

OFFICIAL COMMUNITY MEETING REPORT
Petitioner: Summit Ave Development LLC
Rezoning Petition No. 2026-024

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 May 28, 2026. The Petitioner also emailed a copy of the notice letter to the District 3 City Council Representative, Joi Mayo, and the Charlotte Planning, Design & Development Department. 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 Thursday, June 11th 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 eight (8) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Greg Godley, Chris Wrenn, and Jonathan Ferguson, as well as by Petitioner's agents, Richard Petersheim and Jackson Kincaid with LandDesign, Patrick Monroe with Parkwood Mobility PLLC, and Collin Brown and Brittany Lins with Alexander Ricks. Representatives of the Wilmore Neighborhood Association were also in attendance.

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 nineteen-acre site located west of West Summit Avenue, north of Merriman Avenue, and east of Spruce Street. He noted the proximity to Uptown, South End, the planned Iron District and proposed Silver Line Light Rail.

Mr. Brown stated that the property's current zoning is predominantly the ML (manufacturing & logistics) zoning district. The 2040 Policy Map recommendation for the site is the Regional

Activity Center (RAC) placetype (the highest intensity district) with the Neighborhood-1 (N-1) placetype (the lowest intensity district) directly adjacent, reflecting no transition built into the 2040 policy map. The Petitioner is proposing to implement a transition from the Wilmore neighborhood's N1 district to N2 on the outer boundaries of the proposed rezoning site, with the RAC zoning district proposed for the center of the site, consistent with the Policy Map recommendation. The Petitioner is also proposing the NC (neighborhood center) zoning district at the corner of Summit Avenue and Merriman Avenue.

Mr. Brown explained that the rezoning petition request includes a site specific conditional rezoning plan that reflects a proposed street network through the site, including extensions through Dunkirk and a paper right-of-way extending to Larch Street. Building envelopes are provided to reflect the lower to medium density residential in the N2 area, separated by new proposed street before the higher intensity RAC district on the opposite side, further from the existing single-family neighborhood. The rezoning plan includes height plane restrictions, pocket parks, and commitments to buffering and separation from the existing single-family homes. The project contains maximum development calculations to account for a traffic study that is currently underway. There are conversions within the different proposed uses to allow the developers to react to future market conditions as part of a phased approach to the overall development.

Mr. Brown provided a brief update on the pending nature of the proposed Summit Avenue station for the proposed Silver Line, stating that CATS is evaluating removing that stop but that the Petitioner's team is watching and advocating for the station to remain as originally proposed. Initial outreach with the Wilmore neighborhood indicated that most neighbors seemed supportive of the station at that location as well. Neighbors were encouraged to contact CATS to provide their opinion for the future of the Summit Avenue station while CATS is still deliberating.

Mr. Brown summarized the previous discussions from initial outreach with several community leaders and the Wilmore Neighborhood Association. Mr. Brown concluded the meeting by stating that the rezoning timeline could result in a public hearing in August and City Council decision in September, at the earliest, depending on the status of the pending traffic study which must be completed prior to a public hearing being scheduled.

Mr. Richard Petersheim spoke on behalf of the Petitioner's civil engineering team to describe the protection measures being implemented for the stream corridor that runs through the site. This area will serve as part of the open space and tree preservation areas for the project. The proposal also preserves access to the Piedmont Natural Gas facility in the western corner. Street improvements will be made along Spruce Street, Merriman Avenue, and Summit Avenue, including sidewalk and planting strips.

The virtual meeting was then opened for discussion:

A resident on Dunkirk Drive inquired into the proposed connection of the site's road network at Dunkirk Drive, stating safety concerns for the residential street. The Petitioner's team responded that they anticipate CDOT will require that connection but that they'd be willing to discuss traffic calming measures to mitigate cut-through traffic through the neighborhood. A subsequent meeting was scheduled and held to discuss this issue with the interested neighbors.

An attendee requested that the Petitioner's team consider including a minimum retail commitment, stating that neighbors desire retail here so they don't want to see the conversion rates utilized to eliminate retail in favor of more multi-family units. The Petitioner's team anticipates that retail will be a component of the project so they are willing to consider providing a minimum retail amount.

In response to question about the tree preservation commitments along the property line that abuts the historic Wilmore neighborhood, the Petitioner's team stated that the tree preservation will mostly be located along the stream corridor and rail line and that they are not far enough along in the design process to know how much will be preserved versus replanted. There will also be a central open space area and street trees added along Spruce Street.

An attendee requested more information about noise mitigation during and after development. The Petitioner's team stated that they are not far enough along in the design phase to know yet but that they would meet all noise ordinance requirements. In a follow up question, the attendee asked about construction logistics, such as hours, truck routes, dust, and general construction timeline. The Petitioner's team responded that, while it is still early, the large size of the site allows for plenty of room for construction siting as compared to infill sites elsewhere throughout the City. Since this project will be phased over time, they will use subsequent phases as staging areas in the interim. They have not yet gotten into the details of construction sequencing yet but they imagine that construction traffic would access the site directly from Summit Avenue and not go through the neighborhood streets when they can avoid it.

In response to an attendee's question about building heights, the Petitioner's team noted that the proposed N2-A areas would have a cap of 48' in building height and then a transitional height plan will be provided where buildings will not exceed 50' when located within 100 feet of the existing neighborhood and then would not exceed 65' in building height when located within 200 feet of the existing neighborhood. For the RAC area in the middle of the site, the base building height is permitted to be 150 feet tall.

The meeting concluded at approximately 6:30pm with no further questions or comments from members of the community.

Respectfully submitted this 13th day of July 2026.

cc: Joe Mangum, 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!

2026-024	full_name_neighborhood	first_name	last_name	physical_address	street address	apartment_unit_or_suite	city	state	zip code
2026-024	Berewick	Joycelyn	Swain	2821 COLUMBUS CIR, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-024	Bike Routes 4 Fitness Inc	Debra	Franklin	1750 CAMDEN ROAD, CHARLOTTE, NC, 28203			CHARLOTTE NC		28203
2026-024	Brookhill Community Leaders & C	Debbie	Williams	2516 S TRYON ST, CHARLOTTE, NC, 28203			CHARLOTTE NC		28203
2026-024	Candlewood Homeowners Associati	JimDonna	Lorenzen	2516 S TRYON ST, CHARLOTTE, NC, 28203			CHARLOTTE NC		28203
2026-024	Charlotte Observer	Karen	Sullivan	600 S TRYON ST, CHARLOTTE, NC, 28202			CHARLOTTE NC		28202
2026-024	Clarkson Place Town House Assoc	Laura	McClettie	303 S. CLARKSON ST, CHARLOTTE, NC, 28202			CHARLOTTE NC		28202
2026-024	DCA Land Use	Ellen	Citarella	322 E. KINGSTON AVE, CHARLOTTE, NC, 28203			CHARLOTTE NC		28203
2026-024	DCA Land Use	Ellen	Citarella	322 E. Kingston Ave.			CHARLOTTE NC		28203
2026-024	Dilworth Community Association	Franklin	Keathley	523 E. KINGSTON AVE, CHARLOTTE, NC, 28203			CHARLOTTE NC		28203
2026-024	Dilworth Community Association	Valerie	Preston	413 E. WORTHINGTON AVE, CHARLOTTE, NC, 28203			CHARLOTTE NC		28203
2026-024	Dilworth Community Development	Cynthia	Schwartz	409 RENSSELAER AV, CHARLOTTE, NC, 28203			CHARLOTTE NC		28203
2026-024	Dilworth West	Omar	Hamid	2133 SOUTHEND DR., CHARLOTTE, NC, 28203			CHARLOTTE NC		28203
2026-024	Ephesus Church	Wil	Mover	1510 S MINT ST, CHARLOTTE, NC, 28203			CHARLOTTE NC		28203
2026-024	Future Forward Group Home LLC	Robin	Gregory	400 E Stonewall St, Charlotte, NC, 28202, USA			Charlotte NC		28202
2026-024	Gold District	Paul	Kardous	305 W DUNBAR STREET, CHARLOTTE, NC, 28203			CHARLOTTE NC		28203
2026-024	Greater Charlotte YMCA, St. Pet	Carrie	Nelson	1912 SOUTH MINT ST., CHARLOTTE, NC, 28203			CHARLOTTE NC		28203
2026-024	Historic Camp Greene Neighborho	Marc	Dickman	2307 WILKINSON BLVD, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-024	Historic Camp Greene Neighborho	Stephanie	Stenglein	3137 COLUMBUS CIRCLE, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-024	Historic Camp Greene Neighborho	Thomas	Harris	2216 MONUMENT ST, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-024	Historic South End	Megan	Gude	1507 CAMDEN ROAD, CHARLOTTE, NC, 28203			CHARLOTTE NC		28203
2026-024	Marsh Estates	Kayla	Earley	2504 GREENLAND AVE., CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-024	Moore's Chapel Village	Sam	SmithJr.	7008 PALATINE LN, CHARLOTTE, NC, 28214			CHARLOTTE NC		28214
2026-024	Other	Kevin	Miller	350 S GRAHAM ST, CHARLOTTE, NC, 28202			CHARLOTTE NC		28202
2026-024	Regal Heights Homeowners Associ	EugeneAngel	Perkins	3129 COLUMBUS CR, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-024	Revolution Park	Brandon	Holmes	2729 MAYFLOWER ROAD, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-024	South End	Brigit	Taylor	315 ARLINGTON AVE, CHARLOTTE, NC, 28203			CHARLOTTE NC		28203
2026-024	South End	Megan	Pearl	315 ARLINGTON AVENUE, CHARLOTTE, NC, 28203			CHARLOTTE NC		28203
2026-024	South End Neighborhood Associat	Jennifer	McCartney	1453 CAMDEN ROAD, CHARLOTTE, NC, 28203			Charlotte NC		28203
2026-024	South Tryon Community Coalition	Rasheda	McMullin	2516 S TRYON ST, CHARLOTTE, NC, 28203			CHARLOTTE NC		28203
2026-024	Tarleton Hills Residents Advisor	Mary	Stitt	1223 S Caldwell St, Charlotte, NC, 28203, USA			Charlotte NC		28203
2026-024	Third Ward	Benny	LocklearJr.	360 SOUTH GRAHAM ST, CHARLOTTE, NC, 28202			CHARLOTTE NC		28202
2026-024	Third Ward Neighborhood Associa	Alexandra	Colello	316 S. CLARKSON ST, CHARLOTTE, NC, 28202			CHARLOTTE NC		28202
2026-024	Third Ward Neighborhood Associa	John	Schwaller	245 VICTORIA AVE, CHARLOTTE, NC, 28202			CHARLOTTE NC		28202
2026-024	Third Ward Neighborhood Associa	Mike	Sposato	807 CLARKSON MILL CT., CHARLOTTE, NC, 28202			CHARLOTTE NC		28202
2026-024	Third Ward, The Committee To Re	Virginia	Woolard	1001 WEST 1ST STREET, CHARLOTTE, NC, 28202			CHARLOTTE NC		28202
2026-024	Third Ward/Seversville Neighbor	Brenda	McMoore	1001 GREENLEAF AV, CHARLOTTE, NC, 28202	4		Charlotte NC		28202
2026-024	Villages Of Leacroft (Fume)	Willie	Jefferson	417 GRANDIN RD, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-024	Wellesford	Darlene	Jones	2415 COLUMBUS CR, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-024	Wesley Heights	Colette	Forrest	209 S SUMMIT AVE, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-024	Wesley Heights Neighborhood Ass	Kris	Kellogg	2813 COLUMBUS CR, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-024	Wesley Heights Neighborhood Ass	Nevada	Graham	2727 COLUMBUS CR, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-024	Wesley Heights Neighborhood Ass	Shannon	Hughes	716 GRANDIN ROAD, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-024	Wesley Heights Neighborhood Ass	Stephen	Nett	133 S SUMMIT AVE, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-024	Wessex Square Homeowners Associ	Jeff	Horton	2415 COLUMBUS CR, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-024	Westerly Hills Neighborhood Ass	Ben	Chambers	2720 COLUMBUS CR, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-024	Westerly Hills Neighborhood Ass	Dwight	Campbell	3141 COLUMBUS CR, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-024	Westerly Hills Neighborhood Ass	Herbert	Bellamy	2446 COLUMBUS CR, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-024	Westerly Hills Neighborhood Ass	Linda	Collins	3021 COLUMBUS CR, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-024	Westerly Hills Neighborhood Ass	Robert	Blythe	2318 MARLOWE AV, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-024	Westerly Hills Neighborhood Ass	Stephanie	Edwards	2354 MORTON ST, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-024	Westerly Hills Neighborhood Ass	Walter	Johnson	2438 MARLOWE AV, CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-024	Westover Hills Neighborhood Ass	Shannon	McKnight	1208 FORDHAM RD., CHARLOTTE, NC, 28208			CHARLOTTE NC		28208
2026-024	Wilmore Neighborhood Associatio	Angela	Marshall	1630 S MINT ST, CHARLOTTE, NC, 28203			CHARLOTTE NC		28203
2026-024	Wilmore Neighborhood Associatio	Brian	Walker	501 WEST BV, CHARLOTTE, NC, 28202			CHARLOTTE NC		28202
2026-024	Wilmore Neighborhood Associatio	Grayson	Hawkins	1701 MERRIMAN AVE, CHARLOTTE, NC, 28203			CHARLOTTE NC		28203

2026-024	Wilmore Neighborhood Associatio	Jack	Williams	1778 DUNKIRK DR, CHARLOTTE, NC, 28203	CHARLOTTE NC	28203
2026-024	Wilmore Neighborhood Associatio	Jack	Williams	1778 DUNKIRK DR., CHARLOTTE, NC, 28203	CHARLOTTE NC	28203
2026-024	Wilmore Neighborhood Associatio	John	English	1630 S MINT ST, CHARLOTTE, NC, 28203	CHARLOTTE NC	28203
2026-024	Wilmore Neighborhood Associatio	Julie	Knutson	1604 MERRIMAN AVE, CHARLOTTE, NC, 28203	CHARLOTTE NC	28203
2026-024	Wilmore Neighborhood Associatio	Justin	Lane	1550 WILMORE DR, CHARLOTTE, NC, 28203	CHARLOTTE NC	28203
2026-024	Wilmore Neighborhood Associatio	Louise	Shackford	1908 WOOD DALE TR, CHARLOTTE, NC, 28203	CHARLOTTE NC	28203
2026-024	Wilmore Neighborhood Associatio	Marilyn	Corn	218 W PARK AVE, CHARLOTTE, NC, 28203	CHARLOTTE NC	28203
2026-024	Wilmore Neighborhood Associatio	Martha	Epps	501 WEST BV, CHARLOTTE, NC, 28203	CHARLOTTE NC	28203
2026-024	Wilmore Neighborhood Associatio	Michael	Walsh	2017 WOOD DALE TERRACE, CHARLOTTE, NC, 28203	CHARLOTTE NC	28203
2026-024	Wilmore Neighborhood Associatio	Nathan	Gray	1557 WILMORE DR, CHARLOTTE, NC, 28203	CHARLOTTE NC	28203
2026-024	Wilmore Resident / NextDoor Lea	Jack	Williams	1778 DUNKIRK DR, CHARLOTTE, NC, 28203	CHARLOTTE NC	28203

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THANK YOU!

2026-024	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZIP CODE
2026-024	07326201	NORTH CAROLINA DEPARTMENT OF TRANSPORTAT				1546 MAIL SERVICE CENTER		RALEIGH	NC	27611	632 W SUMMIT AV CHARLOTTE NC	28203
2026-024	07326203	NORTH CAROLINA DEPARTMENT OF TRANSPORTAT				1546 MAIL SERVICE CENTER		RALEIGH	NC	27611	624 W SUMMIT AV CHARLOTTE NC	28203
2026-024	07326207	NORTH CAROLINA DEPARTMENT OF TRANSPORTAT				1546 MAIL SERVICE CENTER		RALEIGH	NC	27611	606 W SUMMIT AV CHARLOTTE NC	28203
2026-024	07326209	NORTH CAROLINA DEPARTMENT OF TRANSPORTAT				1546 MAIL SERVICE CENTER		RALEIGH	NC	27611	W SUMMIT AV CHARLOTTE NC	28203
2026-024	07326230A	CHARLOTTE PIPE & FOUNDRY CO				PO BOX 35430		CHARLOTTE	NC	28235	1335 S CLARKSON ST CHARLOTTE NC	28203
2026-024	07326230B	CHARLOTTE PIPE & FOUNDRY				PO BOX 35430		CHARLOTTE	NC	28235	1335 S CLARKSON ST CHARLOTTE NC	28203
2026-024	07326231	NORTH CAROLINA DEPARTMENT OF TRANSPORTAT				1546 MAIL SERVICE CENTER		RALEIGH	NC	27611	520 W SUMMIT AV CHARLOTTE NC	28203
2026-024	11909309	MALONE	WILLIAM THOMAS III	BRITTANY NICOLE	MALONE	1742 DUNKIRK DR		CHARLOTTE	NC	28203	1742 DUNKIRK DR CHARLOTTE NC	28203
2026-024	11909310	WILEY	LUCIONA			1736 DUNKIRK DR		CHARLOTTE	NC	28203	1736 DUNKIRK DR CHARLOTTE NC	28203
2026-024	11909311	OSBORNE	PHILLIP JR			3307 STATESVILLE AV		CHARLOTTE	NC	28206	1730 DUNKIRK DR CHARLOTTE NC	28203
2026-024	11909312	JOHNSON	BRANDON	DANIELLE	JOHNSON	1724 DUNKIRK DR		CHARLOTTE	NC	28203	1724 DUNKIRK DR CHARLOTTE NC	28203
2026-024	11909313	SINGLETARY	DAVID	SARAH	SINGLETARY	1753 WILMORE DR		CHARLOTTE	NC	28203	1718 DUNKIRK DR CHARLOTTE NC	28203
2026-024	11909314	PATEL	AMIT			1712 DUNKIRK DR		CHARLOTTE	NC	28206	1712 DUNKIRK DR CHARLOTTE NC	28203
2026-024	11909316	TRAPP	KEVIN RENARD			5310 WAKELEY CT		CHARLOTTE	NC	28208	813 SPRUCE ST CHARLOTTE NC	28203
2026-024	11909317	PERCH	DAVID	AMANDA	BUCKLEY	819 SPRUCE ST		CHARLOTTE	NC	28203	819 SPRUCE ST CHARLOTTE NC	28203
2026-024	11909318	SINGH	REEMA			823 SPRUCE ST		CHARLOTTE	NC	28203	823 SPRUCE ST CHARLOTTE NC	28203
2026-024	11909319	WILLIAMS	SEBASTIAN CAIN	MEGHAN S	WILLIAMS	1916 LELA AVE		CHARLOTTE	NC	28208	827 SPRUCE ST CHARLOTTE NC	28203
2026-024	11909320	SMITH	MURPHY			831 SPRUCE ST		CHARLOTTE	NC	28203-4332	831 SPRUCE ST CHARLOTTE NC	28203
2026-024	11909321	ST CLAIR	BRITTANY LANE	SHISHIR	VYAS	835 SPRUCE ST		CHARLOTTE	NC	28203-4332	835 SPRUCE ST CHARLOTTE NC	28203
2026-024	11909322	BROWN	NATHANIEL	GWENDOLYN M	BROWN	839 SPRUCE ST		CHARLOTTE	NC	28203	839 SPRUCE ST CHARLOTTE NC	28203
2026-024	11909323	NEWBY	FRANCINA L			6100 WHITEWATER DR		CHARLOTTE	NC	28214	901 SPRUCE ST CHARLOTTE NC	28203
2026-024	11909324	HASSENZAH	ANDREW PHILIP			905 SPRUCE ST		CHARLOTTE	NC	28203	905 SPRUCE ST CHARLOTTE NC	28203
2026-024	11909325	GUARINO	GRIFFIN P			909 SPRUCE ST		CHARLOTTE	NC	28203	909 SPRUCE ST CHARLOTTE NC	28203
2026-024	11909326	DAVIS	KATIE L			10638 POINTER RIDGE DR		CHARLOTTE	NC	28214-0152	913 SPRUCE ST CHARLOTTE NC	28203
2026-024	11909340	HARE	RACHEL	JOSEPH	SKAVRONECK	1700 DUNKIRK DR		CHARLOTTE	NC	28203	1700 DUNKIRK DR CHARLOTTE NC	28203
2026-024	11909341	LAND&SEA PROPERTIES LLC				805 SPRUCE ST		CHARLOTTE	NC	28203	805 SPRUCE ST CHARLOTTE NC	28203
2026-024	11909411	LUYSTER	DAVID J			934 REVERDY LN		MATTHEWS	NC	28105	1728 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909412	BLINN	GREGORY S			1724 MERRIMAN AVE		CHARLOTTE	NC	28203	1724 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909413	ROBERTS	LILLIE O			1720 MERRIMAN AVE		CHARLOTTE	NC	28203-4321	1720 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909414	MERRITT	WILLIAM BENJAMIN JR	LINDSEY MOREE	MERRITT	1716 MERRIMAN AVE		CHARLOTTE	NC	28203	1716 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909415	BOWERS	DOROTHY			1712 MERRIMAN AVE		CHARLOTTE	NC	28203	1712 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909416	PARK 2 PROPERTIES LLC				529 W SUMMIT AVE STE 2A		CHARLOTTE	NC	28203	1700 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909417	HARRIS	LILLIE F (FAMILY TRUST)			711 SPRUCE ST		CHARLOTTE	NC	28203	711 SPRUCE ST CHARLOTTE NC	28203
2026-024	11909418	BANKS	MARGARET ROSE			717 SPRUCE ST		CHARLOTTE	NC	28203	717 SPRUCE ST CHARLOTTE NC	28203
2026-024	11909419	GARCIA	CAMILLE	ANDY	KIM	721 SPRUCE ST		CHARLOTTE	NC	28203	721 SPRUCE ST CHARLOTTE NC	28203
2026-024	11909420	MCKEE	ANITA NASH	GARRY BERNARD SR	MCKEE	10020 WILD DOGWOOD CT		CHARLOTTE	NC	28273-3360	1705 DUNKIRK DR CHARLOTTE NC	28203
2026-024	11909421	LIAO	SHIXIONG	LING	YANG	1709 DUNKIRK DR		CHARLOTTE	NC	28203	1709 DUNKIRK DR CHARLOTTE NC	28203
2026-024	11909422	SILVER	GLEND			16010 RUSHWICK DR		HUNTERSVILLE	NC	28078	1715 DUNKIRK DR CHARLOTTE NC	28203
2026-024	11909423	TRICON SFR 2020-2 BORROWER LLC				PO BOX 4900		SCOTTSDALE	AZ	85261	1717 DUNKIRK DR CHARLOTTE NC	28203
2026-024	11909517	HAWKINS	GRAYSON			1701 MERRIMAN AV		CHARLOTTE	NC	28203	1701 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909518	HUNTLEY	SAMARA	RITA	GOFORTH	1705 MERRIMAN AVE		CHARLOTTE	NC	28203	1705 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909519	VOELKEL	THOMAS AUSTIN			1711 MERRIMAN AVE		CHARLOTTE	NC	28203	1711 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909520	WADSWORTH	KENNY			1715 MERRIMAN AVE		CHARLOTTE	NC	28203	1715 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909521	BENZA INC				3116 MILTON RD		CHARLOTTE	NC	28215	1719 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909610	KOCLOSKI	AMANDA JOAN			617 W PARK AV		CHARLOTTE	NC	28203	617 W PARK AV CHARLOTTE NC	28203
2026-024	11909611	TURNER	MARTREI	SABRINA	TURNER	1601 MERRIMAN AVE		CHARLOTTE	NC	28203	1601 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909612	CULPEPPER	MICHAEL ALLEN			1605 MERRIMAN AVE		CHARLOTTE	NC	28203	1605 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909613	CAROLINA URBAN PROPERTIES LTD				PO BOX 668529		CHARLOTTE	NC	28266	1609 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909614	ALBERTA DAVIS LIVING	TRUST			1613 MERRIMAN AVE		CHARLOTTE	NC	28203-4318	1613 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909615	DEWEY PROPERTY MANAGEMENT LLC				1671 TIMBER RUN DR		IRON STATION	NC	28080	1617 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909616	FERGUSON	DOROTHY GUY	JO ANN	GUY-MENTOR	1228 BREEZEWOOD DR		CHARLOTTE	NC	28260	1621 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909705	REDIC	MAXIE O III			2230 FOREST DR		CHARLOTTE	NC	28211	1546 WILMORE DR CHARLOTTE NC	28203
2026-024	11909706	MULLER	SCOTT THOMAS	KATHY LYNN	RUFF-MULLER	1542 WILMORE DR		CHARLOTTE	NC	28203	1542 WILMORE DR CHARLOTTE NC	28203
2026-024	11909707	JOHNSON	BRANDON LEE			PO BOX 681641		CHARLOTTE	NC	28216	1536 WILMORE DR CHARLOTTE NC	28203
2026-024	11909708	THE SOVCHEN FAMILY	TRUST	CHRISTOPHER SEAN	SOVCHEN	1539 MERRIMAN AVE		CHARLOTTE	NC	28203	1539 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909709	PUGH	TERRENCE M			1543 MERRIMAN AVE		CHARLOTTE	NC	28203	1543 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909710	MACARTHUR V&I LLC				1543 MERRIMAN AVE		CHARLOTTE	NC	28203	1547 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909711	VULLI	VIJAY K	RADHIKA	VULLI	2238 DONNINGTON LANE NW		CONCORD	NC	28027	1551 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909712	BILLIGE PROPERTIES LLC				1800 CAMDEN RD STE 107 UNIT 1		CHARLOTTE	NC	28203	1555 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909713	SHINWA GROUP, INC				324 EAST BLVD		CHARLOTTE	NC	28203	1559 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909714	KONGKHAM	CHIENGTHONG	ROBERT	KONGKHAM	2325 CROYDON RD		CHARLOTTE	NC	28207	1563 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909802	MCILWAINE	CAROLYN MCMANUS			1520 WILMORE DR		CHARLOTTE	NC	28208	1520 WILMORE DR CHARLOTTE NC	28203
2026-024	11909803	LAPOINTE FAMILY INVESTMENTS LLC				4652 SUMMERSIDE DR		CLOVER	SC	29710	1516 WILMORE DR CHARLOTTE NC	28203
2026-024	11909804	REIMAGINE HOLDINGS LLC				7810 MEADOWVIEW LN		CHARLOTTE	NC	28270	600 LARCH ST CHARLOTTE NC	28203
2026-024	11909805	NAGAN	JAMIS	EDOUT	ANGOGOL	608 LARCH ST		CHARLOTTE	NC	28203	608 LARCH ST CHARLOTTE NC	28203
2026-024	11909806	LAPOINTE FAMILY INVESTMENTS LLC				4652 SUMMERSIDE DR		CLOVER	SC	29710	511 W SUMMIT AV CHARLOTTE NC	28203
2026-024	11909810	CHIPPEWA CAPITAL LLC				529 W SUMMIT AVE STE 2D		CHARLOTTE	NC	28203	529 W SUMMIT AV CHARLOTTE NC	28203
2026-024	11909811	SYED	WAJAHAT	FERAH	SYED	1519 MERRIMAN AVE		CHARLOTTE	NC	28203-4316	1519 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909812	BAND OF MERRIMAN PROPERTIES LLC				3324 DEXTER ST		CHARLOTTE	NC	28209-1907	1523 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909813	STEPHENSON	BAXTER			1525 MERRIMAN AVE		CHARLOTTE	NC	28203-4316	1525 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11909814	BROCKETT	RUSSELL			1529 MERRIMAN AVE		CHARLOTTE	NC	28203	1529 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11910301	THREATT	ALLENE HOUSTON		(1/2 B/W & 1/2 B/D)	7412 NEWTOWN RD		WAXHAW	NC	28173-7740	1622 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11910302	MURRAY	JOSEPH W JR	SARAH E	MURRAY	1509 LILAC RD		CHARLOTTE	NC	28209	1616 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11910304	WHITLEY	DANIEL	BRITTANY	WHITLEY	1608 MERRIMAN AVE		CHARLOTTE	NC	28203	1608 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11910305	KNUTSON	JULIE A	DAVID ERIK	MULZET	1604 MERRIMAN AV		CHARLOTTE	NC	28203	1604 MERRIMAN AV CHARLOTTE NC	28203

2026-024	11910306	DUKE POWER CO	ATTN: TAX DEPT - P805B			422 S CHURCH ST	CHARLOTTE	NC	28242-0001	1564 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11910307	DIBIAEZUE	CHARLES			PO BOX 36893	CHARLOTTE	NC	28236	1560 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11910308	CARAGHER	MICHAEL S	CINDY MICHELLE	CARAGHER	1556 MERRIMAN AVE	CHARLOTTE	NC	28203	1556 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11910309	PEREZ	KATHRYN PALOMA BAILEY			1552 MERRIMAN AVE	CHARLOTTE	NC	28203	1552 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11910310	OXMAN ENTERRPISES LLC				2823 PROVIDENCE RD	CHARLOTTE	NC	28211	1548 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11910311	BALANDA	MICHAEL STANTON			1544 MERRIMAN AVE	CHARLOTTE	NC	28203	1544 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11910312	PREJEAN	CHRISTINA			1540 MERRIMAN AVE	CHARLOTTE	NC	28203	1540 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11910313	JOHNSON	DARIUS JERRARD	ROBYN DENISE COCHRAN	JOHNSON	1536 MERRIMAN AVE	CHARLOTTE	NC	28203	1536 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11910314	AMAZON PROPERTIES LLC				8918 ALPINE CR	CHARLOTTE	NC	28270	1528 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11910315	ENDVIEW INVESTMENTS LLC				5615 MCCHESENEY DR	CHARLOTTE	NC	28269	1524 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11910318	SUMMIT AVE DEVELOPMENT LLC				1001 ELIZABETH ST STE 1-D	CHARLOTTE	NC	28204	601 W SUMMIT AV CHARLOTTE NC	28203
2026-024	11910319	PIEDMONT NATURAL GAS COMPANY	INC			PO BOX 33068	CHARLOTTE	NC	28233	SPRUCE ST CHARLOTTE NC	28203
2026-024	11910320	CLARKSON CORNER HOLDINGS LLC				5233 BVIINGTON PL	CHARLOTTE	NC	28277	1515 S CLARKSON ST CHARLOTTE NC	28208
2026-024	11910322	R & E FAMILY PROPERTIES LLC				1362 DOVE CREEK CT	GASTONIA	NC	28054	1557 S CLARKSON ST CHARLOTTE NC	28208
2026-024	11910325	N C STATE HIGHWAY	COMMISSION			1119 E SUGAR CREEK RD	CHARLOTTE	NC	28205-1448	1601 S CLARKSON ST CHARLOTTE NC	28208
2026-024	11910326	PIEDMONT NATURAL GAS COMPANY				PO BOX 33068	CHARLOTTE	NC	28233	SPRUCE ST CHARLOTTE NC	28203
2026-024	11910327	MERRIMAN PLACE QUADRAPLEX INC				2621 CHELSEA DR	CHARLOTTE	NC	28209	1612 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11910328	MERRIMAN PLACE QUADRAPLEX INC				2621 CHELSEA DR	CHARLOTTE	NC	28209	1612 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11910329	MERRIMAN PLACE QUADRAPLEX INC				2621 CHELSEA DR	CHARLOTTE	NC	28209	1612 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11910330	MERRIMAN PLACE QUADRAPLEX INC				2621 CHELSEA DR	CHARLOTTE	NC	28209	1612 MERRIMAN AV CHARLOTTE NC	28203
2026-024	11910395	SUMMIT AVE DEVELOPMENT LLC				1001 ELIZABETH ST STE 1-D	CHARLOTTE	NC	28204	MERRIMAN AV CHARLOTTE NC	28203
2026-024	11910396	SUMMIT AVE DEVELOPMENT LLC				1001 ELIZABETH ST STE 1-D	CHARLOTTE	NC	28204	MERRIMAN AV CHARLOTTE NC	28203
2026-024	11910397	SUMMIT AVE DEVELOPMENT LLC				1001 ELIZABETH ST STE 1-D	CHARLOTTE	NC	28204	MERRIMAN AV CHARLOTTE NC	28203
2026-024	11910398	SUMMIT AVE DEVELOPMENT LLC				1001 ELIZABETH ST STE 1-D	CHARLOTTE	NC	28204	621 W SUMMIT AV CHARLOTTE NC	28203
2026-024	11910399	SUMMIT AVE DEVELOPMENT LLC				1001 ELIZABETH ST STE 1-D	CHARLOTTE	NC	28204	SPRUCE ST CHARLOTTE NC	28203
2026-024	11911702	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR	CHARLOTTE	NC	28202-2816	900 SPRUCE ST CHARLOTTE NC	28203

EXHIBIT B

May 28, 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: Thursday, June 11th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Summit Ave Development LLC
Petition No.: 2026-024

Dear Charlotte Neighbor:

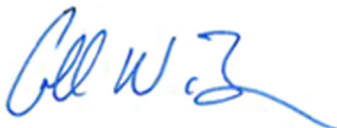
Our firm represents Summit Ave Development LLC (the "Petitioner") in its redevelopment proposal related to an approximately 19-acre site located west of West Summit Avenue, north of Merriman Avenue, and east of Spruce Street. The Petitioner is requesting a rezoning from the ML-1, ML-2, OFC, and N1-D zoning districts to the RAC(CD), N2-A(CD), and NC(CD) zoning districts to accommodate mixed use 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 Thursday, June 11th 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 and property location ("Summit Ave") 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

Participants (17)

Find a participant

	Brittany Lins (Host, me)	 
	Collin Brown	
	Collin Brown	 
	Angela Jordan	 
	Chris Wrenn	 
	Daniel Whitley	 
	Dottie Smith	 
	Greg Godley	 
	Jackson Kincaid	 
	Jason Groenewold	 
	Joey Skavroneck	 
	Jonathan Ferguson	 
	Patrick Monroe	 
	Rebekah Taff	 
	richard petersheim	 
	Sarah Singletary	 
	Shedrick Kirkpatrick	 

EXHIBIT D

REZONING #2026-024

@ SUMMIT AVENUE

SUMMIT AVENUE DEVELOPMENT LLC

Official Rezoning Community Meeting

June 11, 2026

Alexander
Ricks
PLLC

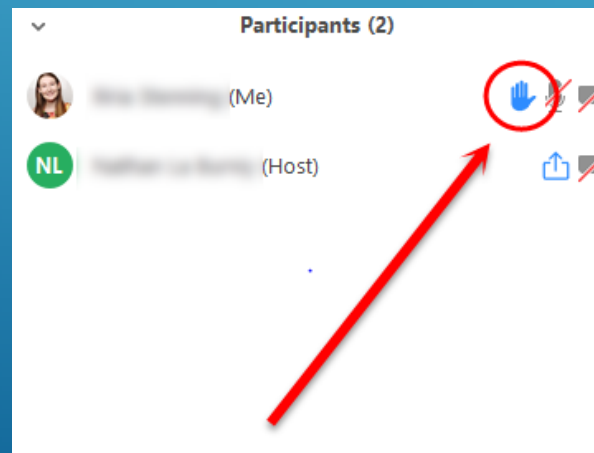
MEETING AGENDA

- **Introductions**
 - **Property Location**
 - **Development Considerations**
 - **Land Use Plan Recommendations**
 - **Proposed Rezoning Plan**
 - **Potential Rezoning Timeline**
 - **Questions/Discussion**
- 
- A series of white diagonal lines of varying lengths and thicknesses are positioned in the bottom right corner of the slide, creating a modern, abstract graphic element.

AT THE END: QUESTIONS & DISCUSSION

Type your
questions to
Brittany Lins

Or ask out loud



TEAM INTRODUCTIONS

Property Owner
& Petitioner:

Summit Ave Development LLC



Greg Godley



Chris Wrenn, Jonathan Ferguson



Richard Petersheim, Nate Doolittle,
Jackson Kincade, Robb Klauk, Robert Keidel

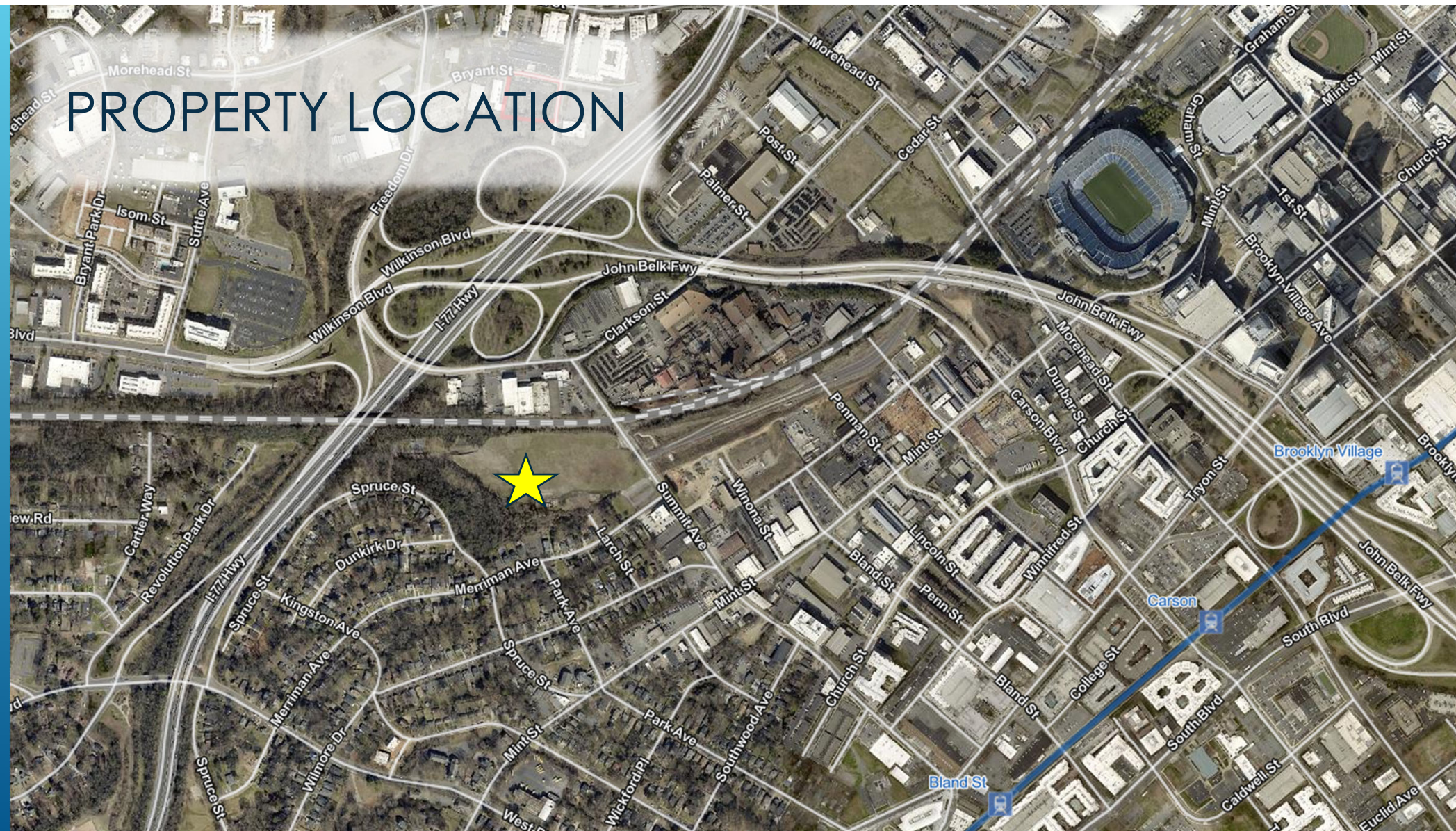


Patrick Monroe

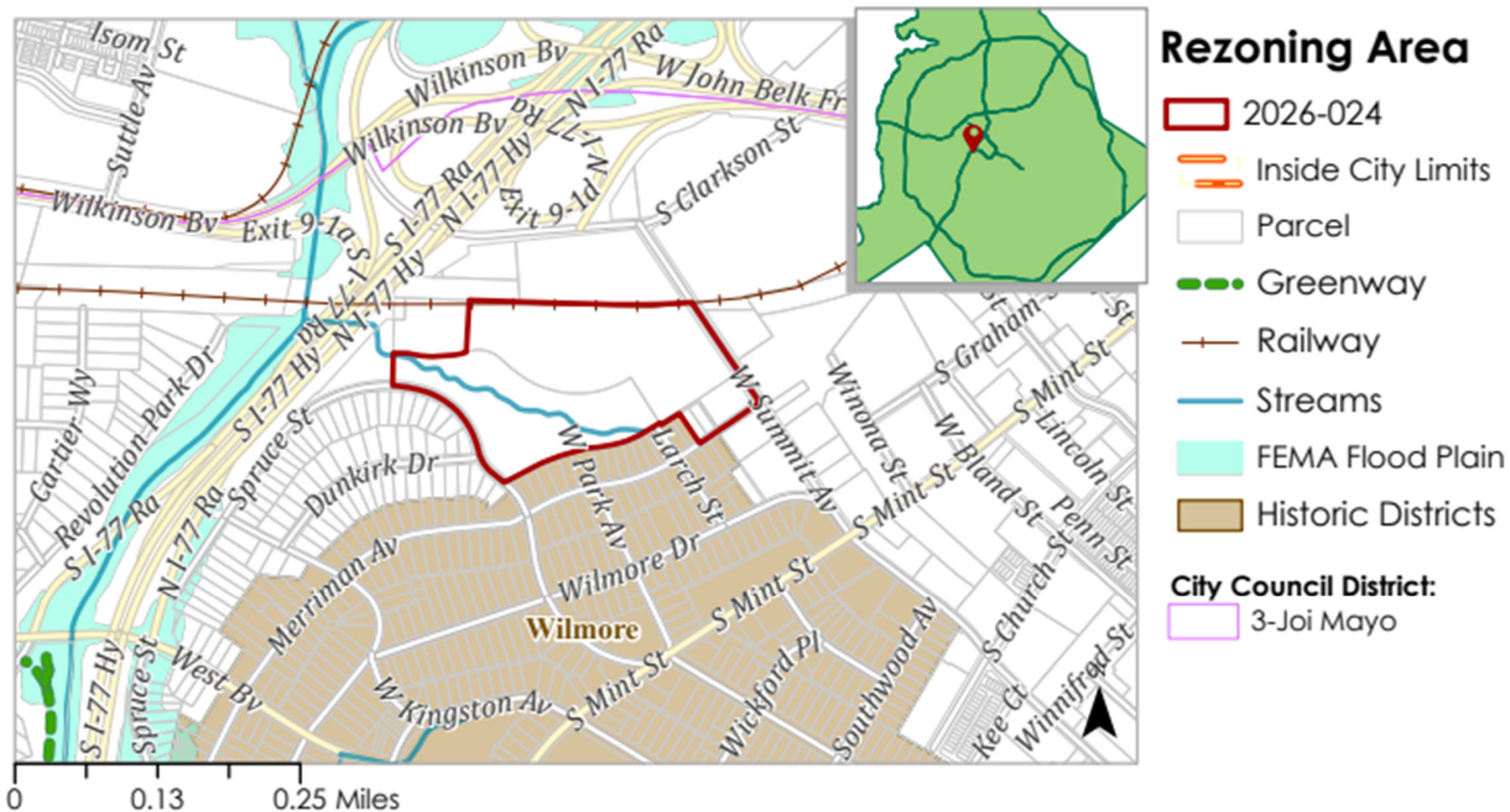


Collin Brown & Brittany Lins

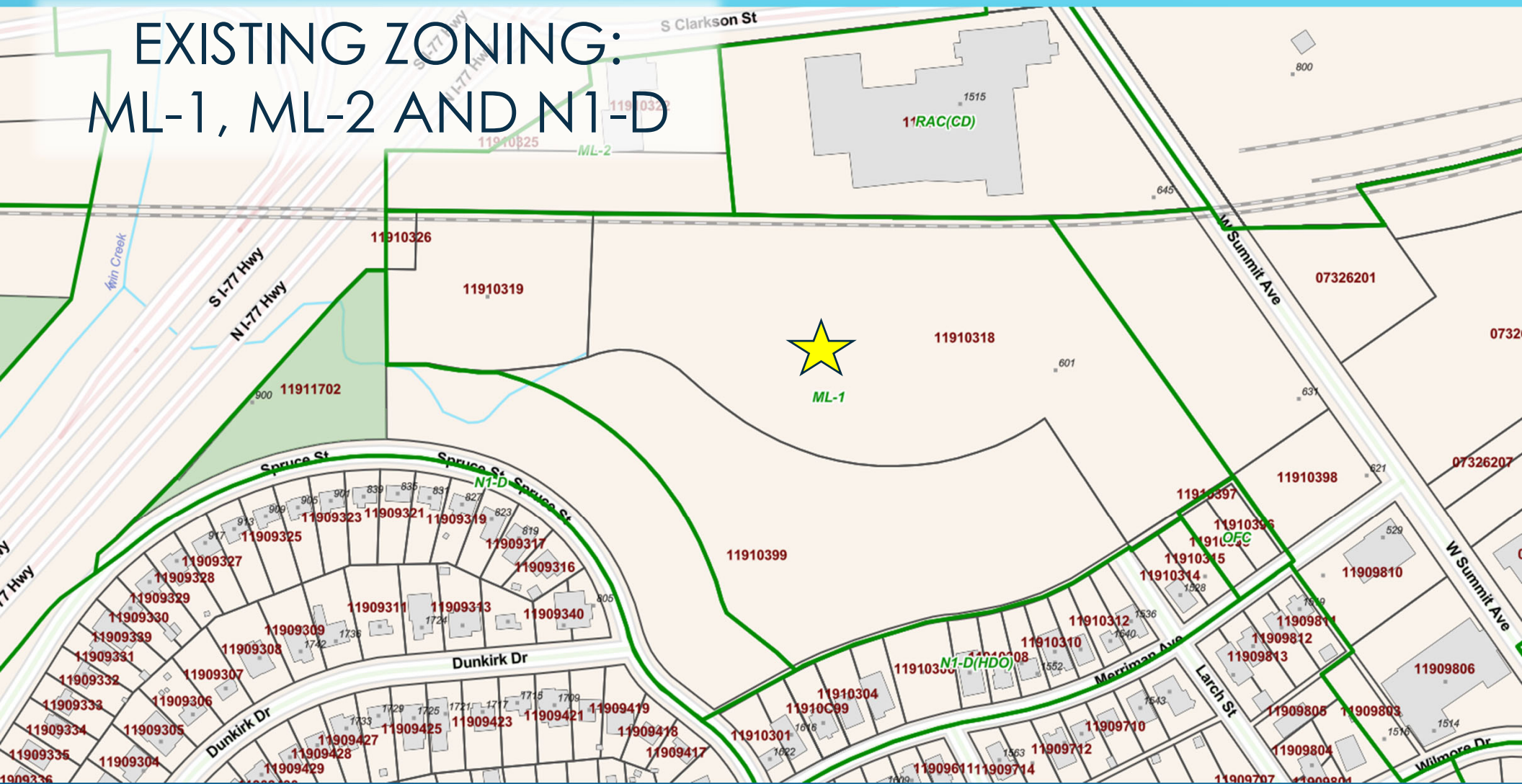
PROPERTY LOCATION



Location of Requested Rezoning



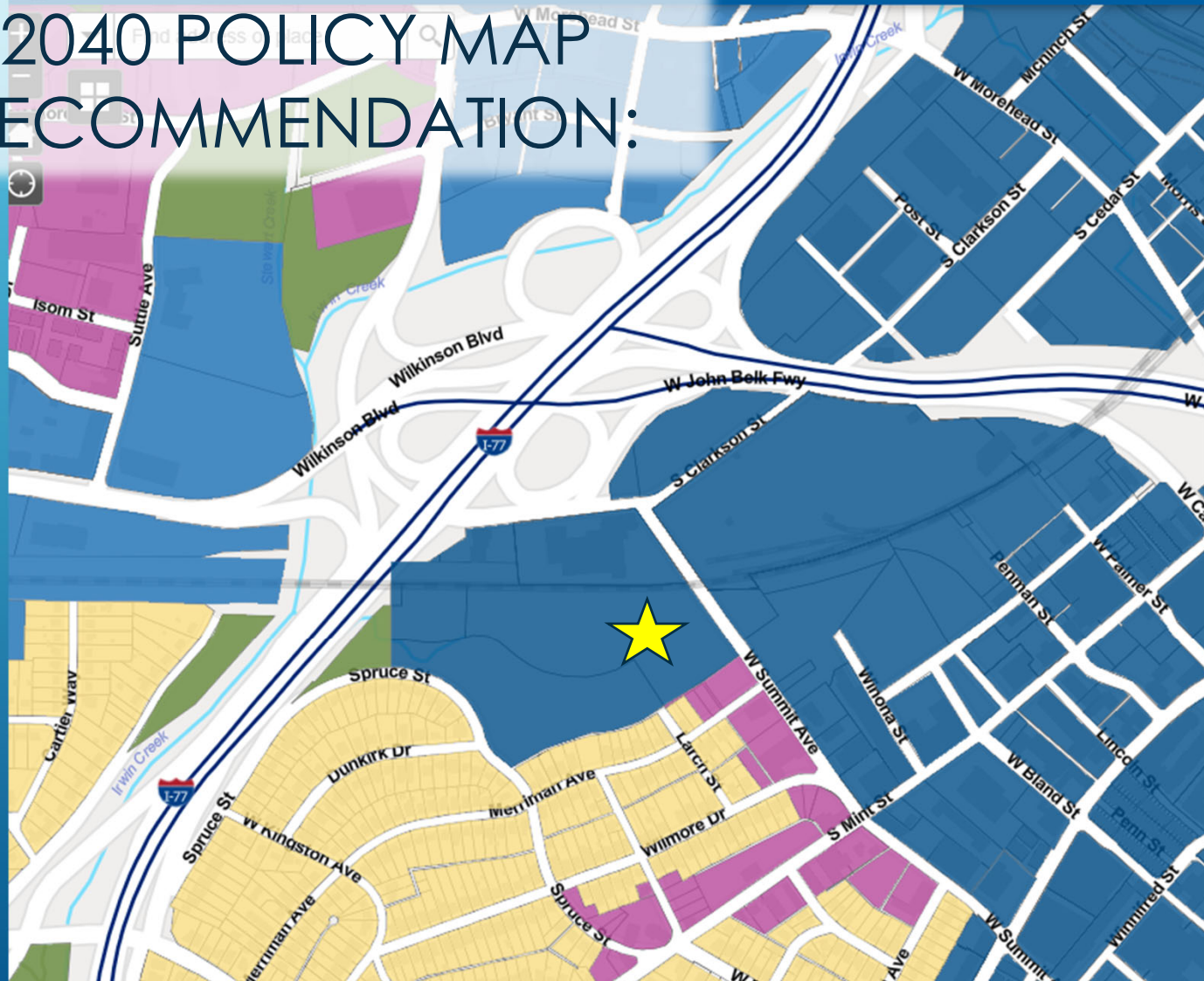
EXISTING ZONING:
ML-1, ML-2 AND N1-D





Charlotte Future 2040 Policy Map

2040 POLICY MAP 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



NEIGHBORHOOD 1

Lower density housing areas primarily comprised of single-family or small multi-family homes or ADUs.



NEIGHBORHOOD 2

Higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



NEIGHBORHOOD CENTER

Small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



PARKS & PRESERVES

Serve to protect public parks and open space while providing rest, recreation, and gathering places.



COMMUNITY ACTIVITY CENTER

Mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.



COMMERCIAL

Primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.



CAMPUS

A cohesive group of buildings and public spaces that serve one institution such as a university, hospital, or office park.



INNOVATION MIXED-USE

Vibrant areas of mixed-use and employment, typically in older urban areas with uses such as light manufacturing, office, studios, research, retail, and dining.



MANUFACTURING & LOGISTICS

Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.

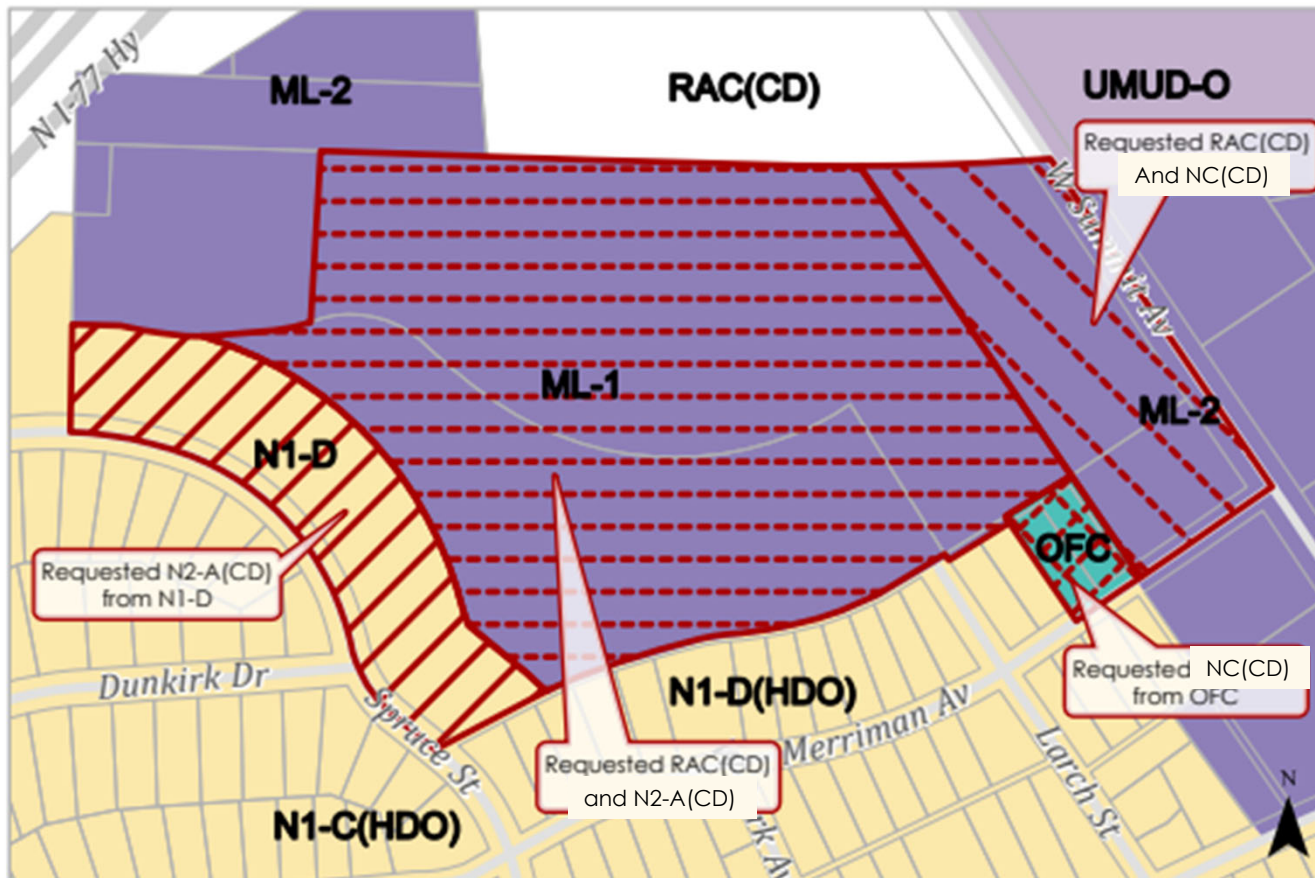


REGIONAL ACTIVITY CENTER

Large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.

REZONING REQUEST

Existing Zoning & Rezoning Request



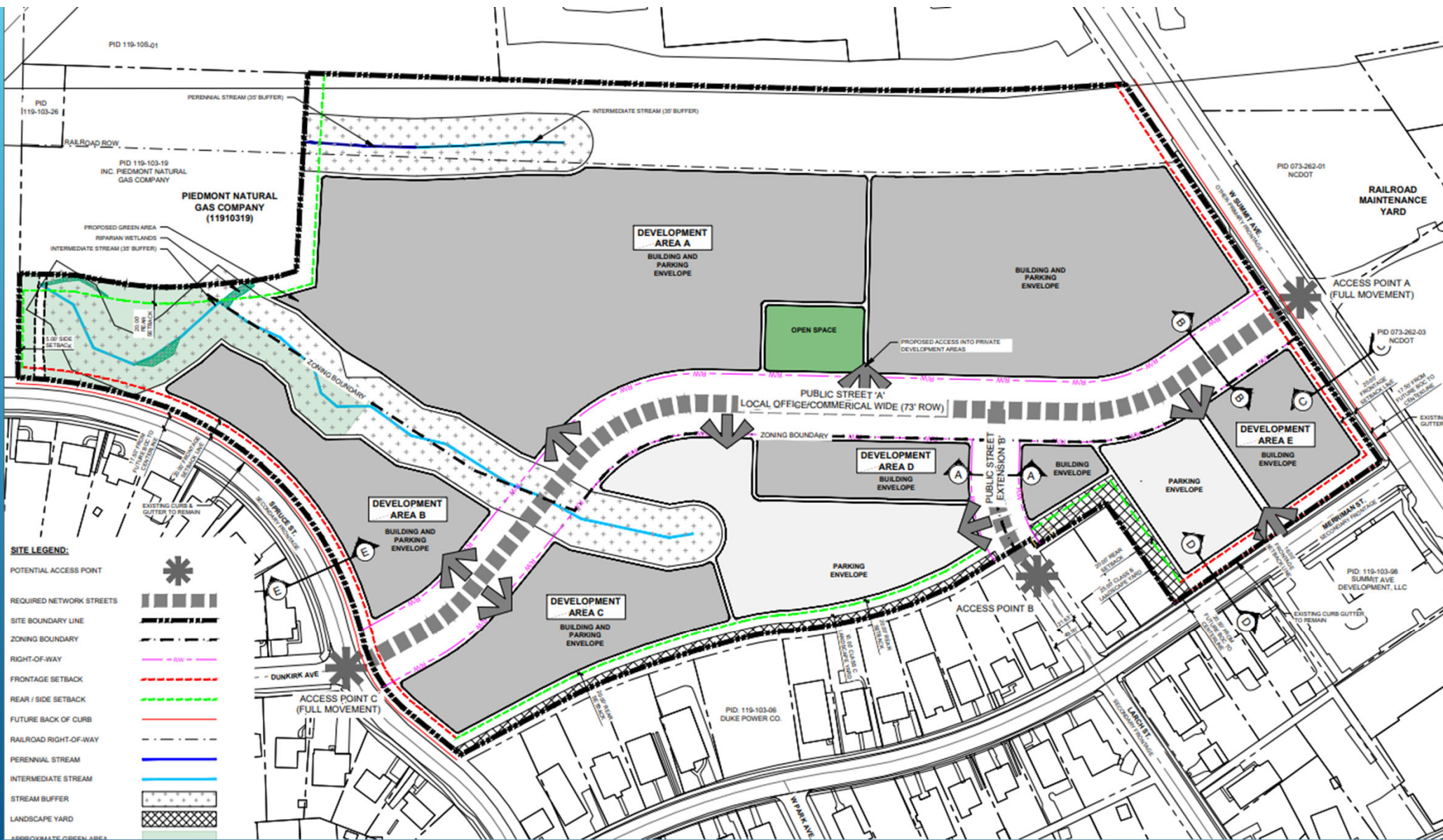
Zoning Classification

- Neighborhood 1
- Campus
- Uptown Mixed Use
- Manufacturing & Logistics
- Transit-Oriented
- Requested N2-A(CD) from N1-D
- Requested RAC(CD) from ML-1
- Requested RAC(CD) from ML-2
- Requested RAC(CD) from OFC

NOTE:

1. DEVELOPMENT STANDARDS/ PROVISIONS NOT SPECIFICALLY LISTED OR REFERENCED IN THIS REZONING PLAN (E.G. BUILDING HEIGHT, AMONG OTHER ITEMS) WILL BE GOVERNED BY THE STANDARDS/ PROVISIONS OF THE RAC2-A ZONING DISTRICTS.
2. THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT OVERALL CIRCULATION AND DEVELOPMENT PATTERNS ONLY.
3. ALL TREE SAVE AREAS, CONSERVATION / UTILITY EASEMENTS, AND PCSD BUFFERS ARE SHOWN FOR REFERENCE ONLY. APPLICANT RESERVES THE RIGHT TO MAKE ALTERATIONS TO THESE AREAS AS ALLOWED PER THE ORDINANCE.
4. APPLICANT WILL OBSERVE AND FOLLOW ALL REQUIREMENTS AS LAID OUT BY THE CDDM STANDARDS, CHARLOTTE STREETS MAP AND STREETSCAPE REQUIREMENTS ESTABLISHED HEREIN DURING THE LAND DEVELOPMENT PERMITTING PROCESS.





The RAC district standards shall apply to Development Area A; the N2-A district standards shall apply to Development Areas B, C, and D; and the NC district standards shall apply to Development Area E, as generally depicted on the Rezoning Plan.

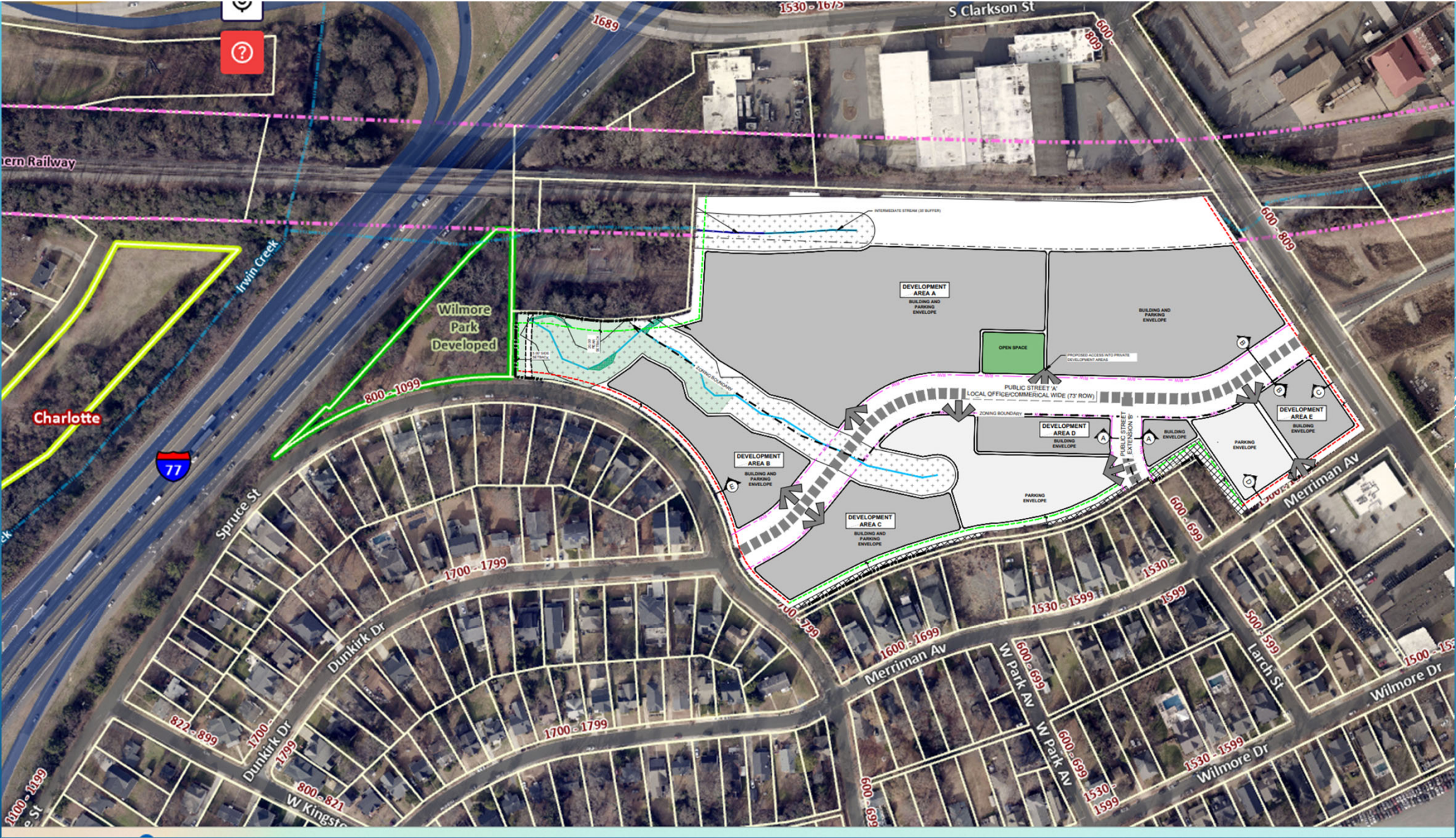
Maximum Development, subject to conversion rights:

- a. 80 Single-Family Attached Residential Units (Townhomes);
- b. 800 Multi-Family Stacked Residential Units;
- c. 95,000 square feet of Retail/Restaurant/Personal Service commercial uses;
- d. 400,000 square feet of Office uses; and
- e. 310 Hotel Rooms

Conversion Rights:

- a. Residential dwelling units may be converted at a 1:1 ratio between multi-family stacked and single-family attached, however the total number of multi-family stacked residential units shall at no point exceed 1,000 units across the Site.
- b. Residential dwelling units may be converted to hotel rooms (and vice versa) at a ratio of one (1) residential dwelling unit to two (2) hotel rooms, however the total number of multi-family stacked residential units shall at no point exceed 1,000 units across the Site.
- c. Residential dwelling units may be converted to non-residential uses (and vice versa) at a rate of one (1) residential dwelling unit per 1,000 square feet of non-residential uses, however the total number of multi-family stacked residential units shall at no point exceed 1,000 units and the total amount of retail square footage shall at no point exceed 100,000 square feet across the Site.

A master development chart will be maintained and submitted with each new phase of development for tracking purposes.



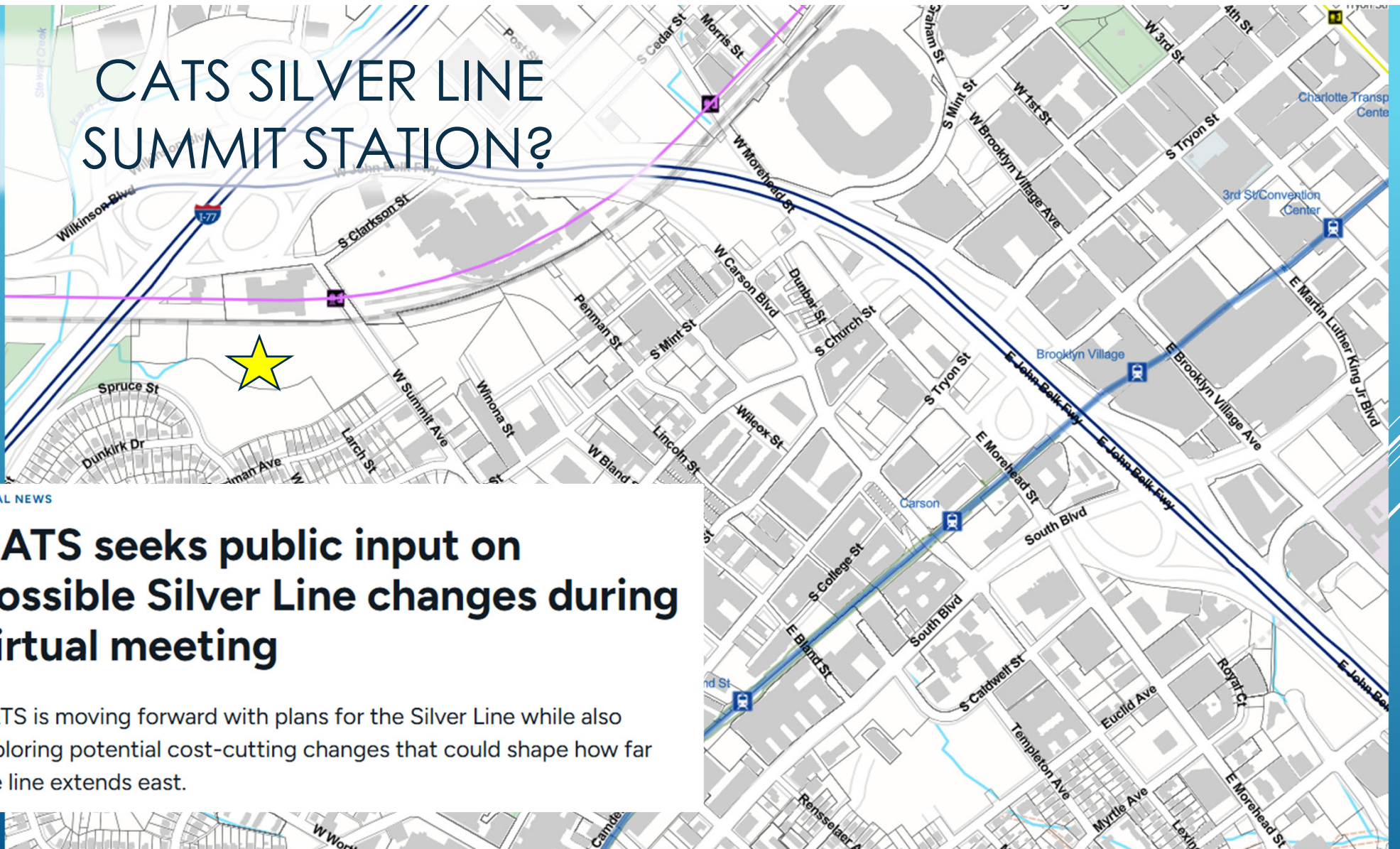
CATS SILVER LINE SUMMIT STATION?



LOCAL NEWS

CATS seeks public input on possible Silver Line changes during virtual meeting

CATS is moving forward with plans for the Silver Line while also exploring potential cost-cutting changes that could shape how far the line extends east.



EARLIEST POSSIBLE REZONING TIMELINE

- Rezoning Application Processed: March 15th
- Initial Neighborhood Contacts Discussions: Mid-March
- Wilmore NA Meeting: May 12th
- **Official Community Meeting: Today, June 11th**
- Earliest Possible Public Hearing: August 17th
- Zoning Committee: September 1st
- City Council Decision: September 21st

QUESTIONS?

Type your
questions to
Brittany Lins



Or ask out loud

