

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Terwilliger Pappas

Rezoning Petition No. 2026-020

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 April 16, 2026. A copy of the written notice is attached hereto as Exhibit B. The Petitioner's team also notified the City Council District 7 Representative, Ed Driggs.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Community Meeting was held on Wednesday, April 29th 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 Stefan Gassner and Jeff Smith, 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 attendee and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials of the approximately 10.9-acre site located south of Pineville Matthews Road, east of Carmel Commons Boulevard, and west of Marcel Lane.

Mr. Brown summarized the broader development considerations and explained how the area is evolving as office centers have moved elsewhere in Charlotte. The area is starting to encounter redevelopments of obsolete office parks, including at this location where a previous rezoning converted the area into a mixed-use center. Mr. Brown explained that the current entitlements for a Mixed Use Development District (MUDD) is already in place so the Petitioner is simply looking to modify the existing conditional MUDD rezoning plan for flexibility to spread the residential entitlements across the site. The proposal does not increase the overall amount of residential units

across the site and provides flexibility for the residential units to be located on several parcels depending on whether one of the existing office buildings remains or is demolished for new construction.

Mr. Brown showed a concept plan of the site plan amendment proposal, which reflects higher density multi-family residential uses transitioning to lower density townhomes. The buffer area would remain in place to the south with undeveloped tree save area and stream buffer.

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 virtual meeting was then opened for discussion:

The attendee stated that she was a representative of Cranfield Academy to the south of the proposed rezoning site. She believed this would only impact the school in a positive way by bringing more families into the area that may need their childcare services.

The meeting concluded at approximately 5:45 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!

2026-020	full_name_neighborhood	first_name	last_name	physical_address	street address	apartment_unit_or_suite	city	state	zip code
2026-020	Cameron Wood Homeowners Associa	Sherry	Williams	3425 LOCH STONE CT, CHARLOTTE, NC, 28210			CHARLOTTE NC		28210
2026-020	Carmel Chace Condominiums Homeo	Gayle	Creasman	6547 POINT COMFORT LANE, CHARLOTTE, NC, 28226			CHARLOTTE NC		28226
2026-020	Carmel Chace Condominiums Homeo	Helena	Rea	4253 CARMEL FOREST DR, CHARLOTTE, NC, 28226			CHARLOTTE NC		28226
2026-020	Carmel Road Neighborhoods	Lucille	Jordan	7206 HACKBERRY LANE, CHARLOTTE, NC, 28226			CHARLOTTE NC		28226
2026-020	Carmel Village II Homeowners As	Patricia	Johanson	11011 RUNNING RIDGE RD, CHARLOTTE, NC, 28226			CHARLOTTE NC		28226
2026-020	Carmel Village II Homeowners As	Sandy	Harber	11070 CEDAR VIEW RD, CHARLOTTE, NC, 28226			CHARLOTTE NC		28226
2026-020	Carolinas Medical Center - Univ	Joe	Labovitz	6260 CARMEL STATION AV, CHARLOTTE, NC, 28226			CHARLOTTE NC		28226
2026-020	Carson's Pond Homeowners Associ	Stephen	Smith	11210 CARMEL CHACE DR, CHARLOTTE, NC, 28226			CHARLOTTE NC		28226
2026-020	Da Suga Foundation	Deanna	Rice	6709 FISHERS FARM LN, CHARLOTTE, NC, 28277			CHARLOTTE NC		28277
2026-020	NC Realtors Association/KellerW	Lucy	Jordan	7206 HACKBERRY LANE, CHARLOTTE, NC, 28226			CHARLOTTE NC		28226
2026-020	Shadowlake Neighborhood Associa	Susan	Heusinger	6021 CARPENTER DR, CHARLOTTE, NC, 28226			CHARLOTTE NC		28226
2026-020	Sturnbridge Homeowners Associat	Daniel	Wendover	4739 MEADOWRIDGE DRIVE, CHARLOTTE, NC, 28226			Charlotte NC		28226
2026-020	Sturnbridge Homeowners Associat	Jinnie	Brown	5633 IVYGATE LANE, CHARLOTTE, NC, 28226			CHARLOTTE NC		28226
2026-020	Touchstone Homeowners Associati	Dennis	Slade	6347 SOUTH POINT DR, CHARLOTTE, NC, 28277			CHARLOTTE NC		28277
2026-020	Touchstone Homeowners Associati	Donna	Brinson	6443 Willow Run Dr, Charlotte, NC, 28277, USA			Charlotte NC		28277
2026-020	Touchstone Homeowners Associati	John	Formica	9300 Silver Pine Dr, Charlotte, NC, 28277, USA			Charlotte NC		28277
2026-020	Touchstone Homeowners Associati	Nicholas	Garafola	6336 WILLOW RUN DR, CHARLOTTE, NC, 28277			CHARLOTTE NC		28277
2026-020	Treva Woods HOA	Earnest	SaylorJr	7901 CHARTER OAK LANE, CHARLOTTE, NC, 28226			CHARLOTTE NC		28226
2026-020	Walnut Creek	David	Elmore	11323 HARROWFIELD RD, CHARLOTTE, NC, 28226			CHARLOTTE NC		28226

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!

2026-020	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZIP CODE
2026-020	22120106	CARMEL CROSSINGS LLC			ATTN: JUSTIN BLOMBERG	1370 JET STREAM DR STE 100		HENDERSON	NV	89052	11440 CARMEL COMMONS BV CHARLOTTE NC	28226
2026-020	22120111	BIBLE BROADCASTING	NETWORK INC			11530 CARMEL COMMONS BLVD		CHARLOTTE	NC	28226	11530 CARMEL COMMONS BV CHARLOTTE NC	28226
2026-020	22120115	CWS CC SG ARLINGTON CVII SPE LLC			CWS CC LTX CVII SPE LLC	14 CORPORATE PLAZA DR STE 21C		NEWPORT BEACH	CA	92660-7928	6705 NORTHBURY LN CHARLOTTE NC	28226
2026-020	22120116	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202-2816	PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120117	EARLY CHILDHOOD EDUCATION LLC				909 WALNUT STE 200		KANSAS CITY	MO	64106	11330 CARMEL COMMONS BV CHARLOTTE NC	28226
2026-020	22120119	MECKLENBURG COUNTY			% REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202-2816	PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120122	MECKLENBURG COUNTY				600 E 4TH ST		CHARLOTTE	NC	28202-2816	BANNINGTON RD CHARLOTTE NC	28226
2026-020	22120123	POURLOS	WYONIA			7251 PINEVILLE-MATTHEWS I		CHARLOTTE	NC	28226	7251 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120124	VEY	DANIEL P	KAREN G	VEY	4213 PIAFFE AVE		MINT HILL	NC	28227	7251 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120125	FISS LLC				7251 PINEVILLE-MATTHEWS ROAI		CHARLOTTE	NC	28226	7251 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120126	EW2 PROPERTIES LLC				7245 PINEVILLE-MATTHEWS RD UNIT 100		CHARLOTTE	NC	28226	7245 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120127	SOHA LLC				7245 PINEVILLE-MATTHEWS RD S		CHARLOTTE	NC	28226	7245 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120128	INSTITUTIONAL CAPITAL MANAGEMENT LLC				7245 PINEVILLE-MATTHEWS RD S		CHARLOTTE	NC	28226	7245 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120129	VIRGINIA HARGRAVE REVOCABLE	TRUST			10012 BRASS EAGLE LN		CHARLOTTE	NC	28210	7239 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120130	CARMEL GRAFIO LLC				5854 WEDGEWOOD DR		CHARLOTTE	NC	28210	7239 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120131	NIRMALA PROPERTIES LLC				11103 BALLANTYNE FOREST DR		CHARLOTTE	NC	28277	7227 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120132	AGRAWAL HOLDINGS LLC				7227 PINEVILLE MATTHEWS RD S1		CHARLOTTE	NC	28226-6182	7227 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120133	AFLP-6 LLC				5125 OLD HICKORY RD		LANCASTER	SC	29720	7227 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120134	NITTANY LLC				10210 BERKLEY PLACE DR STE 200		CHARLOTTE	NC	28262	7227 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120135	CARMEL SOUTH 600 LLC				7227 PINEVILLE MATTHEWS RD S1		CHARLOTTE	NC	28226	7227 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120136	BIG SOUTH CONFERENCE INC				7233 PINEVILLE-MATTHEWS RD U		CHARLOTTE	NC	28226	7233 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120137	THE BIG SOUTH CONFERENCE INC				7233 PINEVILLE-MATTHEWS RD S1		CHARLOTTE	NC	28226	7233 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120138	PAAS HOLDINGS LLC				7221 PINEVILLE-MATTHEWS RD U		CHARLOTTE	NC	28226	7221 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120139	SOUTH CHARLOTTE CC PROPERTY LLC				7221 PINEVILLE-MATTHEWS RD S		CHARLOTTE	NC	28226	7221 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120140	TREK STAR LLC				10200 HANOVER HOLLOW DR		CHARLOTTE	NC	28210	7221 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120141	STATLER PROPERTIES LLC				6809 SHARON RD		CHARLOTTE	NC	28210	7215 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120142	IKOS PROPERTIES LLC				7215 PINEVILLE-MATTHEWS RD S		CHARLOTTE	NC	28226	7215 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120143	BARBER PROPERTY & REAL ESTATE HOLDINGS LLC				260-A WEST COLEMAN BV		MT PLEASANT	SC	29464	7221 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120144	SOUTHEAST COMMERCIAL CORP				7215 PINEVILLE-MATTHEWS RD STE 300		CHARLOTTE	NC	28226	7215 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120145	IKOS PROERTIES LLC				7215 500 PINEVILLE MATTHEWS F		CHARLOTTE	NC	28226	7215 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120146	EVERGREEN DESTINY INVESTMENTS LLC				9104 KINGSMOOR LN		WAXHAW	NC	28173	7215 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120147	TRUMOTION THERAPY PC				7257 PINEVILLE MATTHEWS RD S1		CHARLOTTE	NC	28226-6185	7257 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120148	CATS PROPERTIES LLC				7257 PINEVILLE-MATTHEWS RD SUITE 2100		CHARLOTTE	NC	28226	7257 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120150	CATS PROPERTIES LLC				7257 PINEVILLE-MATTHEWS RD SUITE 2100		CHARLOTTE	NC	28226	7257 PINEVILLE-MATTHEWS RD CHARLOTTE NC	28226
2026-020	22120201	AVALON CARMEL LP			C/O TERWILLIGER PAPPAS MULTI-FAMILY PARTN	4777 SHARON RD STE 550		CHARLOTTE	NC	28210	11301 CARMEL COMMONS BV CHARLOTTE NC	28226
2026-020	22120202	PUBLIX NORTH CAROLINA LP				PO BOX 32018		LAKELAND	FL	33802-2018	11525 CARMEL COMMONS BV CHARLOTTE NC	28226
2026-020	22120205	CARMEL CROSSINGS LLC			ATTN: JUSTIN BLOMBERG	1370 JET STREAM DR STE 100		HENDERSON	NV	89052	6701 CARMEL RD CHARLOTTE NC	28226
2026-020	22126373	GATEWAY HOMES II LLC				6407 IDLEWILD RD UNIT 1113		CHARLOTTE	NC	28212	VLOSI DR CHARLOTTE NC	28226

EXHIBIT B

April 16, 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: Wednesday, April 29th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Terwilliger Pappas
Petition No.: 2026-020

Dear Charlotte Neighbor:

Our firm represents Terwilliger Pappas (the "Petitioner") in its redevelopment proposal related to an approximately 10.9-acre site located south of Pineville Matthews Road, east of Carmel Commons Boulevard, and west of Marcel Lane. The Petitioner is requesting a site plan amendment to the existing MUDD-O (mixed use development district – optional) zoning district to accommodate redevelopment plans.

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 **Wednesday, April 29th 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 ("Terwilliger") or the property location ("Carmel Commons") 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

zoom Participants (7)





















	Brittany Lins (Host, me)	 
	Collin Brown	
	Collin Brown	 
	Drew Singleton	 
	Jeff Smith	 
	Marite Bello	 
	Stefan Gassner	 

EXHIBIT D

#2026-020

SITE PLAN AMENDMENT

@ CARMEL CROSSING

TERWILLIGER PAPPAS

Official Community Meeting

April 29, 2026



TERWILLIGER
PAPPAS

Alexander
Ricks
PLLC

MEETING AGENDA

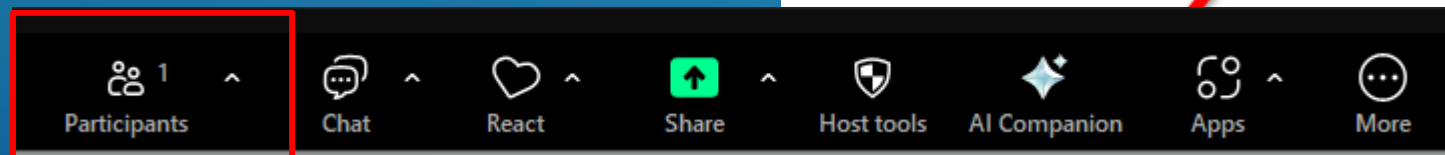
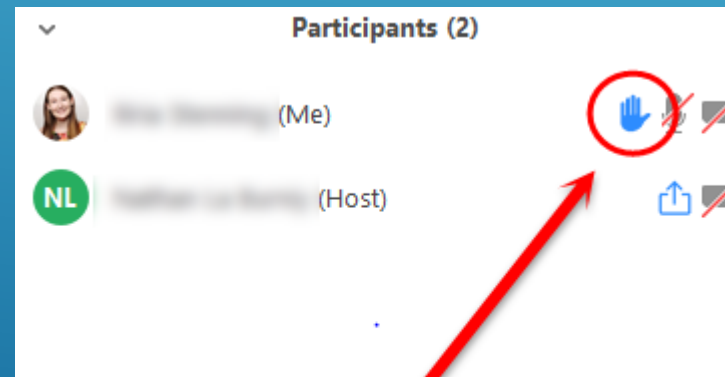
- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Current Zoning**
 - **2040 Plan Recommendation**
 - **Proposed Rezoning Plan Amendment**
 - **Potential Rezoning Timeline**
 - **Questions/Discussion**
- 

AT THE END: QUESTIONS & DISCUSSION

Type your questions to Brittany Lins



Or ask out loud



TEAM INTRODUCTIONS

Property Owner: Carmel Crossings LLC

Petitioner: Terwilliger Pappas

Stefan Gassner, Jeff Smith, Tom Barker



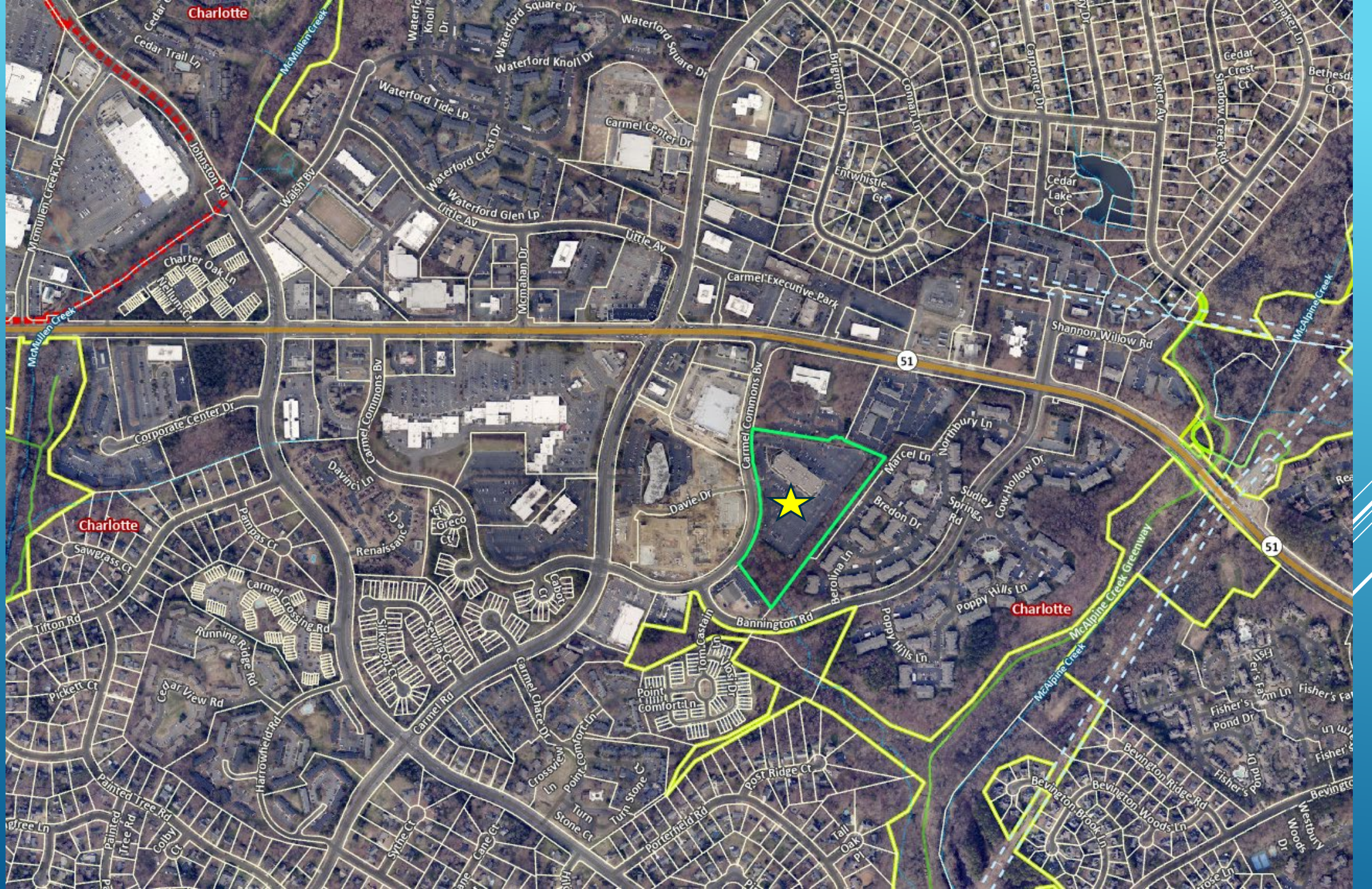
Eddie Moore, Drew Singleton,
Brandon Plunkett



Collin Brown &
Brittany Lins

PROPERTY LOCATION














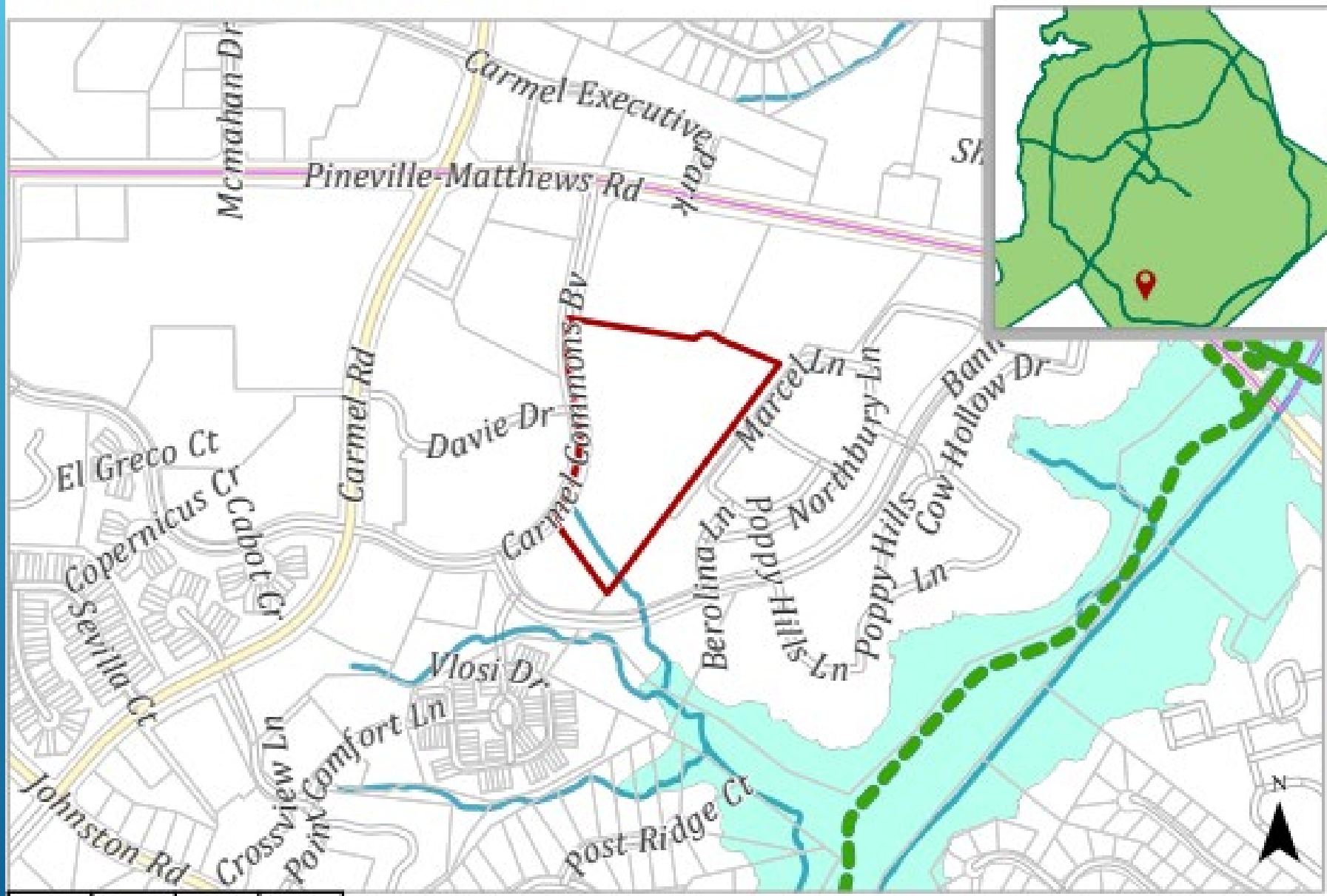
© 2026 Google



Location of Requested Rezoning

Rezoning Area

-  2026-020
 -  Inside City Limits
 -  Parcel
 -  Greenway
 -  Streams
 -  FEMA Flood Plain
- City Council District:**
-  7-Edmund H. Driggs



0 0.13 0.25 Miles

DEVELOPMENT CONSIDERATIONS



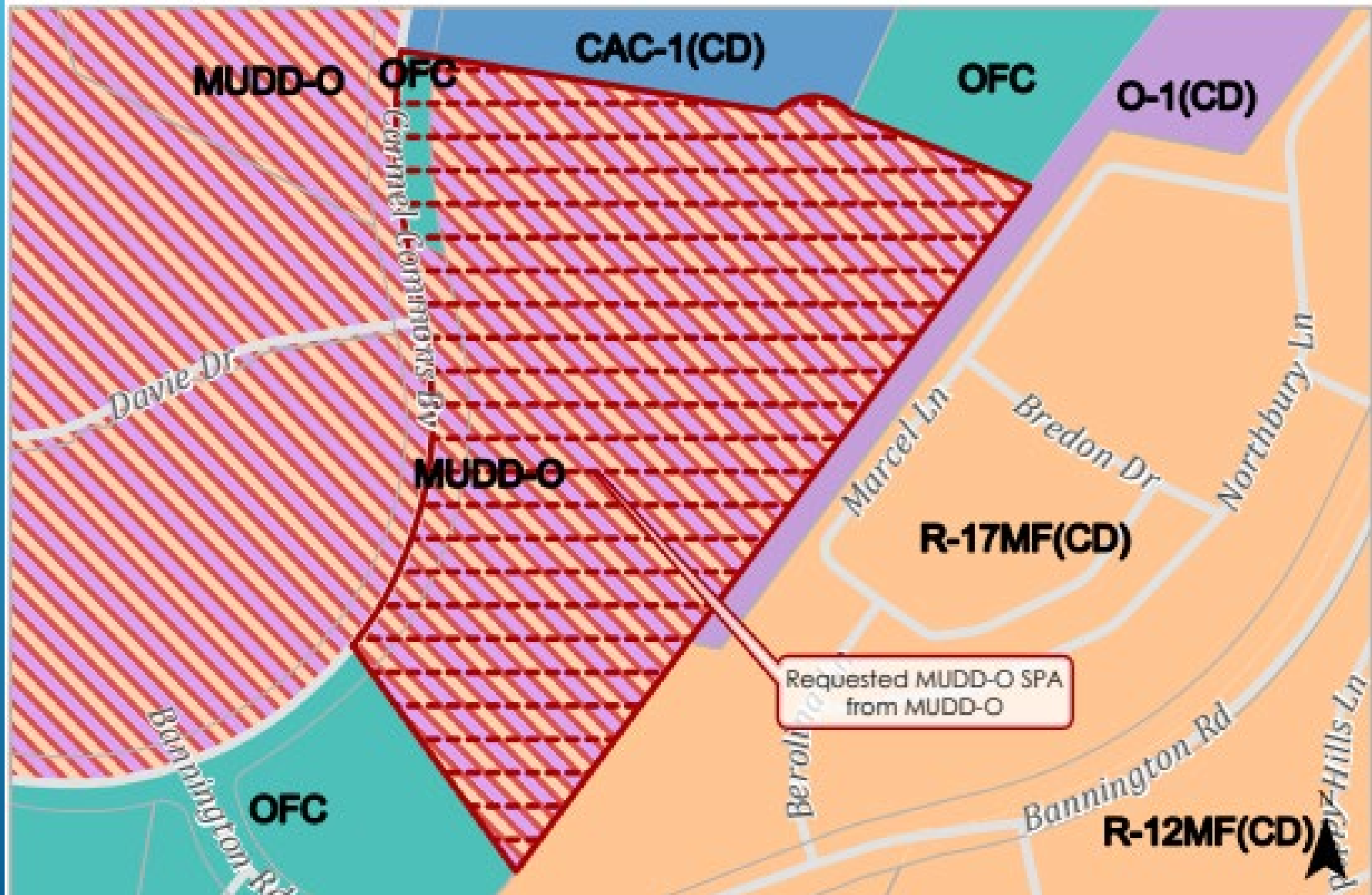
DEVELOPMENT CONSIDERATIONS

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



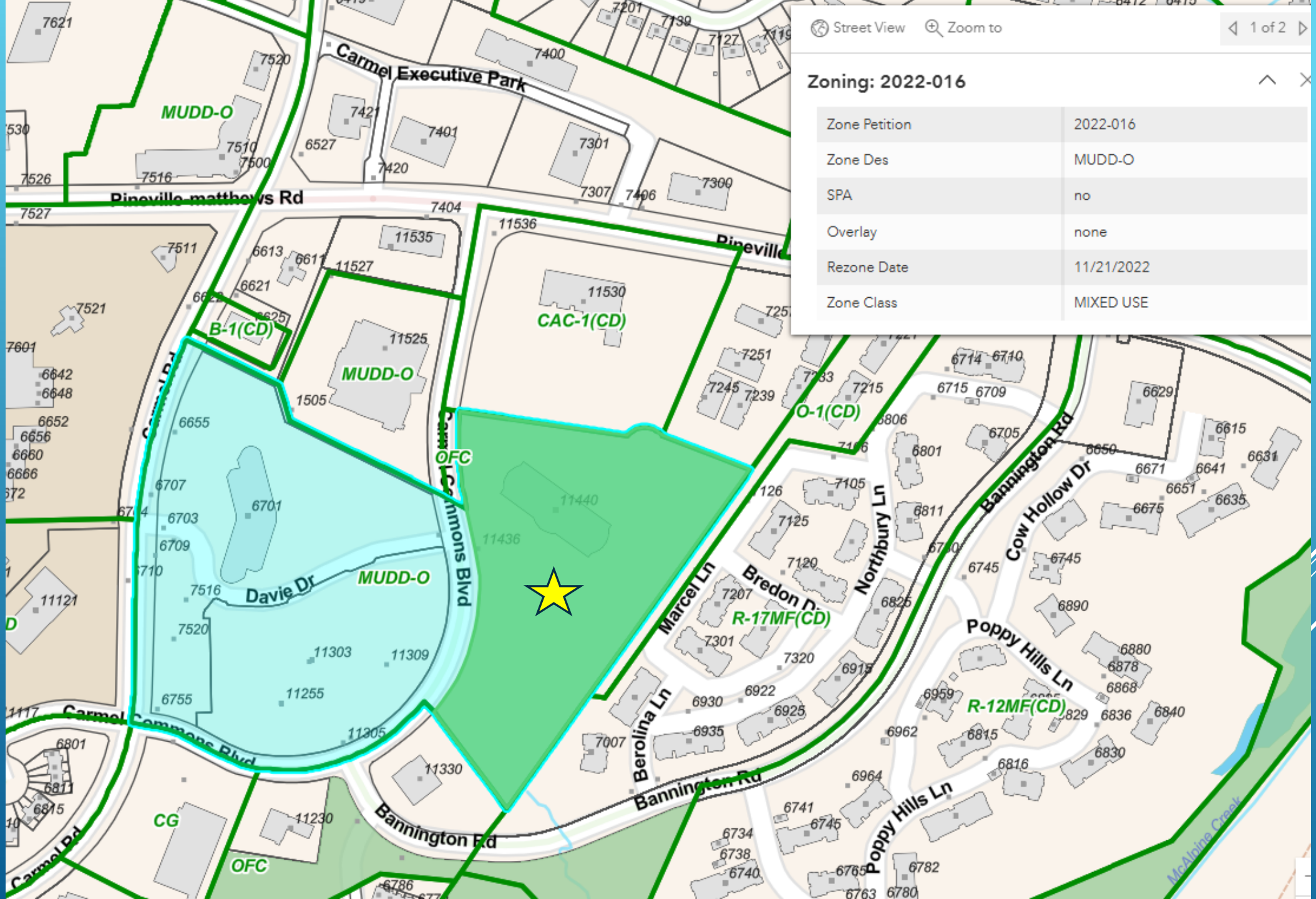
EXISTING ZONING

Existing Zoning & Rezoning Request



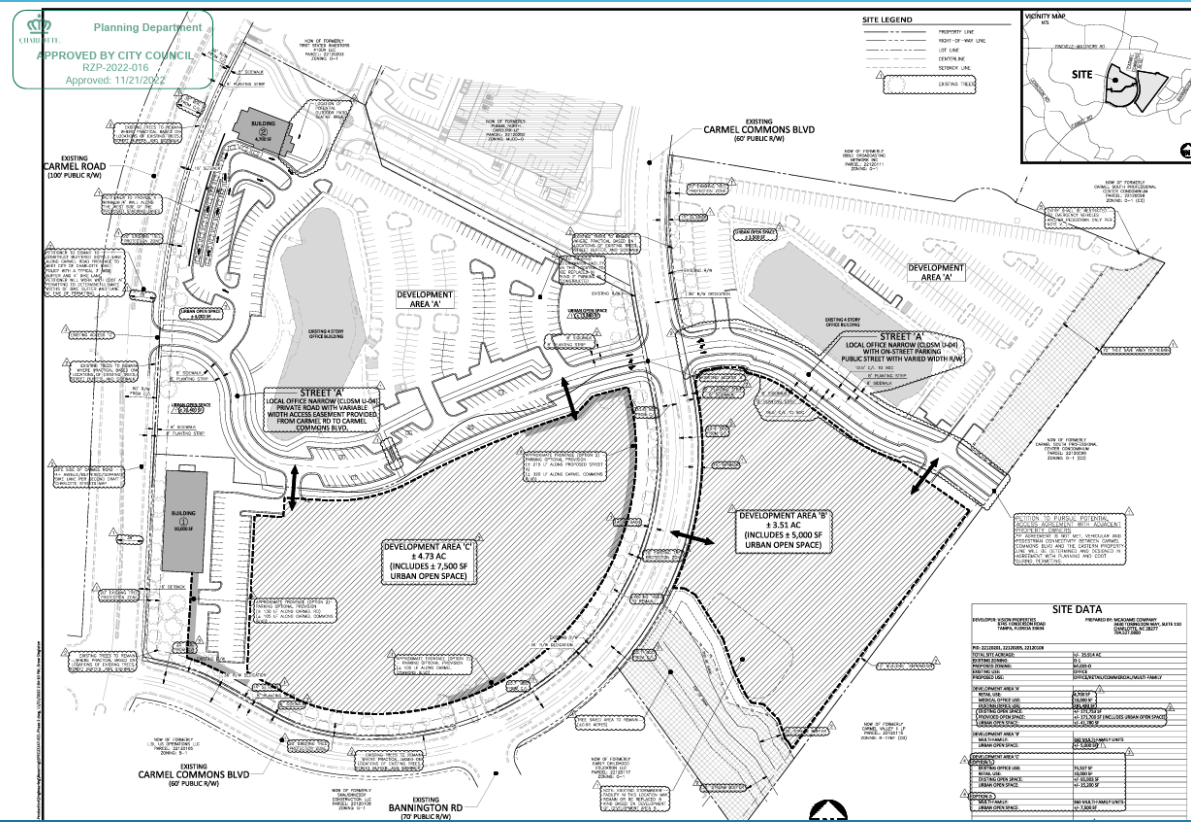
Zoning Classification

- Multi-Family
- Campus
- Office
- Commercial
- Community Activity Center
- Mixed Use
- Requested MUDD-O SPA from MUDD-O



Zoning: 2022-016

Zone Petition	2022-016
Zone Des	MUDD-O
SPA	no
Overlay	none
Rezone Date	11/21/2022
Zone Class	MIXED USE



SITE DATA

DEVELOPER: VISION PROPERTIES
 8745 HENDERSON ROAD
 TAMPA, FLORIDA 33634

PREPARED BY: MCADAMS COMPANY
 3430 TORINGDON WAY, SUITE 110
 CHARLOTTE, NC 28277
 704.527.0800

PID: 22120201, 22120205, 22120106	
TOTAL SITE ACREAGE:	+/- 25.914 AC
EXISTING ZONING:	O-1
PROPOSED ZONING:	MUDD-O
EXISTING USE:	OFFICE
PROPOSED USE:	OFFICE/RETAIL/COMMERCIAL/MULTI-FAMILY

DEVELOPMENT AREA 'A'	
RETAIL USE:	4,700 SF ³
MEDICAL OFFICE USE:	10,000 SF
EXISTING OFFICE USE:	281,483 SF
EXISTING OPEN SPACE:	+/- 171,753 SF ³
PROVIDED OPEN SPACE:	+/- 171,700 SF (INCLUDES URBAN OPEN SPACE)
URBAN OPEN SPACE:	+/- 41,780 SF

DEVELOPMENT AREA 'B'	
MULTI-FAMILY:	360 MULTI-FAMILY UNITS
URBAN OPEN SPACE:	+/- 5,000 SF ¹

DEVELOPMENT AREA 'C'	
OPTION 1:	
EXISTING OFFICE USE:	74,517 SF
RETAIL USE:	10,000 SF
EXISTING OPEN SPACE:	+/- 65,903 SF
URBAN OPEN SPACE:	+/- 15,200 SF

OPTION 2:	
MULTI-FAMILY:	360 MULTI-FAMILY UNITS
URBAN OPEN SPACE:	+/- 7,500 SF

MAXIMUM BUILDING HEIGHT:	85 FEET ¹
PARKING:	SHALL MEET OR EXCEED MUDD ORDINANCE STANDARDS PARKING MAY BE SHARED BETWEEN DEVELOPMENT AREAS A AND B.

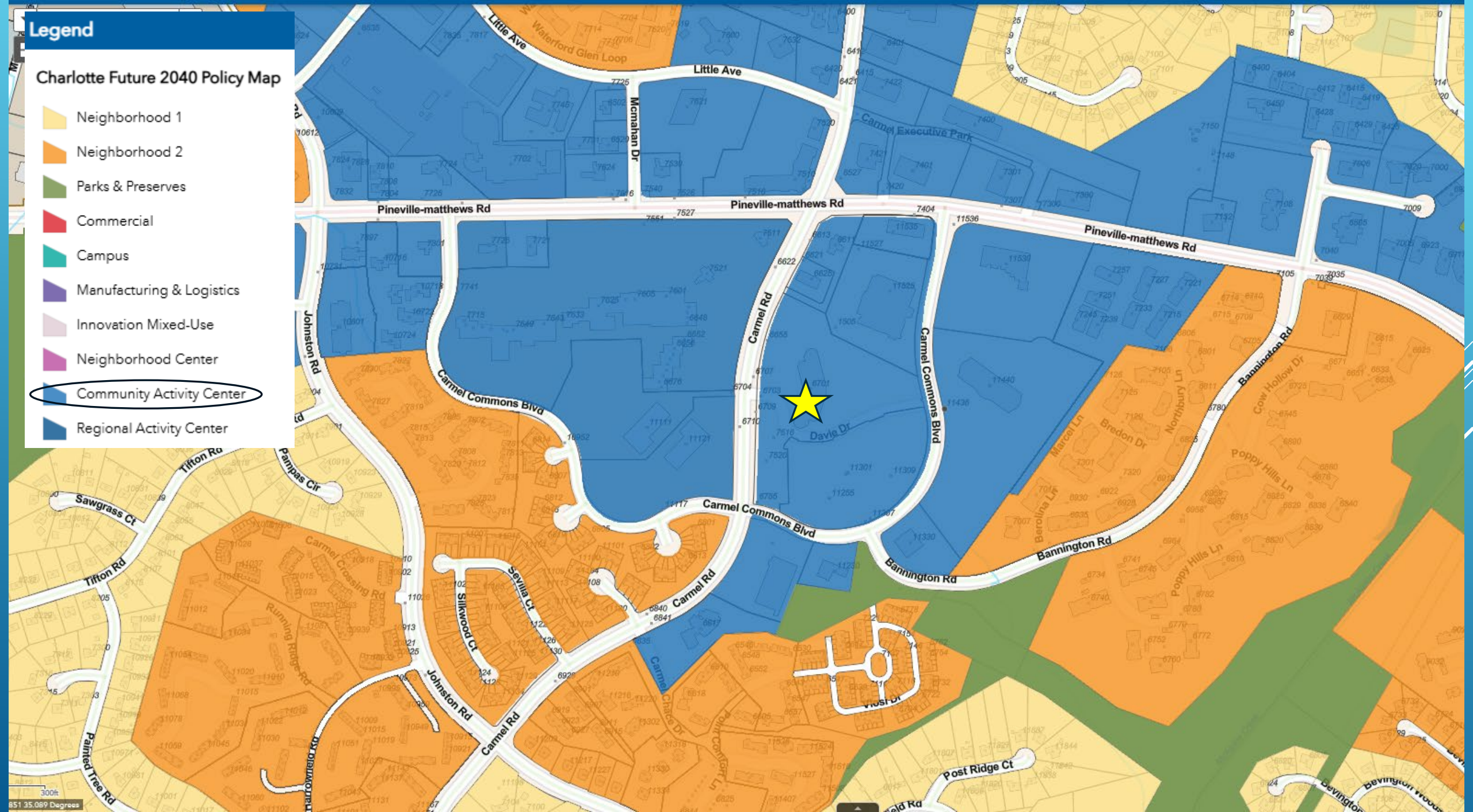
2040 PLAN RECOMMENDATION



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



REQUESTING SITE PLAN AMENDMENT

EITHER:

KEEP EXISTING OFFICE SPACE

OR

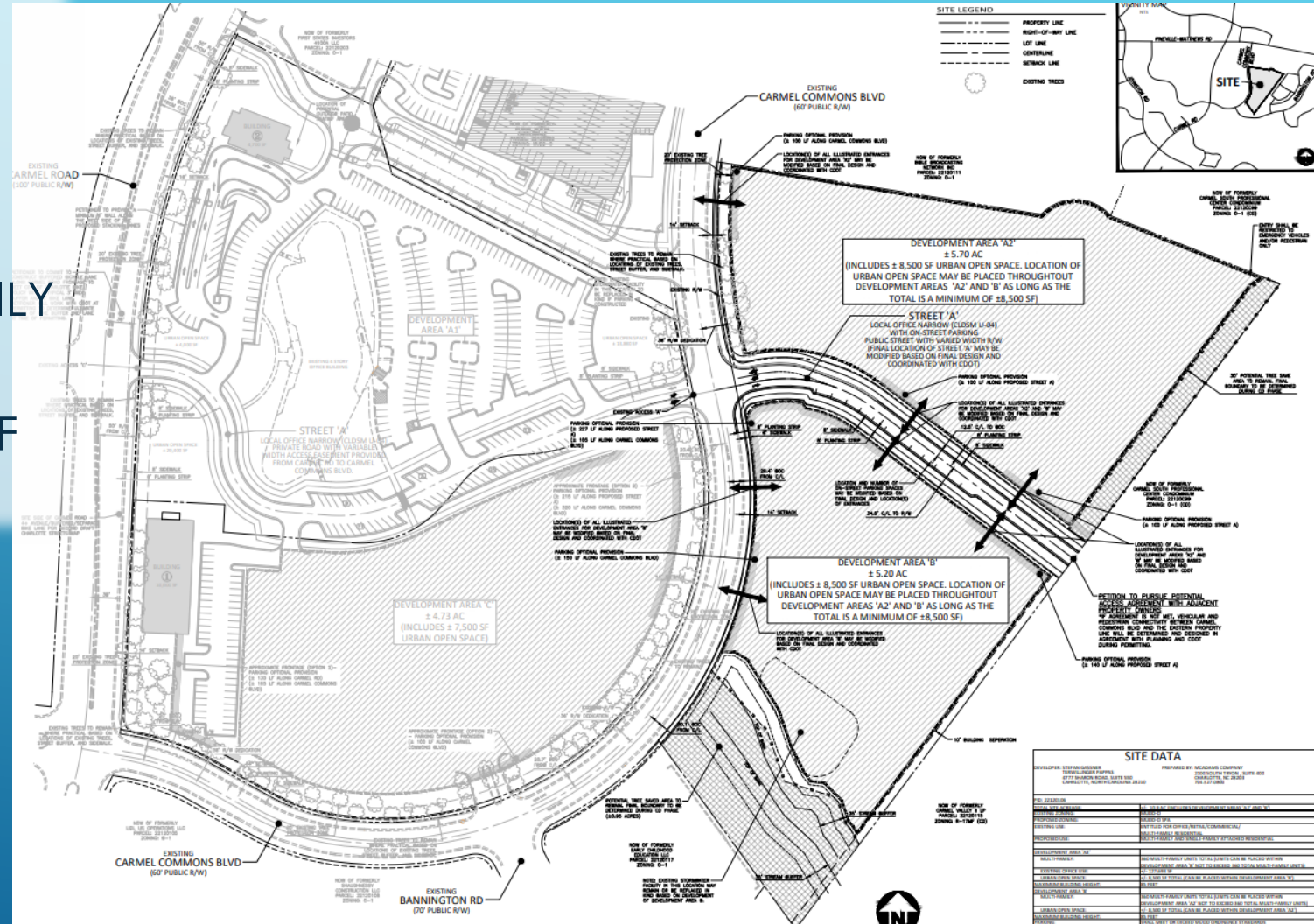
SPREAD ACROSS SOME OF THE ALREADY-ENTITLED 360 MULTI-FAMILY UNITS TO COVER BOTH DEVELOPMENT AREAS (NOT INCREASING OVERALL # OF UNITS)

SITE DATA


DEVELOPER: STEFAN GASSNER
TERWILLINGER PAPPAS
4777 SHARON ROAD, SUITE 550
CHARLOTTE, NORTH CAROLINA 28210

PREPARED BY: MCADAMS COMPANY
2100 SOUTH TRYON, SUITE 400
CHARLOTTE, NC 28203
704.527.0800

PID: 22120106	
TOTAL SITE ACREAGE:	+/- 10.9 AC (INCLUDES DEVELOPMENT AREAS 'A2' AND 'B')
EXISTING ZONING:	MUDD-O
PROPOSED ZONING:	MUDD-O SPA
EXISTING USE:	ENTITLED FOR OFFICE/RETAIL/COMMERCIAL/ MULTI-FAMILY RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY AND SINGLE-FAMILY ATTACHED RESIDENTIAL
DEVELOPMENT AREA 'A2'	
MULTI-FAMILY:	360 MULTI-FAMILY UNITS TOTAL (UNITS CAN BE PLACED WITHIN DEVELOPMENT AREA 'B' NOT TO EXCEED 360 TOTAL MULTI-FAMILY UNITS)
EXISTING OFFICE USE:	+/- 127,693 SF
URBAN OPEN SPACE:	+/- 8,500 SF TOTAL (CAN BE PLACED WITHIN DEVELOPMENT AREA 'B')
MAXIMUM BUILDING HEIGHT:	85 FEET
DEVELOPMENT AREA 'B'	
MULTI-FAMILY:	360 MULTI-FAMILY UNITS TOTAL (UNITS CAN BE PLACED WITHIN DEVELOPMENT AREA 'A2' NOT TO EXCEED 360 TOTAL MULTI-FAMILY UNITS)
URBAN OPEN SPACE:	+/- 8,500 SF TOTAL (CAN BE PLACED WITHIN DEVELOPMENT AREA 'A2')
MAXIMUM BUILDING HEIGHT:	85 FEET
PARKING:	SHALL MEET OR EXCEED MUDD ORDINANCE STANDARDS PARKING MAY BE SHARED BETWEEN DEVELOPMENT AREAS 'A1', 'A2' AND 'B'.



SITE DATA	
DEVELOPER: STEFAN GASSNER TERWILLINGER PAPPAS 4777 SHARON ROAD, SUITE 550 CHARLOTTE, NORTH CAROLINA 28210	PREPARED BY: MCADAMS COMPANY 2100 SOUTH TRYON, SUITE 400 CHARLOTTE, NC 28203 704.527.0800
PID: 22120106	
PROJECT NAME:	REZONING PETITION # 2026-XXX CARMEL ROAD & CARMEL COMMONS BLVD
PROPOSED USE:	MULTI-FAMILY AND SINGLE-FAMILY ATTACHED RESIDENTIAL
EXISTING ZONING:	MUDD-O SPA
PROPOSED ZONING:	MUDD-O SPA
EXISTING USE:	ENTITLED FOR OFFICE/RETAIL/COMMERCIAL/ MULTI-FAMILY RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY AND SINGLE-FAMILY ATTACHED RESIDENTIAL
DATE:	03.18.2025
DRAWN BY:	JOS
CHECKED BY:	EM
SCALE:	1" = 60'
DATE:	03.18.2025
SHEET:	
REVISIONS:	



McADAMS
The John R. McAdams Company, Inc.
2100 South Tryon Street
Suite 400
Charlotte, NC 28203
Phone: 704.527.0800
Fax: 704.361.2300
License Number: C-0295, C-1847
www.mcadams.com

CLIENT
STEFAN GASSNER
TERWILLINGER PAPPAS
4777 SHARON ROAD, SUITE 550
CHARLOTTE, NORTH CAROLINA 28210

**CARMEL ROAD MIXED USE
SITE PLAN AMENDMENT
REZONING PETITION # 2026-XXX
CARMEL ROAD & CARMEL COMMONS BLVD
CHARLOTTE, NORTH CAROLINA 28226**

PLAN INFORMATION
PROJECT NO: TWG2026
FILENAME: TWG2026-021
CHECKED BY: EM
DRAWN BY: JOS
SCALE: 1" = 60'
DATE: 03.18.2025
SHEET: _____
REZONING PLAN

CONCEPT RENDERINGS









POTENTIAL REZONING TIMELINE

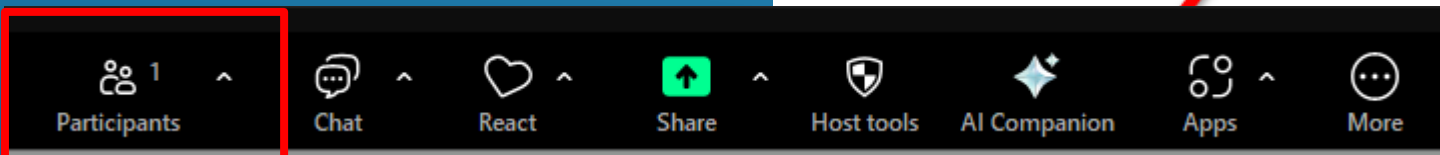
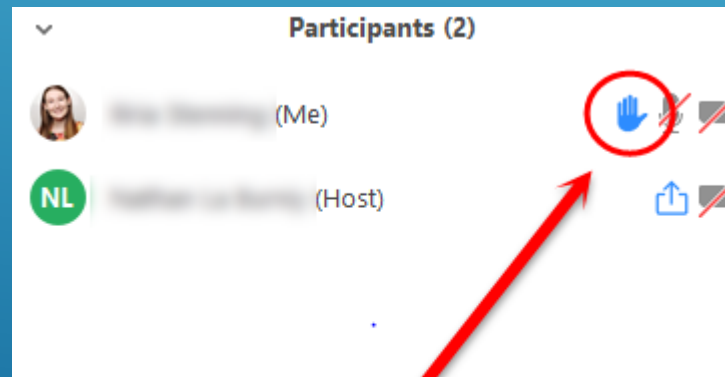
- Rezoning Application Processed: March
- **Official Community Meeting: Today, April 29th**
- Revised Plan Submittal: May 11th
- Earliest Possible Public Hearing: June 15th
- Zoning Committee: August 5th
- Earliest Possible Decision: August 17th

QUESTIONS?

Type your questions to Brittany Lins



Or ask out loud



THANK YOU!

