

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Tribute Companies, Inc.

Rezoning Petition No. 2026-011

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 March 17, 2026. The Petitioner also emailed a copy of the notice letter to the District 4 City Council Representative, Renee Johnson. 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 Monday, March 30th at 6:00 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 three (3) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Mark Maynard as well as by Petitioner's agents Joe Niland and Madison Eichhorn with BGE, and Collin Brown and Brittany Lins with Alexander Ricks PLLC.

Separately, the Petitioner proactively reached out to the District 4 Coalition to present the rezoning case at their regularly scheduled meeting(s). The Petitioner's representative also briefed District 4 Representative Renee Johnson prior to the Official Community Meeting.

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 2.2-acre site owned by the Petitioner and located south of North Tryon Street, west of Caldwell Road, and north of Lempira Lane.

He explained that this outparcel was originally included in a multi-family residential R-12MF approved rezoning several years ago and is currently entitled for apartments as part of a master development with surrounding properties owned by the Petitioner and other portions of the

development are currently under construction for apartments. However, as the market in the area is maturing, the Petitioner now feels that there is a demand for some commercial, retail, and potentially small office uses to serve the surrounding community rather than dedicating the full master-planned site for apartments.

Mr. Brown summarized the broader issues considered with a rezoning petition, such as community priorities, environmental constraints, and market realities. He explained that the Charlotte 2040 Policy Map recognizes a lower density residential placetype (N1) but that initial discussions with Planning Staff indicated justification for deviation from the residential policy recommendation.

The proposed Rezoning Site Plan shows same vehicular access points as original approved multi-family rezoning plan and traffic patterns will be maintained. The site plan does not propose a new entrance from North Tryon Street and is using the new internal street network to access the proposed commercial pad. The Petitioner's team showed a colored concept rendering depicting three future buildings proposed fronting the streets and hiding parking internal to the parcel. Mr. Brown anticipated that the project would contain approximately 22,000 square feet of commercial uses as well as improvements to North Tryon Street to include a mixed use path and internal sidewalk network.

Mr. Brown concluded the meeting by stating that the rezoning timeline could include a public hearing in May and final City Council decision in June, at the earliest.

The virtual meeting was then opened for discussion. None of the attendees had any questions. No additional community questions were raised after the meeting, as of the date of this report.

Respectfully submitted this 13th day of April 2026.

cc: Michael Russell, 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!

2026-011	full_name_neighborhood	first_name	last_name	physical_address	street address	apartment_unit_or_suite	city	state	zip code
2026-011	Withrow Downs Homeowners Associ	Camisha	Farris	417 WITHERSHINN DR, CHARLOTTE, NC, 28262			CHARLOTTE NC		28262
2026-011	Withrow Downs Homeowners Associ	Zandra	Allen	12114 LAVERSHIRE CT, CHARLOTTE, NC, 28262			CHARLOTTE NC		28262

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!

2026-011	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZIP CODE
2026-011	02954104	CHRISTENBURY FAMILY LLC				673 GRANDVIEW DR NE		CONCORD	NC	28025-3156	13001 US 29 HY UNINC NC	28262
2026-011	02954105	DOMA VIDA INVESTMENTS LLC				602 E MOREHEAD ST		CHARLOTTE	NC	28202	125 SWEET MEADOW BV UNINC NC	28262
2026-011	02954106	SMITH FLOYD OFFICE PARK LLC				PO BOX 18747		CHARLOTTE	NC	28218	124 SWEET MEADOW BV UNINC NC	28262
2026-011	02954107	DOMA VIDA INVESTMENTS LLC				602 E MOREHEAD ST		CHARLOTTE	NC	28202	124 SWEET MEADOW BV UNINC NC	28262
2026-011	05109102	LOVE	JIMMY FRANKLIN			1808 STONEYRIDGE DR		CHARLOTTE	NC	28214	12820 US 29 HY UNINC NC	28262
2026-011	05109103	MISSION HWY 29 ASSEMBLAGE LLC				5800 OLD PINEVILLE RD STE 201		CHARLOTTE	NC	28217	12762 US 29 HY UNINC NC	28262
2026-011	05109128	MECK29APT LLC				332 MILITARY CUTOFF RD		WILMINGTON	NC	28405	CALDWELL RD CHARLOTTE NC	28202
2026-011	05109133	MECK29 APT LLC				332 MILITARY CUTOFF RD		WILMINGTON	NC	28405	CALDWELL RD CHARLOTTE NC	28202
2026-011	05109134	MECK29APT LLC				332 MILITARY CUTOFF RD		WILMINGTON	NC	28405	CALDWELL RD CHARLOTTE NC	28202

EXHIBIT B

March 17, 2026

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: Monday, March 30th at 6:00 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Tribute Companies Inc.
Petition No.: 2026-011

Dear Charlotte Neighbor:

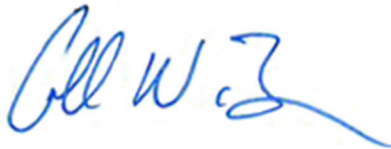
Our firm represents Tribute Companies Inc. (the "Petitioner") in its proposal to rezone an approximately 2.2-acre site located south of North Tryon Street, west of Caldwell Road, and north of Lempira Lane. The Petitioner is requesting a rezoning from the R-12MF(CD) (multi-family residential) zoning district to the NC(CD) (neighborhood commercial) zoning district.

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 **Monday, March 30th at 6:00 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 ("Tribute") or the property location ("Tryon") 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	 
	David Christenbury	 
	Joe Niland	 
	Laine Krysl	 
	Madison Eichhorn	 
	Mark Maynard	 
	Peggy Hey	 


EXHIBIT D

REZONING #2026-011
@ TRYON/CALDWELL RD EXT
TRIBUTE COMPANIES, INC.

Official Community Meeting
March 30, 2026

Alexander
Ricks
PLLC

MEETING AGENDA

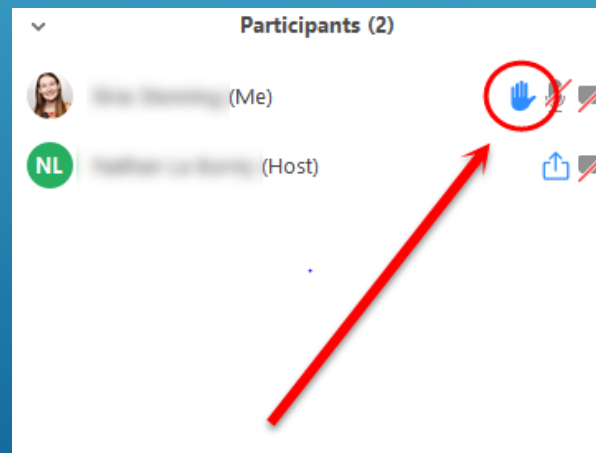
- **Introductions**
 - **Property Location**
 - **Current Zoning**
 - **Plan Recommendations**
 - **Proposed Rezoning**
 - **Potential Rezoning Timeline**
 - **Questions/Discussion**
- 

AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owner: MECK29 APT LLC

Petitioner: Tribute Companies, Inc.
Mark Maynard, Kiehli Gore

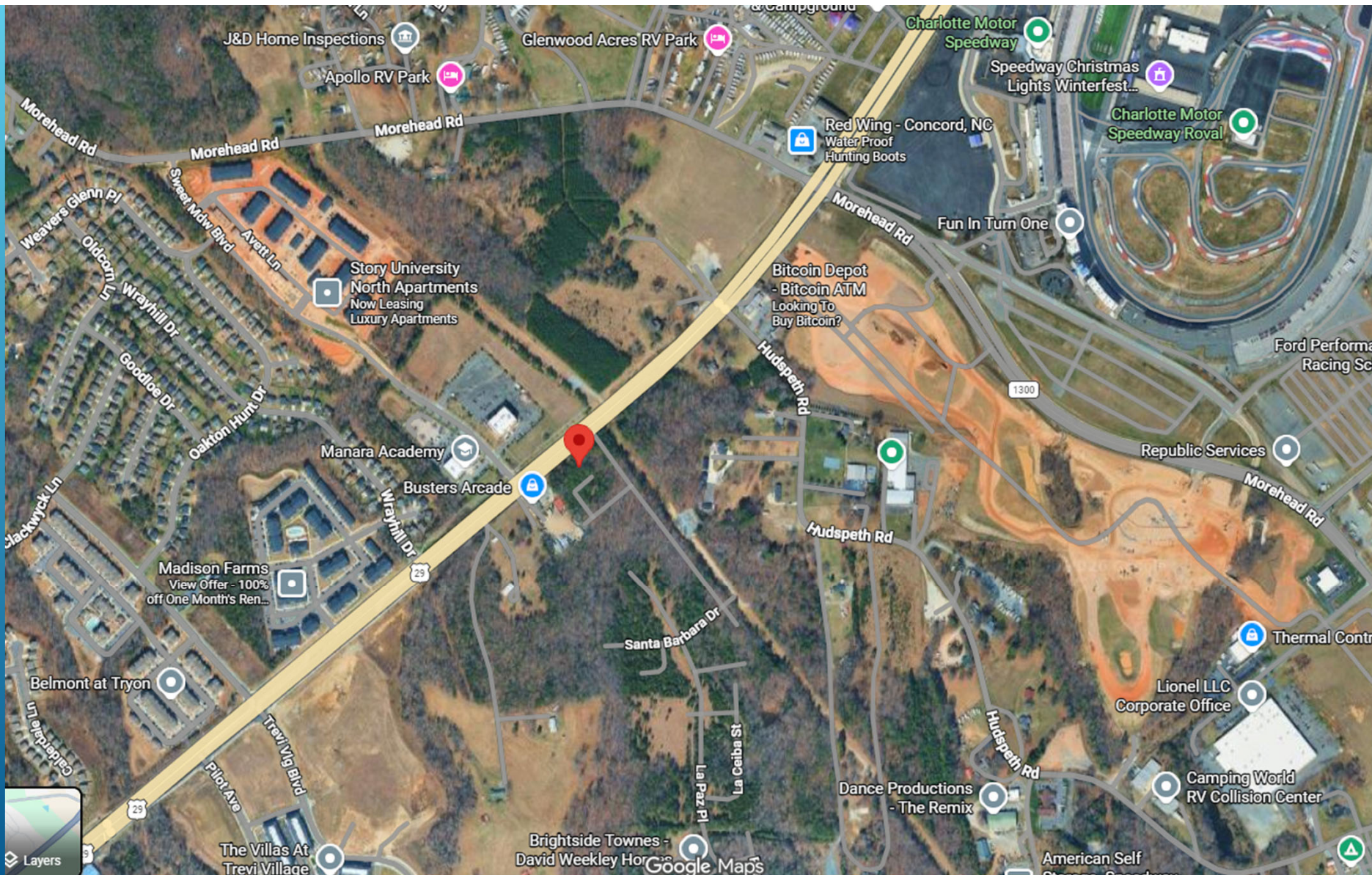


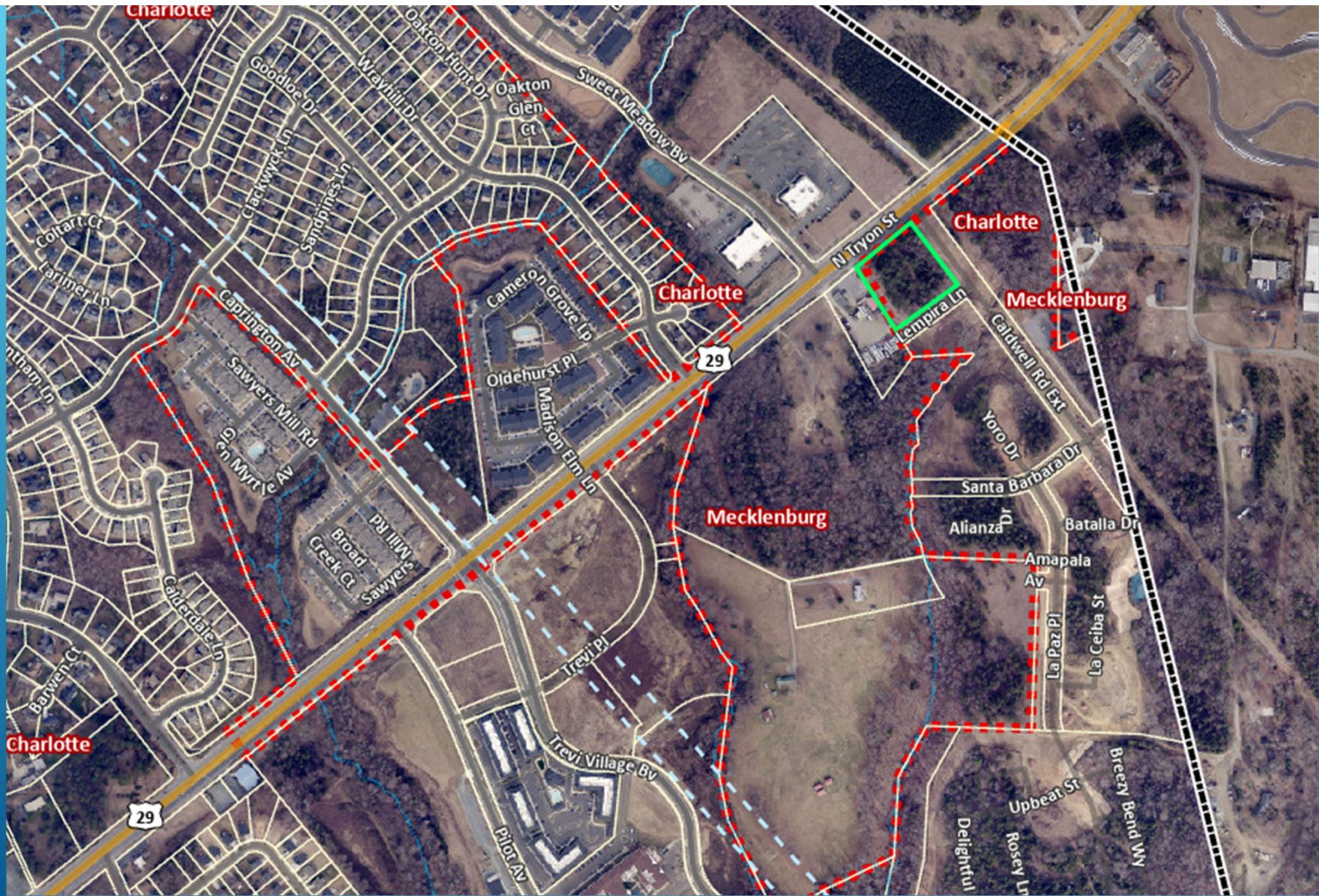
Collin Brown &
Brittany Lins

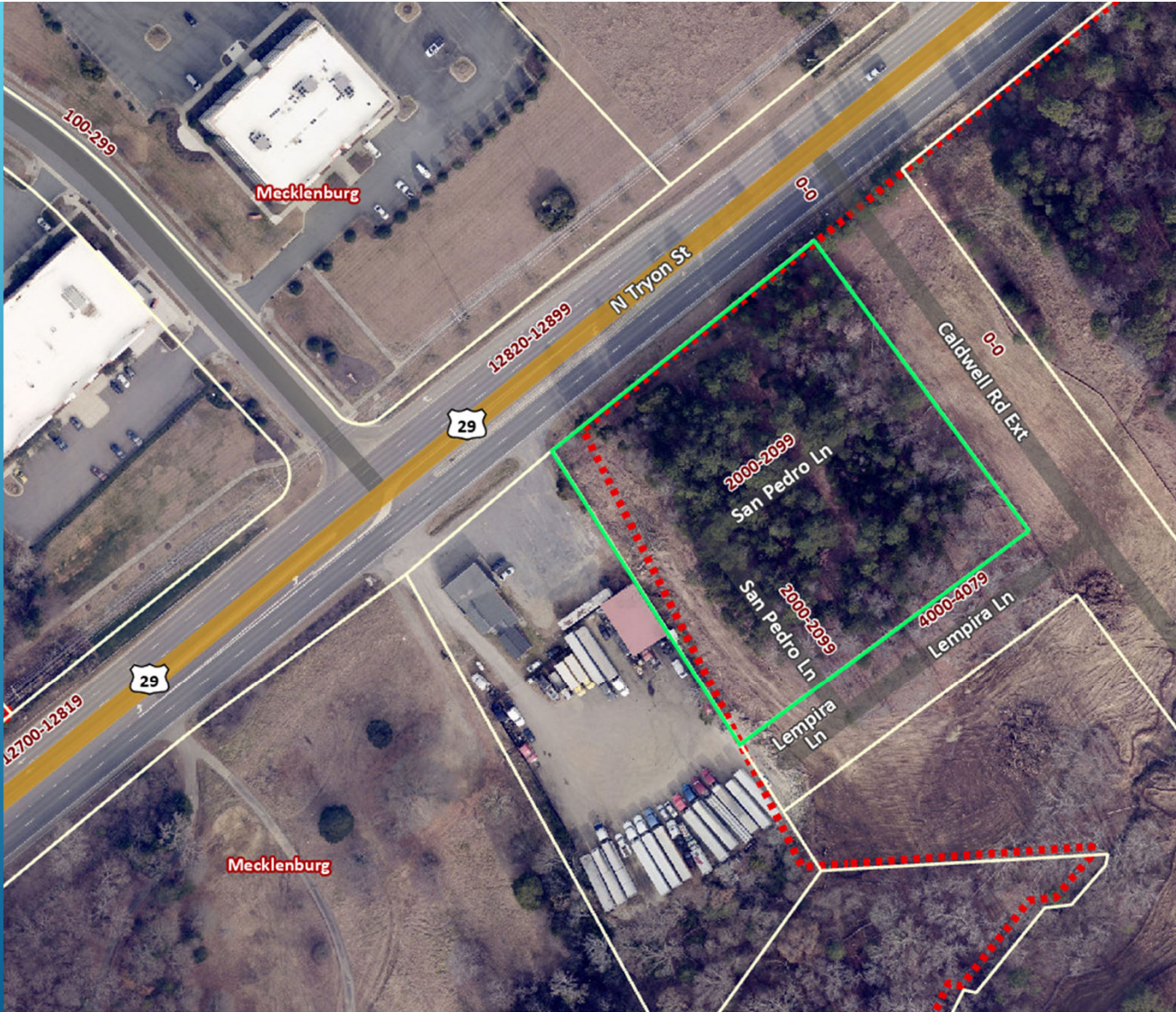


Andrew Grant, Joe Niland

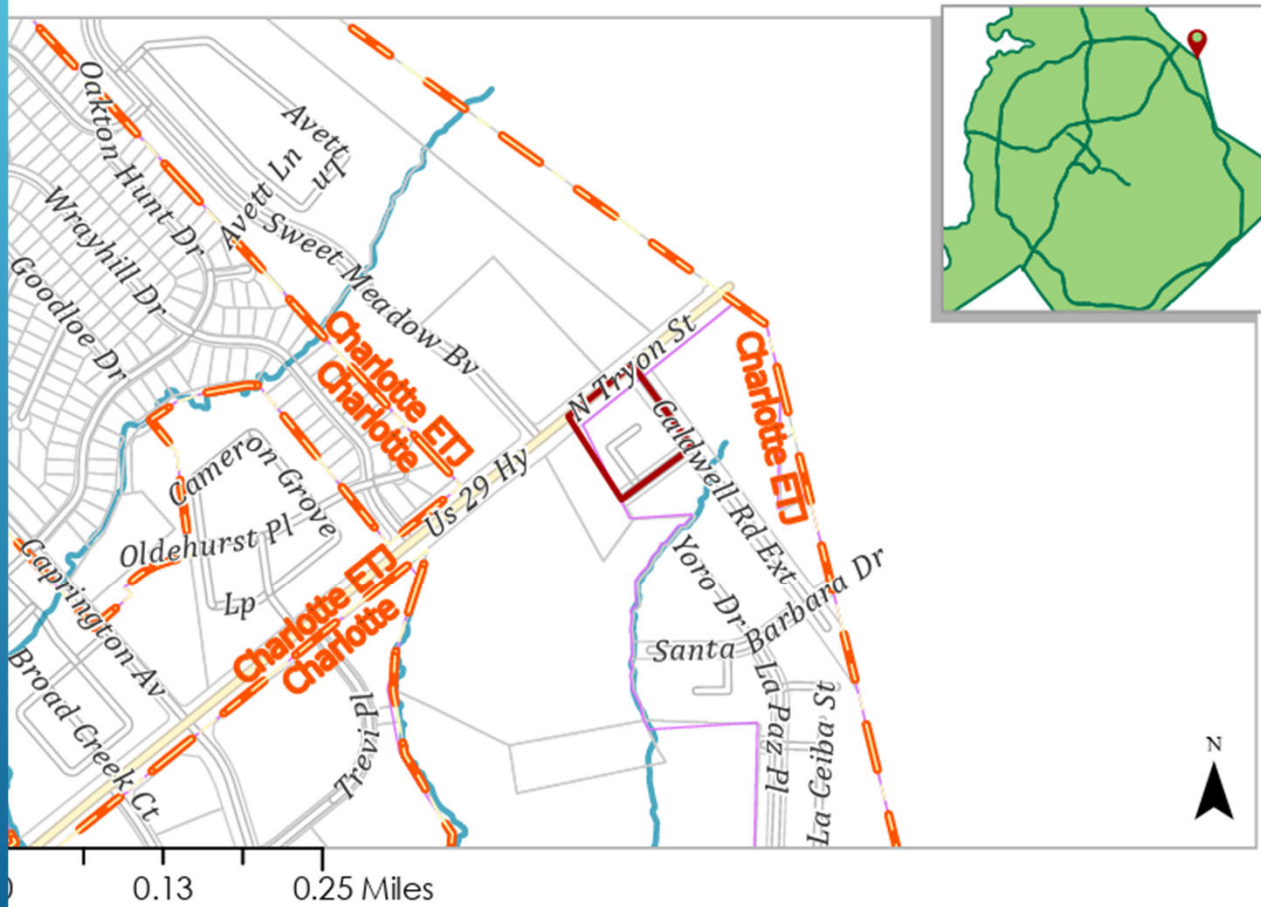
PROPERTY LOCATION







Location of Requested Rezoning



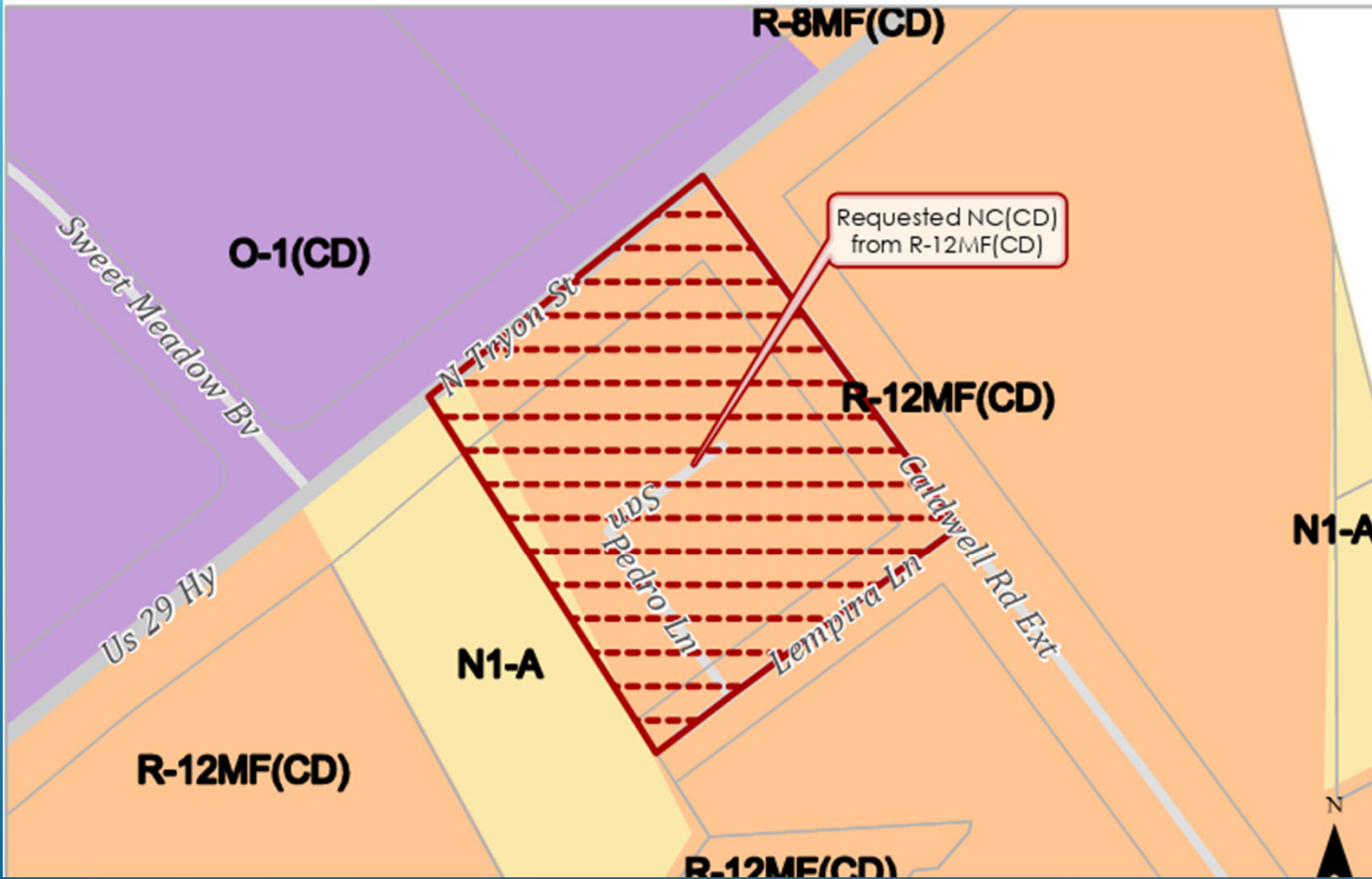
Rezoning Area

- 2026-011
- Inside City Limits
- Parcel
- Streams






- City Council District:
- 4-Reneé Johnson

EXISTING ZONING

Existing Zoning & Rezoning Request



Zoning Classification

-  Neighborhood 1
-  Multi-Family
-  Mixed Residential
-  Office
-  Requested NC(CD) from R-12MF(CD)



SITE DATA

TOTAL ACREAGE: 4.87 ACRES
 NET ACREAGE: 4.38 ACRES
 PARCEL NUMBER: 08108171, 81101136
 SITE ADDRESS: 1200 W. TRYON STREET, CHARLOTTE, NORTH CAROLINA 28202
 WATERSHED: 03 (MECKLENBURG COUNTY)
 EXISTING ZONING: PD (MECKLENBURG COUNTY)
 EXISTING USES: WOODENY WAGONS
 PROPOSED ZONING: PD (MECKLENBURG COUNTY)
 PROPOSED USE: APARTMENTS
 PROPOSED UNITS: 258 (MINIMUM UNITS)
 PROPOSED DENSITY: 64.5 U/LA (PER TOTAL)
 MINIMUM BUILDING HEIGHT: PER ORDINANCE
 BUILDINGS NOT TO EXCEED: 28.5 BUILDINGS

 OPEN SPACE
 REQUIRED OPEN SPACE: PER ORDINANCE
 PROVIDED OPEN SPACE: PER ORDINANCE


 SETBACKS
 FRONT SETBACK: 10' / 20' PER SECTION 9.3.3.2 (10/20) OF THE ORDINANCE
 REAR YARD: 30'
 SIDE YARD: 30'

 TREE SAVE
 REQUIRED TREE SAVE AREA: 1.57 ACRES (15%)
 PROPOSED TREE SAVE AREA: 3.52 ACRES (75%)

 PARKING
 REQUIRED OFF-STREET PARKING: PER ORDINANCE
 PROVIDED OFF-STREET PARKING: 488
 PROVIDED ON-STREET PARKING: 125



PRIOR APPROVAL


 1111 METROPOLITAN AVE, SUITE 250
 CHARLOTTE, NC 28204
 www.bgeinc.com
 NC LICENSE #C-4397

HUDSPETH SITE PLAN

DATE: 11/10/2021

SCALE: 1" = 100'

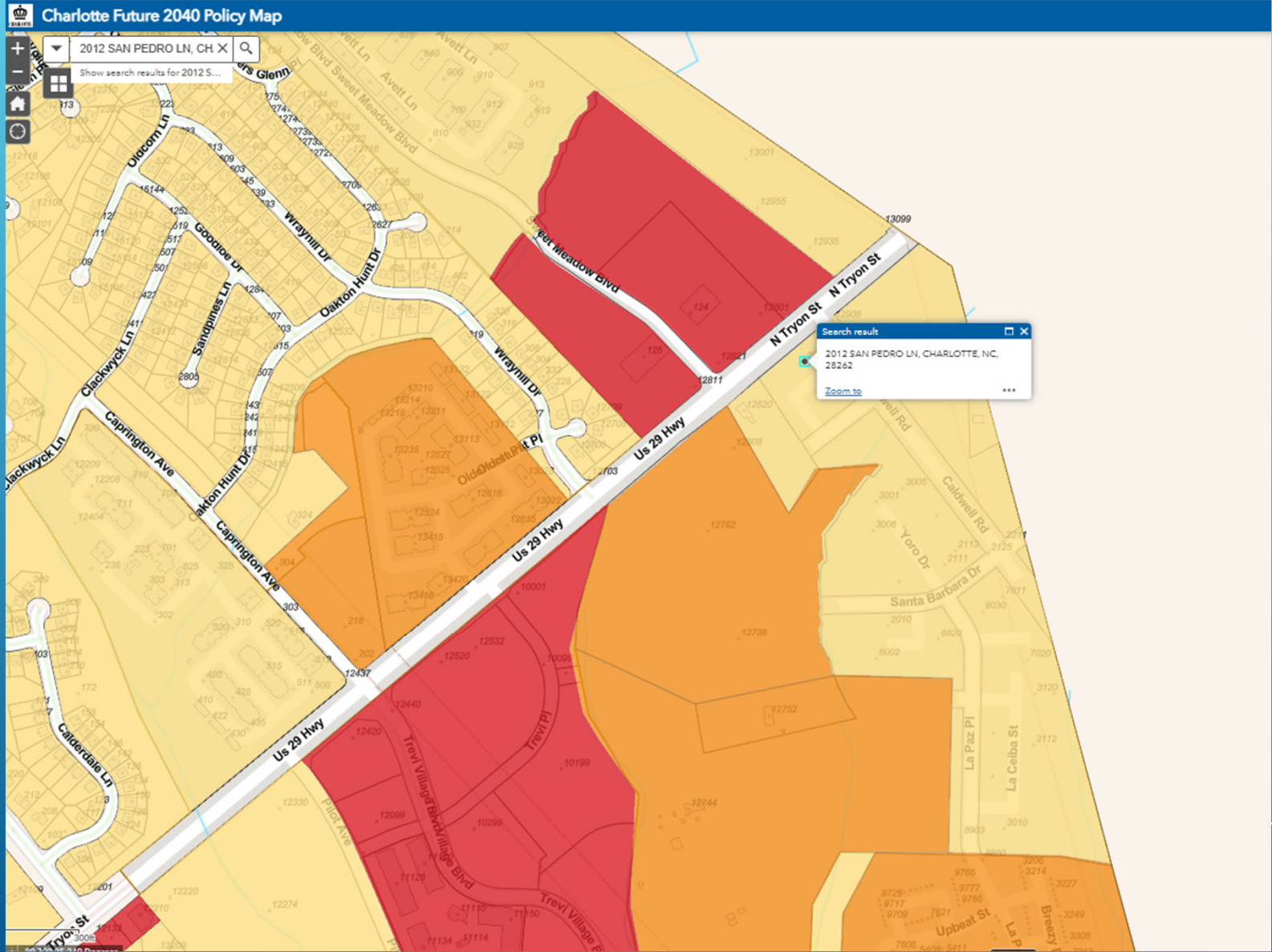
CHARLOTTE FUTURE

2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft
Published October 31, 2020





Legend

Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center

REZONING PROPOSAL

DEVELOPMENT DATA

DEVELOPMENT AREA: 4.23 ACRES
PARCELS ID: 003434

DEVELOPER: 3012 DAN RICHARD LN
 CHARLOTTE, NC 28209

WATERSHED: WALKER/ YADON-SOUTHWEST CATCHMENT

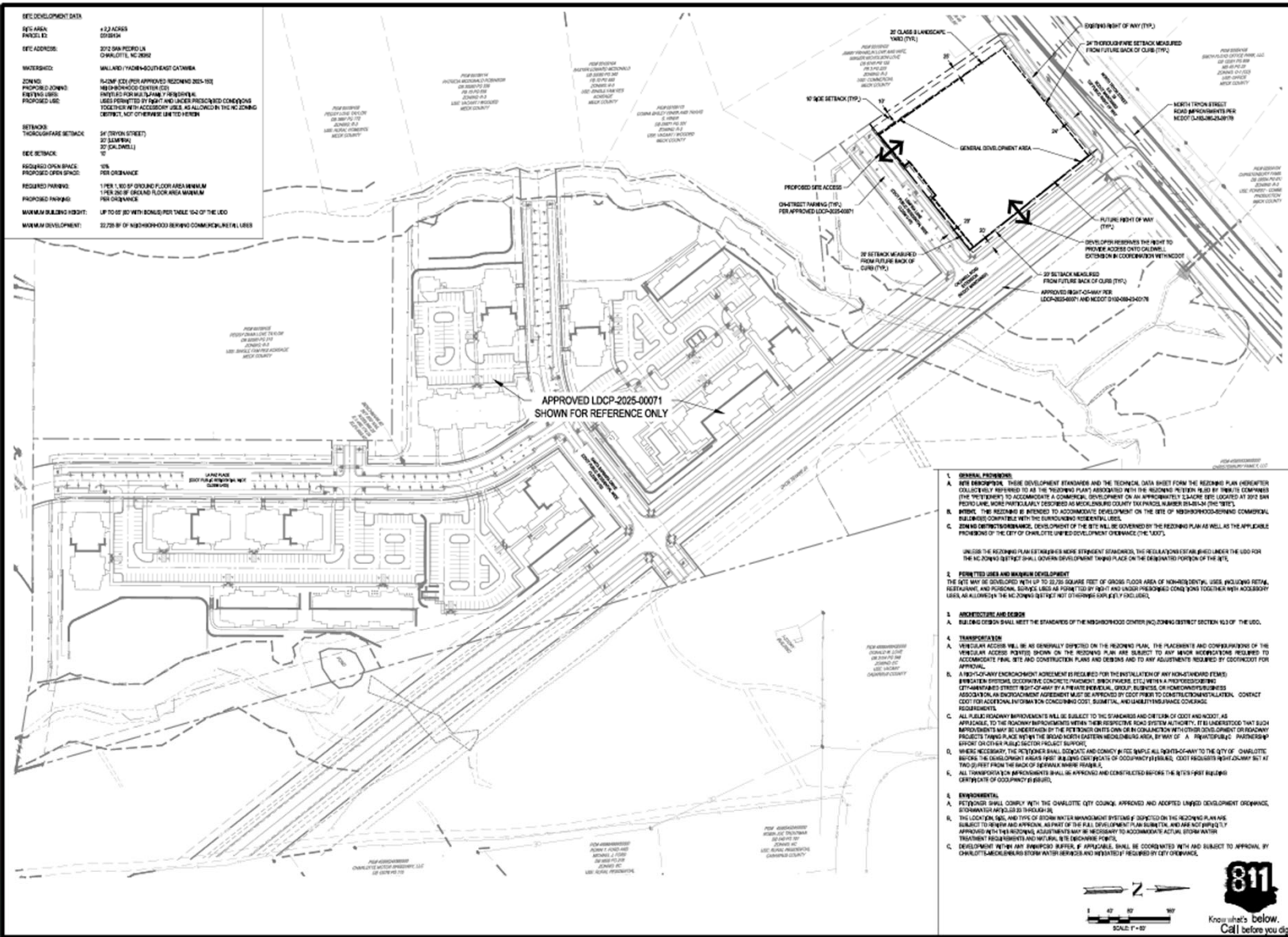
ZONING: RUMPT (SEE PERMITTED RECORDS 2021-2022)
PROPOSED ZONING: MEDIUM DENSITY RESIDENTIAL (M2)
PARKING LOTS: REGULATED BY PLAN AND ADJACENT PROPOSED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE ZONING ORDINANCE, NOT OTHERWISE LIMITED HEREIN.

RETRACTOR: 34' (DEVON STREET)
 22' (SUNNYSIDE)
 32' (DANWELL)

DEVELOPER: 1 PER 1,000 SF GROSS FLOOR AREA MINIMUM
 1 PER 500 SF GROUND FLOOR AREA MINIMUM
 PER ORDINANCE

MAXIMUM BUILDING HEIGHT: UP TO 60' (60' WITH BONUS) PER TABLE 104 OF THE LDC

MAXIMUM DEVELOPMENT: 22,728 SF OF NON-HIGH-RISE BENEATH COMMERCIAL/RETAIL USES



- GENERAL PROVISIONS**
 - PERmit REQUIREMENTS:** THESE DEVELOPMENT STANDARDS AND TECHNICAL DATA DERIVE FROM THE RECORDING PLAN VESTIBULE COLLECTIVELY REFERRED TO AS THE RECORDING PLAN ASSOCIATED WITH THE RECORDING PERMIT. THE RECORDING PLAN VESTIBULE COMPLETES THE PRELIMINARY TO ACCOMMODATE A COMMERCIAL DEVELOPMENT IN AN IMPROVED 2.5-ACRE SITE LOCATED 3012 DAN RICHARD LANE, MORE PARTICULARLY DESCRIBED AS WICKLIFF COUNTY EX-PARCELS NUMBER 003434 AND 003435.
 - INTENT:** THE RECORDING PLAN IS INTENDED TO ACCOMMODATE DEVELOPMENT ON THE SITE OF MEDIUM-DENSITY RESIDENTIAL DEVELOPMENT. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE RECORDING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE, CHAPTER 33A.
- PERMITTED USES AND MAXIMUM DEVELOPMENT**

THE SITE MAY BE DEVELOPED UP TO 22,728 SQUARE FEET OF GROSS FLOOR AREA OF NON-HIGH-RISE USES, INCLUDING RETAIL, RESTAURANT, AND PERSONAL SERVICE USES AS PERMITTED BY RIGHT AND UNDER PROPOSED CONCEPTS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE RECORDING PLAN, NOT OTHERWISE SPECIFICALLY PROHIBITED.
- ARCHITECTURE AND DESIGN**
 - DESIGN STANDARDS:** THE RECORDING PLAN ESTABLISHES DESIGN STANDARDS AND REGULATIONS FOR ALL PROJECTS UNDER THE LDC FOR THE RECORDING DISTRICT SHALL GOVERN DEVELOPMENT THROUGHOUT THE ENTIRE DEVELOPMENT OF THE SITE.
- TRANSPORTATION**
 - VEHICULAR ACCESS:** VEHICULAR ACCESS SHALL BE AS GENERALLY SHOWN ON THE RECORDING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS SHOWN ON THE RECORDING PLAN ARE SUBJECT TO ANY MAJOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGN AND TO ANY ADJUSTMENTS REQUIRED BY COORDINATOR FOR APPROVAL.
 - VEHICULAR ENCROACHMENT AGREEMENT:** IF REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD FEATURES (E.G., SIGNAGE, LIGHTING, OR OTHER FEATURES), THE RECORDING PLAN VESTIBULE SHALL BE REVIEWED BY THE RECORDING PLAN VESTIBULE. IF IT IS DETERMINED THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE RECORDING PLAN VESTIBULE, THE RECORDING PLAN VESTIBULE SHALL BE REVIEWED BY THE RECORDING PLAN VESTIBULE. IF IT IS DETERMINED THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE RECORDING PLAN VESTIBULE, THE RECORDING PLAN VESTIBULE SHALL BE REVIEWED BY THE RECORDING PLAN VESTIBULE. IF IT IS DETERMINED THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE RECORDING PLAN VESTIBULE, THE RECORDING PLAN VESTIBULE SHALL BE REVIEWED BY THE RECORDING PLAN VESTIBULE.
- ENVIRONMENTAL**
 - PERMITTING:** THE RECORDING PLAN VESTIBULE SHALL BE APPROVED AND ADDED LIMITED DEVELOPMENT ORDINANCE, CHAPTER 33A OF THE LDC, TO THE RECORDING PLAN VESTIBULE.
 - STORMWATER MANAGEMENT:** THE RECORDING PLAN VESTIBULE SHALL BE APPROVED AND ADDED LIMITED DEVELOPMENT ORDINANCE, CHAPTER 33A OF THE LDC, TO THE RECORDING PLAN VESTIBULE.

DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

ECE
 1111 METROPOLITAN AVE.
 SUITE 200
 CHARLOTTE, NC 28204
 TEL: 704.375.1111
 WWW.ECEINC.COM

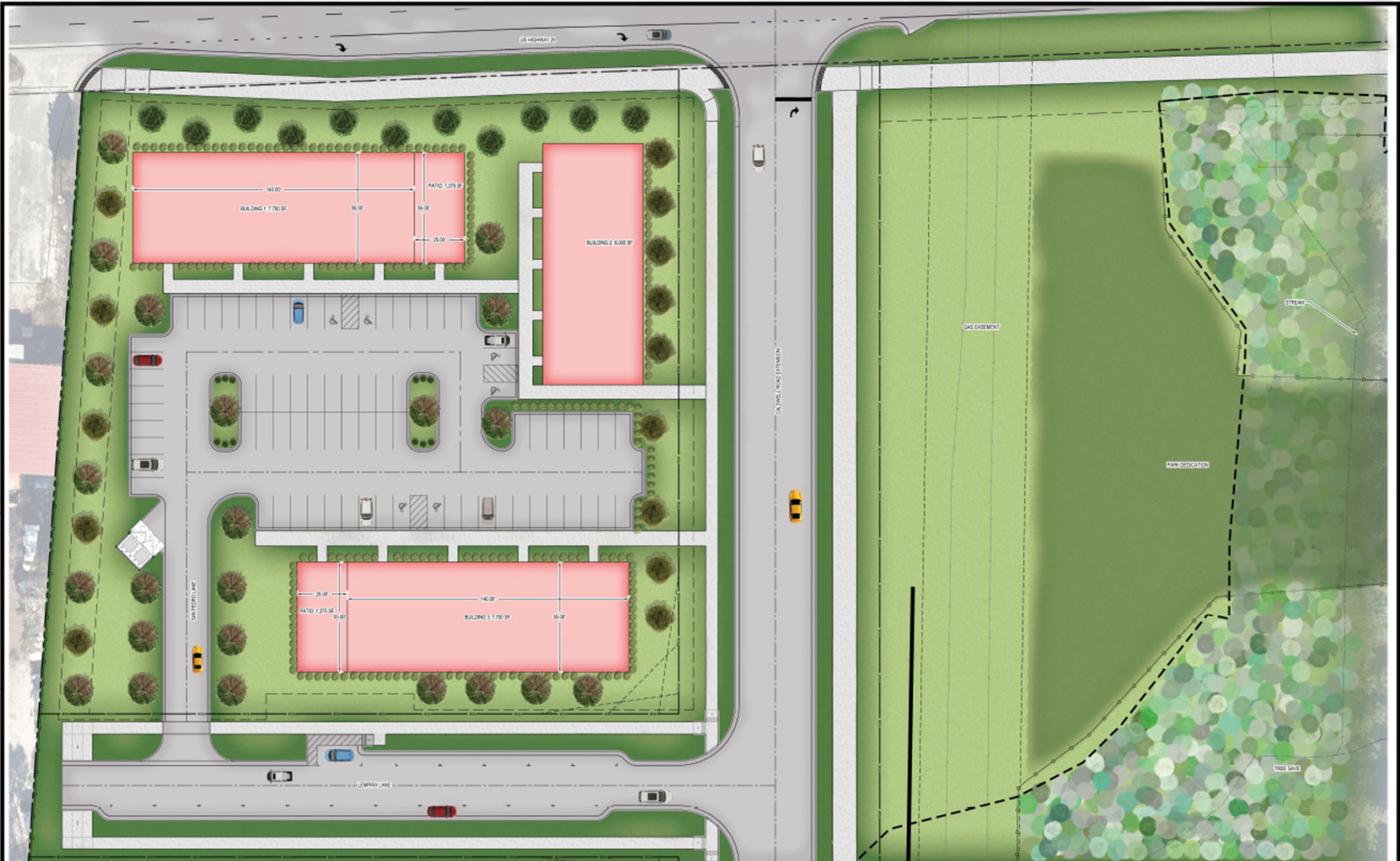
Tribute
 TRIBUTE COMPANIES, INC.
 10000 WOODHOLLOW DRIVE
 SUITE 100
 WAXHAM, NC 28091

HUDSPETH RETAIL
 3012 DAN RICHARD LANE
 CHARLOTTE, NC 28209

REZONING PETITION
 2025-00071
 TECHNICAL DATA SHEET

NOT FOR CONSTRUCTION
 FILE NUMBER: 3327-00
 FEBRUARY 13, 2025
 RZ-1





BGE
 1111 METROPOLITAN AVE, SUITE 250
 CHARLOTTE, NC 28204
 www.bgeinc.com
 NC LICENSE #C-4397

**HUDSPETH COMMERCIAL
 TRIBUTE COMPANIES**



Existing zoning: Multi-family Resid



New Rezoning Request: Neighborhood Commercial

REZONING TIMELINE

- Rezoning Application: February Cycle
 - Intro to District 4 Coalition: March 4th meeting
 - Official Community Meeting: Today, March 30th
 - Earliest Possible Public Hearing: May 18th
 - Zoning Committee: June 2nd
 - Earliest Possible Decision: June 15th
- 

QUESTIONS?

THANK YOU!