

SECOND OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Maruti Hotels Inc.

Rezoning Petition No. 2025-130

This Second 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 April 22, 2026. A copy of the written notice is attached hereto as Exhibit B. The Petitioner's team also notified the City Council District 3 Representative, Joi Mayo.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Monday, May 7th 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 two (2) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Kunal Dave, Mike Patel, and Justin Francis, as well as by Petitioner's agents, Drew Singleton with McAdams 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. The attendees were already familiar with the proposed hotel project and were interested in two specific items (1) buffering and (2) the required connectivity of Kanimbla Drive so the Petitioner's team gave an abbreviated presentation.

Mr. Brown showed aerials of the rezoning site and updated rezoning boundary, encompassing approximately 3.9 acres of a twelve-acre parcel located south of Kanimbla Drive, north of Business Center Drive, and west of Little Rock Road. He explained that the project is still proposing 160 hotel rooms in the CG(CD) zoning district, a downzoning from the existing ML-1 manufacturing and logistics zoning district.

In response to the buffering question, Mr. Brown showed the existing site plan which reflects a twenty-five foot buffer and undisturbed area. One attendee lives adjacent to the site and did not express concerns with the proposed buffer.

The adjacent property owner stated that several neighbors wish to see a barrier at the terminus of Kanimbla Drive and would be willing to start a petition to close off the access. The Petitioner's team stated that they have shared interest in not routing traffic from the hotel property into the neighborhood and vice versa. However, the Subdivision Ordinance would typically require a connection to be made so they would need to work together on finding creative ways to prevent it.

Another attendee from Calton Lane stated that she did not have any questions and would relay the information from this meeting to her HOA Board.

Mr. Brown concluded the meeting by stating that the rezoning timeline could result in a public hearing in June and decision in August, at the earliest. The Petitioner promised to continue coordinating with adjacent property owners regarding the stub street of Kanimbla Drive.

The meeting concluded at approximately 6:00 p.m. without any further questions or discussion from the community.

Respectfully submitted this 11th day of May 2026.

cc: Joe Mangum, 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!

2025-130	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZIP
2025-130	05535101	AIREF AIRPORT 85 IC LLC				C/O ARES MANAGEMENT		DENVER	CO	80202	4250 BUSINESS CENTER DR CHARLOTTE NC	28214
2025-130	05535105	SHRIF BALAJI VENTURES LLC				1012 SEMINOLE DR		WAXHAW	NC	28173	4238 BUSINESS CENTER DR CHARLOTTE NC	28214
2025-130	05535109	WILLIAMS	DARRIUS MARVIN			6801 TUCKASEEGEE RD		CHARLOTTE	NC	28214	6801 TUCKASEEGEE RD CHARLOTTE NC	28214
2025-130	05535110	ROGERS	ROBERT E	MARY M	ROGERS	6811 TUCKASEEGEE RD		CHARLOTTE	NC	28214	6811 TUCKASEEGEE RD CHARLOTTE NC	28214
2025-130	05535111	BROWN	JUNE LEAH			6819 TUCKASEEGEE RD		CHARLOTTE	NC	28214	6819 TUCKASEEGEE RD CHARLOTTE NC	28214
2025-130	05535112	GOMEZ	ELI			2915 KANIMBLA DR		CHARLOTTE	NC	28214	2915 KANIMBLA DR CHARLOTTE NC	28214
2025-130	05535114	DEVEREAUX		CYNTHIA	DEVEREAUX	2931 KANIMBLA DR		CHARLOTTE	NC	28214	2931 KANIMBLA DR CHARLOTTE NC	28214
2025-130	05535119	MARUTI HOTELS INC				4820 NATIONS CROSSING RD STE D101		CHARLOTTE	NC	28217-1878	2943 KANIMBLA DR CHARLOTTE NC	28214
2025-130	05535134	JIP LITTLE ROCK LLC				4920 CHESTNUT KNOLL LN		CHARLOTTE	NC	28269	2540 LITTLE ROCK RD CHARLOTTE NC	28214
2025-130	05535135	CHARLOTTE JOINT VENTURE LLC				PO BOX 1330		SAUBURY	NC	28145	2526 LITTLE ROCK RD CHARLOTTE NC	28214
2025-130	05535136	LB LLC				807 BEAUVEN LN		WAXHAW	NC	28173	2516 LITTLE ROCK RD CHARLOTTE NC	28214
2025-130	05535138	BUSINESS CENTER DRIVE LAND AQ LLC				1036 SEMINOLE DR		MARVIN	NC	28173-6594	4208 BUSINESS CENTER DR CHARLOTTE NC	28214
2025-130	05535139	BUSINESS CENTER DRIVE LAND AQ LLC				1036 SEMINOLE DR		MARVIN	NC	28173-6594	4200 BUSINESS CENTER DR CHARLOTTE NC	28214
2025-130	05535141	JIP LITTLE ROCK LLC				4920 CHESTNUT KNOLL LN		CHARLOTTE	NC	28269	2532 LITTLE ROCK RD CHARLOTTE NC	28214
2025-130	05535314	MEHTA	MADHU B	PRAFULLABEN M	MEHTA	3001 KANIMBLA DR		CHARLOTTE	NC	28214	3001 KANIMBLA DR CHARLOTTE NC	28214
2025-130	05535315	SANDERLIN	WILLIAM R	NANCY H	SANDERLIN	6913 DANIEL LN		CHARLOTTE	NC	28214	6913 DANIEL LN CHARLOTTE NC	28214
2025-130	05535316	SDI STIKELEATHER DEVELOPMENT & INVESTMENTS LL				6919 DANIEL LN		CHARLOTTE	NC	28214	6919 DANIEL LN CHARLOTTE NC	28214
2025-130	05535317	VU	DUONG KA			6933 DANIEL LN		CHARLOTTE	NC	28214	6933 DANIEL LN CHARLOTTE NC	28214
2025-130	05535318	HARRIS	SARAH JANE			7001 DANIEL LN		CHARLOTTE	NC	28214	7001 DANIEL LN CHARLOTTE NC	28214
2025-130	05535319	BELL	AMISHA N			7007 DANIEL LN		CHARLOTTE	NC	28214	7007 DANIEL LN CHARLOTTE NC	28214
2025-130	05535320	RAMIREZ	RUBEN FLORES	ROSA MYRIAM	ARCE	7013 DANIEL LN		CHARLOTTE	NC	28214-2769	7013 DANIEL LN CHARLOTTE NC	28214
2025-130	05535322	CAULFIELD	KELSEY			6735 CALTON LN		CHARLOTTE	NC	28214	6735 CALTON LN CHARLOTTE NC	28214
2025-130	05535323	CARDWELL	SHALANA NICOLE			6739 CALTON LN		CHARLOTTE	NC	28214	6739 CALTON LN CHARLOTTE NC	28214
2025-130	05535324	REID	STEPHANIE	CHAKKA	REID	6803 CALTON PL		CHARLOTTE	NC	28214	6803 CALTON LN CHARLOTTE NC	28214
2025-130	05535325	GOODS	KIMYA R			6807 CALTON PL		CHARLOTTE	NC	28214	6807 CALTON LN CHARLOTTE NC	28214
2025-130	05535326	MUHAMMAD	GILDA MCINTYRE			4314 CRYSTAL ERICA LN		CHARLOTTE	NC	28214	4314 CRYSTAL ERICA LN CHARLOTTE NC	28214
2025-130	05535327	PROGRESS RESIDENTIAL BORROWER 19 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261	4310 CRYSTAL ERICA LN CHARLOTTE NC	28214
2025-130	05535328	KPUH	THUNG	TRIN	KPA	4311 CRYSTAL ERICA LN		CHARLOTTE	NC	28214	4311 CRYSTAL ERICA LN CHARLOTTE NC	28214
2025-130	05535329	GARY	KAYANISEA T			4315 CRYSTAL ERICA LN		CHARLOTTE	NC	28214	4315 CRYSTAL ERICA LN CHARLOTTE NC	28214
2025-130	05535330	BAF ASSETS 5 LLC				5001 PLAZA ON THE LAKE STE 200		AUSTIN	TX	78745	4323 CRYSTAL ERICA LN CHARLOTTE NC	28214
2025-130	05535331	CARDONA	DONALDO	MAYRA	MAZARIEGOS	6827 CALTON PL		CHARLOTTE	NC	28214	6827 CALTON LN CHARLOTTE NC	28214
2025-130	05535332	RALIT	MARY L	TRUST	MARY L RALIT	6831 CALTON LN		CHARLOTTE	NC	28214-2761	6831 CALTON LN CHARLOTTE NC	28214
2025-130	05535333	CALTON PLACE HOMEOWNERS ASSOCIATION				6831 CALTON LN		CHARLOTTE	NC	28201	CALTON LN CHARLOTTE NC	28214
2025-130	05535614	WOODY	LARRY D	PATRICIA D	WOODY	7006 DANIEL LN		CHARLOTTE	NC	28214	7006 DANIEL LN CHARLOTTE NC	28214
2025-130	05535615	MADDURI	MURTHY V			6932 DANIEL LN		CHARLOTTE	NC	28214	6932 DANIEL LN CHARLOTTE NC	28214
2025-130	05535616	COORE	COLN J	DARLENE H	COORE	6924 DANIEL LN		CHARLOTTE	NC	28214	6924 DANIEL LN CHARLOTTE NC	28214
2025-130	05535617	VENABLE	MELISSA BOULAR	FRANCIS PORTER	VENABLE	6922 DANIEL LN		CHARLOTTE	NC	28214	6922 DANIEL LN CHARLOTTE NC	28214
2025-130	05535618	BOWINS	CHRISTOPHER B	MINERVA	BOWINS	2926 KANIMBLA DR		CHARLOTTE	NC	28214	2926 KANIMBLA DR CHARLOTTE NC	28214
2025-130	05535619	SMITH	MELANIE R			2920 KANIMBLA DR		CHARLOTTE	NC	28214	2920 KANIMBLA DR CHARLOTTE NC	28214
2025-130	05535901	JOME LLC				2011 PINEFIELD CT		GASTONIA	NC	28056	2600 LITTLE ROCK RD CHARLOTTE NC	28214
2025-130	05535902	CARDINAL PROPERTY HOLDINGS LLC				525 GREENWAY ST		DAVIDSON	NC	28036	2604 LITTLE ROCK RD CHARLOTTE NC	28214
2025-130	05535904	NAOVARATH	PHOUKEO	VIENG	NAOVARATH	2626 LITTLE ROCK RD		CHARLOTTE	NC	28269	2626 LITTLE ROCK RD CHARLOTTE NC	28214
2025-130	05535905	PATEL	BHAGWANJII N	KHUSHMAN B	PATEL	704 BANEERRY CT		ASHEVILLE	NC	28803	2632 LITTLE ROCK RD CHARLOTTE NC	28214
2025-130	05535906	BRADLEY	BETTY C			2512 SAM WILSON RD		CHARLOTTE	NC	28214	2640 LITTLE ROCK RD CHARLOTTE NC	28214

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!

2025-130	full_name_neighborhood	first_name	last_name	physical_address	street	apartment_unit_or_suite	city	state	zip_code
2025-130	Carlton Place / Moores Park Nei	Sharon	Shreve	4412 CHARLES PATRICK CT, CHARLOTTE, NC, 28214			CHARLOTTE NC		28214
2025-130	Kensington HOA	Anne	Miller	2915 KANIMBLA DR, CHARLOTTE, NC, 28214			CHARLOTTE NC		28214
2025-130	Little Rock Tuckaseegee	Erinn	Rochelle	6819 TUCKASEEGEE ROAD, CHARLOTTE, NC, 28214			CHARLOTTE NC		28214
2025-130	McGregor Downs Neighborhood Ass	Kimily	McGuine	5923 THORN HILL LANE, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2025-130	Northwest Community Alliance	Jodi	Adams	2508 PARK LANE, CHARLOTTE, NC, 28214			CHARLOTTE NC		28214
2025-130	Paw Creek at Toddville Road	Robin	Emmons	2200 TODDVILLE RD, CHARLOTTE, NC, 28214			CHARLOTTE NC		28214
2025-130	Thomasboro Neighborhood Associa	Alvin	Eccles	2118 LITTLE ROCK RD, CHARLOTTE, NC, 28214			CHARLOTTE NC		28214
2025-130	Westerwood	Jodi	Adams	2508 PARK LANE, CHARLOTTE, NC, 28214			CHARLOTTE NC		28214
2025-130	Windsong Trails Neighborhood As	Annie	Briggs	2421 MARY ANN DR, CHARLOTTE, NC, 28214			CHARLOTTE NC		28214

EXHIBIT B

April 22, 2026

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

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF SECOND REZONING COMMUNITY MEETING

Date: Monday, May 11 at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Maruti Hotels Inc.
Petition No.: 2025-130

Dear Charlotte Neighbor:

As you may already be aware, our firm represents Maruti Hotels Inc. (the "Petitioner") in its proposal to rezone an approximately 3.9-acre portion of a parcel located south of Kanimbla Drive, north of Business Center Drive, and west of Little Rock Road. See attached revised map with updated rezoning boundary. The Petitioner continues to request a rezoning from the ML-1 (manufacturing and logistics) zoning district to the CG(CD) (general commercial – conditional) zoning district to accommodate a hotel development on this portion of the property.

In accordance with the requirements of the City of Charlotte Unified Development Ordinance, the Petitioner will hold a Second Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing updates to 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 Second Official Community Meeting will be held virtually via Zoom on **Monday, May 11th 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 ("Maruti Hotels") or the property location ("Kanimbla Drive") 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

zm Participants (9)

Find a participant
























-  Brittany Lins (Host, me)  
-  Collin Brown 
-  Collin Brown  
-  Sanderlin 
-  Drew Singleton  
-  justin francis  
-  Kunal Dave  
-  Mike Patel 
-  Shalana Carter 

EXHIBIT D

REZONING #2025-130

@ BUSINESS CENTER DRIVE

MARUTI HOTELS INC.

2nd Official Community Meeting

Initial meeting held:

January 8, 2026

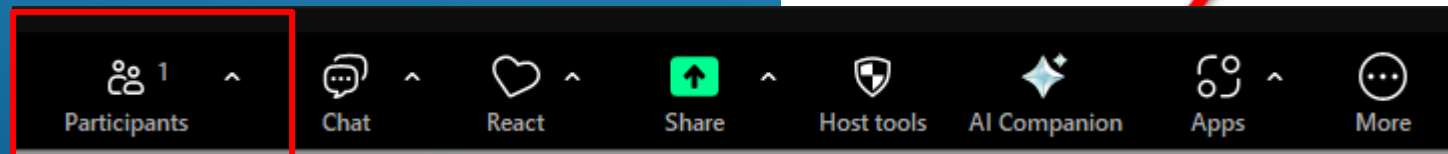
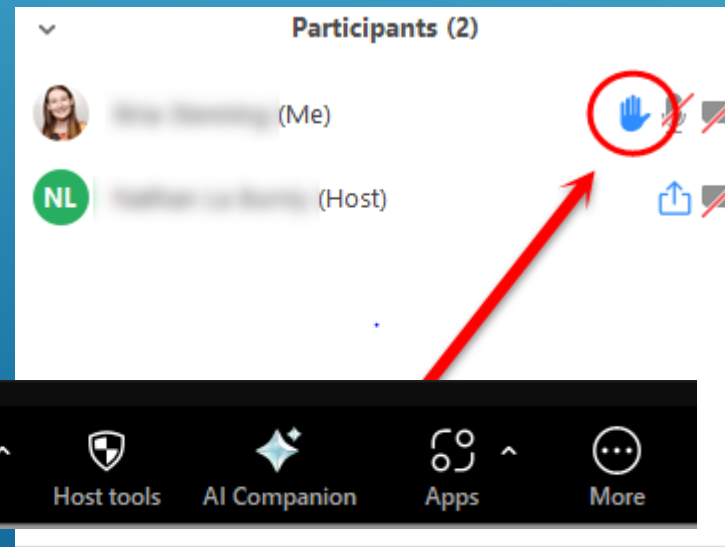
Alexander
Ricks
PLLC

AT THE END: QUESTIONS & DISCUSSION

Type your questions to Brittany Lins



Or ask out loud



TEAM INTRODUCTIONS

Property Owner &
PETITIONER:

Maruti Hotels Inc.

Justin Francis



Eddie Moore, Drew Singleton,
Brandon Plunkett, Jake Hassett

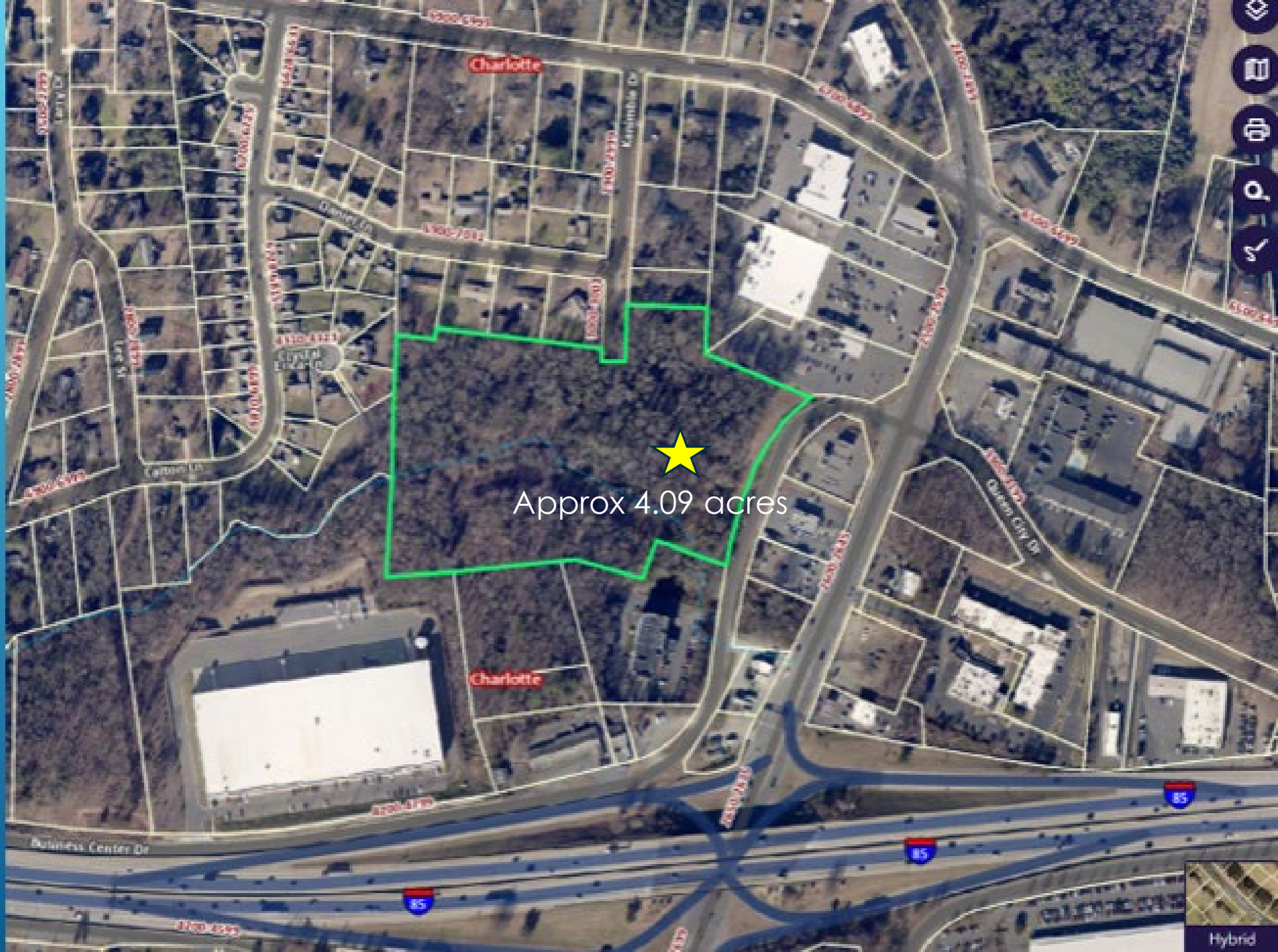


Collin Brown &
Brittany Lins

PROPERTY LOCATION

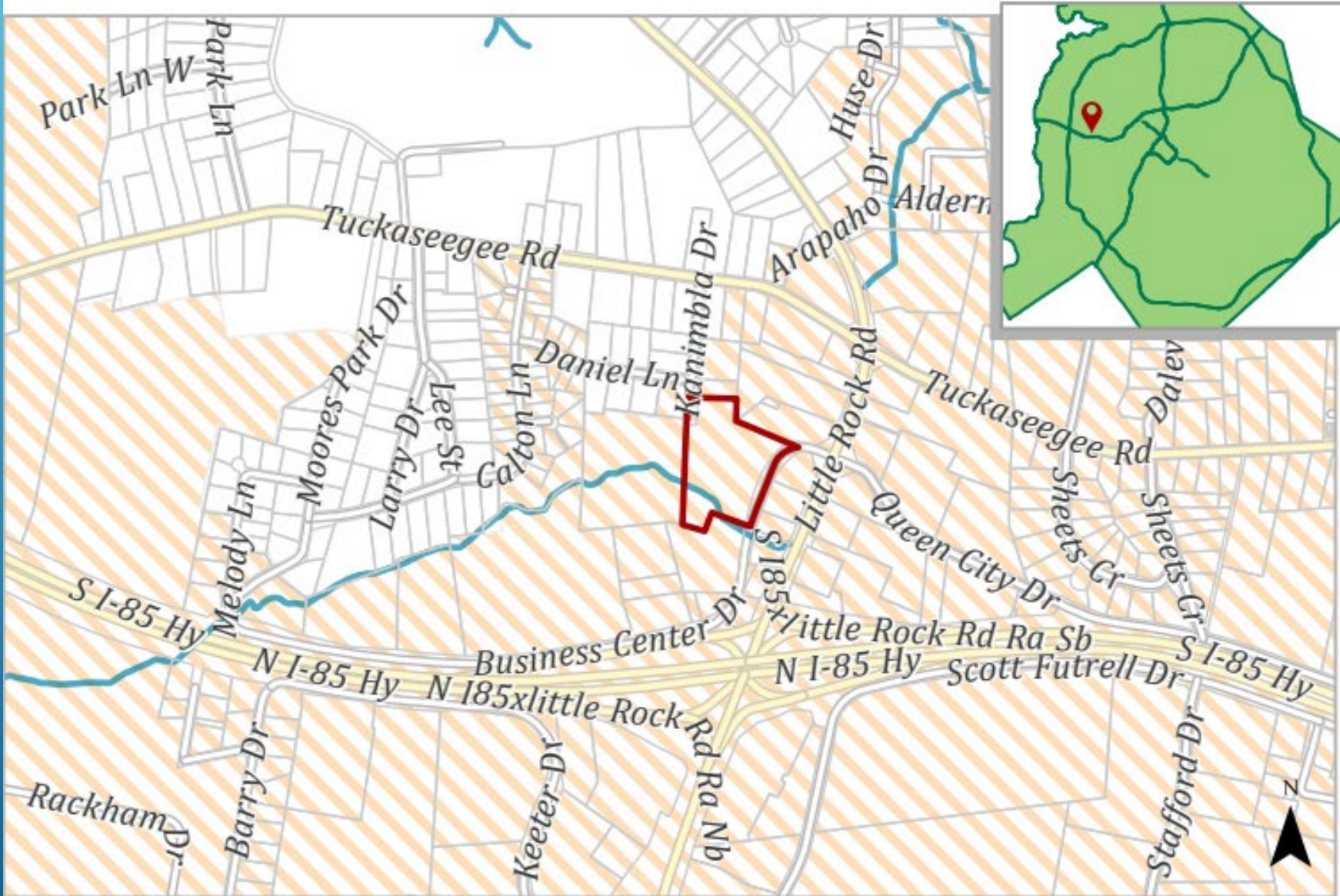






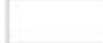




Approx 4.09 acres


Location of Requested Rezoning



Rezoning Area

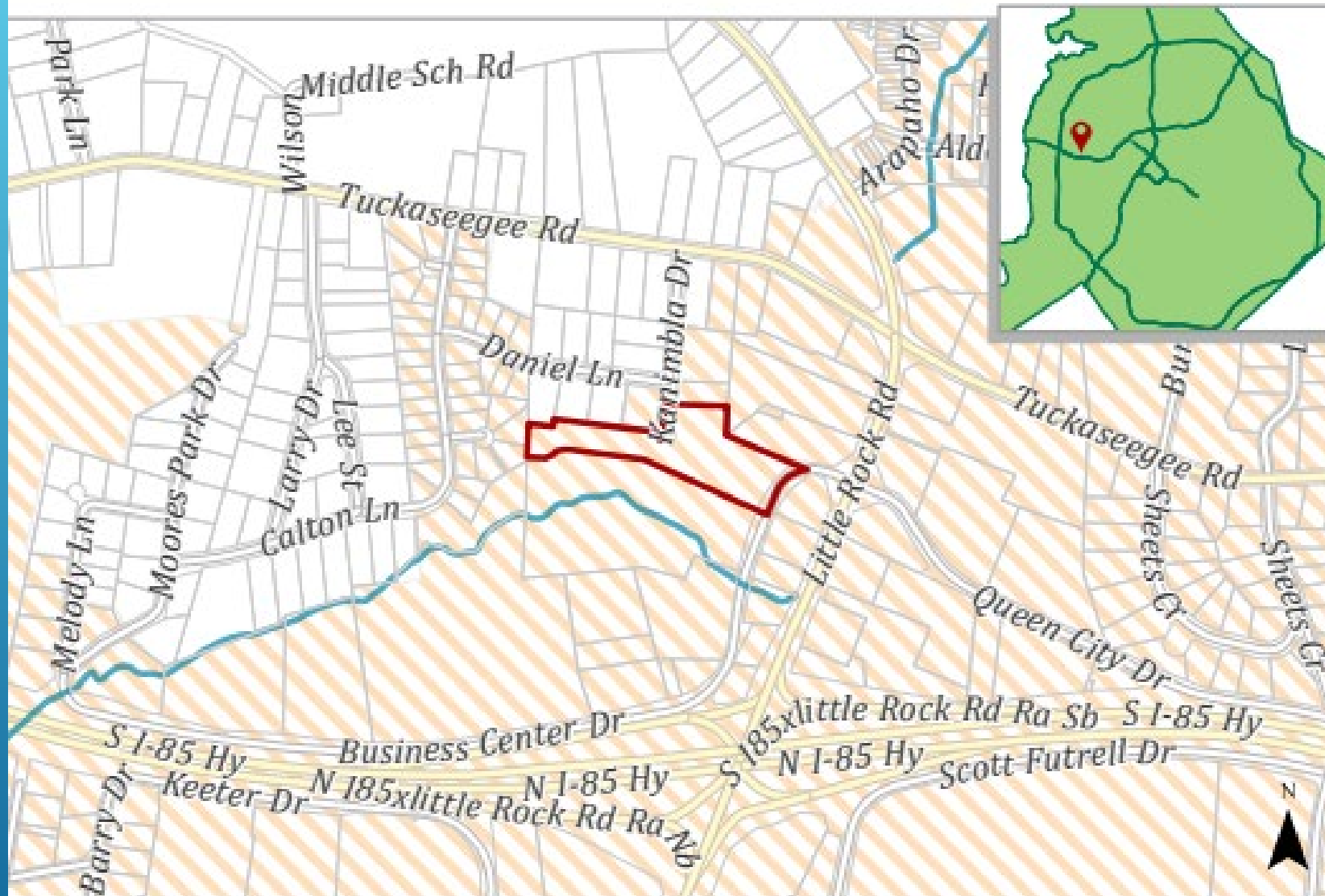
-  2025-130
-  Inside City Limits
-  Parcel
-  Streams
-  Airport Noise Overlay

City Council District:






-  3-Joi Mayo

0 0.13 0.25 0.5 Miles

Location of Requested Rezoning



Rezoning Area

-  2025-130
-  Inside City Limits
-  Parcel
-  Streams
-  Airport Noise Overlay

City Council District:

-  3-Joi Mayo

Existing Zoning & Rezoning Request

DEVELOPMENT CONSIDERATIONS



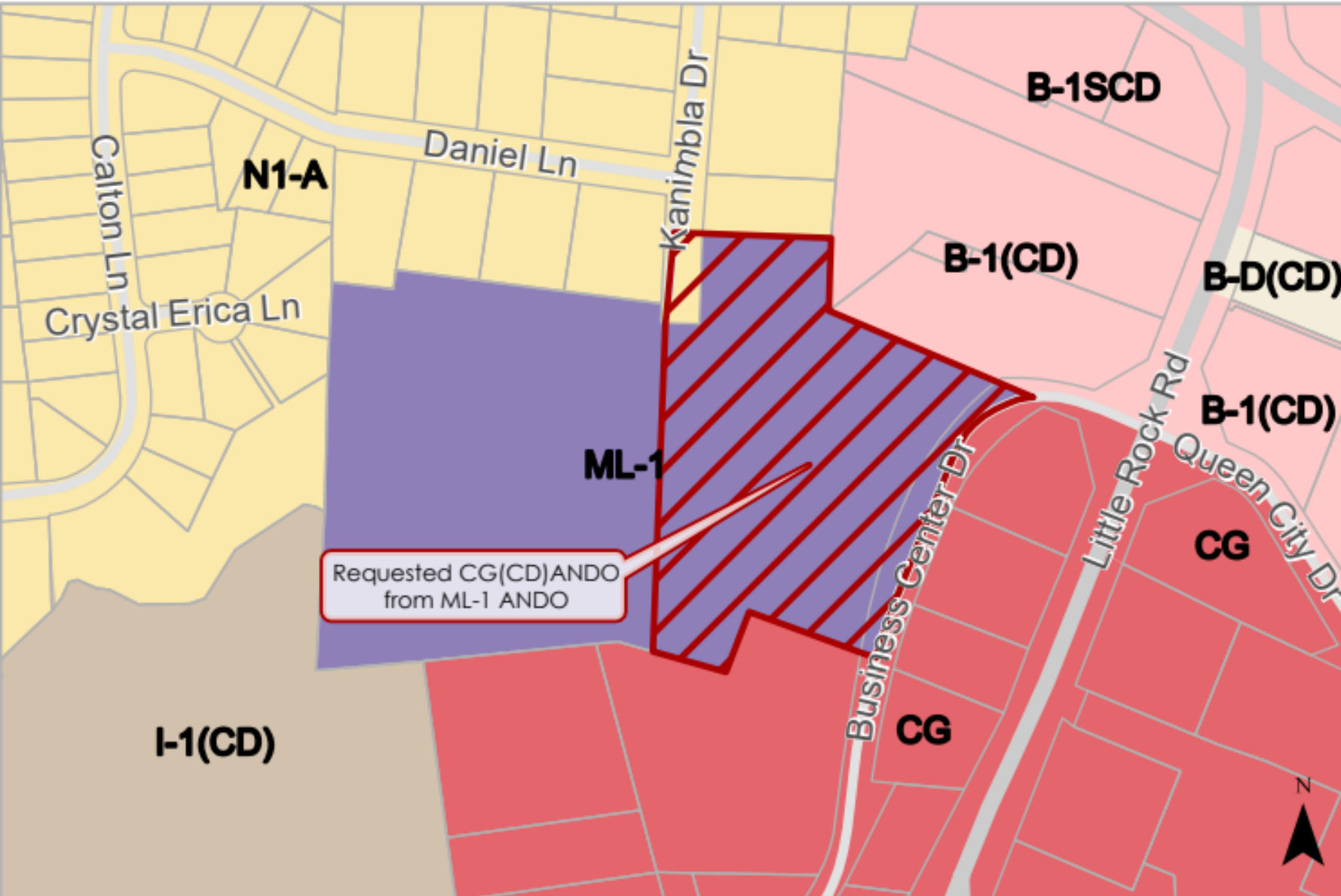
DEVELOPMENT CONSIDERATIONS

- ▶ 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 Plan and other Policy Recommendations
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities



EXISTING ZONING

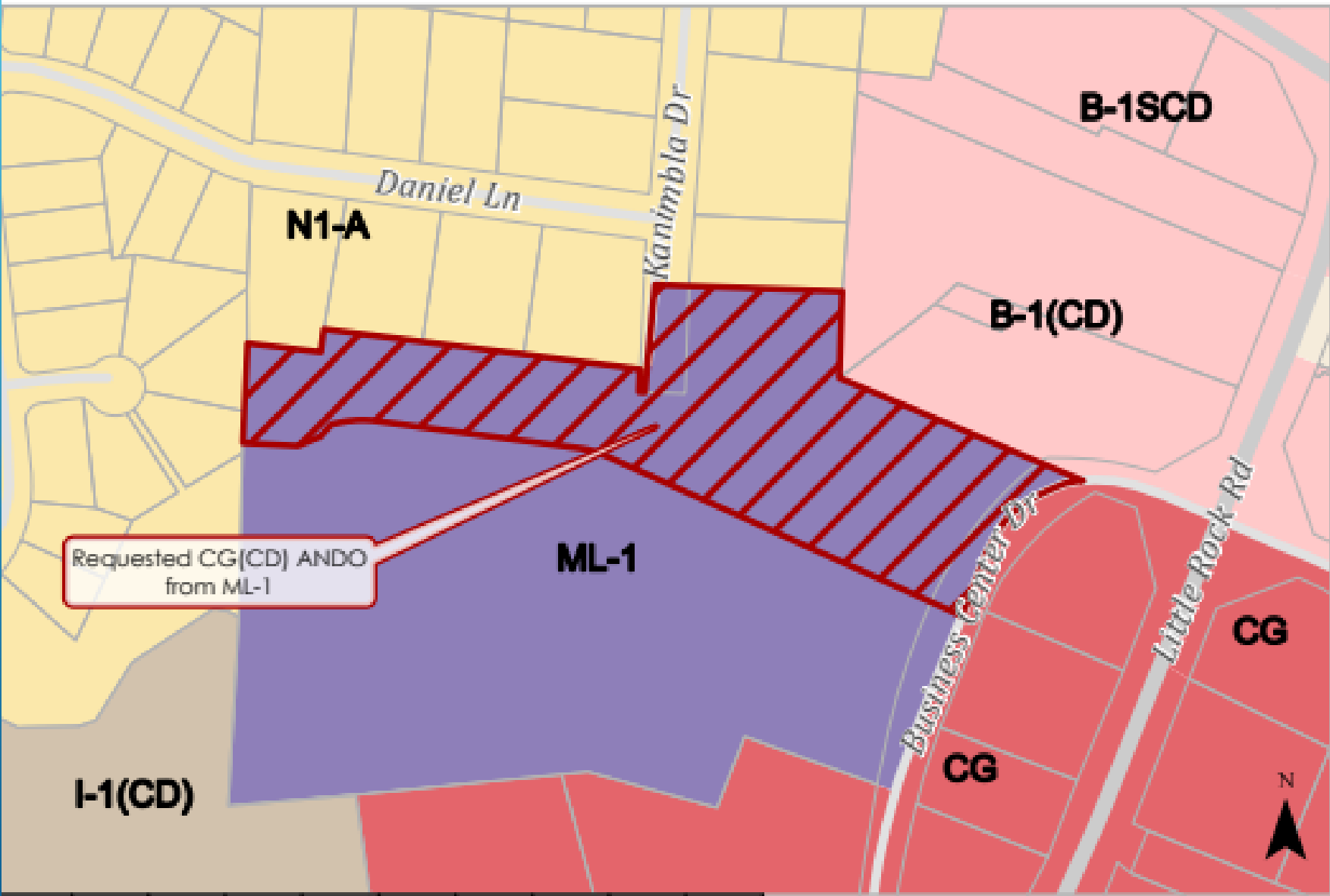
Existing Zoning & Rezoning Request



Zoning Classification

- Neighborhood 1
- Commercial
- Business
- Manufacturing & Logistics
- Business-Distribution
- Light Industrial
- Requested CG(CD) ANDO from ML-1 ANDO

Existing Zoning & Rezoning Request



Zoning Classification

- Neighborhood 1
- Commercial
- Business
- Manufacturing & Logistics
- Business-Distribution
- Light Industrial
- Requested CG(CD) ANDO from ML-1

2040 PLAN RECOMMENDATION



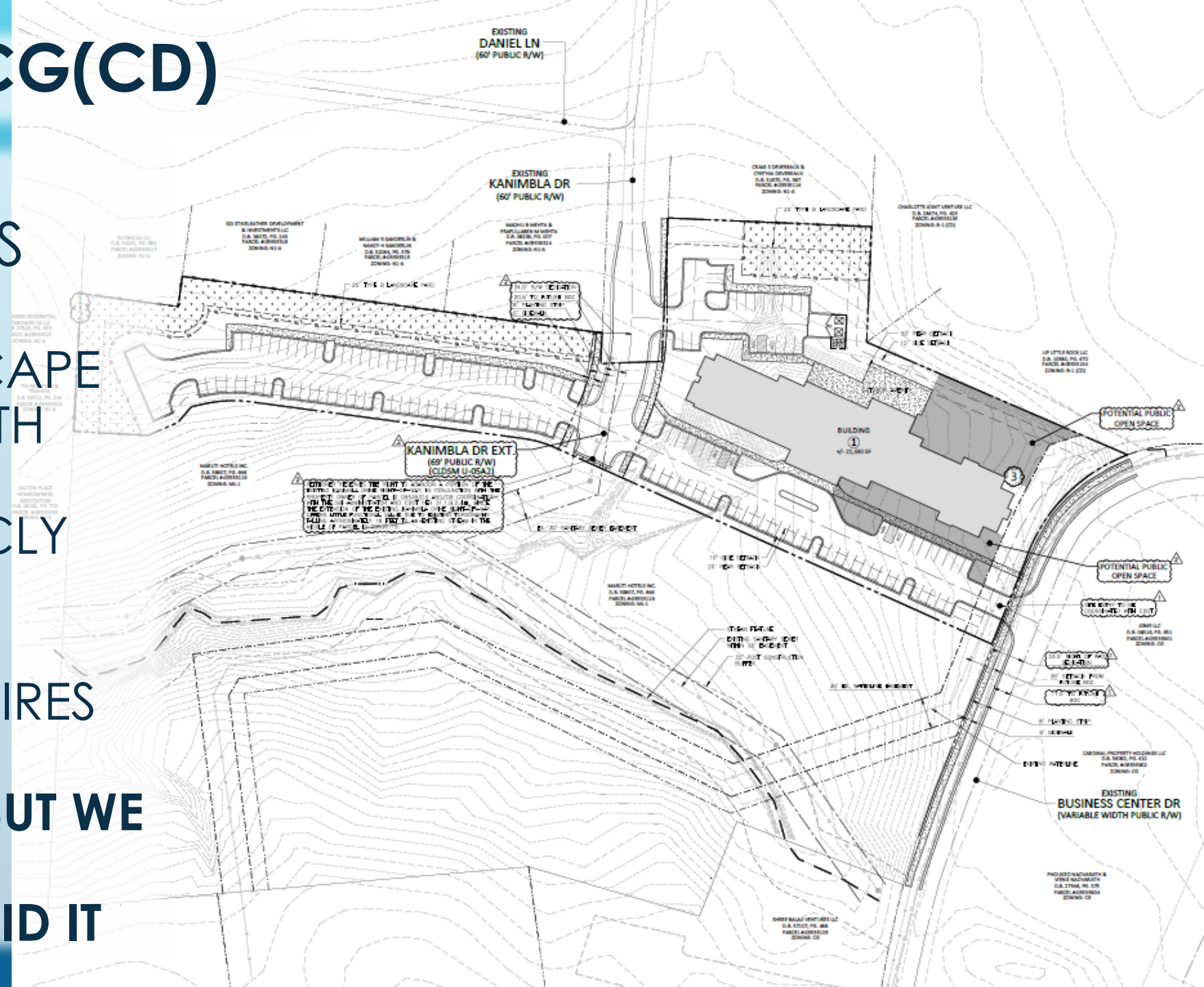
REZONING PROPOSAL



REQUESTING CG(CD)

UP TO 160
HOTEL ROOMS

- 25' TYPE B LANDSCAPE YARD TO THE NORTH
- PROGRAMMED AMENITIZED PUBLICLY ACCESSIBLE OPEN SPACE
- SUBDIVISION REQUIRES CONNECTION TO KANIMBLA DRIVE **BUT WE WANT TO WORK TOGETHER TO AVOID IT**

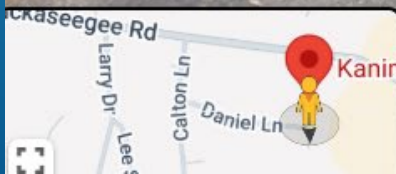


2923 Kanimbla Dr
Charlotte, North Carolina

Google Street View

Dec 2025 [See more dates](#)

Share X



POTENTIAL REZONING TIMELINE

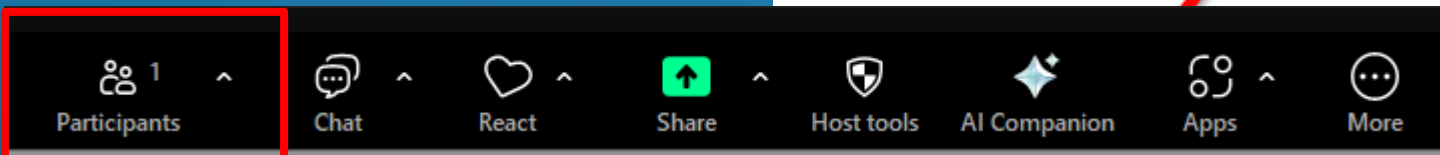
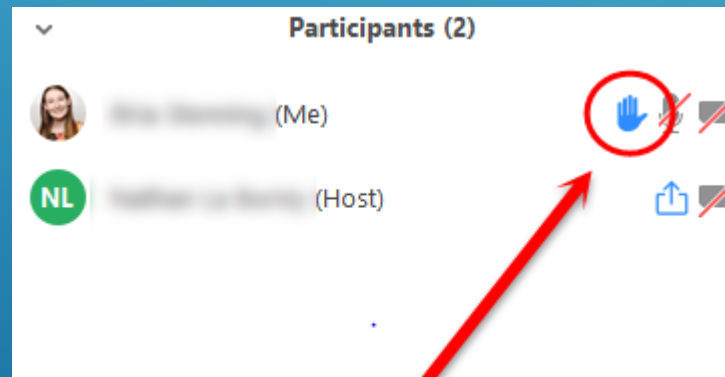
- Rezoning Application Processed: November 2025
- 1st Official Community Meeting: January 8th
- **2nd Official Community Meeting: Today, May 11th**
- Earliest Possible Public Hearing: June 15th
- Zoning Committee: August 4th
- Earliest Possible Decision: August 17th

QUESTIONS?

Type your questions to Brittany Lins



Or ask out loud



THANK YOU!

The image features a solid blue background with a white rectangular box in the center containing the text "THANK YOU!". In the bottom right corner, there are several white diagonal lines of varying lengths and thicknesses, creating a dynamic, abstract graphic element.

REFERENCE SLIDES

PRIOR LAYOUT



McADAMS
The City of McAdams, Carolina, NC
228 South Front Street
Carrboro, NC 27510
Phone 919.527.8800
Fax 919.562.2000
www.mcadams.com

CLIENT
MR. JAMES SMITH
10000 KANIMBLA DRIVE
CARRBORO, NORTH CAROLINA 27514

2943 KANIMBLA DRIVE
REZONING PETITION # 202-5-XXX
2943 KANIMBLA DRIVE
CARRBORO, NORTH CAROLINA 27514

REVISIONS

PLAN INFORMATION

PROJECT NO.	202-5-XXX
DATE	08/15/2022
SCALE	1" = 100'
SHEET	01 OF 01

REZONING PLAN
RZ.01

