

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Maruti Hotels Inc.

Rezoning Petition No. 2025-130

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 December 17, 2025. 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 Thursday, January 8th 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 one (1) attendee 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. Mr. Brown showed aerials of the approximately 4.09-acre site located south of Kanimbla Drive, north of Business Center Drive, and west of Little Rock Road. He explained that the full parcel encompasses approximately twelve acres but that the Petitioner is only seeking a rezoning for the eastern four acres at this time. The Petitioner is requesting 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 that portion of the parcel. He described the surrounding area containing low density single-family residential homes and a recently approved large footprint manufacturing use nearby.

Mr. Brown summarized the broader development considerations, including transportation and connectivity, surrounding uses, and market realities. He explained that the 2040 policy map recommendation for manufacturing and logistics placetype is consistent with the property's current ML-1 zoning. However, the Petitioner's team is proposing a downzoning to the commercial CG zoning district with a site-specific zoning plan for hotel uses with up to 160 rooms for this portion of the parcel. The site plan conditions also include a commitment to a twenty-five foot Class B landscape yard on the northern property boundary where the site abuts existing single-family homes.

Mr. Brown also showed that there is a street stub at Kanimbla Drive where it terminates into the rezoning site. The Petitioner does not need or desire connectivity to the residential neighborhood through Kanimbla Drive but the Subdivision Ordinance may require that a connection is made.

Mr. Brown concluded the meeting by stating that the rezoning timeline could result in a public hearing in February and Decision in March, at the earliest. However, the Petitioner volunteered to host additional meetings before proceeding to a public hearing if the surrounding neighbors were interested in continued discussions, especially as related to the stub street of Kanimbla Drive.

The virtual meeting was then opened for discussion:

The sole attendee of the meeting stated that they are an adjacent property owner on Kanimbla Drive. The Petitioner agreed to meet with the property owner to discuss the buffering options and evaluate the existing vegetation and mature trees. The resident stated that they would prefer to have a fence along the back of their property line. He believed that several trees on the rear of the property may be in poor shape and risk falling onto his house. The Petitioner's team said they were willing to look into the condition of the trees further and help mitigate that from happening.

The attendee stated that he did not want a connection between their neighborhood and the rezoning parcel via Kanimbla Drive and that he and his neighbors have shared interest in trying to prevent the connection from being required as part of this development. The Petitioner's team promised to follow up.

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	COWNERFIRST	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZIP CODE
2025-130	05535101	AIREF AIRPORT 85 IC LLC			C/O ARES MANAGEMENT	1200 17TH ST STE 2900		DENVER	CO	80202	4250 BUSINESS CENTER DR CHARLOTTE NC	28214
2025-129	05535105	SHREE BALAJI VENTURES LLC				1012 SEMINOLE DR		WAXHAW	NC	28173	4238 BUSINESS CENTER DR CHARLOTTE NC	28214
2025-129	05535109	WILLIAMS	DARRIUS MARVIN			6801 TUCKASEEGEE RD		CHARLOTTE	NC	28214	6801 TUCKASEEGEE RD CHARLOTTE NC	28214
2025-129	05535110	ROGERS	ROBERT E	MARY M	ROGERS	6811 TUCKASEEGEE RD		CHARLOTTE	NC	28214	6811 TUCKASEEGEE RD CHARLOTTE NC	28214
2025-129	05535111	BROWN	JUNE LEAH			6819 TUCKASEEGEE RD		CHARLOTTE	NC	28214	6819 TUCKASEEGEE RD CHARLOTTE NC	28214
2025-129	05535112	GOMEZ	ELI			2915 KANIMBLA DR		CHARLOTTE	NC	28214	2915 KANIMBLA DR CHARLOTTE NC	28214
2025-129	05535114	DEVEREAUX	CRAIG S	CYNTHIA	DEVEREAUX	2931 KANIMBLA DR		CHARLOTTE	NC	28214	2931 KANIMBLA DR CHARLOTTE NC	28214
2025-129	05535119	MARUTI HOTELS INC				4820 NATIONS CROSSING RD STE		CHARLOTTE	NC	28217-1878	2943 KANIMBLA DR CHARLOTTE NC	28214
2025-129	05535134	JJP LITTLE ROCK LLC				4920 CHESTNUT KNOLL LN		CHARLOTTE	NC	28269	2540 LITTLE ROCK RD CHARLOTTE NC	28214
2025-129	05535135	CHARLOTTE JOINT VENTURE LLC			C/O FOOD LION	PO BOX 1330		SALISBURY	NC	28145	2526 LITTLE ROCK RD CHARLOTTE NC	28214
2025-129	05535136	LB LLC				807 BEAUHAVEN LN		WAXHAW	NC	28173	2516 LITTLE ROCK RD CHARLOTTE NC	28214
2025-129	05535138	BUSINESS CENTER DRIVE LAND AQ LLC				1036 SEMINOLE DR		MARVIN	NC	28173-6594	4208 BUSINESS CENTER DR CHARLOTTE NC	28214
2025-129	05535139	BUSINESS CENTER DRIVE LAND AQ LLC				1036 SEMINOLE DR		MARVIN	NC	28173-6594	4200 BUSINESS CENTER DR CHARLOTTE NC	28214
2025-129	05535141	JJP LITTLE ROCK LLC				4920 CHESTNUT KNOLL LN		CHARLOTTE	NC	28269	2532 LITTLE ROCK RD CHARLOTTE NC	28214
2025-129	05535314	MEHTA	MADHU B	PRAFULLABEN M	MEHTA	3001 KANIMBLA DR		CHARLOTTE	NC	28214	3001 KANIMBLA DR CHARLOTTE NC	28214
2025-129	05535315	SANDERLIN	WILLIAM R	NANCY H	SANDERLLIN	6913 DANIEL LN		CHARLOTTE	NC	28214	6913 DANIEL LN CHARLOTTE NC	28214
2025-129	05535316	SDI STIKELEATHER DEVELOPMENT & INVESTMENTS L				6919 DANIEL LN		CHARLOTTE	NC	28214	6919 DANIEL LN CHARLOTTE NC	28214
2025-129	05535317	VU	DUONG KA			6933 DANIEL LN		CHARLOTTE	NC	28214	6933 DANIEL LN CHARLOTTE NC	28214
2025-129	05535318	HARRIS	SARAH JANE			7001 DANIEL LN		CHARLOTTE	NC	28214	7001 DANIEL LN CHARLOTTE NC	28214
2025-129	05535319	BELL	AMISHA N			7007 DANIEL LN		CHARLOTTE	NC	28214	7007 DANIEL LN CHARLOTTE NC	28214
2025-129	05535320	RAMIREZ	RUBEN FLORES	ROSA MYRIAM	ARCE	7013 DANIEL LN		CHARLOTTE	NC	28214-2769	7013 DANIEL LN CHARLOTTE NC	28214
2025-129	05535322	CAULFIELD	KELSEY			6735 CALTON LN		CHARLOTTE	NC	28214	6735 CALTON LN CHARLOTTE NC	28214
2025-129	05535323	CARDWELL	SHALANA NICOLE			6739 CALTON LN		CHARLOTTE	NC	28214	6739 CALTON LN CHARLOTTE NC	28214
2025-129	05535324	REID	STEPHANIE	CHAKKA	REID	6803 CALTON PL		CHARLOTTE	NC	28214	6803 CALTON LN CHARLOTTE NC	28214
2025-129	05535325	GOODS	KIMYA R			6807 CALTON PL		CHARLOTTE	NC	28214	6807 CALTON LN CHARLOTTE NC	28214
2025-129	05535326	MUHAMMAD	GILDA MCINTYRE			4314 CRYSTAL ERICA LN		CHARLOTTE	NC	28214	4314 CRYSTAL ERICA LN CHARLOTTE NC	28214
2025-129	05535327	PROGRESS RESIDENTIAL BORROWER 19 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261	4310 CRYSTAL ERICA LN CHARLOTTE NC	28214
2025-129	05535328	KPUIH	THUNG	TRIN	KPA	4311 CRYSTAL ERICA LN		CHARLOTTE	NC	28214	4311 CRYSTAL ERICA LN CHARLOTTE NC	28214
2025-129	05535329	GARY	KAYANISEA T			4315 CRYSTAL ERICA LN		CHARLOTTE	NC	28214	4315 CRYSTAL ERICA LN CHARLOTTE NC	28214
2025-129	05535330	BAF ASSETS 5 LLC				5001 PLAZA ON THE LAKE STE 20C		AUSTIN	TX	78746	4323 CRYSTAL ERICA LN CHARLOTTE NC	28214
2025-129	05535331	CARDONA	DONALDO	MAYRA	MAZARIEGOS	6827 CALTON PL		CHARLOTTE	NC	28214	6827 CALTON LN CHARLOTTE NC	28214
2025-129	05535332	RALIT	MARY L	TRUST	MARY L RALIT	6831 CALTON LN		CHARLOTTE	NC	28214-2761	6831 CALTON LN CHARLOTTE NC	28214
2025-129	05535333	CALTON PLACE HOMEOWNERS ASSOCIATION				6831 CALTON LN		CHARLOTTE	NC	28201	CALTON LN CHARLOTTE NC	28214
2025-129	05535614	WOODY	LARRY D	PATRICIA D	WOODY	7006 DANIEL LN		CHARLOTTE	NC	28214	7006 DANIEL LN CHARLOTTE NC	28214
2025-129	05535615	MADDURI	MURTHY V			6932 DANIEL LN		CHARLOTTE	NC	28214	6932 DANIEL LN CHARLOTTE NC	28214
2025-129	05535616	COORE	COLIN J	DARLENE H	COORE	6924 DANIEL LN		CHARLOTTE	NC	28214	6924 DANIEL LN CHARLOTTE NC	28214
2025-129	05535617	VENABLE	MELISSA BOULAR	FRANCIS PORTER	VENABLE	6922 DANIEL LN		CHARLOTTE	NC	28214	6922 DANIEL LN CHARLOTTE NC	28214
2025-129	05535618	BOWINS	CHRISTOPHER B	MINERVA	BOWINS	2926 KANIMBLA DR		CHARLOTTE	NC	28214	2926 KANIMBLA DR CHARLOTTE NC	28214
2025-129	05535619	SMITH	MELANIE R			2920 KANIMBLA DR		CHARLOTTE	NC	28214	2920 KANIMBLA DR CHARLOTTE NC	28214
2025-129	05535901	JOME LLC				2011 PINEFIELD CT		GASTONIA	NC	28056	2600 LITTLE ROCK RD CHARLOTTE NC	28214
2025-129	05535902	CARDINAL PROPERTY HOLDINGS LLC				525 GREENWAY ST		DAVIDSON	NC	28036	2604 LITTLE ROCK RD CHARLOTTE NC	28214
2025-129	05535904	NAOVARATH	PHOUKEO	VIENG	NAOVARATH	2626 LITTLE ROCK RD		CHARLOTTE	NC	28269	2626 LITTLE ROCK RD CHARLOTTE NC	28214
2025-129	05535905	PATEL	BHAGWANJIN	KHUSHMAN B	PATEL	704 BANEERRY CT		ASHEVILLE	NC	28803	2632 LITTLE ROCK RD CHARLOTTE NC	28214
2025-129	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 address	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

December 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, January 8th 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:

Our firm represents Maruti Hotels Inc. (the "Petitioner") in its proposal to rezone an approximately 4.09-acre site located south of Kanimbla Drive, north of Business Center Drive, and west of Little Rock Road. The Petitioner is requesting 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.

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, January 8th 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

Find a participant
























-  Brittany Lins (Host, me)  
-  Collin Brown 
-  Collin Brown  
-  Craig Devereaux  
-  Drew Singleton  
-  Justin Francis  
-  Kunal Dave  
-  Mike Patel  

EXHIBIT D

REZONING #2025-130

@ BUSINESS CENTER DRIVE

MARUTI HOTELS INC.

Official Community Meeting

January 8, 2026

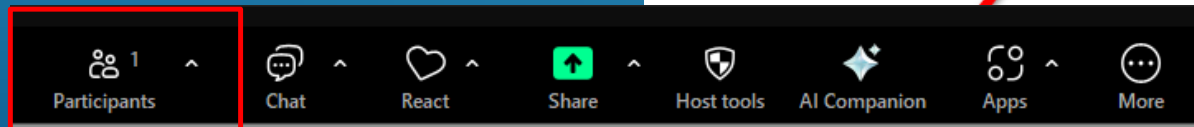
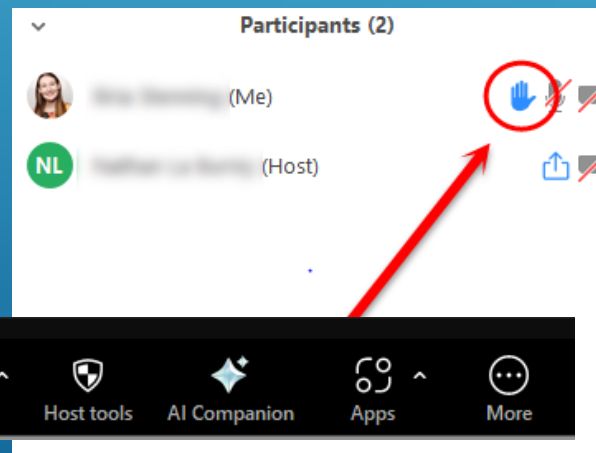
Alexander
Ricks
PLLC

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

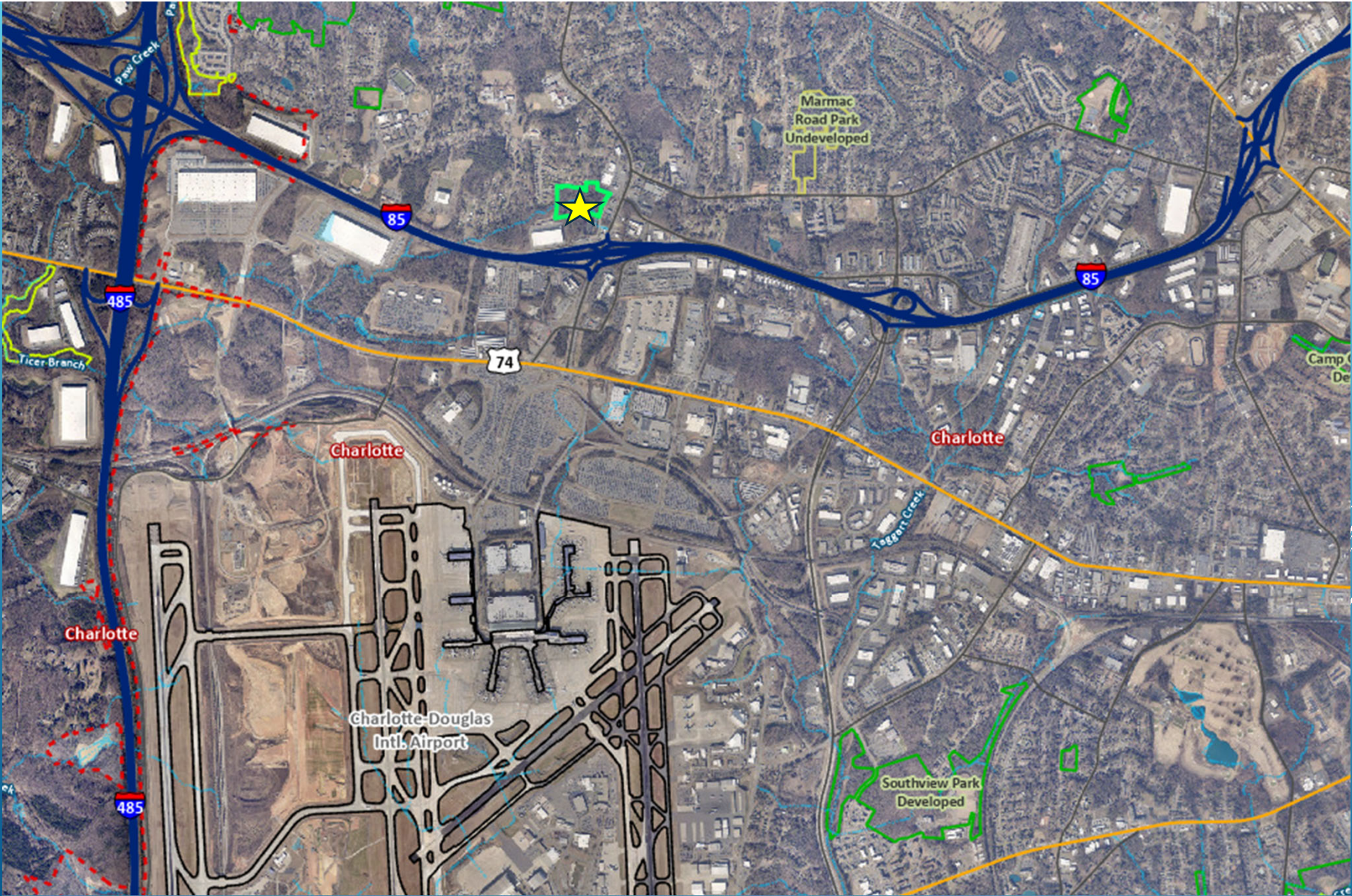


Eddie Moore, Drew Singleton,
Brandon Plunkett, Jake Hassett



Collin Brown &
Brittany Lins

PROPERTY LOCATION





★
Approx 4.09 acres

DEVELOPMENT CONSIDERATIONS



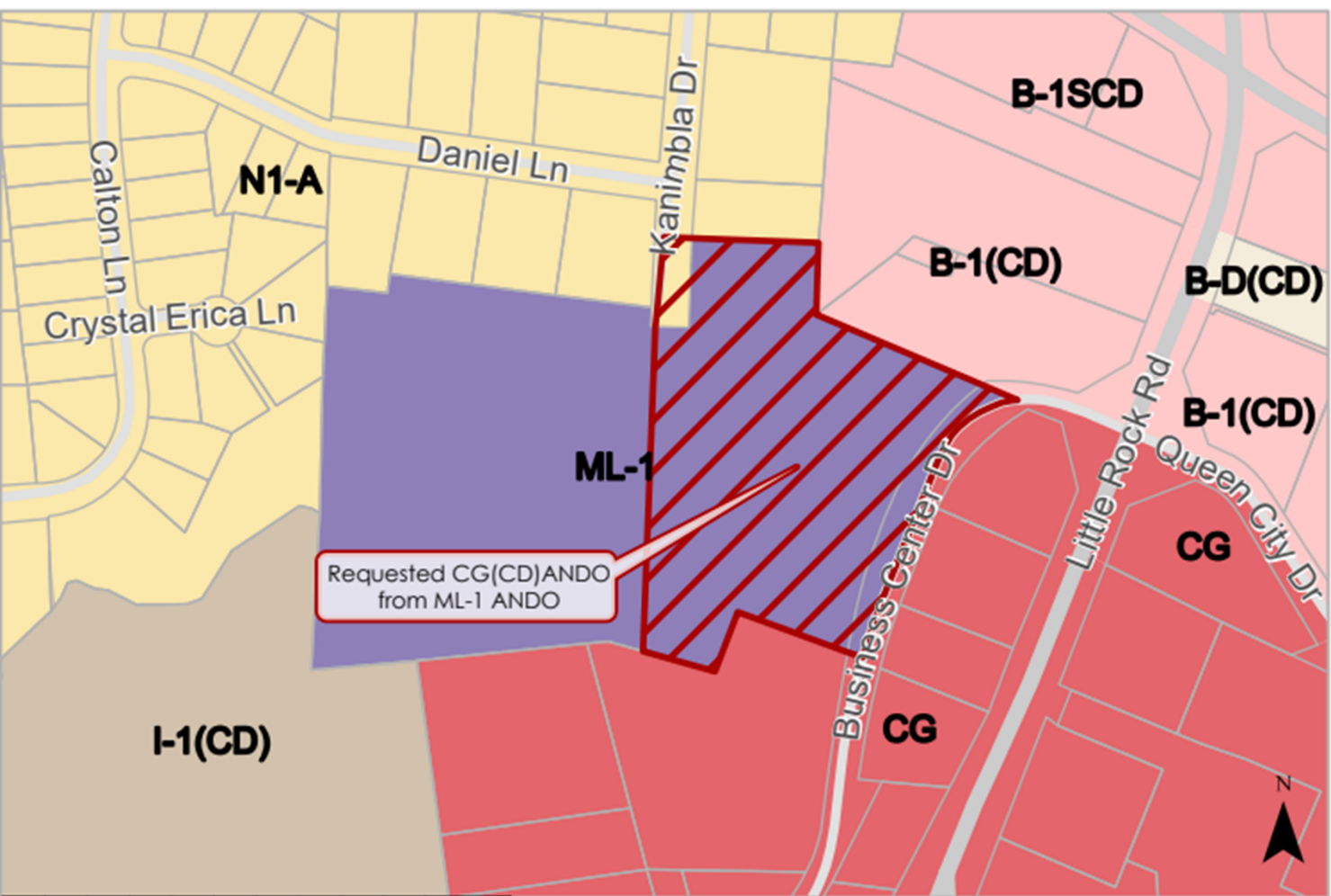
DEVELOPMENT CONSIDERATIONS

- ▶ 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

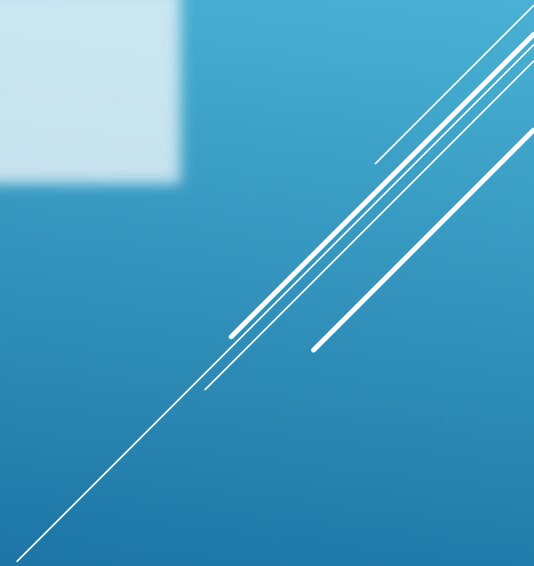
Existing Zoning & Rezoning Request



Zoning Classification

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

2040 PLAN RECOMMENDATION

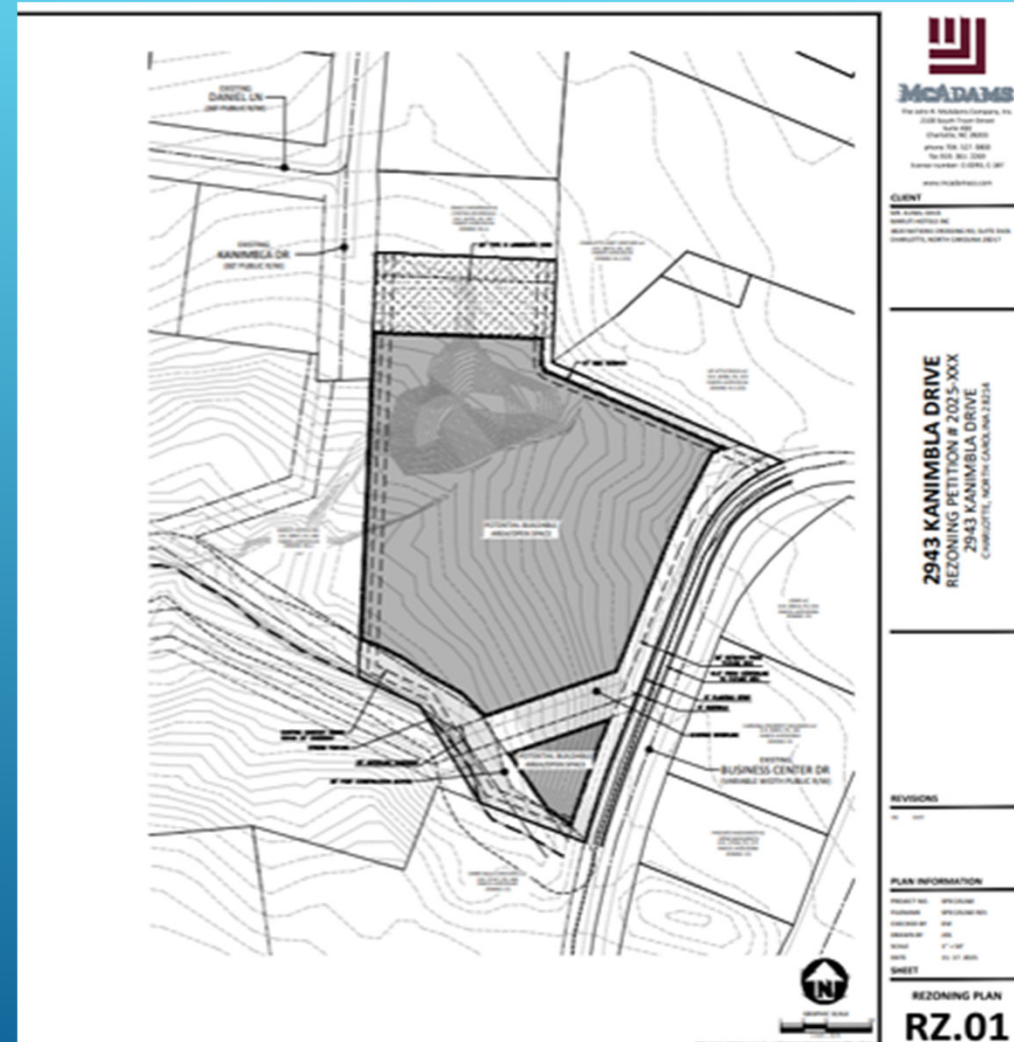


REZONING PROPOSAL

REQUESTING CG(CD)

UP TO 160
HOTEL ROOMS

- 25' TYPE B LANDSCAPE YARD TO THE NORTH
- PROGRAMMED AMENITIZED PUBLICLY ACCESSIBLE OPEN SPACE
- CURRENTLY NOT PROPOSING CONNECTION TO KANIMBLA DRIVE





POTENTIAL REZONING TIMELINE

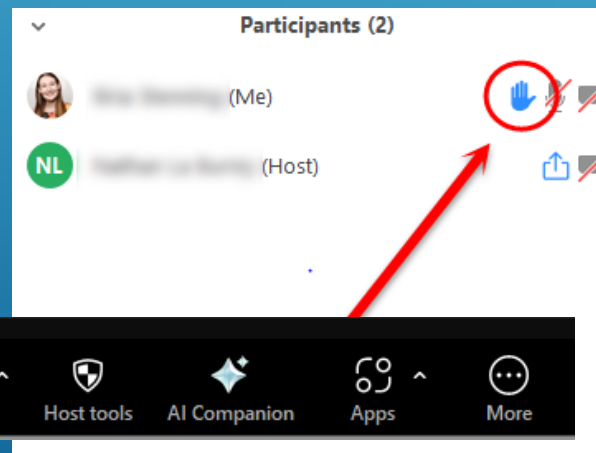
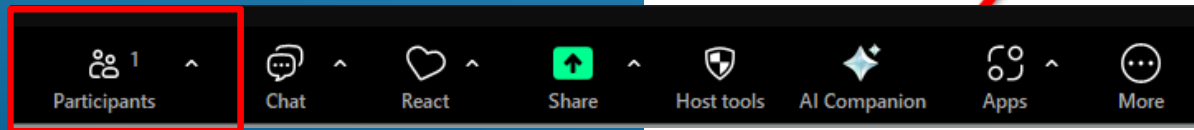
- Rezoning Application Processed: November 2025
- **Official Community Meeting: Today, January 8th**
- Revised Plan Submittal: January 12th
- Earliest Possible Public Hearing: February 16th
- Zoning Committee: March 3rd
- Earliest Possible Decision: March 16th

QUESTIONS?

Type your questions to Brittany Lins



Or ask out loud



THANK YOU!

