

Community Meeting Report

Petitioner: Avatar Holdings, LLC

Meeting Date: April 10, 2026

Project: Dixie River Road Retail, 2026-013

Mtg. Location: Virtual Meeting, Zoom

Meeting Time: 6:00PM

Attendees: Brian Smith – Urban Design Partners

The Community Meeting was coordinated, scheduled, and offered to the public as provided by the City of Charlotte Unified Development Ordinance guidelines. Adjacent residents attended the petition community meeting as noted on the Attendance Log.

Purpose: To present Conditional Rezoning Petition 2026-013 to any neighboring property owners who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner’s representatives and were invited. Urban Design Partners recorded the presentation to be publicly posted on our website for community benefit.

This Community Meeting Report is being filed with the City of Charlotte Planning, Design, and Development Department pursuant to the provisions of the City of Charlotte UDO instructions.

Minutes: The following items were discussed in the presentation:

Having received no registrations for the community meeting, Brian recorded a copy of the presentation to post on the Urban Design Partners website.

Registration Log

No registrations were received for the virtual community meeting.

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

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.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a “Virtual” 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. City of Charlotte Planning, Design & Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner within 300 feet of the Petition’s parcel boundaries.

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 official community meeting virtually via Zoom on **Thursday, April 9th at 6:00pm**. If you are interested in attending the live virtual presentation at the scheduled time, please RSVP by sending an email to Info@urbandesignpartners.com. You will be provided with a link to register for the virtual meeting and once registered you will be provided with a meeting link to attend. Please reference the petition number, petitioner, or site location in your RSVP/email so we can send you the proper link.

In the meantime, should you have any questions or comments, please call me, Brian Smith, at (704) 334-3303 or email me at info@urbandesignpartners.com (please put **2026-013** in the subject line).

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

