

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2026-021

Petitioner: Hines
Rezoning Petition No.: 2026-021
Property: ±1.63-acres at 920 Blu Central Road

This community meeting report is being filed with the City of Charlotte City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to 37.2 of the City of Charlotte Unified Development Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and details of the community meeting to the individuals and organizations set out on **Exhibit A** by depositing the notice in the U.S. mail on 4/9/2026. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The community meeting was scheduled to be held virtually on Thursday, April 23, 2026, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

None of the individuals or organizations contacted by the Petitioner requested access to join the virtual meeting. As there were no registered attendees, Ms. Thompson concluded the virtual meeting at 6:10 p.m.

cc: Joi Mayo, Charlotte City Council District 3 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Paul Zarian & Nick D'Amato, Hines
Bridget Grant & Lisa Thompson, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
20511160	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511161	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511162	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511163	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511164	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511165	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511166	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511167	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511169	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511170	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511171	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511202	PHIFER	ANTHONY MAURICE	TONYA OLIVIA	HOPE	284 ST MICHAELS CIRCLE	ODENTON	MD	21113
20511203	GETTYS	REBECCA C		WILLIE MAE CROCKETT	909 STERLING LN	PINEVILLE	NC	28134
20511204	GLADDEN	ELLA MAE			913 STERLING LN	PINEVILLE	NC	28134
20511205	KELLEY	KELVIN L	MICHELLE G	KELLEY	6543 PEACE HAVEN DR	CHARLOTTE	NC	28214
20511206	SMITH	HARRIET	PERRY KEITH	WALKER	7907 ALBEMARLE RD	CHARLOTTE	NC	28227
20511207	DUNLAP	THOMAS L	BETTY	DUNLAP	206 ECHODALE DR	CHARLOTTE	NC	28217
20511208	DUNLAP	THOMAS L	BETTY	DUNLAP	206 ECHODALE DR	CHARLOTTE	NC	28217
20511209	DAVIS	CHARLES	EMMA W	DAVIS	1001 STERLING LN	PINEVILLE	NC	28134
20511218	MORTEB LLC				8924 CRUMP RD	PINEVILLE	NC	28134
20511220	EXECUTIVE INVESTMENT CORPORATION				10005 BERKLEY FOREST LN	CHARLOTTE	NC	28227
20511227	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511228	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511229	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511230	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511231	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511255	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511256	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511257	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511258	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511283	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511284	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511285	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511286	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511287	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511288	HUSPP BLUSOUTH I LLC				845 TEXAS AVE STE 3300	HOUSTON	TX	77002
20511309	GALAN	JOSE			11319 TREEBARK DR	PINEVILLE	NC	28134
20511310	HOLLOWAY	JOHN EDWARD			121-06 153RD STREET	JAMAICA	NY	11434
20511311	ALEXANDER	LAWANDA	JEFFREY A	ALEXANDER	920 STERLING LN	PINEVILLE	NC	28134
20511312	HOLY BAPTIST CHURCH OF	GOD			910 STERLING LN	PINEVILLE	NC	28134-9801
20511314	WHITE	JAMES			904 STERLING LN	PINEVILLE	NC	28134
20512114	MORTEB LLC				8924 CRUMP RD	PINEVILLE	NC	28134
20512115	SCM CHARLOTTE REALTY LLC				9325 SOUTH BV	CHARLOTTE	NC	28273
20512117	G&J PROPERTIES OF NC LLC				PO BOX 751	BLOWING ROCK	NC	28605

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Freedom Fighting Missionaries I	Kenneth	Robinson	1635 WAYBRIDGE LN, CHARLOTTE, NC, 28210
Parkdale League Neighborhood As	Margaret	Lee	9400 LODGEPOLE PL, CHARLOTTE, NC, 28210
Pine Valley Community Developme	Marshall	Peay	1700 LONGLEAF DR, CHARLOTTE, NC, 28210
Pine Valley Homeowners Associat	Charles	Green	1700 LONGLEAF DR, CHARLOTTE, NC, 28210
Pine Valley Homeowners Associat	Debra	Anthony	9400 LODGE POLE PLACE, CHARLOTTE, NC, 28210
Pine Valley Homeowners Associat	Loretta	lewis	1701 LONGLEAF DRIVE, CHARLOTTE, NC, 28210
Ramblewood Neighborhood Associa	Denise	Hallett	10526 OLD NATIONS FORD RD., CHARLOTTE, NC, 28273
Sharon Rd - South Blvd	Eduardo	Rivera	1347 SHARON RD WEST, CHARLOTTE, NC, 28210
Shuffletown Homeowners Associat	MaryAnn	Page	1801 SABRINA CT, CHARLOTTE, NC, 28210
Sterling Neighborhood Associati	Denise	Hallett	10526 OLD NATIONS FORD RD., CHARLOTTE, NC, 28273
Sterling Neighborhood Associati	Limous	Johnny	1015 STERLING LN, PINEVILLE, NC, 28134

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2026-021

Subject: Rezoning Petition No. 2026-021
Petitioner/Developer: Hines
Current Land Use: Vacant
Existing Zoning: UR-C(CD) (Urban Residential - Commercial, Conditional)
Rezoning Requested: UR-C SPA (Urban Residential, Commercial, Site Plan Amendment)

Date and Time of Meeting: **Thursday, April 23, 2026, at 6:00 PM**

Virtual Meeting Registration: *Please send an email to CommunityMeeting@mvalaw.com to receive a secure meeting link and reference petition# 2026-021.*

Date of Notice: 4/9/2026

Moore & VanAllen is assisting Hines (the “Petitioner”) on a recently filed request to rezone an approximately ±1.63-acre site located at 920 Blu Central Road in Charlotte, North Carolina (the “Site”) from UR-C(CD) to UR-C SPA. The request is to make minor site plan amendments for the building layout and non-residential uses as allowed in the UR-C zoning district.

The Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we extend an invitation to participate in the upcoming Virtual Community Meeting to be held on Thursday, April 23, 2026, at 6:00 p.m.

Please send an email by April 22nd to CommunityMeeting@mvalaw.com to receive a secure virtual meeting link and reference Petition #2026-021.

Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Joi Mayo, Charlotte City Council District 3 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Paul Zarian & Nick D’Amato, Hines
Bridget Grant, Moore & Van Allen, PLLC

Exhibit B (continued)

Site Location:



2026-021: Hines

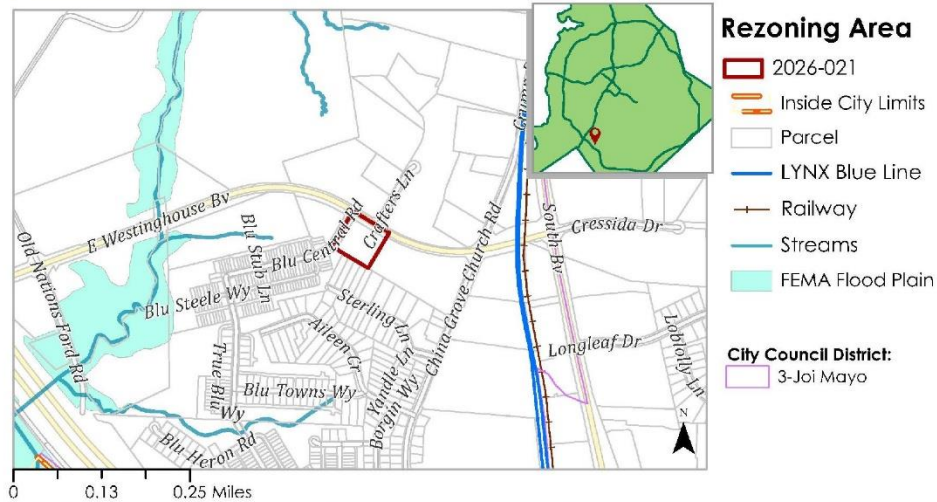
Parcel(s):
20511283

Current Zoning:
UR-C(CD) (Urban Residential-Commercial, Conditional)

Requested Zoning:
UR-C SPA (Urban Residential-Commercial, Site Plan Amendment)

Size:
Approximately 1.63 acres

Location of Requested Rezoning



Existing Zoning & Rezoning Request

