A FREETON HOUSETS LN MAIN OF THE PROPERTY NO FREET 2007 A REPORTED HOUSETS LN LEGET 2007 A REPORTED HOUSETS LN 2007 A REPORTED HOUSETS LN 2008 A FREETON HOUSETS LN 2008 A FREETON HOUSETS LN 2008 A FREETON HOUSETS LN	OHREOTTE NC	28223 28223 28223 28223 28223 28223 28223 28223	2009 ATRESTON RESIDENCE OMMOSTER NO. 2017 ATRESTON RESIDENCE OMMOSTER NO. 2017 ATRESTON RESIDENCE OMMOSTER NO. 2017 ATRESTON RESIDENCE OMMOSTER NO. 2019 ATRESTON RESIDENCE OMMOSTER NO.	28203 28203 28203 28203 28203
	MADERIA MADE	Committee to a commit		SARTH BOOK.	RIPTERDOCT HONOTS IN 2018 A THEFTON HONOTS IN 2012 A THEFTON HONOTS IN THE 2012 A THEFTON HONOTS IN 2018 A THEFTON HONOTS IN	1999	March Marc		

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!

2025-108	full name neighborhood	first name	last name	physical address	street address	apartment unit or suite city state	zin oodo
2025-108	full_name_neighborhood Bethlehem Center's OST	Willie	last_name Burton	physical_address 2704 Baltimore Ave, Charlotte, North Carolina, 28203	2704 Baltimore Ave	apartment_unit_or_suite city state Charlotte NC	zip code 28203
	Bike Routes 4 Fitness Inc	Debra	Franklin	1750 CAMDEN ROAD. CHARLOTTE. NC. 28203	1750 CAMDEN ROAD		
2025-108 2025-108		Debra	Williams	2516 S TRYON ST, CHARLOTTE, NC, 28203	2516 S TRYON ST	CHARLOTTE NC CHARLOTTE NC	28203 28203
2025-108	Brookhill Community Leaders & C	JimDonna	Lorenzen	2516 S TRYON ST, CHARLOTTE, NC, 28203 2516 S TRYON ST, CHARLOTTE, NC, 28203	2516 S TRYON ST	CHARLOTTE NC	28203
	Candlewood Homeowners Associati						
2025-108	DCA Land Use	Ellen	Citarella	322 E. KINGSTON AVE, CHARLOTTE, NC, 28203	322 E. KINGSTON AVE	CHARLOTTE NO	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	Commins	1148 DILWORTH CRESCENT ROW, CHARLOTTE, NC, 28203			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	Moores Chapel Village	Sam	SmithJr.	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	Tarlton 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 NO	28203
2025-108	Wilmore Neighborhood Associatio	Michael	Walsh	2017 WOOD DALE TERRACE, CHARLOTTE, NC, 28203	2017 WOOD DALE TERRACE	CHARLOTTE NO	28203
2025-108	Wilmore Neighborhood Associatio	Nathan	Gray	1557 WILMORE DR, CHARLOTTE, NC, 28203	1557 WILMORE DR	CHARLOTTE NO	28203
2025-108	Wilmore Resident / NextDoor Lea	Jack	Williams	1778 DUNKIRK DR, CHARLOTTE, NC, 28203	1778 DUNKIRK DR	CHARLOTTE NO	28203
2023-100	THINDIO NESIGETIL/ NEXIDOOI LEG	Jack	**************************************	THE DOMAIN DIT, OFFICE OF TE, 140, 20200	1770 DOMINING DIX	OTANEOTTE NO	20200

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 <u>Lisa@alexanderricks.com</u> or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,

Collin W. Brown

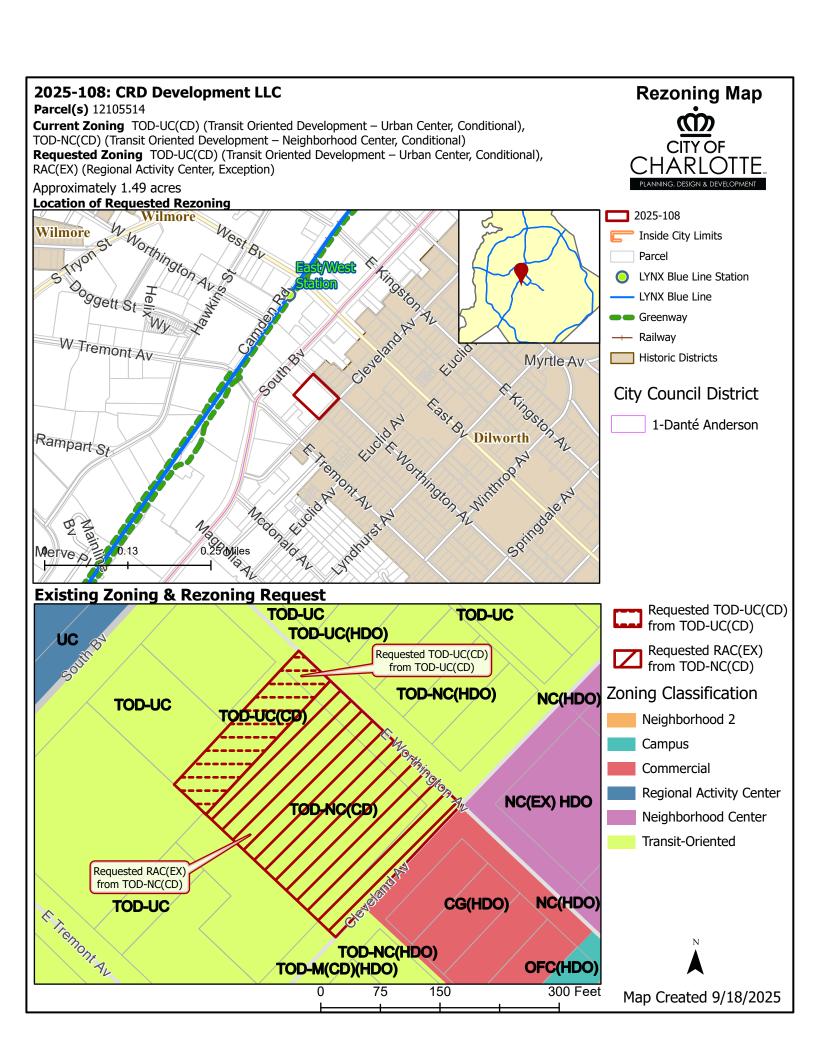


EXHIBIT C

Joined (39) v

- 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
- 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



TEAM INTRODUCTIONS

Property
Owner/Petitioner:

CRD Development LLC

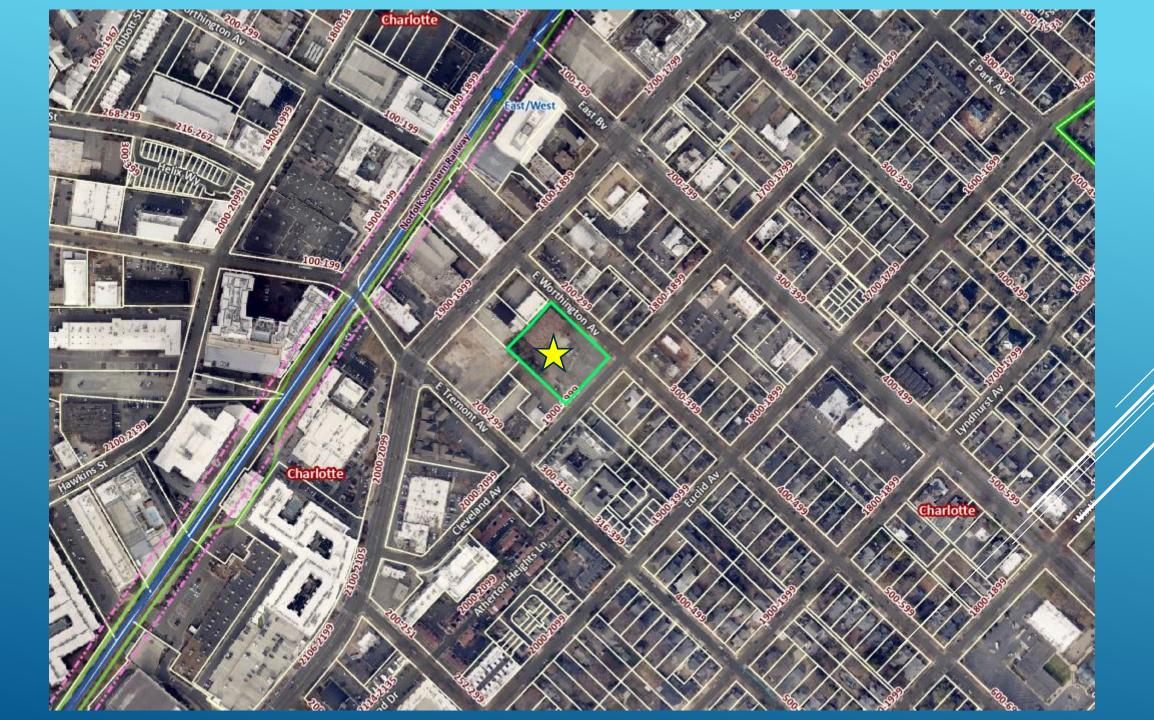
Larry Powers

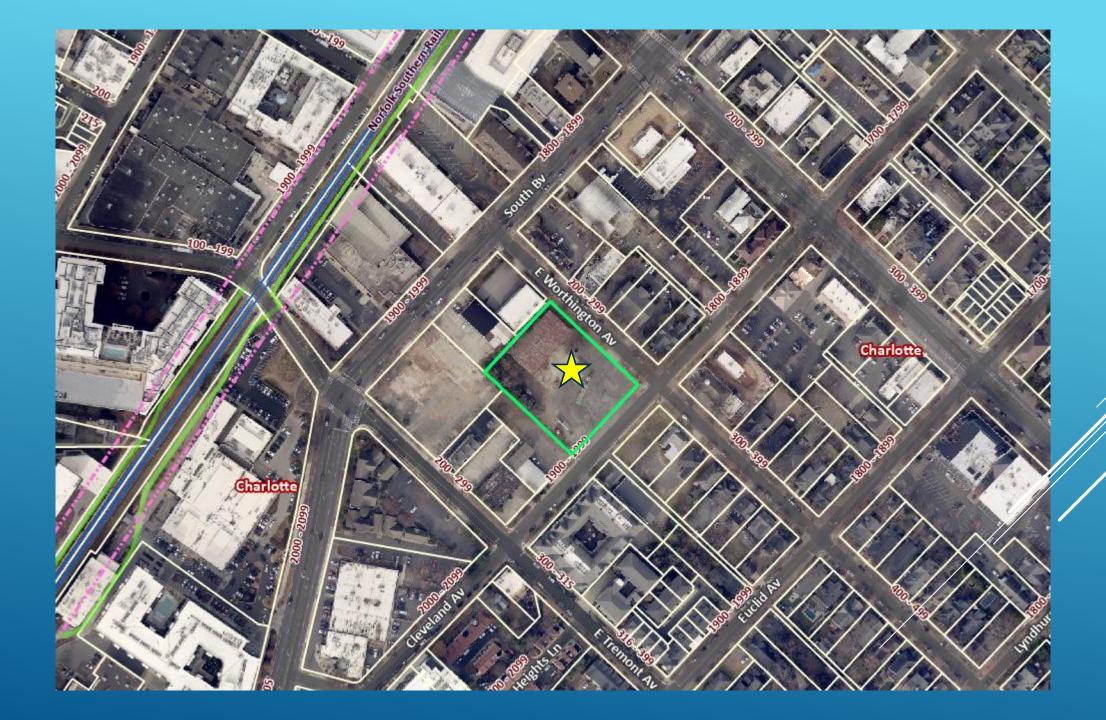
Alexander Ricks

Collin Brown Lisa Arnold LandDesign

Shaun Tooley Brett Seward

PROPERTY LOCATION





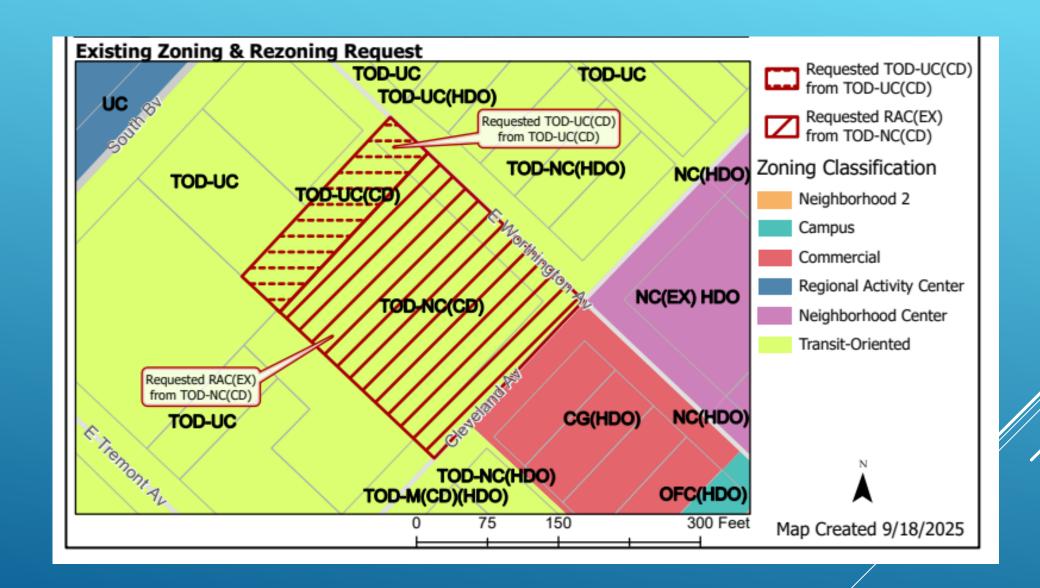
Rezoning Map 2025-108: CRD Development LLC Parcel(s) 12105514 Current Zoning TOD-UC(CD) (Transit Oriented Development – Urban Center, Conditional), TOD-NC(CD) (Transit Oriented Development - Neighborhood Center, Conditional) CITY OF Requested Zoning TOD-UC(CD) (Transit Oriented Development – Urban Center, Conditional), RAC(EX) (Regional Activity Center, Exception) PLANNING, DESIGN & DEVELOPMENT Approximately 1.49 acres Location of Requested Rezoning e Sh Worthington Avis He He He 2025-108 Wilmore Inside City Limits Parcel LYNX Blue Line Station oggett St ₹ Wy LYNX Blue Line Greenway --- Railway W Tremont Av Historic Districts Myrtle Av City Council District East By Dilworth 1-Danté Anderson Rampart St 0.25 Myles

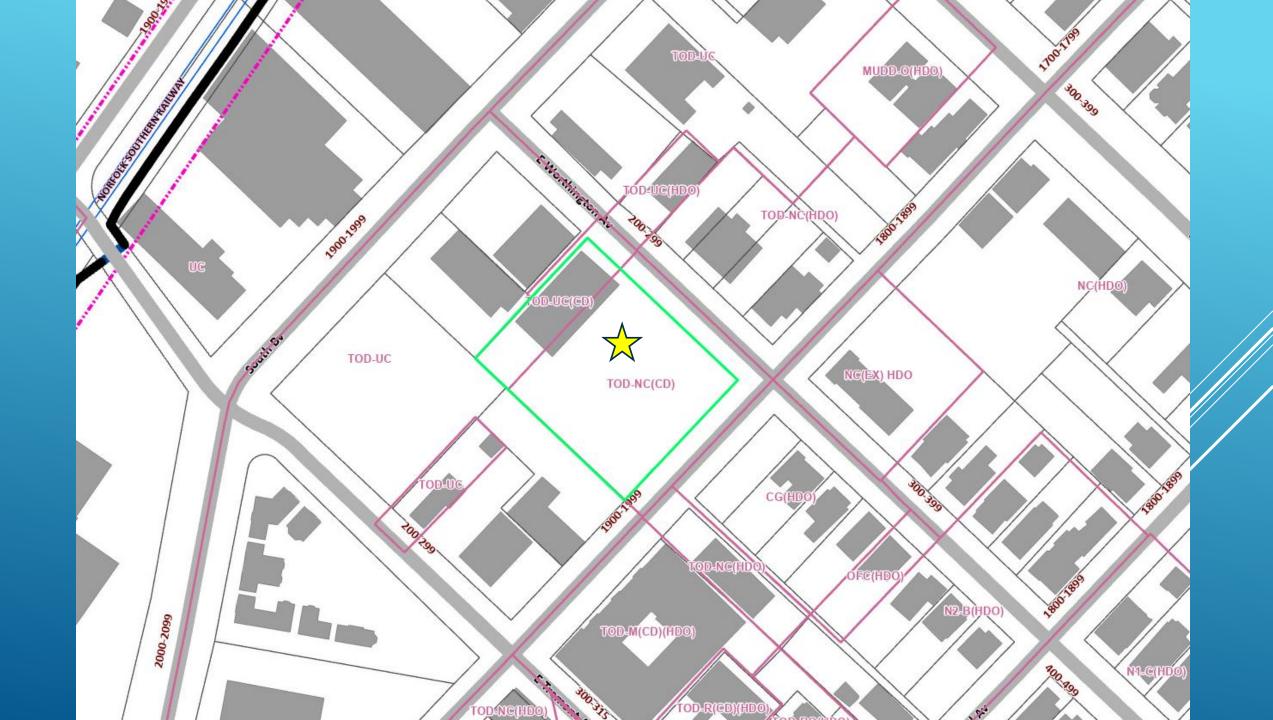
REZONING CONSIDERATIONS

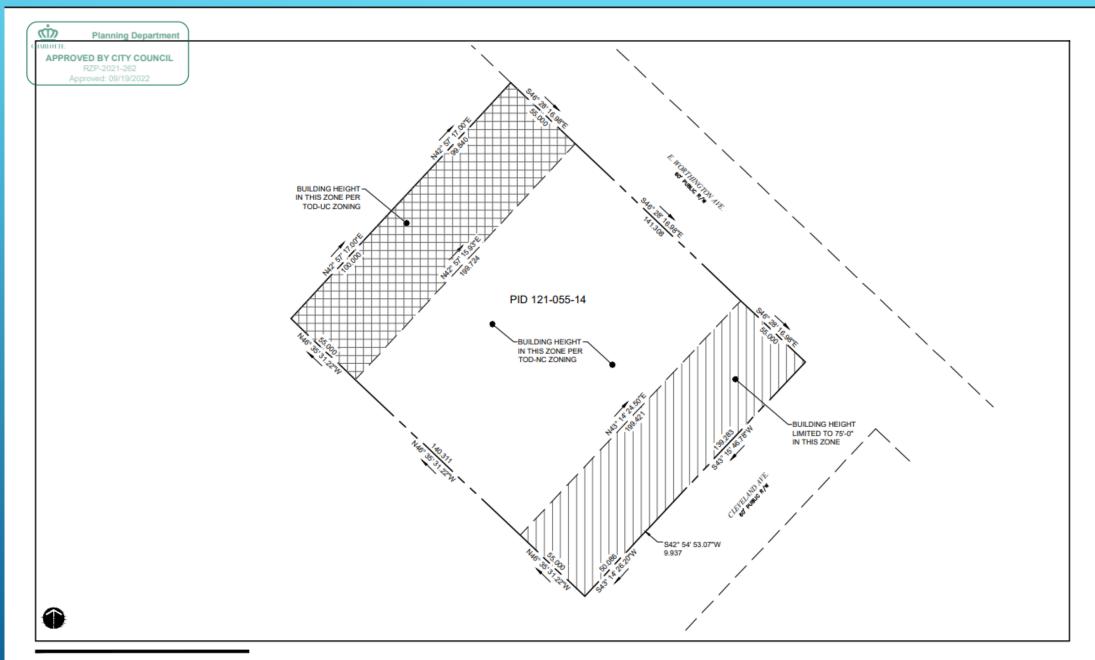
- Property Owner Requirements
- Existing Zoning
- ▶ Natural / Environmental Constraints
- ► Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ► Adopted 2040 Policy Map
- ► City Priorities (Staff & City Council)
-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



CURRENT ZONING











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
- Hotel: minimum of one 0.5 vehicular parking space per one (1) hotel rooms

2040 PLAN RECOMMENDATION







NEIGHBORHOOD 1

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



NEIGHBORHOOD 2

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



NEIGHBORHOOD CENTER

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



PARKS & PRESERVES

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



COMMUNITY ACTIVITY CENTER

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



COMMERCIAL

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



CAMPUS

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



INNOVATION MIXED-USE

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



MANUFACTURING & LOGISTICS

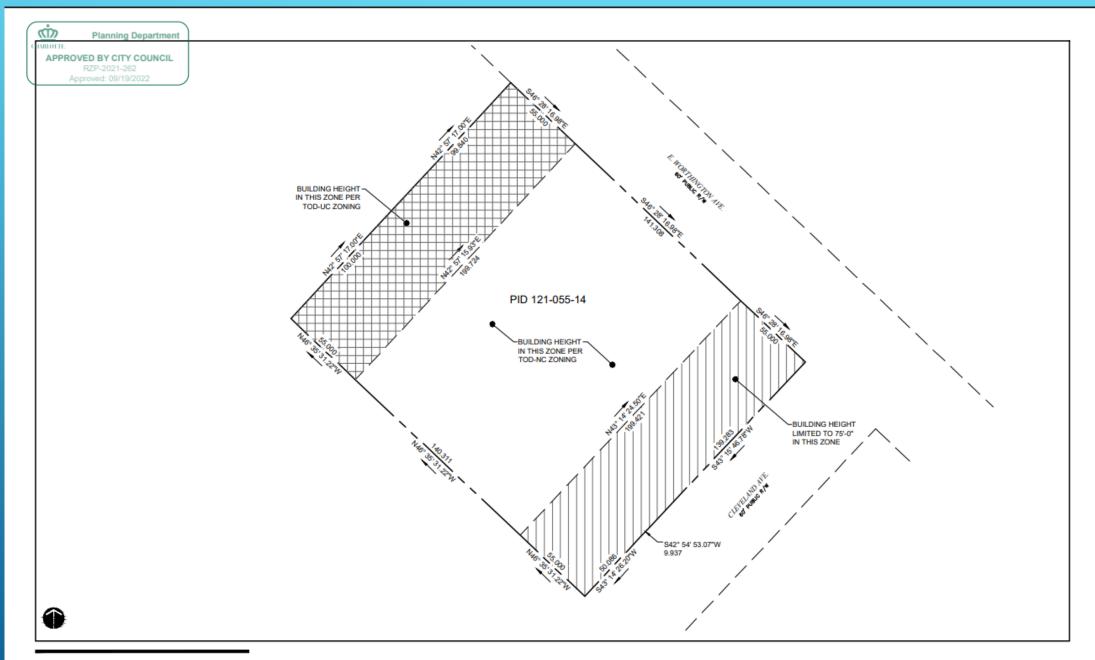
Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.



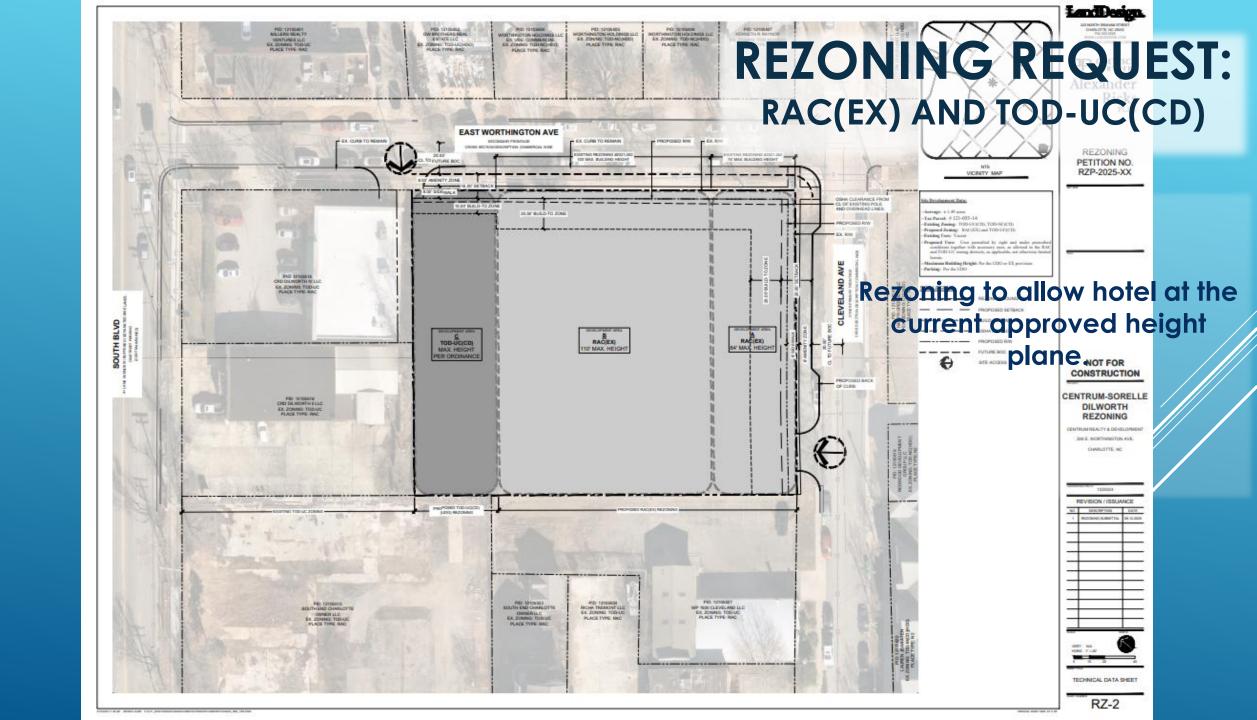
REGIONAL ACTIVITY CENTER

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

REZONING REQUEST









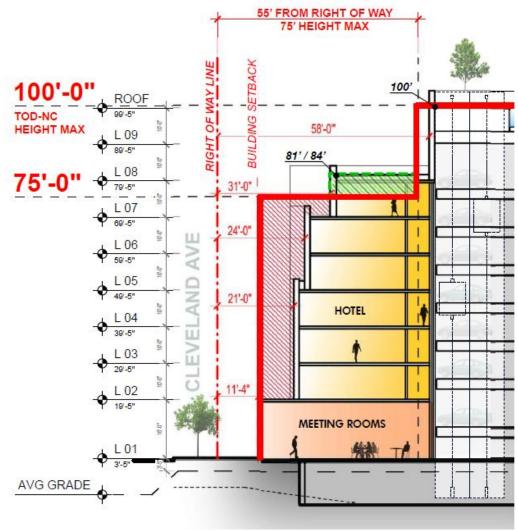
View along Cleveland Avenue Centrum-Sorelle / Luxury Boutique Hotel - Dilworth / 09.26.2025



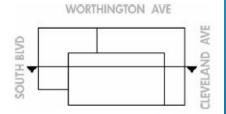
Hotel Bar along Worthington Ave
Centrum-Sorelle / Luxury Boutique Hotel - Dilworth / 09.26.2025



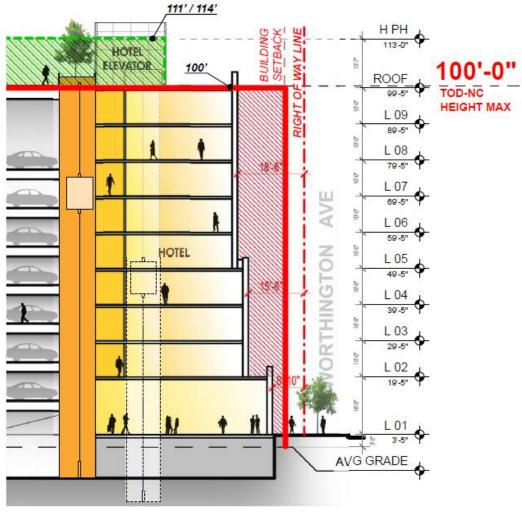




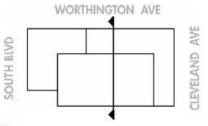


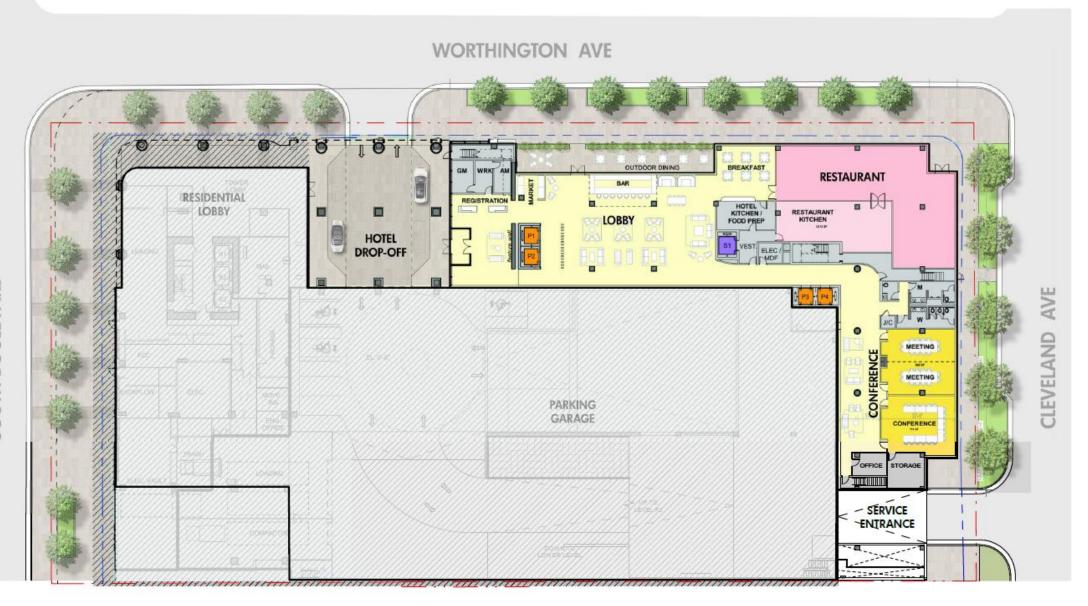












EX PROVISIONS

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.
 - 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.
 - 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.
- 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

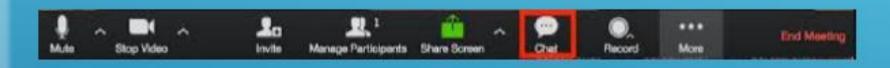
Earliest Public Hearing: December 15th

► Zoning Committee: January 6, 2026

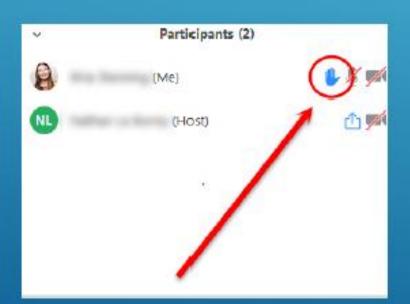
City Council Decision: January 20, 2026

QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



THANK YOU!



