

Notice to Interested Parties of a Rezoning Petition Virtual Community Meeting

Subject:	Conditional Rezoning Petition
Petitioner/Developer:	Avatar Holdings, LLC
Current Land Use:	Vacant
Existing Zoning:	MUDD-O (SPA) & CC (SPA)
Rezoning Requested:	MUDD-O (SPA) & CC (SPA)
Parcel Numbers:	199-241-57, 199-241-58, & 199-241-61
Virtual Presentation will be online:	Thursday, April 9th, 2026, 6:00pm-7:00pm
To register for the meeting:	email info@urbandesignpartners.com for the link to register
Access to Hard Copy of Presentation:	Email info@urbandesignpartners.com (please put RZP 2026-013 in the subject line) or call 704-334-3303

Summary of Request

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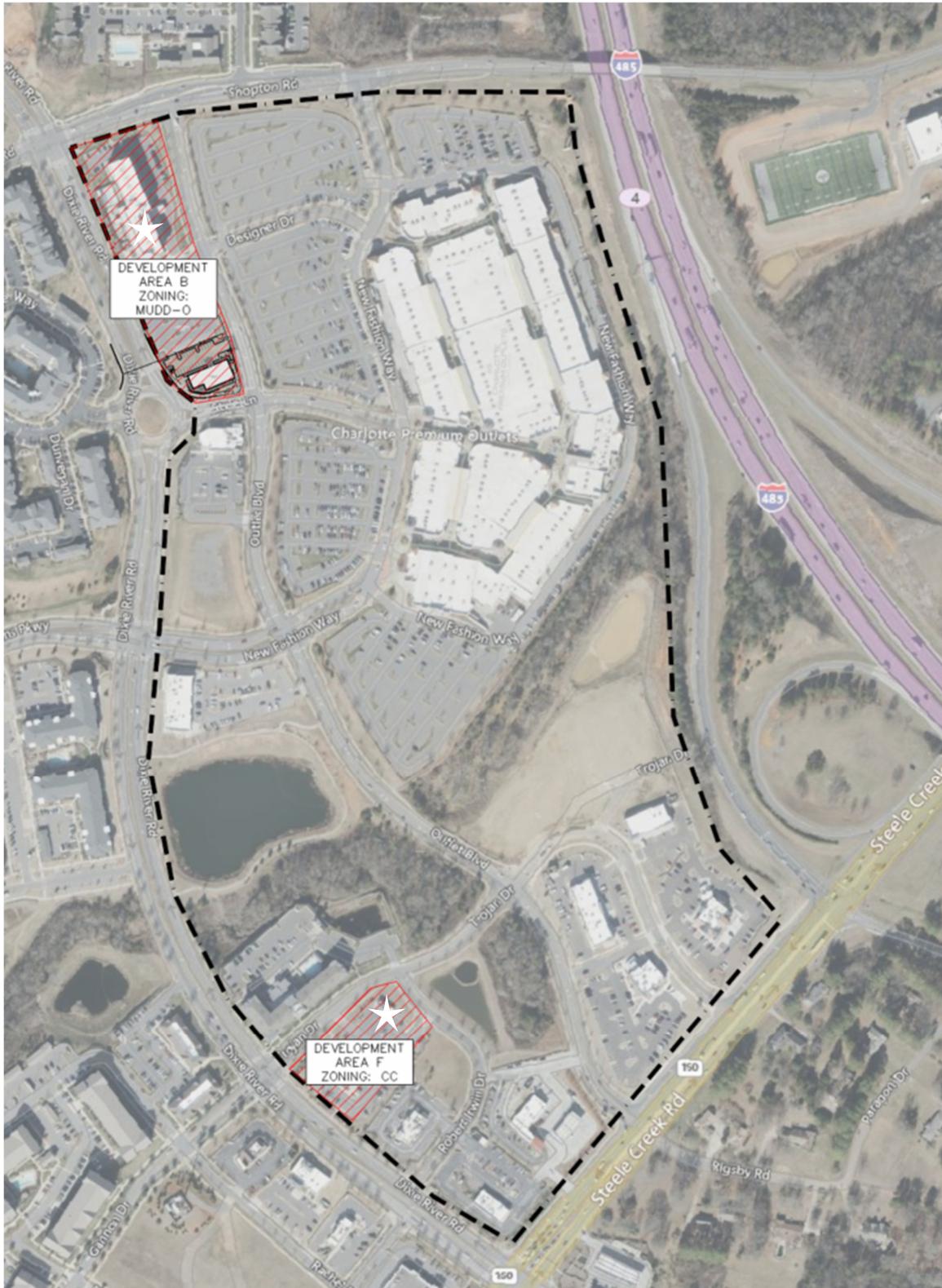
Respectfully,

Brian D. Smith, PE
Urban Design Partners

Cc: Mr. Malcom Graham, Charlotte City Council District 2 (via email)
Mr. Joe Mangum, Charlotte Planning, Design, and Development Department (via email)

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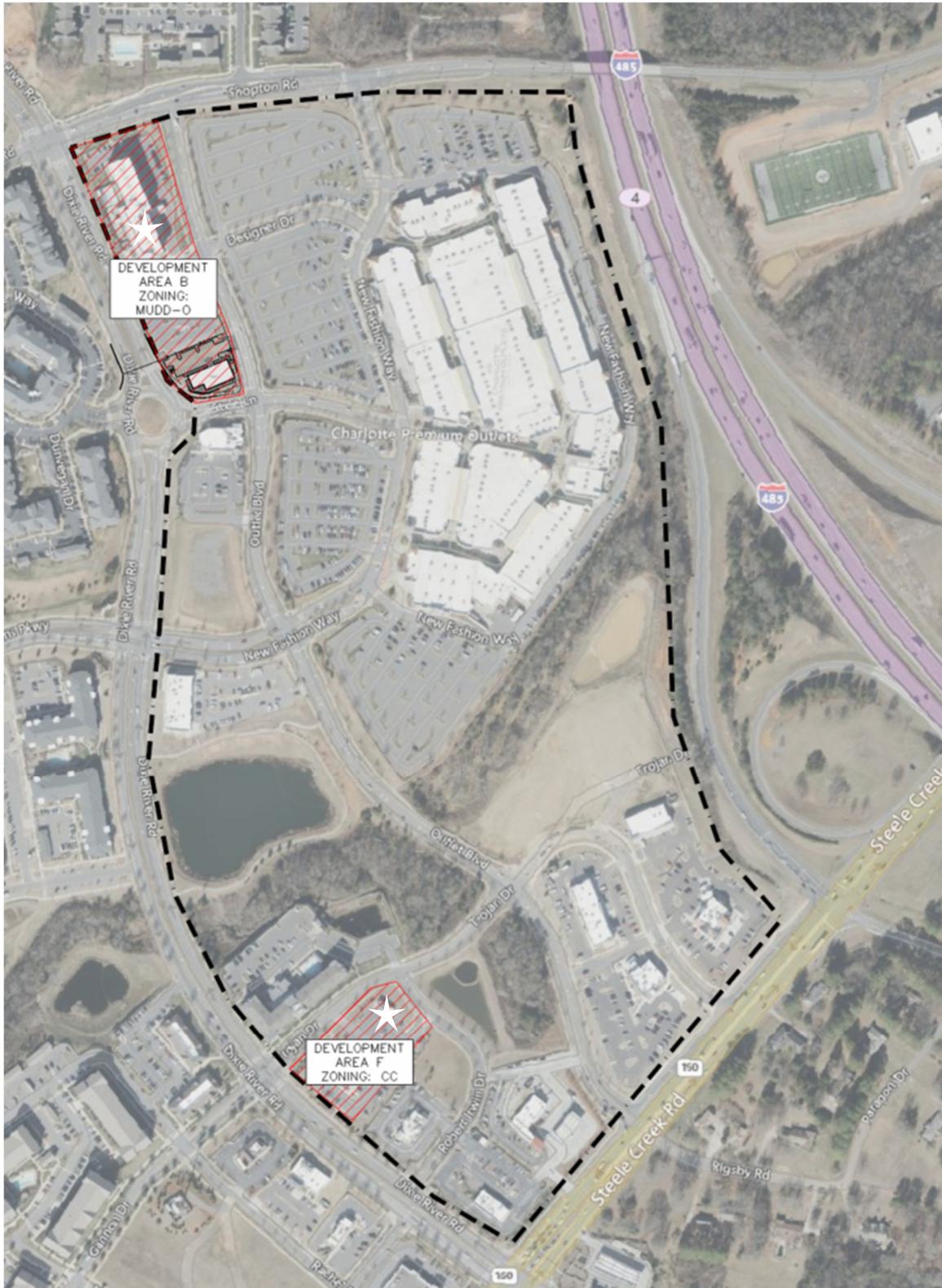
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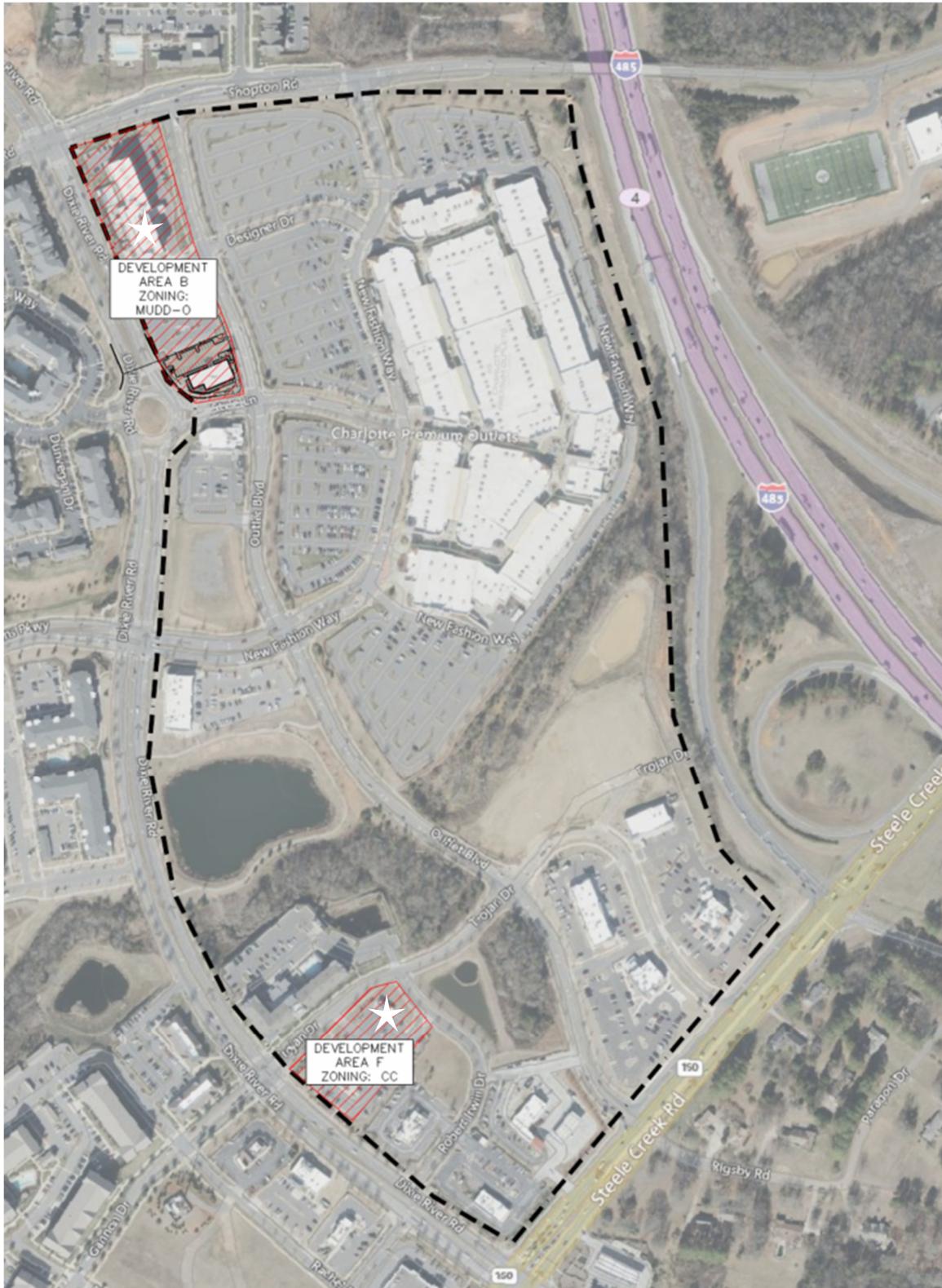
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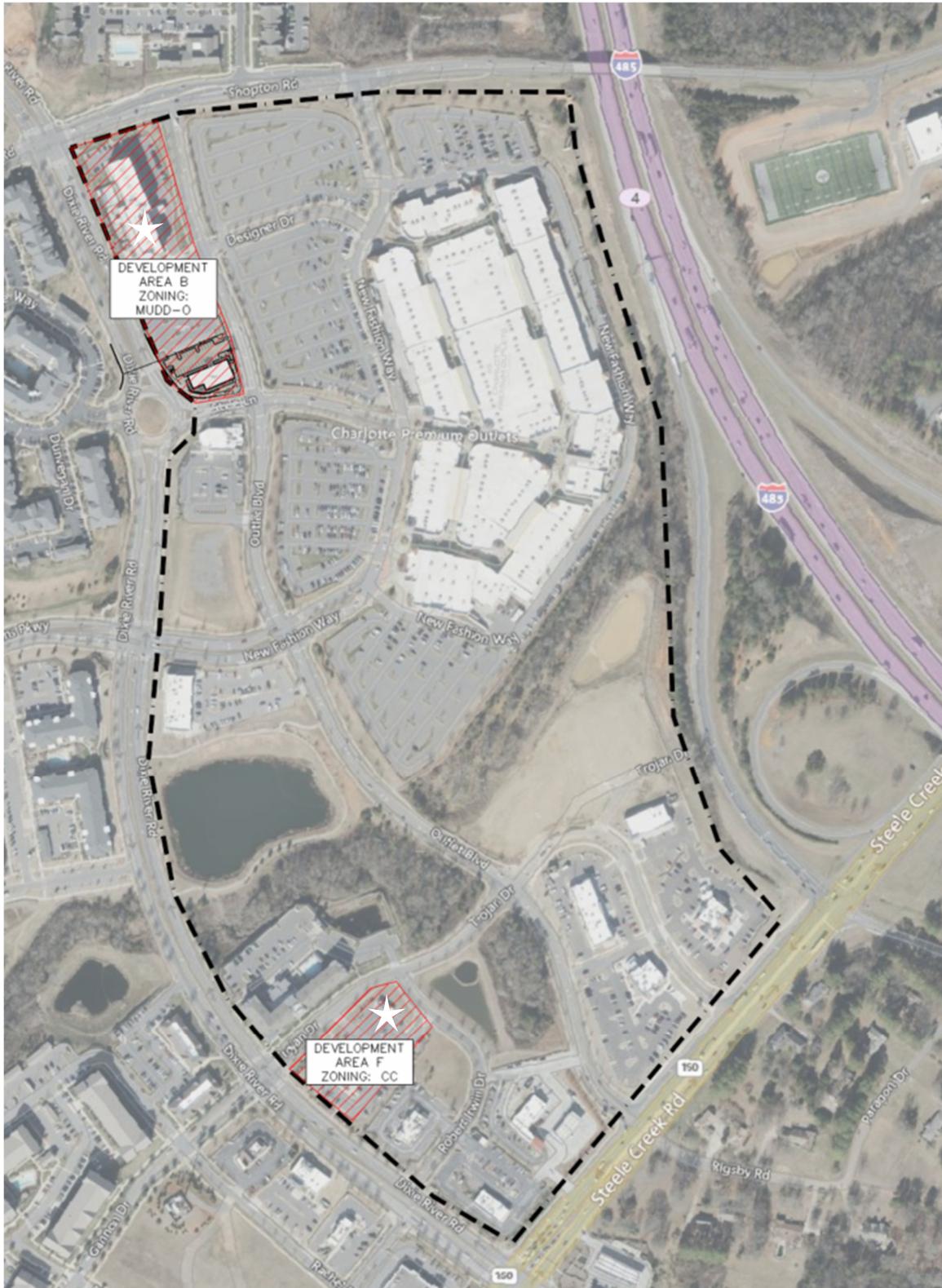
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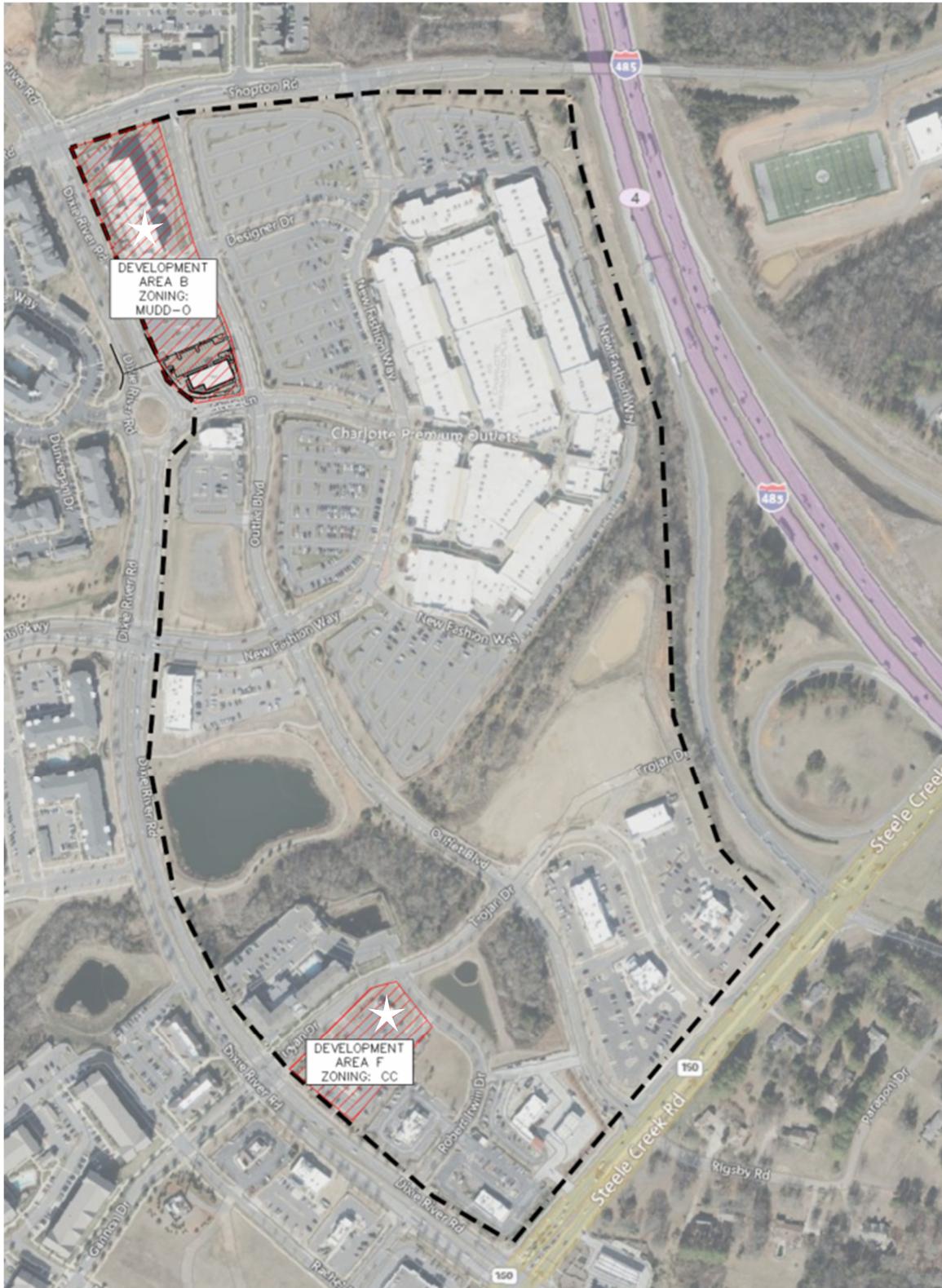
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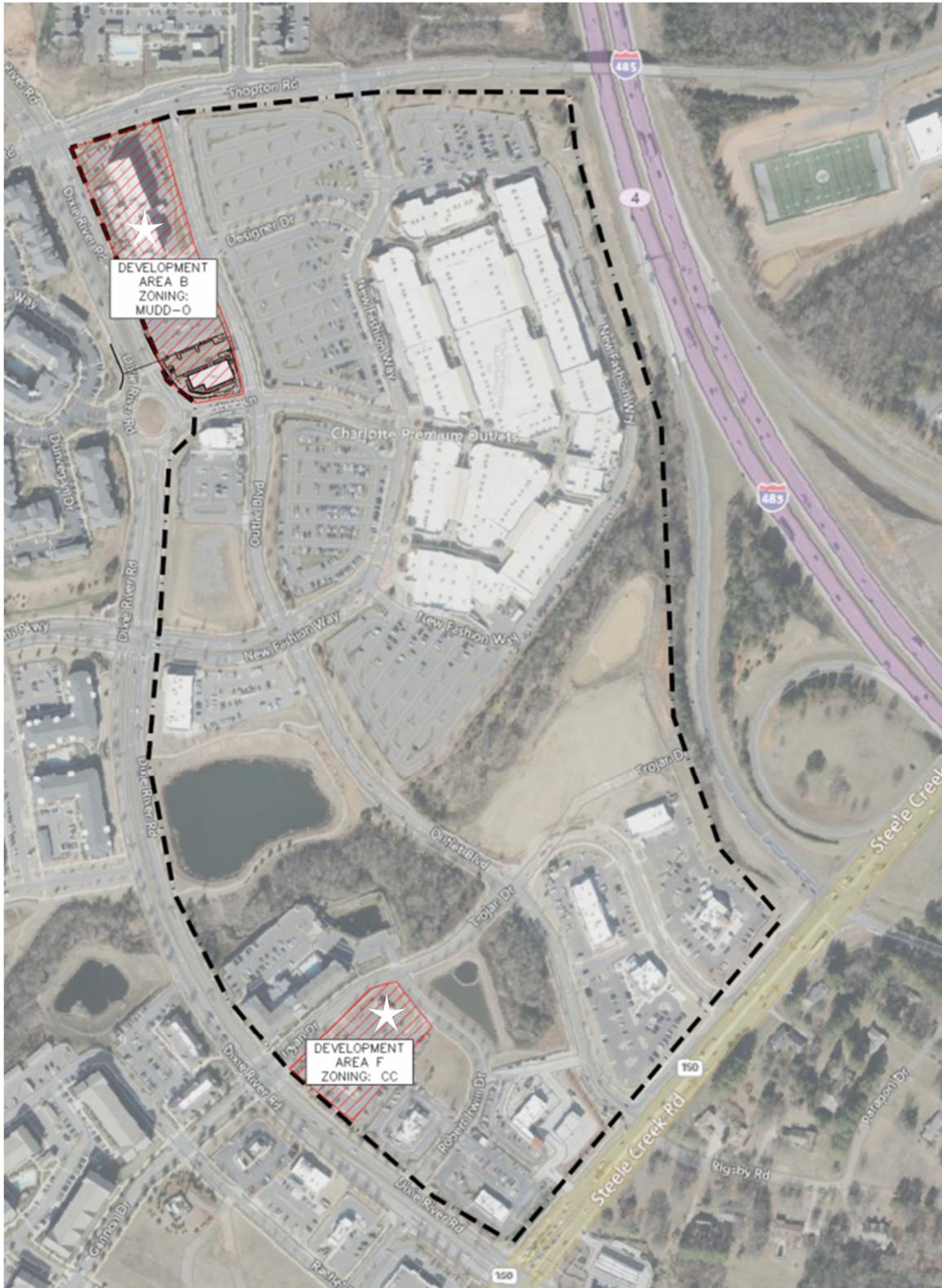
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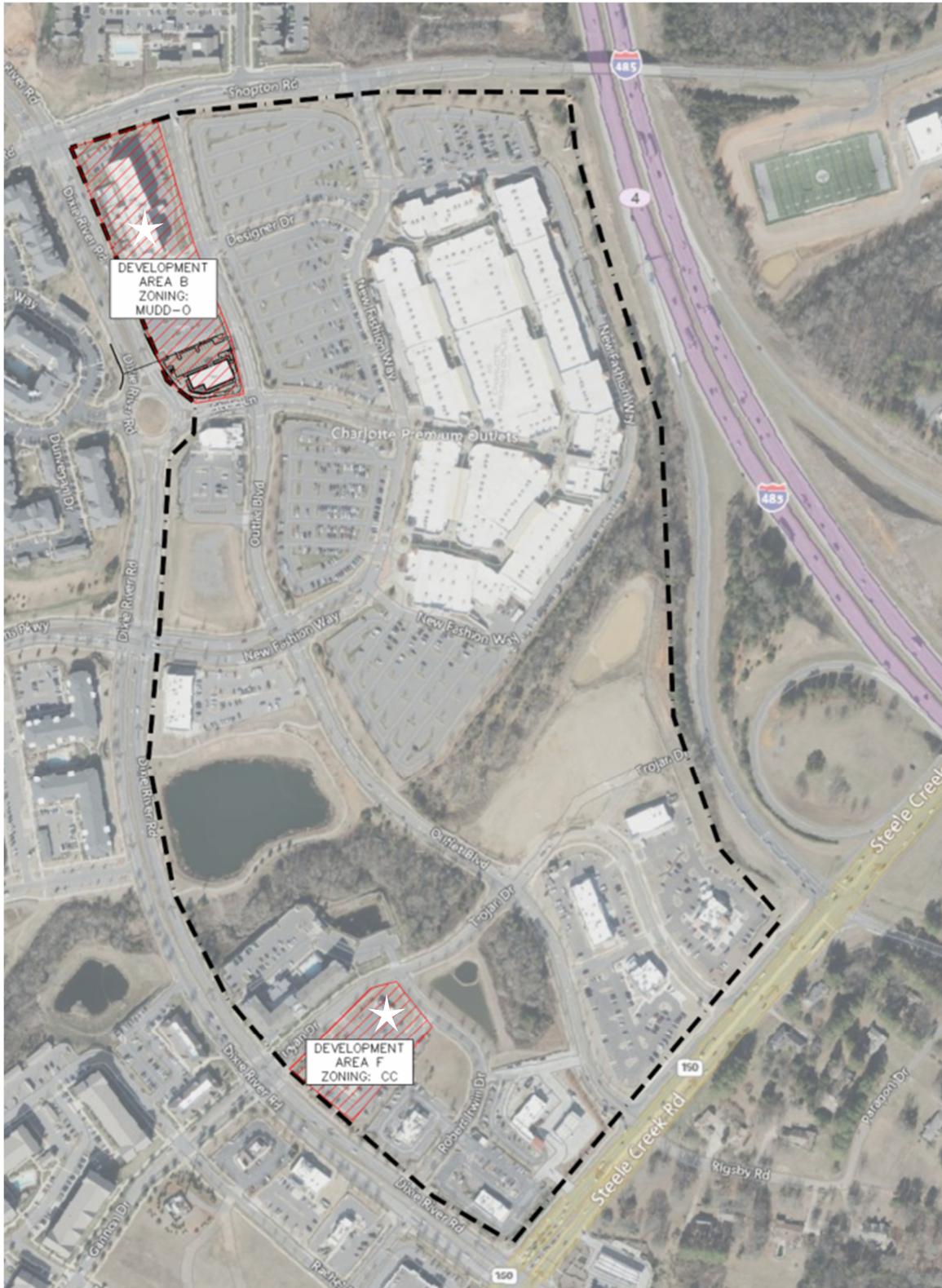
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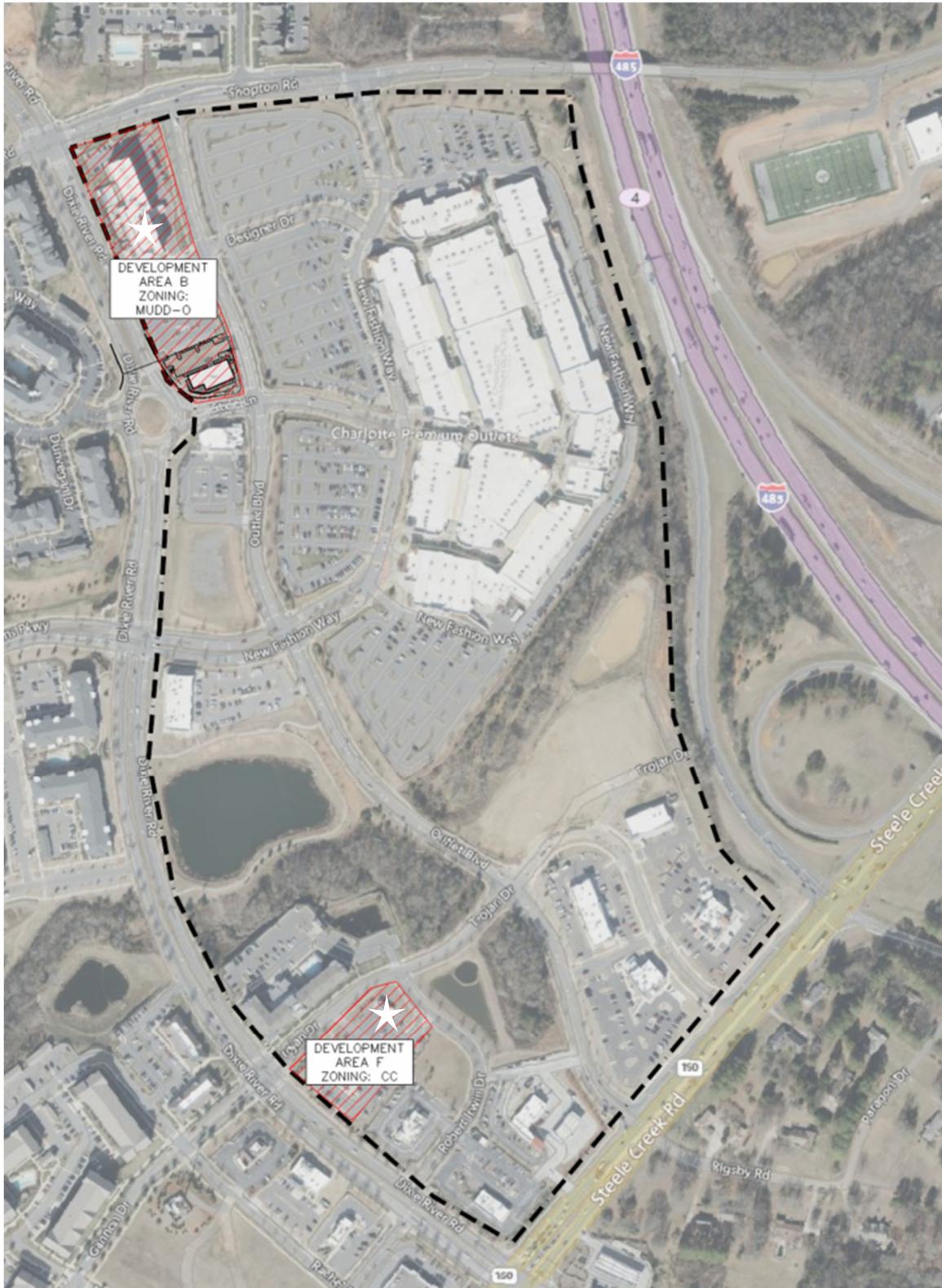
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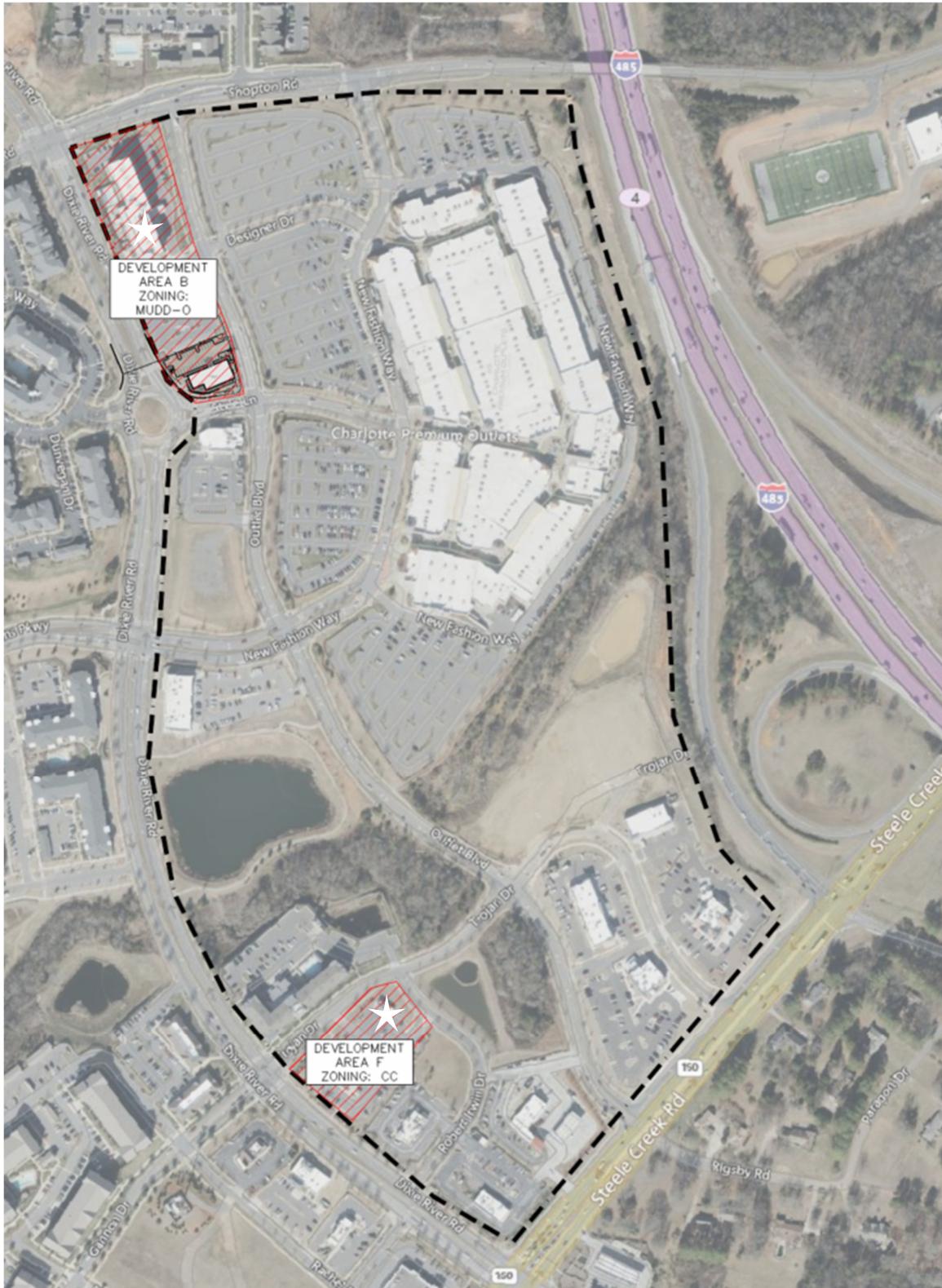
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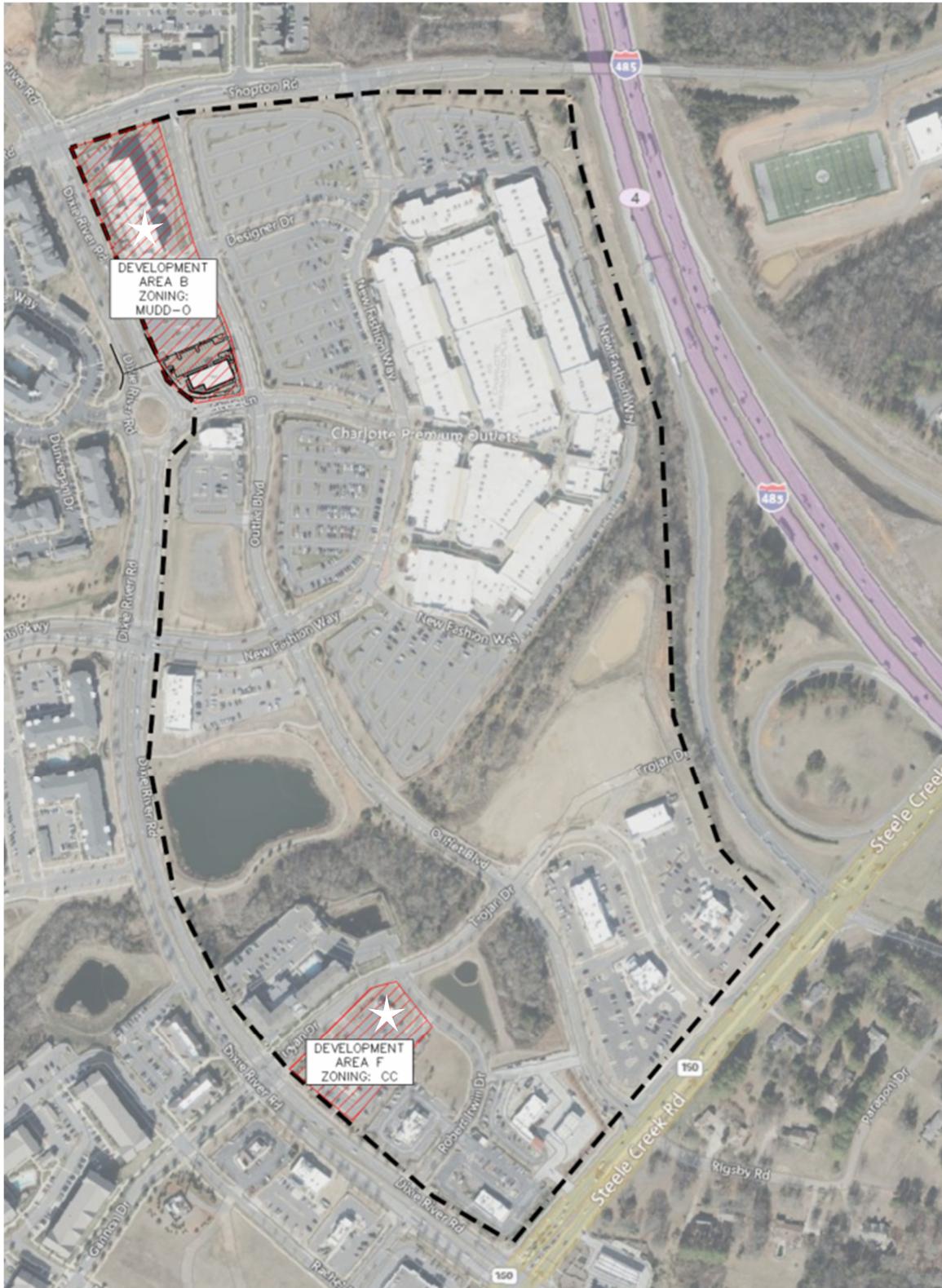
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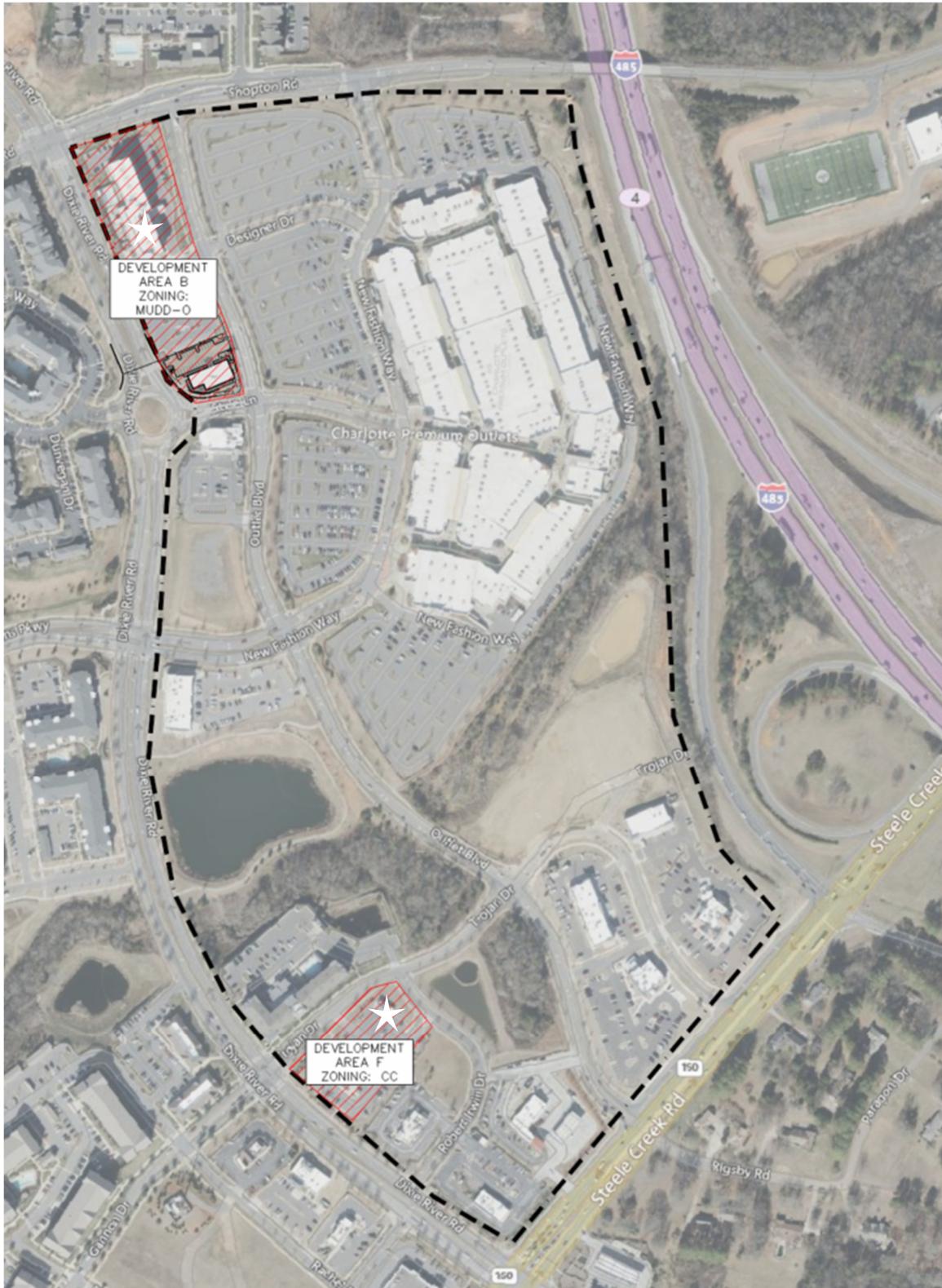
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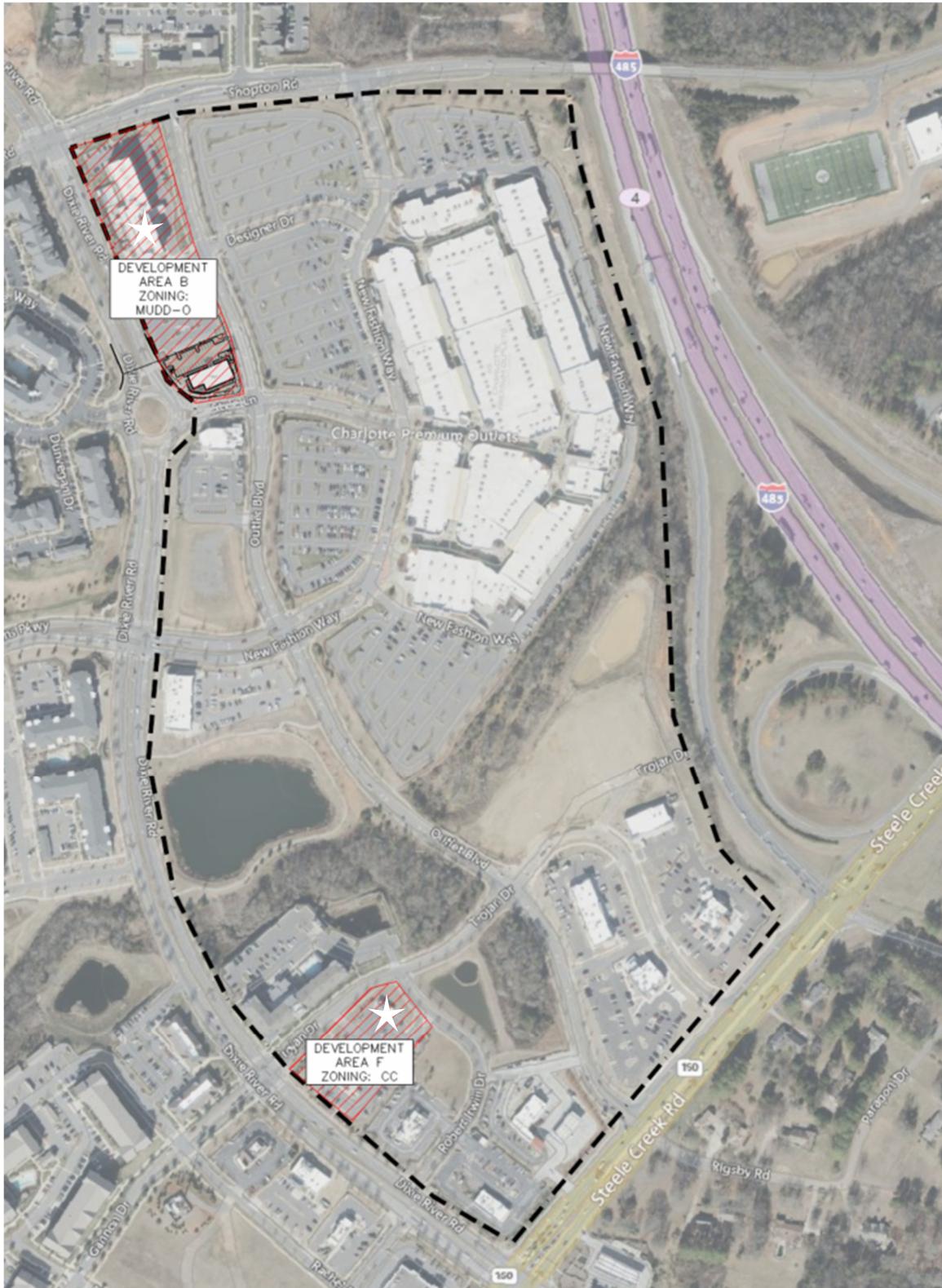
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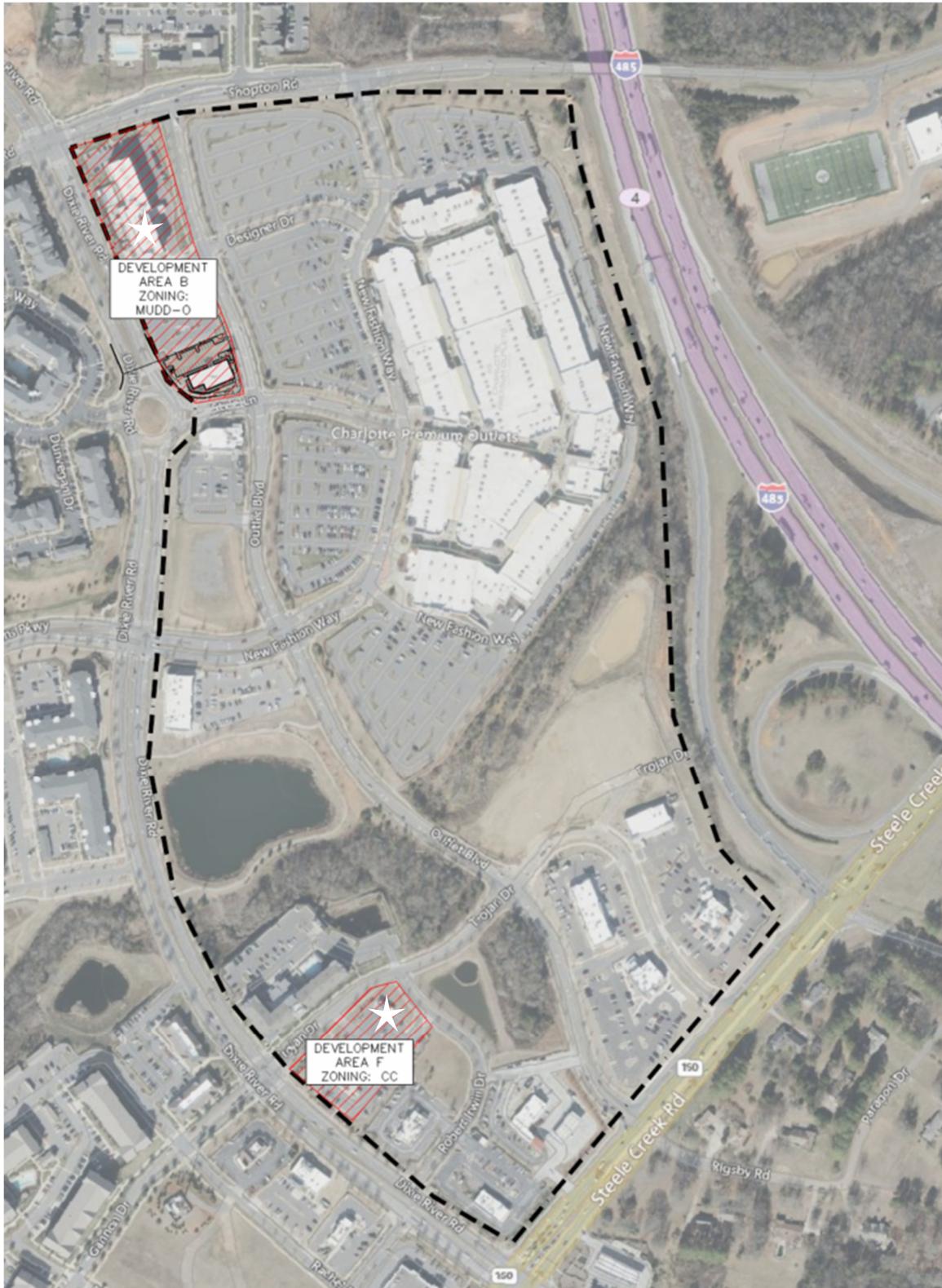
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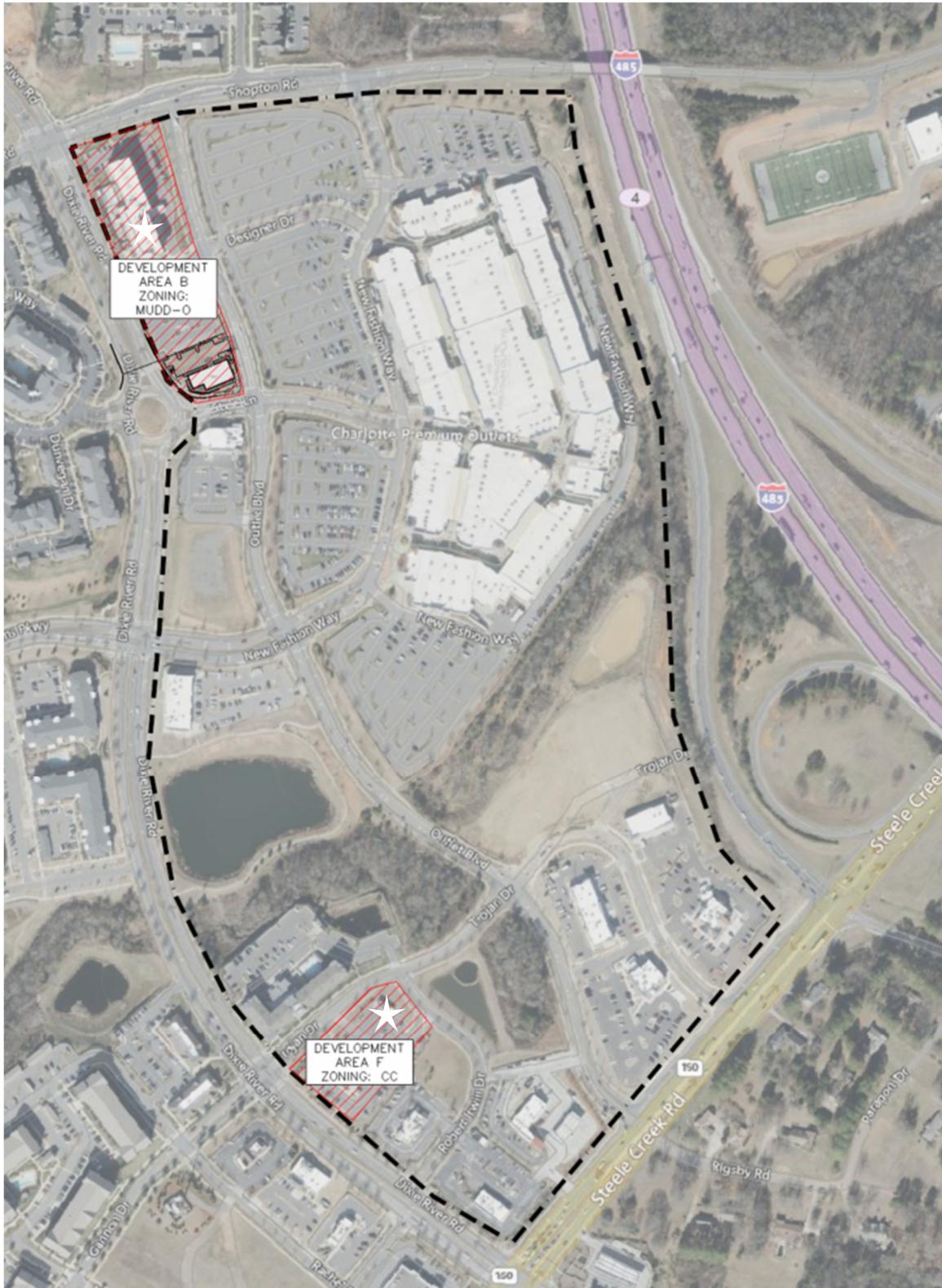
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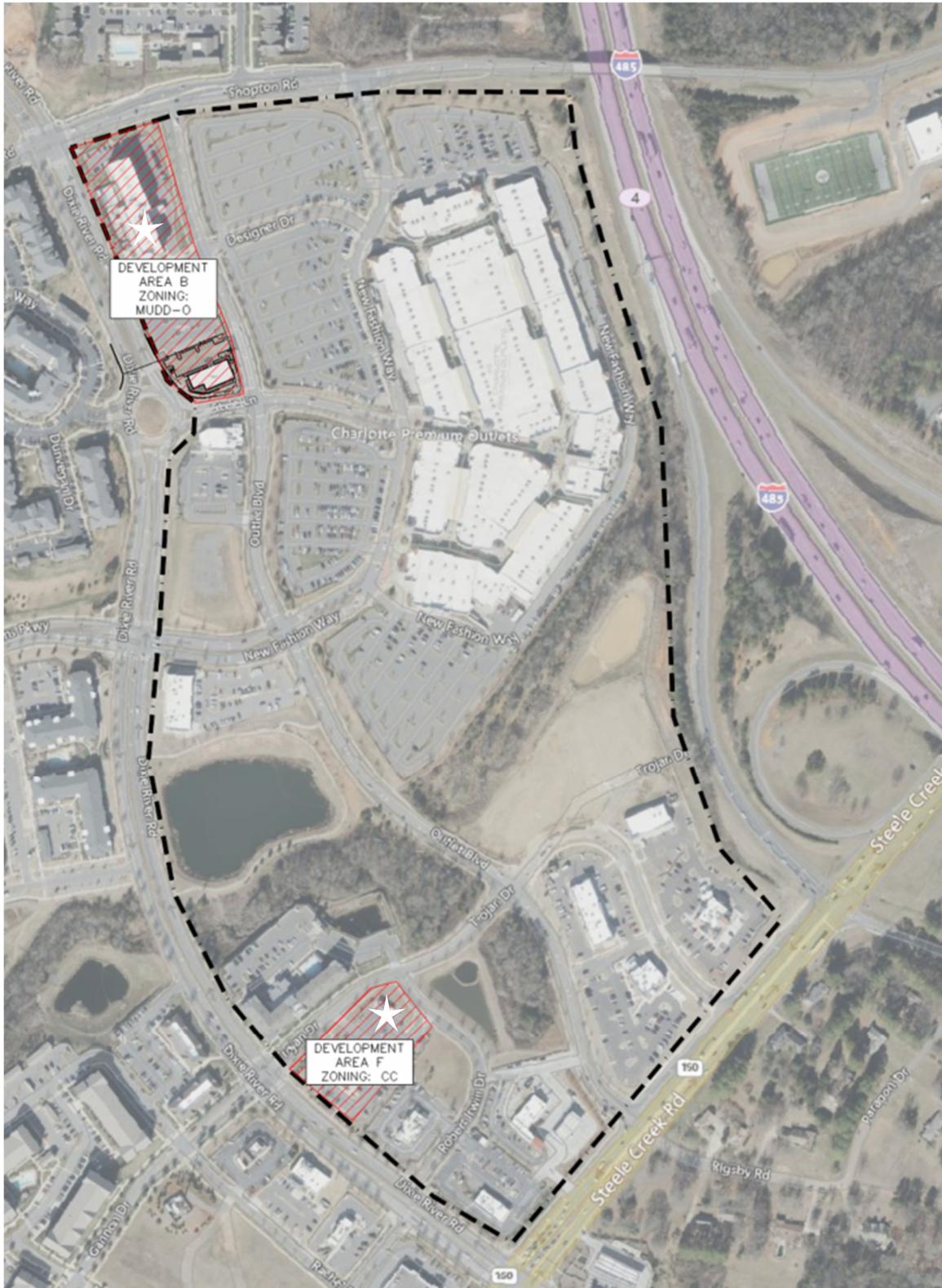
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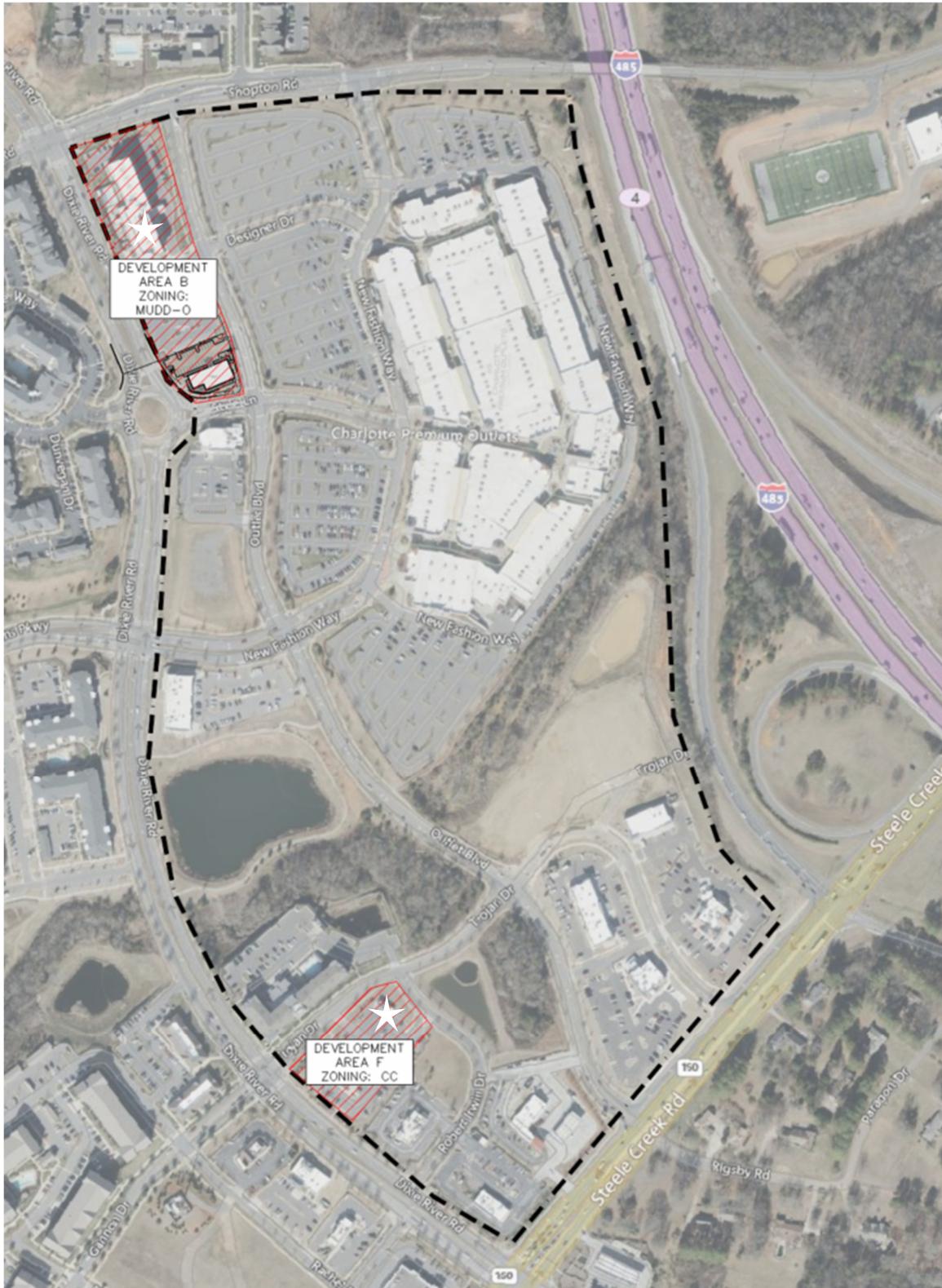
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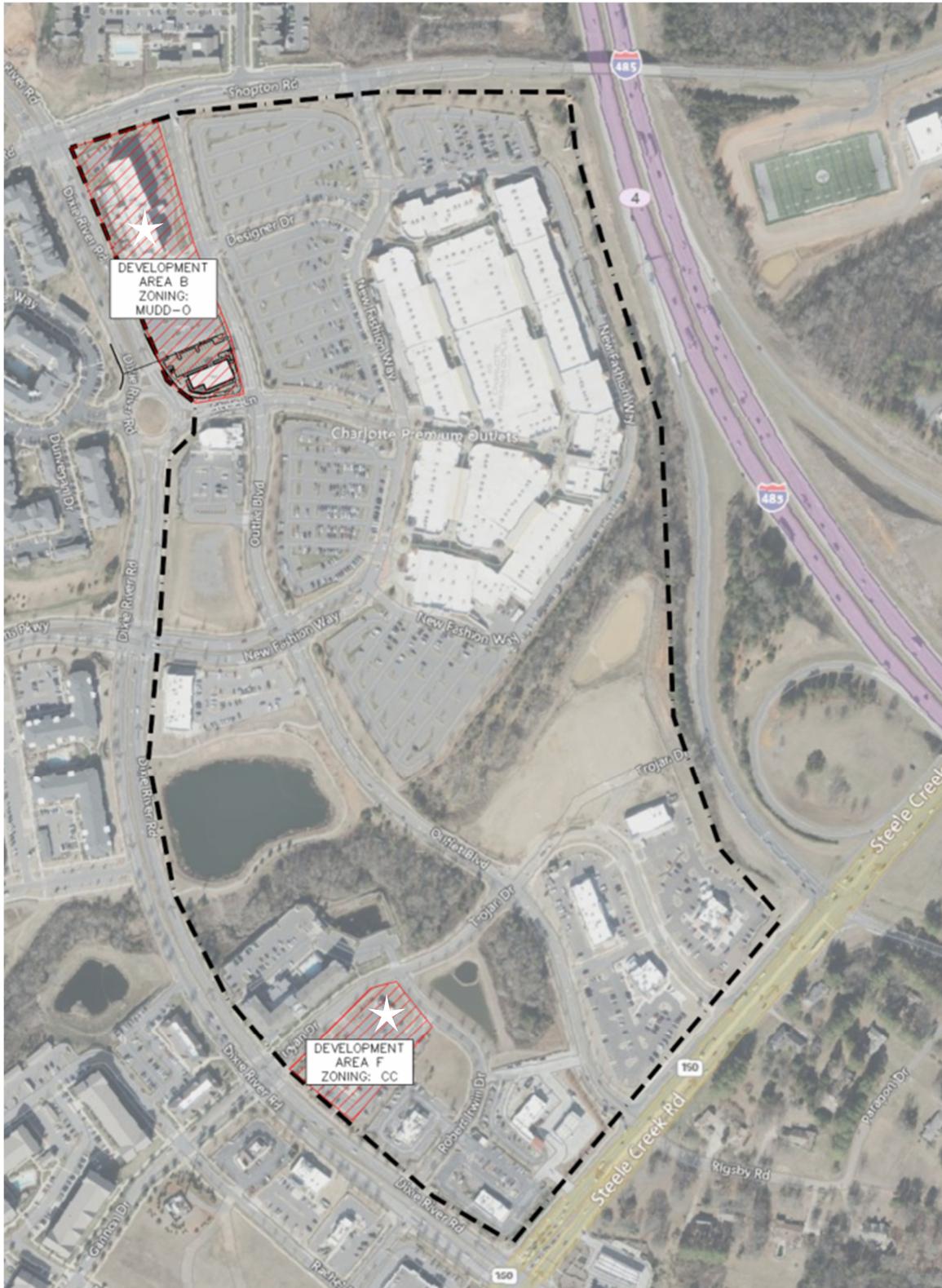
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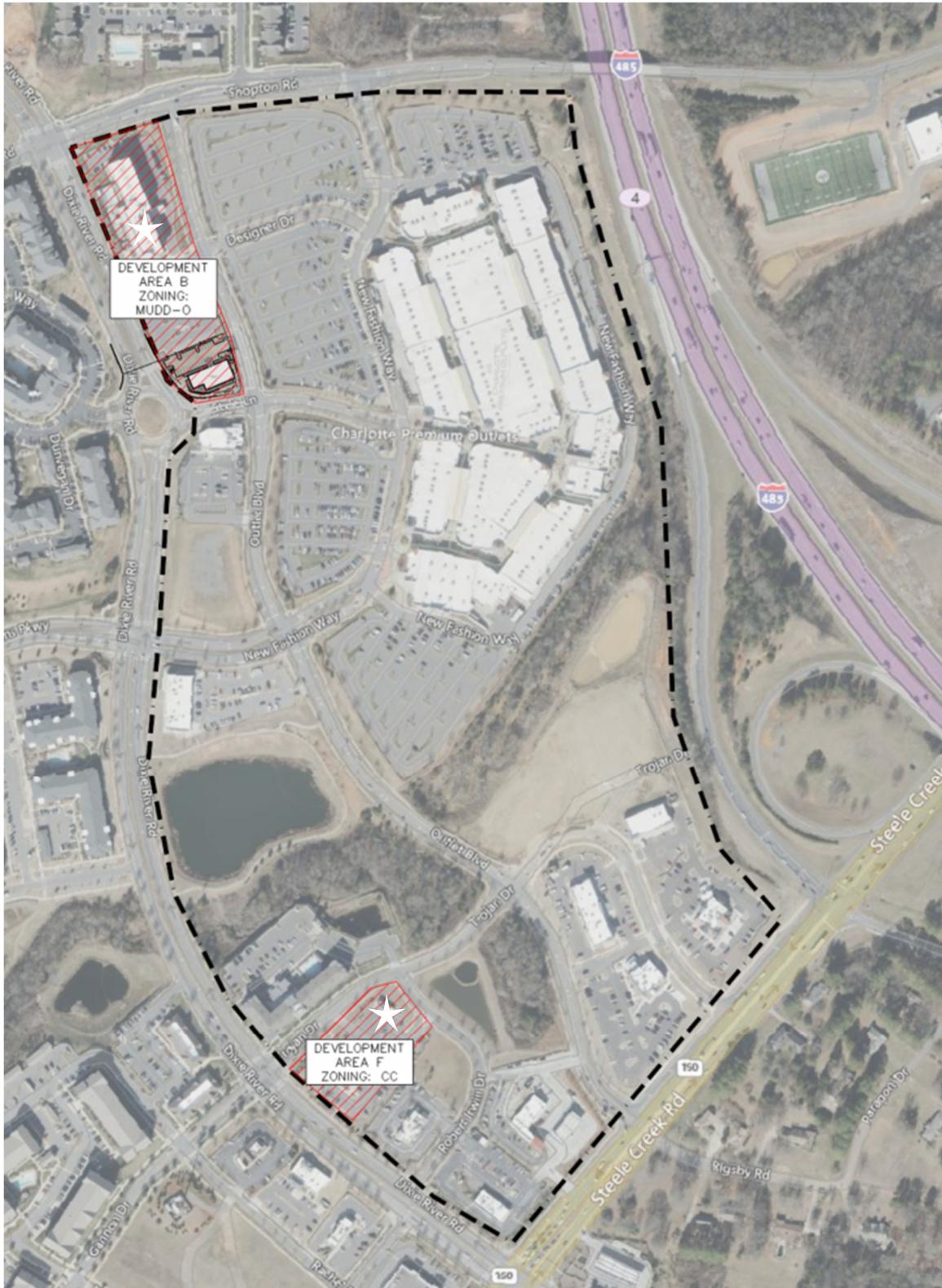
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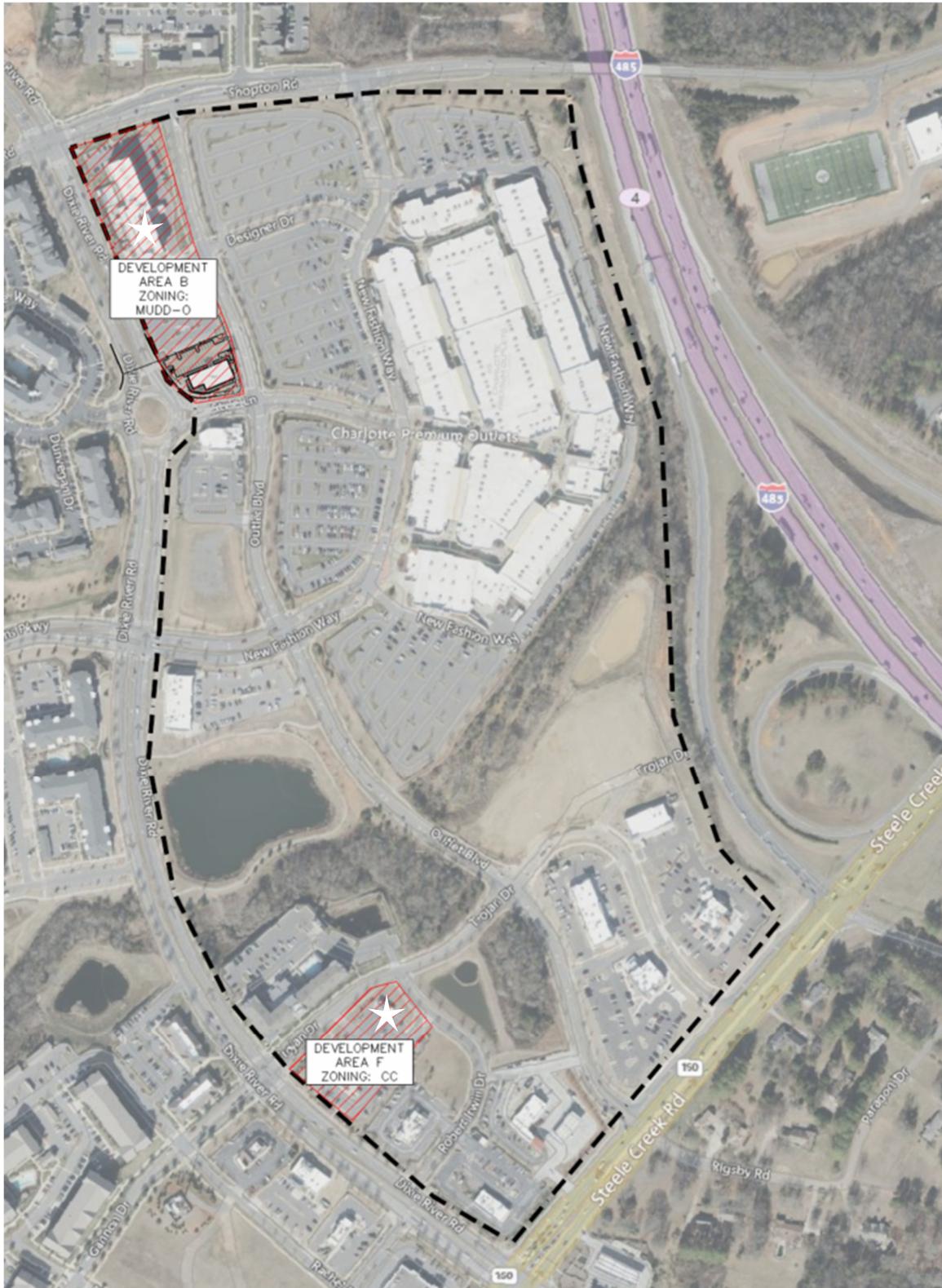
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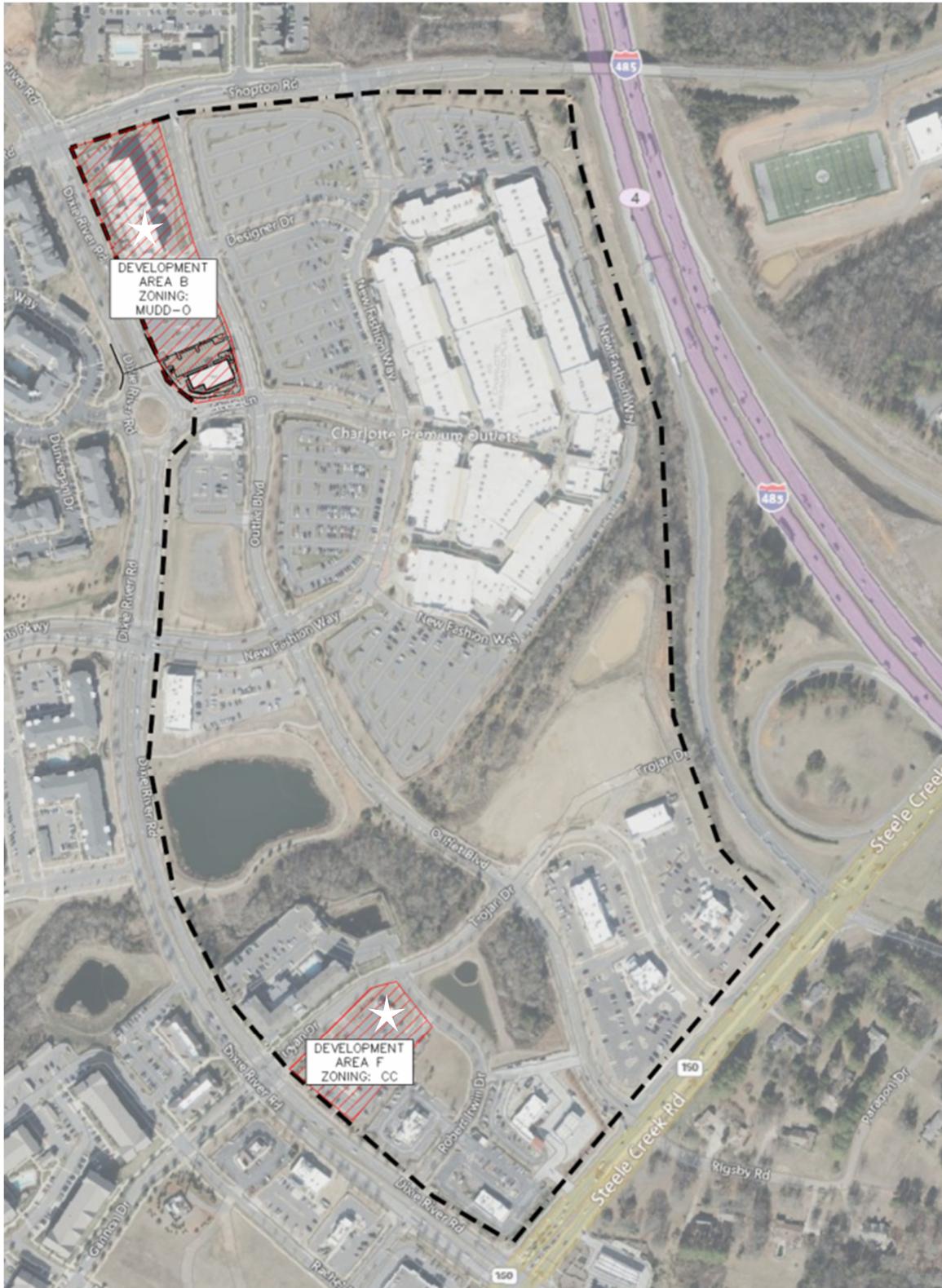
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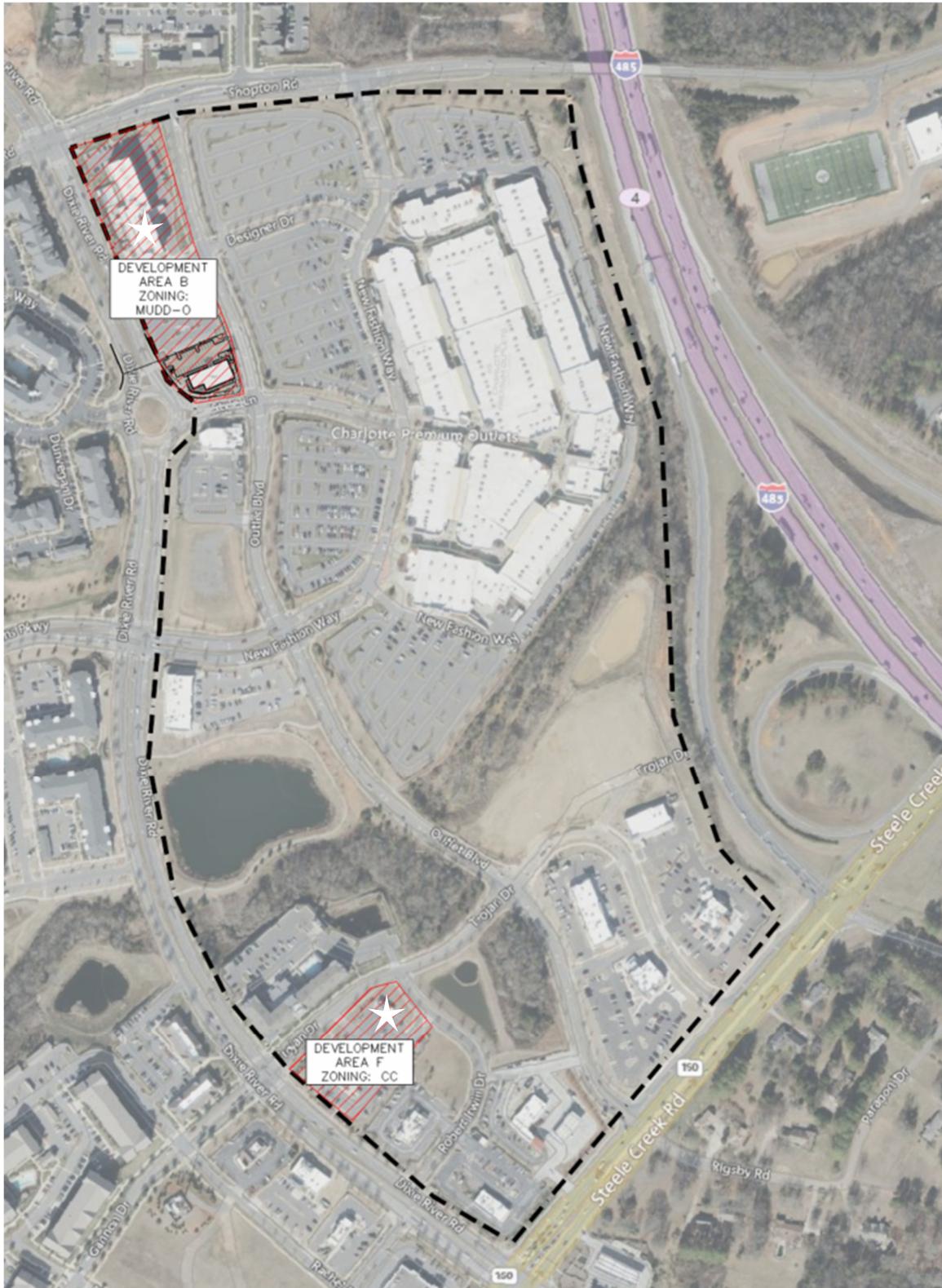
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Cc: Mr. Malcom Graham, Charlotte City Council District 2 (via email)
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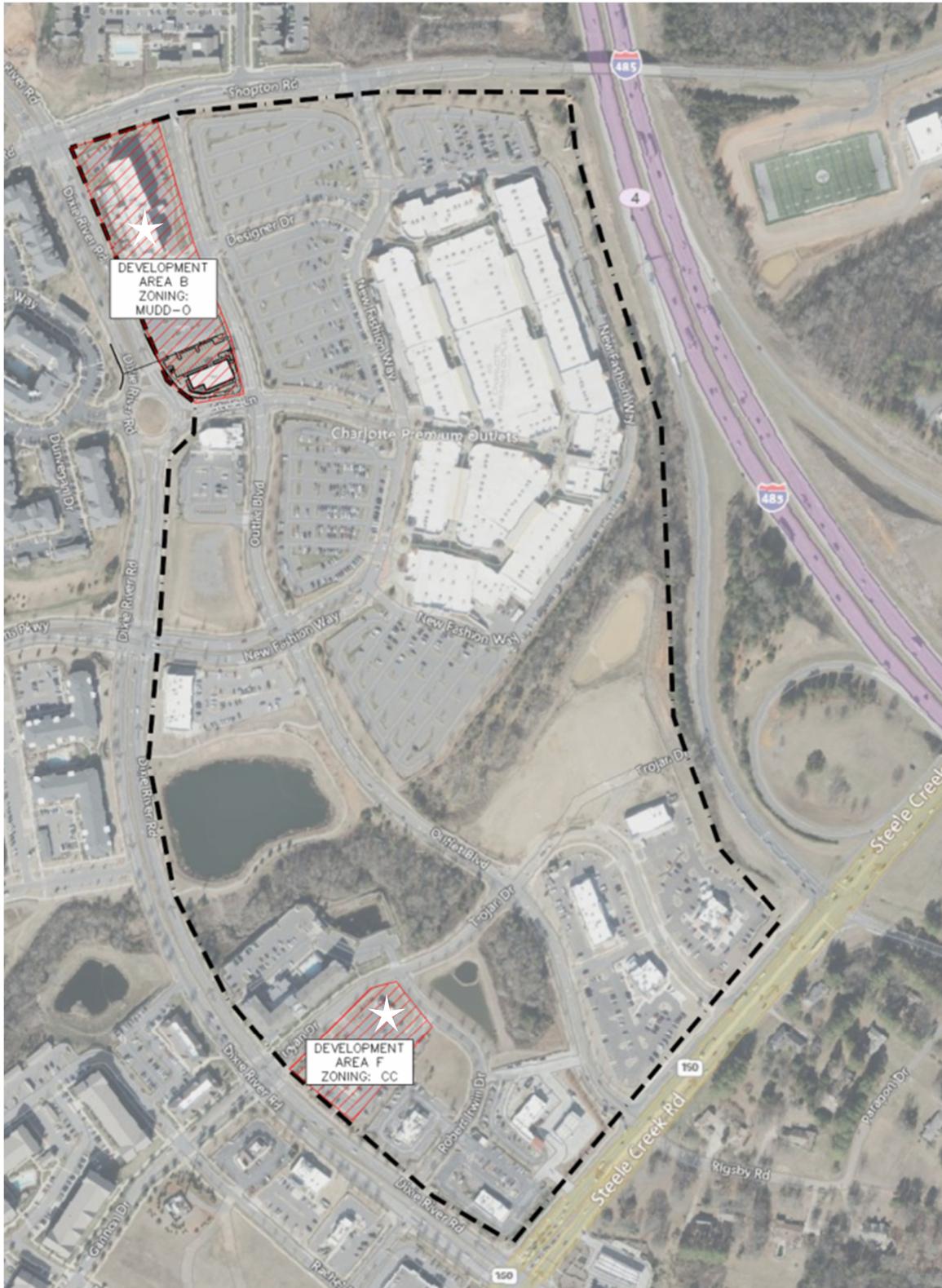
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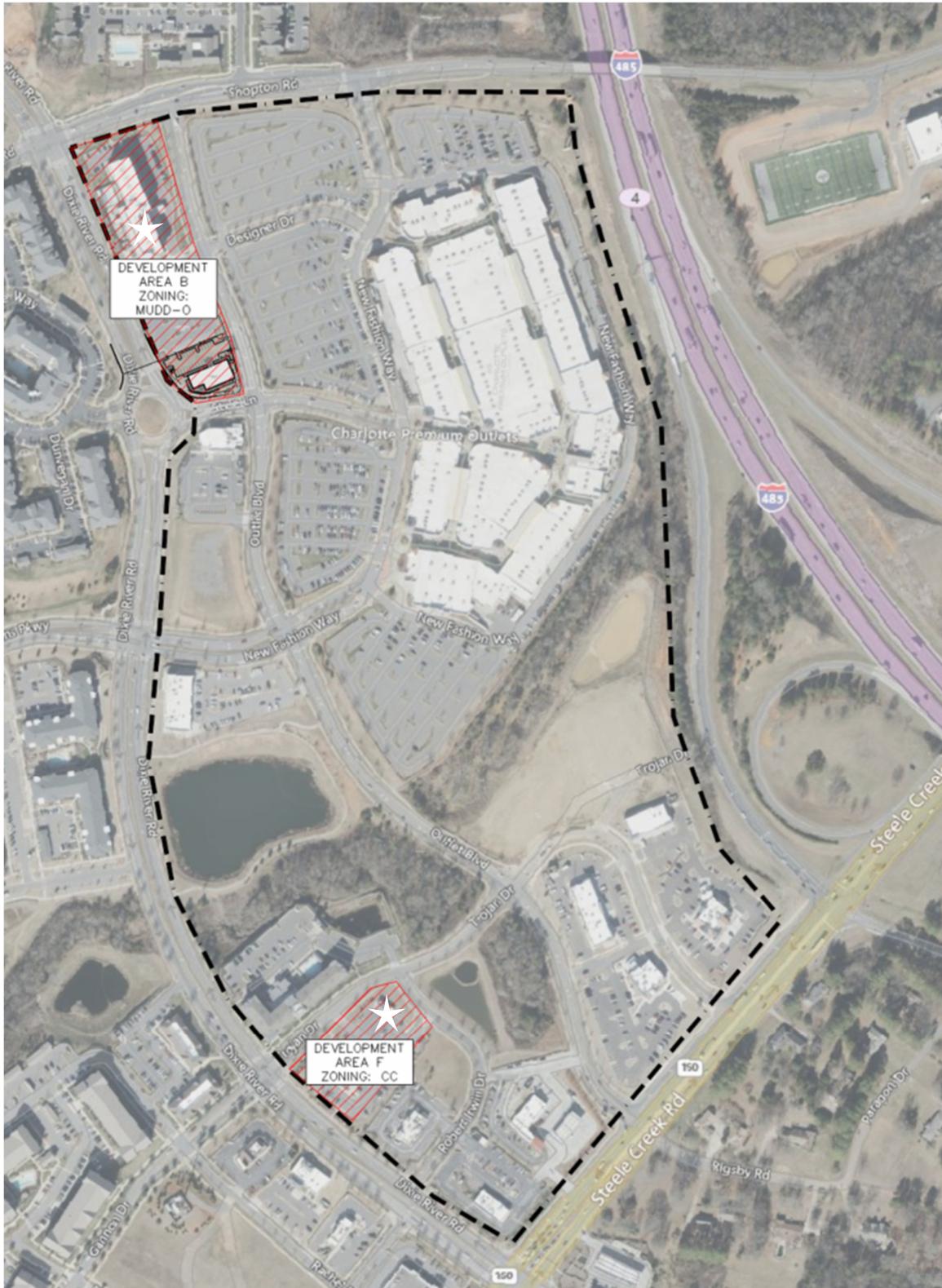
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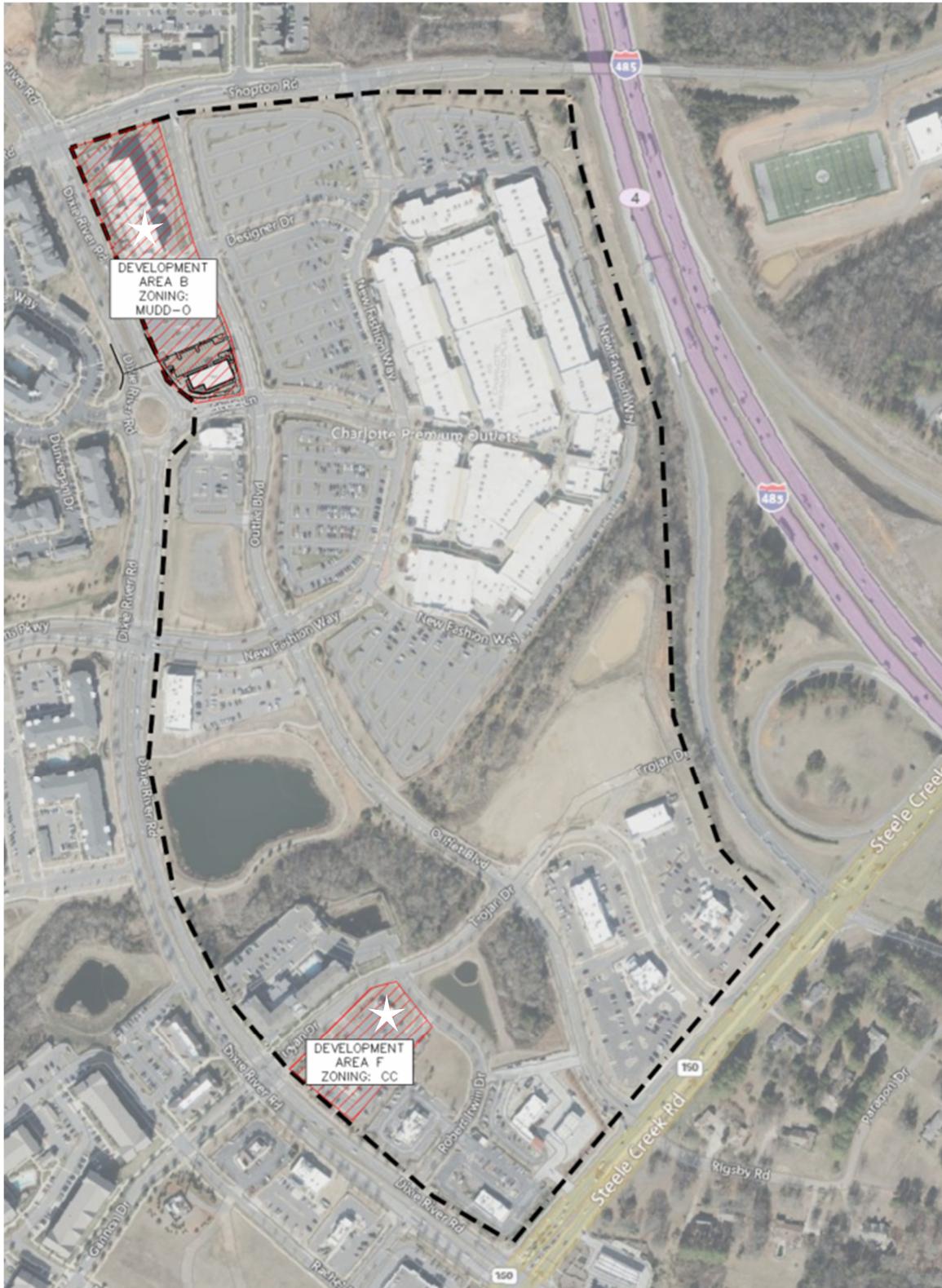
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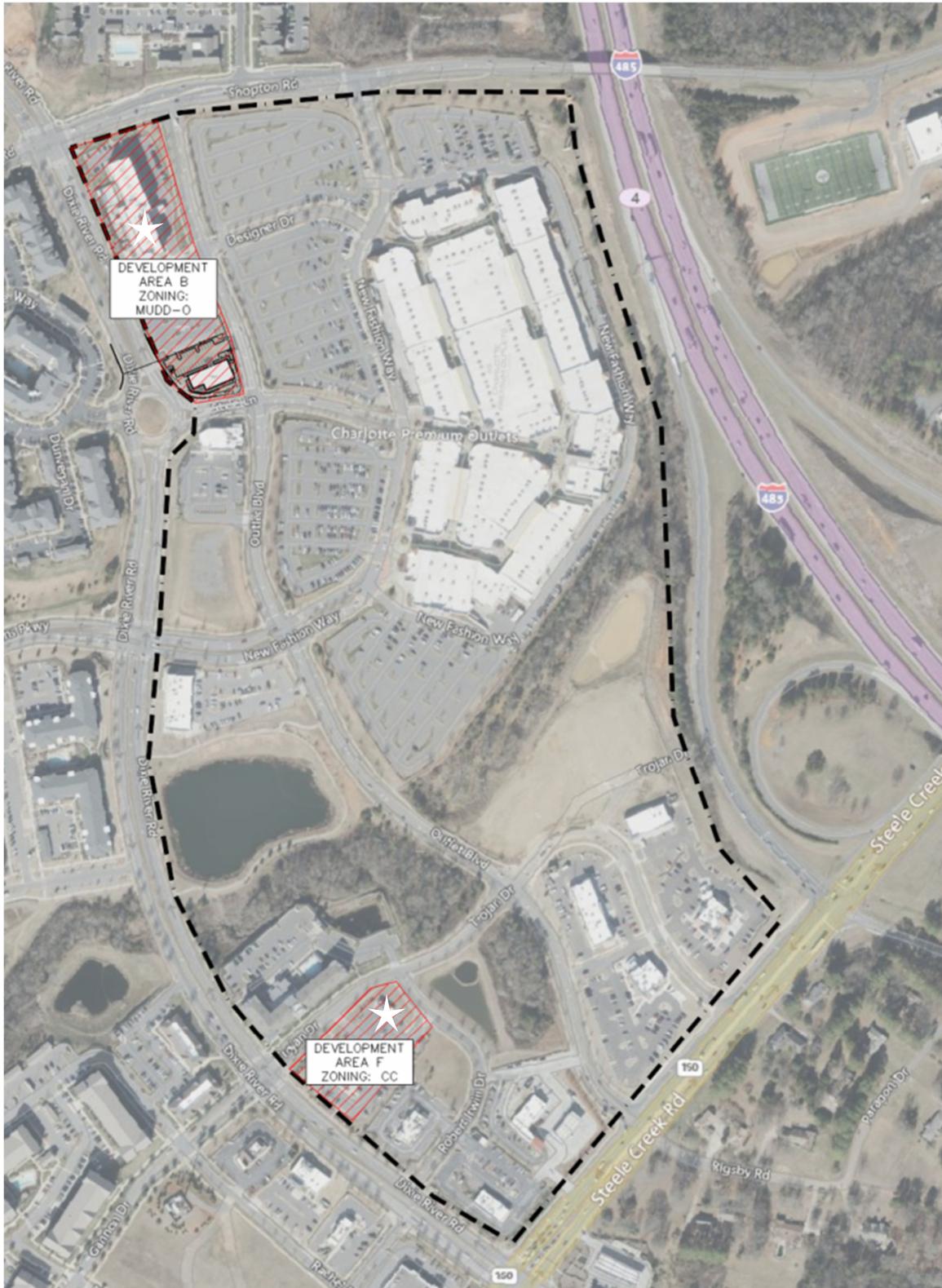
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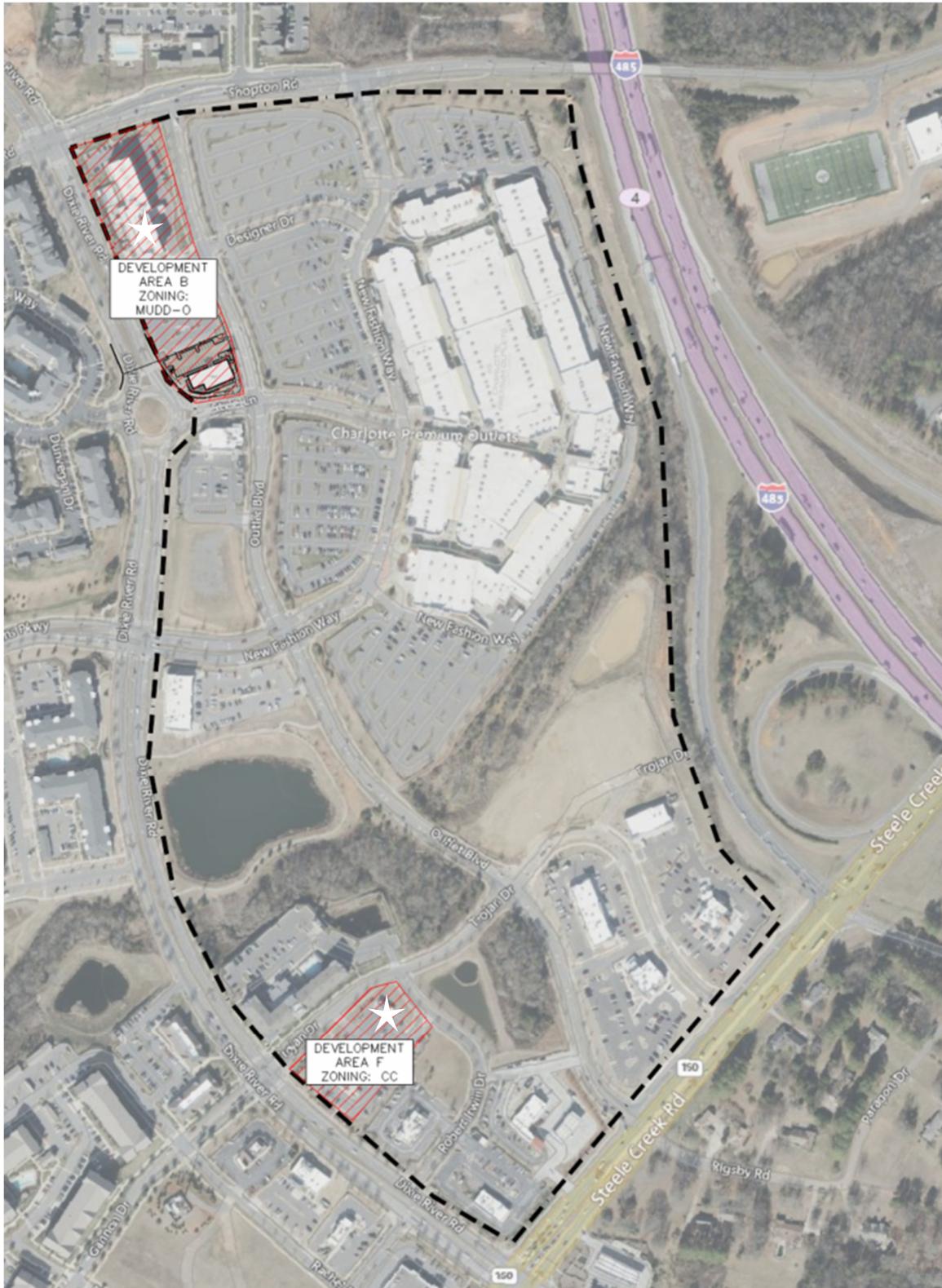
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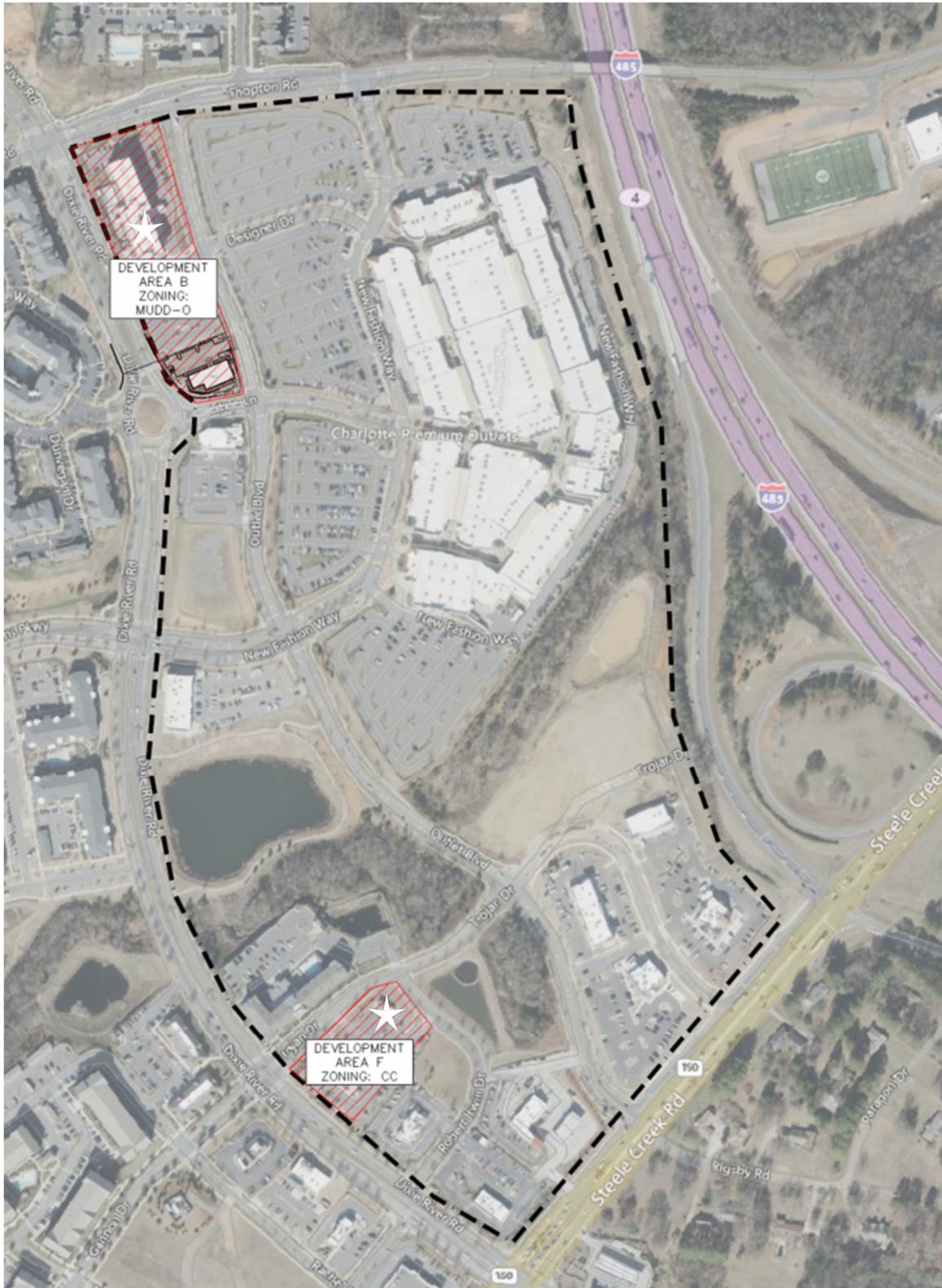
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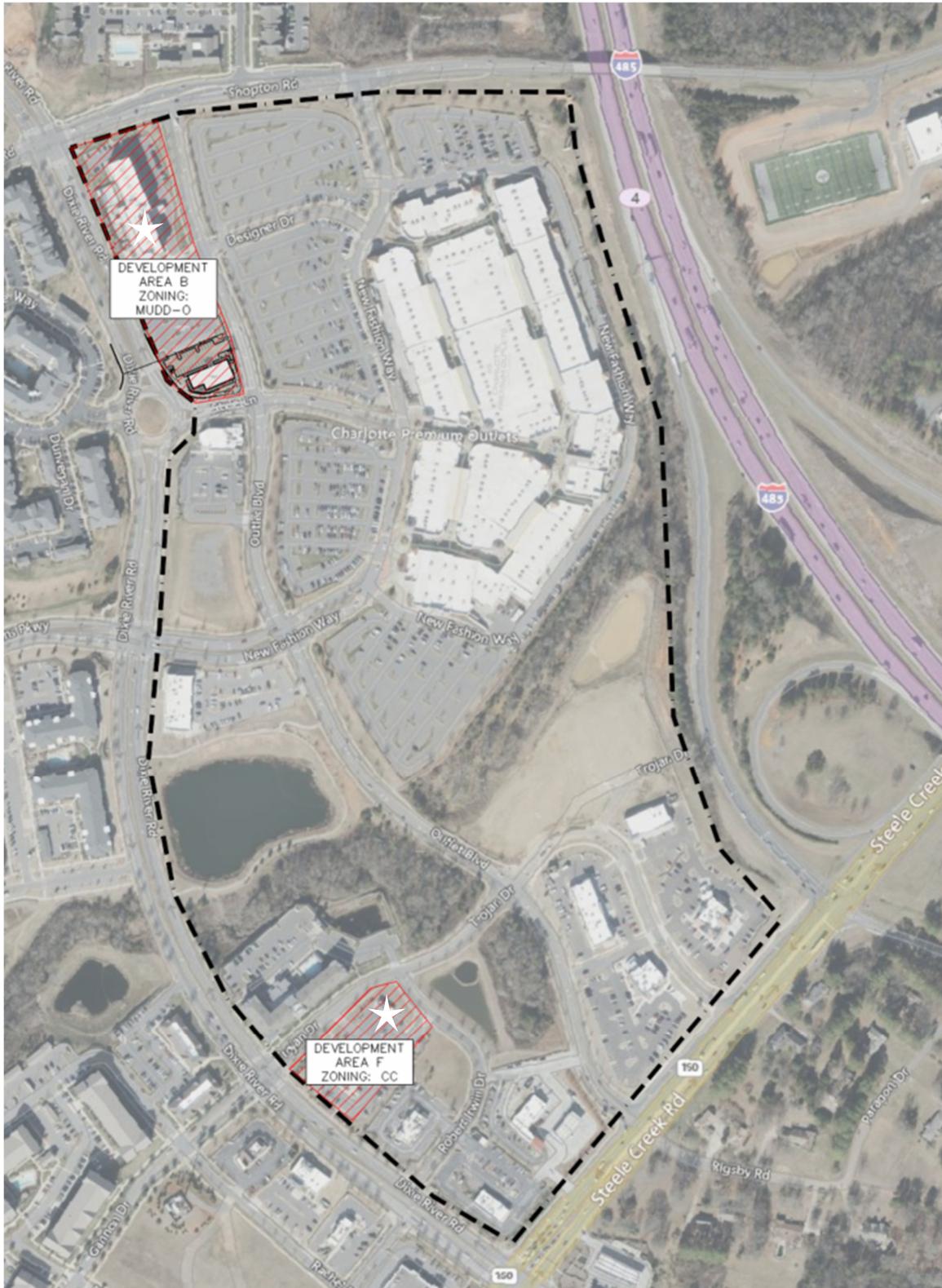
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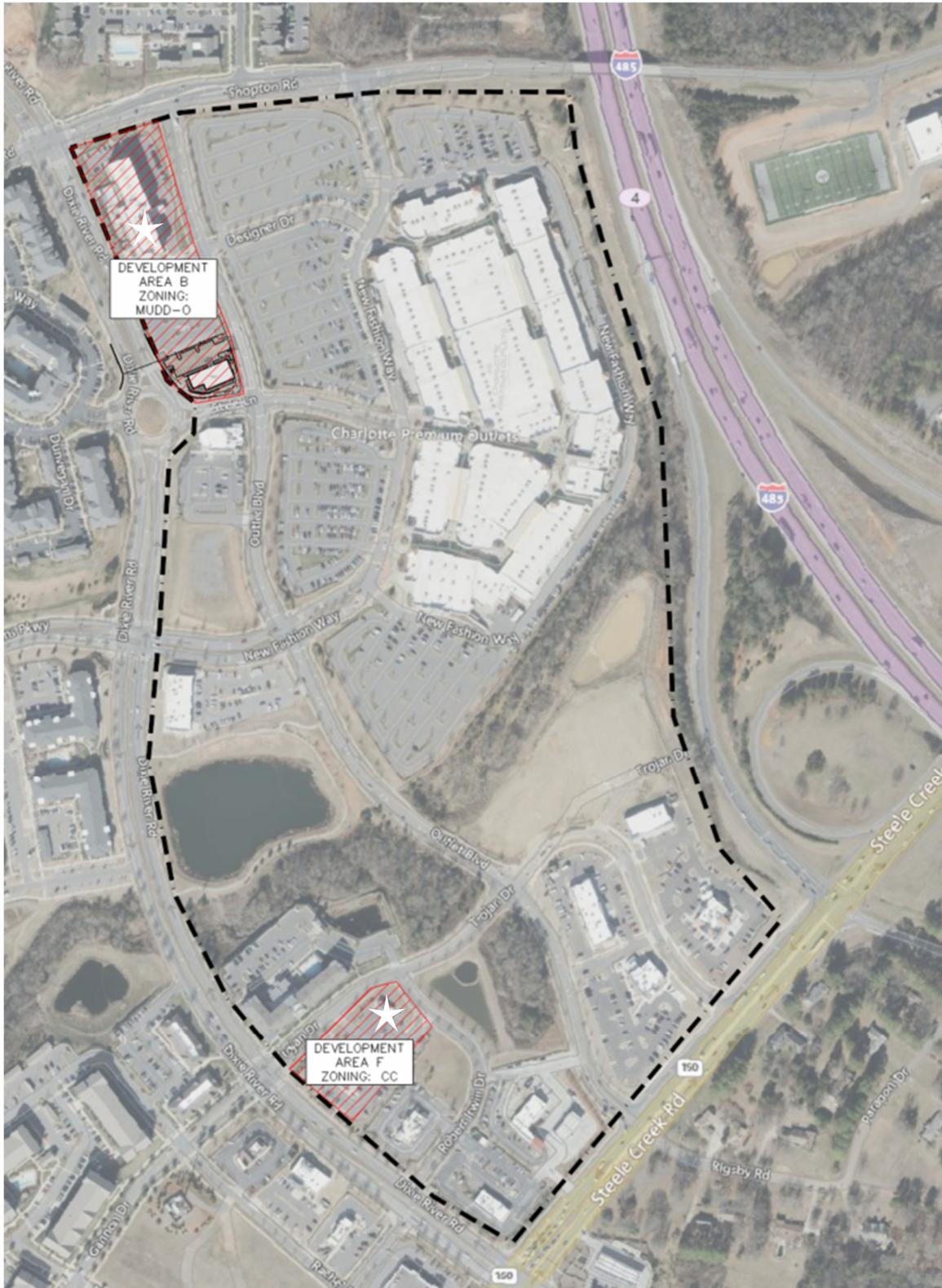
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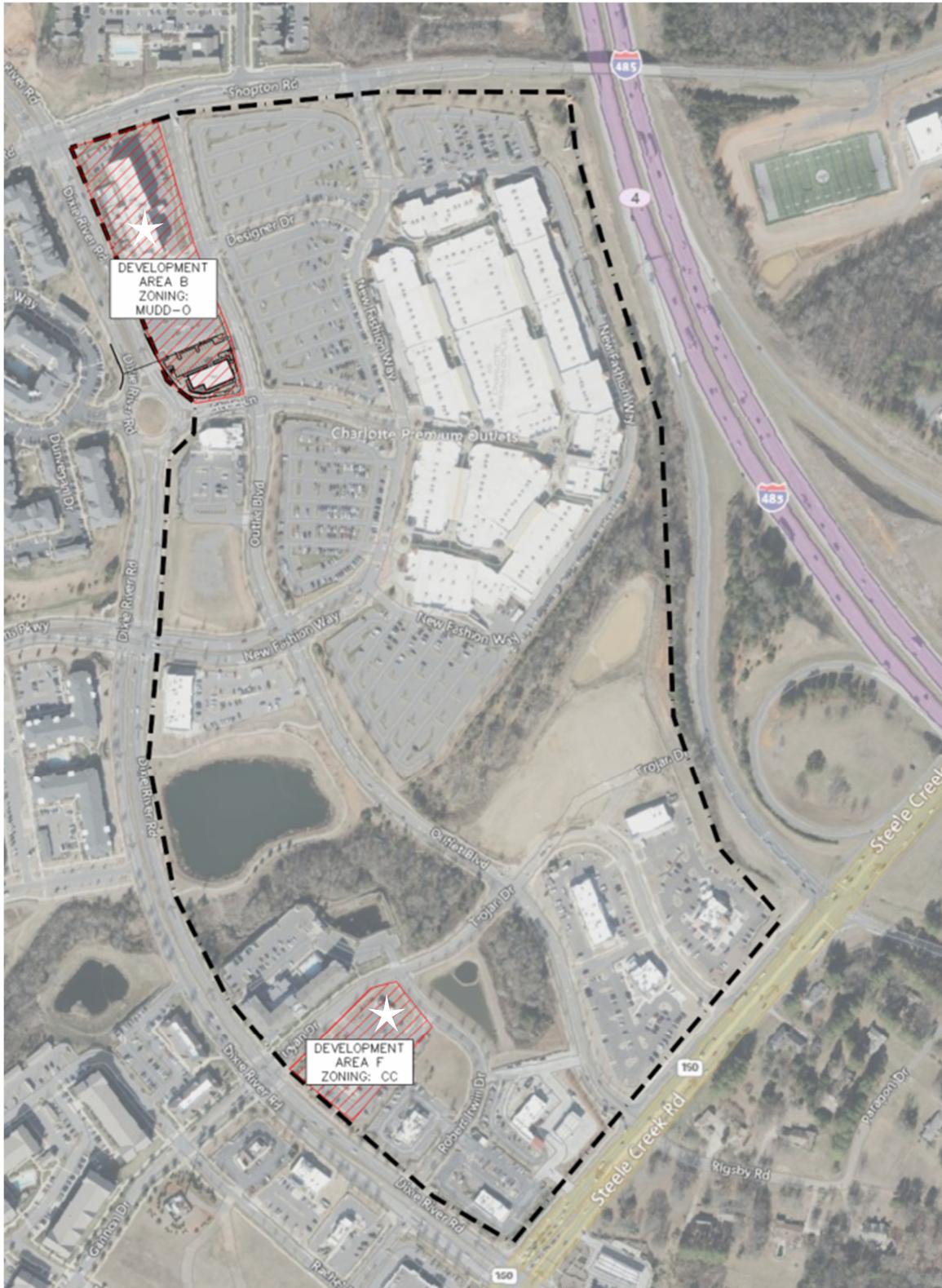
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We are assisting rezoning petitioner – Avatar Holdings, LLC (the “Petitioner”) with a Conditional Rezoning Petition in the City of Charlotte to rezone an approximately 6.04-acre site (the “Site”) located along Dixie River Road from the MUDD-O (SPA) & CC (SPA) zoning district to the MUDD-O (SPA) & CC (SPA) zoning district (Parcel ID 199-241-57, 199-241-58, & 199-241-61). The proposed rezoning will be to accommodate new retail development.

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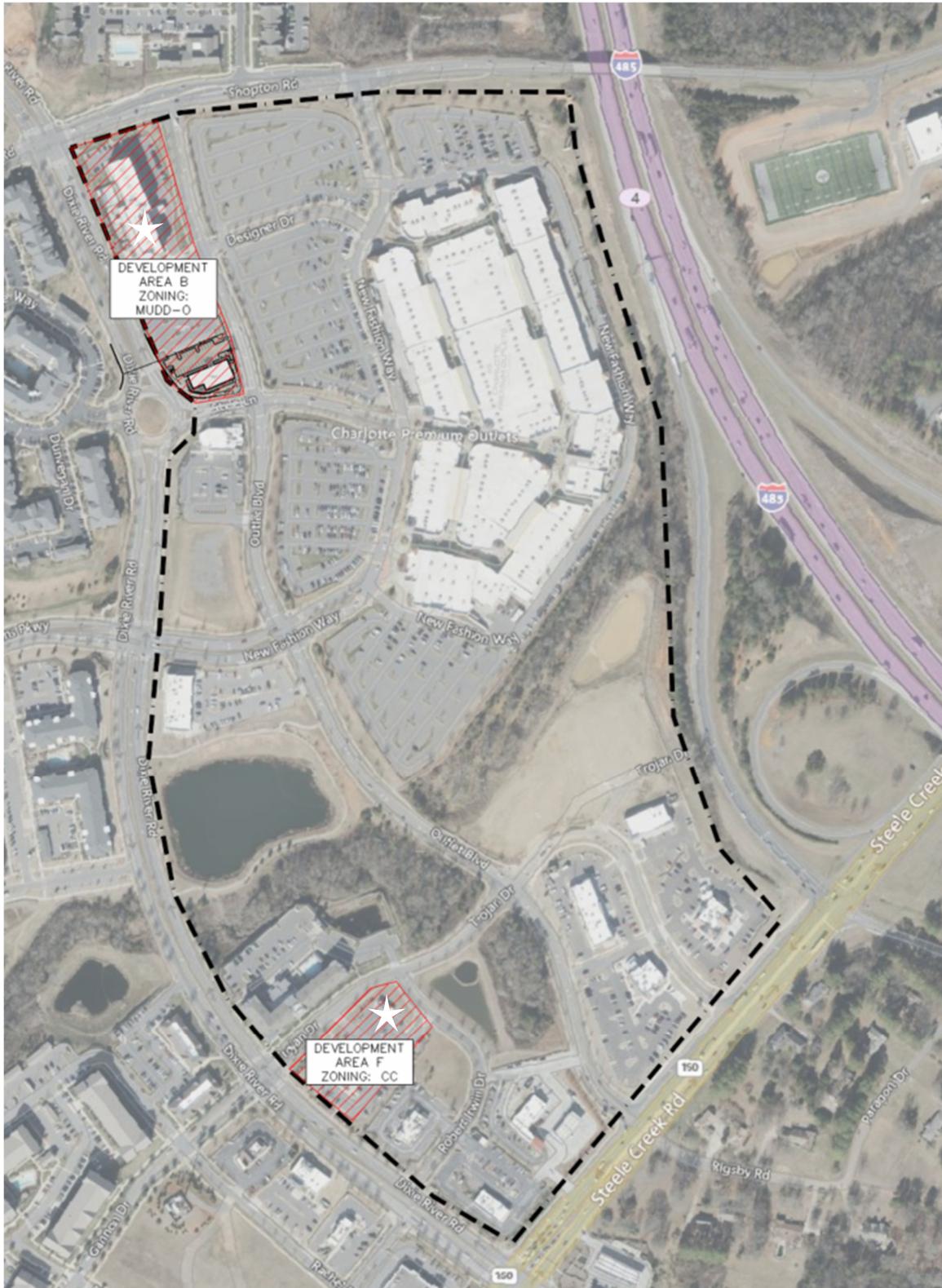
Respectfully,

Brian D. Smith, PE
Urban Design Partners

Cc: Mr. Malcom Graham, Charlotte City Council District 2 (via email)
Mr. Joe Mangum, Charlotte Planning, Design, and Development Department (via email)

Date Mailed: March 30, 2026

Site Location



Notice to Interested Parties of a Rezoning Petition Virtual Community Meeting

Subject:	Conditional Rezoning Petition
Petitioner/Developer:	Avatar Holdings, LLC
Current Land Use:	Vacant
Existing Zoning:	MUDD-O (SPA) & CC (SPA)
Rezoning Requested:	MUDD-O (SPA) & CC (SPA)
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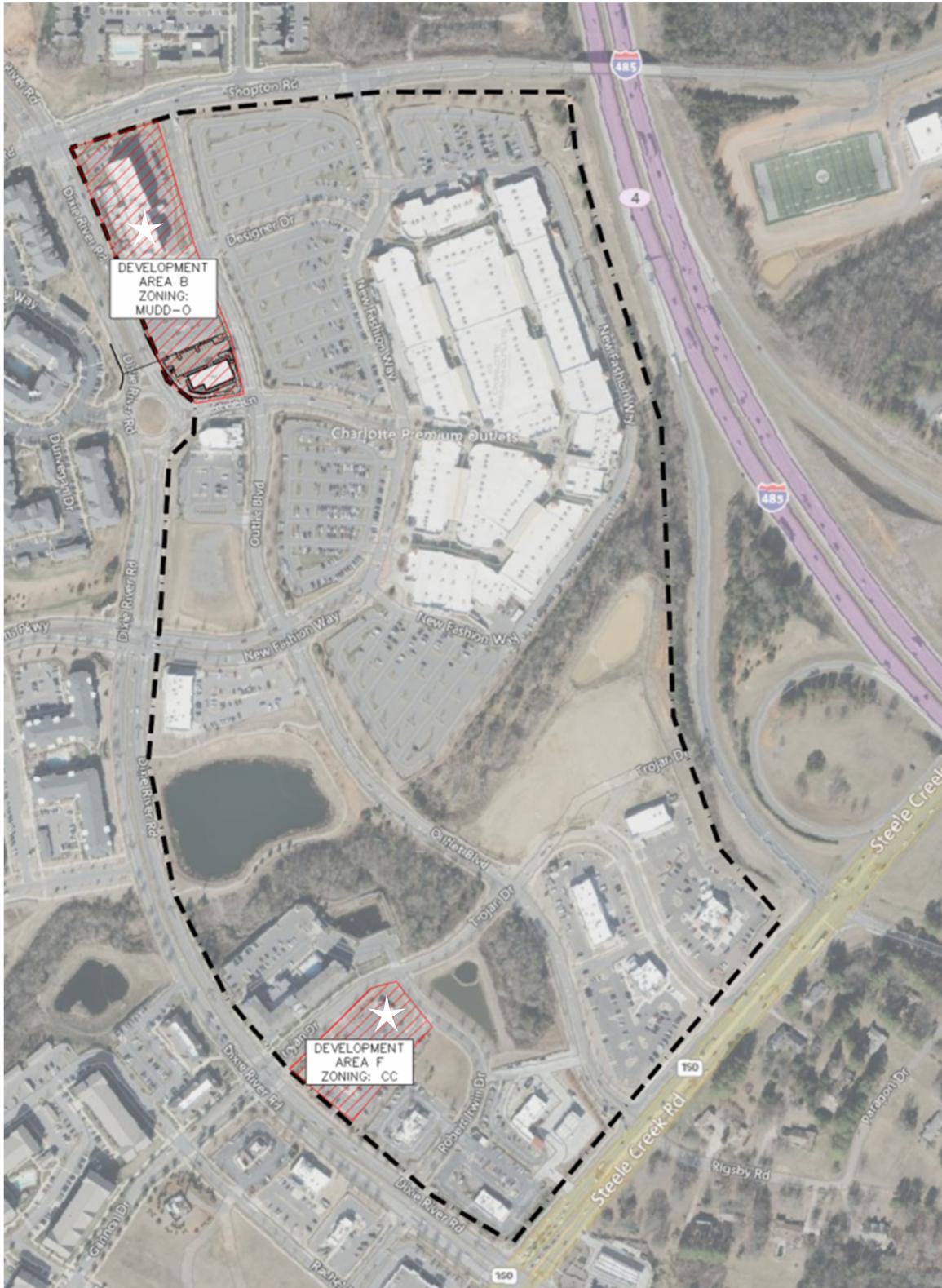
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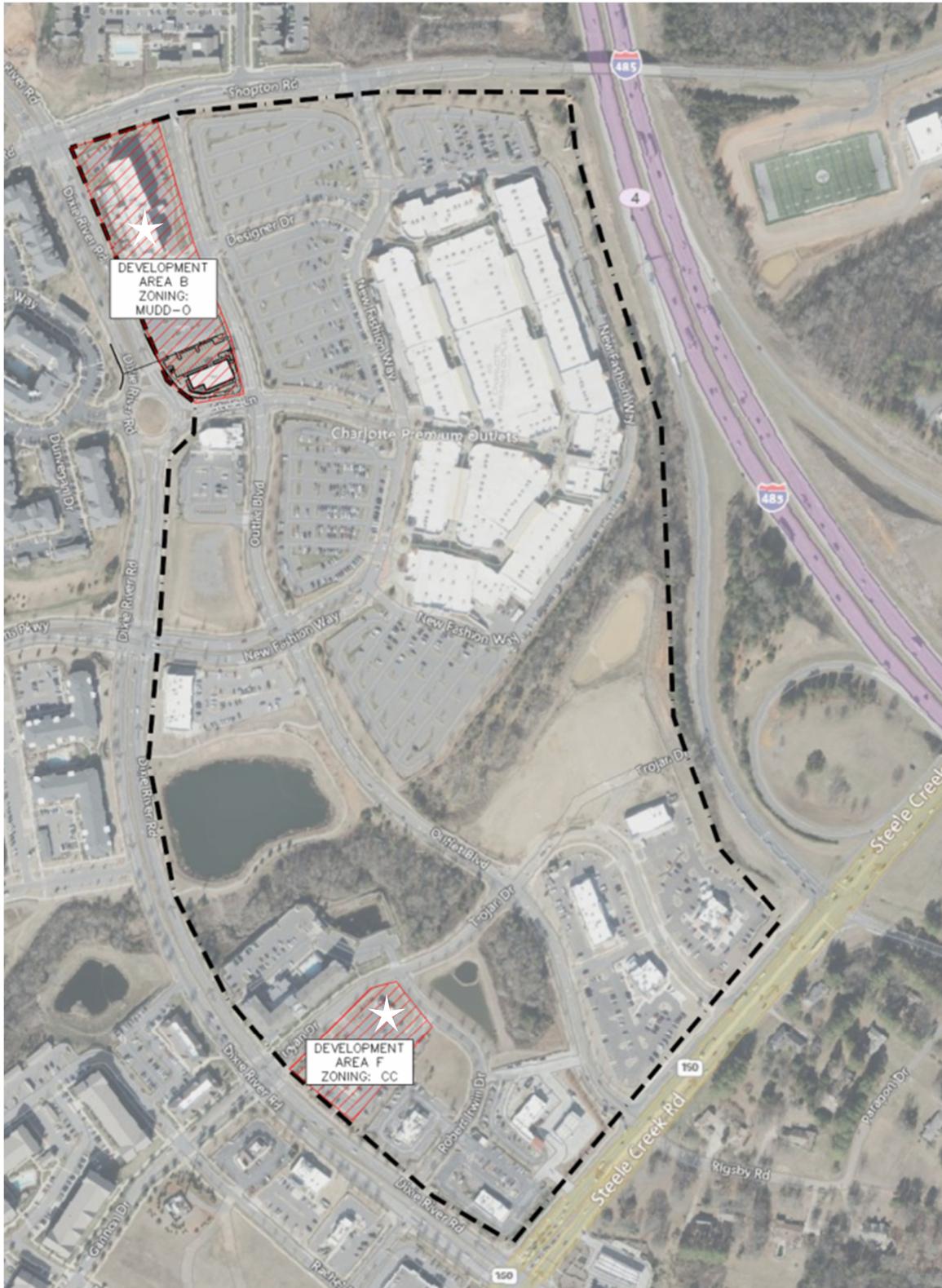
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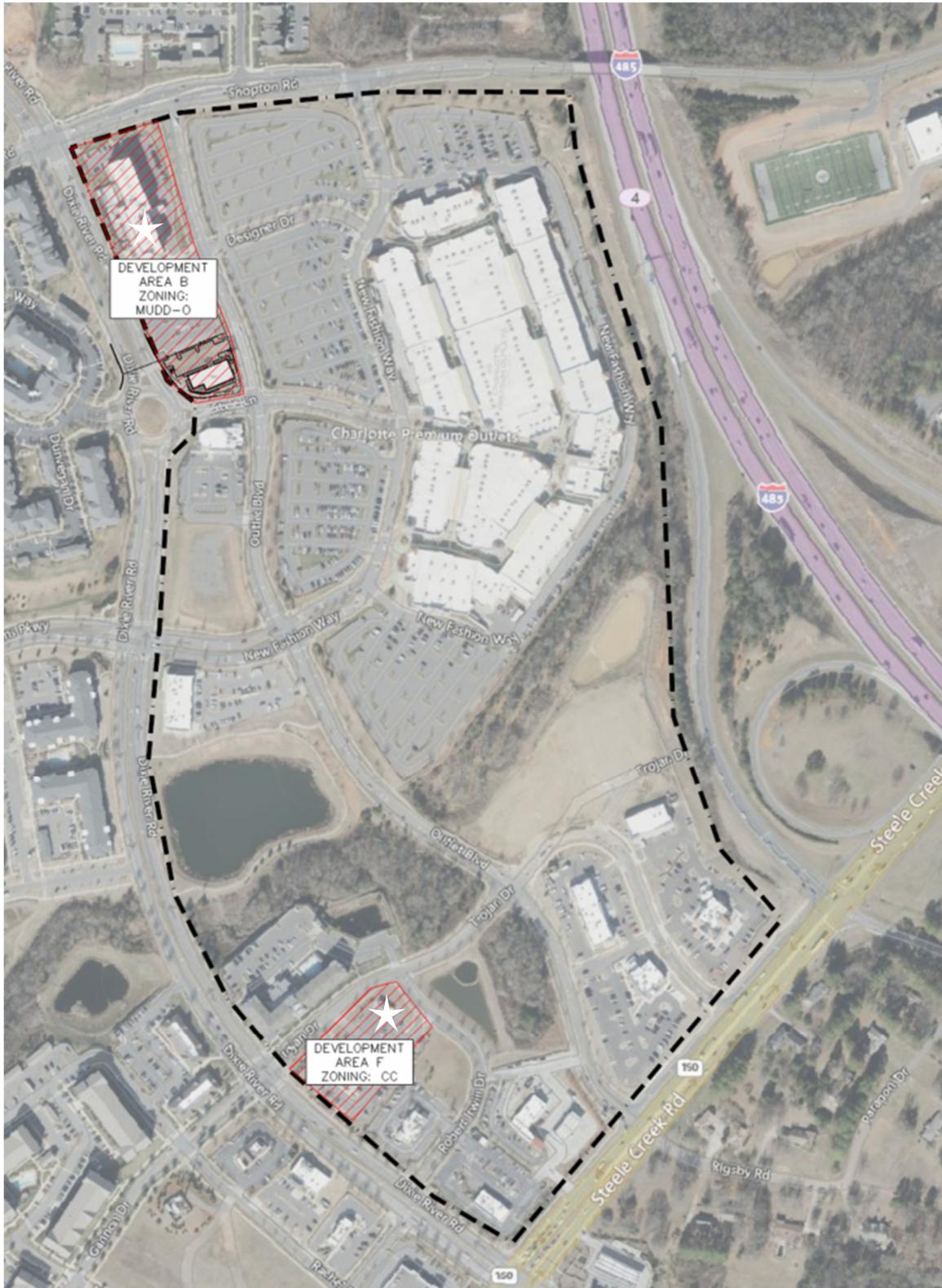
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