

## **COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2026-037**

**Petitioner:** Crosland Southeast  
**Rezoning Petition No.:** 2026-037  
**Property:** ±0.88-acres located at 913 Beatties Ford 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 6/25/2026. A copy of the written notice is attached as **Exhibit B**.

### **TIME AND DATE OF MEETING:**

The community meeting was held virtually on Thursday, July 9, 2026, at 6:00 PM.

### **PERSONS IN ATTENDANCE AT MEETING:**

The list of attendees from the meeting is attached as **Exhibit C**. The Petitioner's representatives were Shawn Kennedy with Kennedy Properties, Tim Sittema, Barry James and Peter Stipicevik with Crosland Southeast, Michael Dunning with RBA Group, and Dennis Walls with Land Design. Also in attendance was Bridget Grant with Moore & Van Allen, PLLC.

### **SUMMARY OF ITEMS DISCUSSED AT MEETING:**

#### **I. Introduction and Overview of Development Plan.**

Bridget Grant of Moore & Van Allen opened the meeting, introduced representatives of the Petitioner, and outlined how the meeting would proceed.

Ms. Grant and Mr. Kennedy shared the history of the Excelsior Club and provided an overview of the site and location. The subject property is located on the southwest corner of Sanders Avenue and Beatties Ford Road, across the street from the Charlotte Water Treatment Plant, and north of the Brookshire Freeway. The site is zoned Neighborhood 1-C (N1-C) and Neighborhood Center (NC) with the adoption of the Unified Development Ordinance (UDO). Upon approval of the UDO, the Excelsior Club became non-conforming, requiring rezoning. The proposed zoning is Community Activity Center -1, with Exceptions (CAC-1)EX and Neighborhood - 2, C, conditional (N2-C(CD)). The rezoning is intended to support restoration, reuse and long-term operation of the site as a neighborhood-serving cultural and entertainment destination. The rezoning request includes site-specific standards, design commitments, open space, and public benefit elements.

Existing conditions were shared as well as the proposed transformation with maximum height not to exceed 40 feet. Ms. Grant reviewed public benefits and community commitments. The restoration reactivates the Excelsior Club as a historic and cultural landmark that celebrates a place tied to Charlotte's Black cultural and civic history. It reimagines the site for future generations while respecting its past. Public benefits include providing additional open space and public amenity commitments, supports reinvestment in a long-

underutilized property and site-specific rezoning to lock in commitments. Neighborhood improvements include streetscape, pedestrian access and site design. It includes sidewalk, ramp and frontage improvements with staff, and enhances neighborhood identity through potential monument/signage improvements. Technical and schematic site plans were shared to including the proposed access point, 25-foot Class B landscape buffer, 10-foot side setback, proposed open space and an 8-foot sidewalk and 8-foot planting strip. Several views of conceptual signage were also shared.

Ms. Grant reviewed the anticipated rezoning schedule. Following the community meeting, the petition will proceed through the City's formal review process, with a Public Hearing targeted for August 17, 2026, followed by Zoning Committee consideration on September 1, 2026, and a City Council decision on September 21, 2026.

The community meeting was then opened for questions from attendees.

## **II. Summary of Questions/Comments and Responses:**

Attendees' questions centered around construction timelines, security measures, building usage, parking, community engagement, and environmental considerations.

The team discussed the demolition and construction schedule for the new building, emphasizing the urgency due to the current building's unsafe condition. Demolition is targeted for completion by the end of July, with permit approvals expected by year-end, followed by approximately one year of shell construction and several months for interior fit-out, aiming for an opening in early 2028.

Concerns about safety during and after construction were raised, focusing on lighting and security measures to protect residents and the site. The team confirmed plans for adequate lighting, camera systems integrated with police monitoring, fencing, and collaboration with law enforcement to mitigate risks and neighborhood nuisances.

The building will be a two-story structure totaling approximately 3,700 square feet, including a rooftop terrace. It will serve dual purposes: a community meeting space and living museum during the day, and a full-service restaurant and live music venue called Excelsior in the evenings, with operations extending to 2 AM on select days.

Parking capacity and traffic impacts were discussed, with the project providing a substantial number of parking spaces on-site and additional parking secured at nearby First Baptist West for staff. Overflow parking arrangements and neighborhood impacts, especially on narrow streets, were addressed. Pedestrian safety concerns at nearby intersections were raised, with suggestions to improve crosswalks and signals.

Community members expressed support and raised questions about preserving historic elements of the Excelsior Club, landscaping, signage, and neighborhood involvement. The project team highlighted partnerships with local institutions for workforce development and committed to preserving building materials and incorporating community art.

Questions were raised about buffering from nearby highways, sound barriers, and future transit expansions like the Gold Line light rail. The team acknowledged these concerns, noting current plans include some buffer plantings and adherence to existing street maps, but no specific provisions for future transit setbacks yet.

There being no further questions, Ms. Grant closed the meeting by thanking attendees for their interest in the project.

**CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

No specific changes were made as a result of the Community Meeting. The Petitioner's representatives continue to coordinate efforts with City Staff.

cc: Malcolm Graham, Charlotte City Council District 2 Representative  
Holly Cramer, Charlotte Planning, Design and Development Department  
Shawn Kennedy, Historical Excelsior, Inc.  
Bridget Grant, Moore & Van Allen, PLLC

## Exhibit A

### Adjacent Owners:

| TAXPID   | OWNERLASTN               | OWNERFIRST    | COWNERFIRS | COWNERLAST                   | MAILADDR1                   | CITY      | STATE | ZIPCODE    |
|----------|--------------------------|---------------|------------|------------------------------|-----------------------------|-----------|-------|------------|
| 06906507 | SPEARS                   | KENNETH W     | MARGARET S | SPEARS                       | 5009 SAN FRANCISCO CIR      | CHARLOTTE | NC    | 28216      |
| 06906508 | THE WATERMAN FAMILY      | FOUNDATION    |            |                              | 23 LOUISIANA AVE            | BROOKLYN  | NY    | 11207      |
| 06906510 | MCCLENDON                | MICHAEL LEWIS |            |                              | 420 MARSH RD                | CHARLOTTE | NC    | 28209      |
| 06906511 | MCCLENDON                | MICHAEL LEWIS |            |                              | 420 MARSH RD                | CHARLOTTE | NC    | 28209      |
| 06906512 | JONES JR                 | NATHANIEL E   |            |                              | 430 STATE ST                | CHARLOTTE | NC    | 28208      |
| 06906513 | MORELAND                 | GEORGE JR     |            |                              | 1801 PATTON AVE             | CHARLOTTE | NC    | 28216      |
| 06906514 | WOODS                    | DEREK         |            |                              | PO BOX 560711               | CHARLOTTE | NC    | 28256      |
| 06906515 | OPPORTUNITY FUNDS LLC    |               |            |                              | 11349 COLONIAL COUNTRY LN   | CHARLOTTE | NC    | 28277      |
| 06906516 | OPPORTUNITY FUND LLC     |               |            |                              | 11349 COLONIAL COUNTRY LN   | CHARLOTTE | NC    | 28277      |
| 06906517 | DAVIS                    | AJA           |            |                              | 2721 KENDALL DR             | CHARLOTTE | NC    | 28216      |
| 06906518 | 1017 BEATTIES FORD LLC   |               |            | INNOVATIVE LAND CONCEPTS LLC | 301 E TREMONT AVE STE D     | CHARLOTTE | NC    | 28203      |
| 06906519 | CITY OF CHARLOTTE        |               |            |                              | 301 S MCDOWELL ST UNIT 408  | CHARLOTTE | NC    | 28204      |
| 06906520 | CITY OF CHARLOTTE        |               |            |                              | 600 EAST 4TH ST             | CHARLOTTE | NC    | 28202      |
| 06906521 | 1017 BEATTIES FORD LLC   |               |            | INNOVATIVE LAND CONCEPTS LLC | 301 E TREMONT AVE STE D     | CHARLOTTE | NC    | 28203      |
| 06906522 | JOY NOEL INVESTMENTS LLC |               |            |                              | 1977 RALPH AVE              | BROOKLYN  | NY    | 11234-5416 |
| 06906523 | ECOREGROUP LLC           |               |            |                              | 201 N MCDOWELL ST UNIT 3560 | CHARLOTTE | NC    | 28235-0126 |
| 06906524 | COBB                     | JOHN A        |            |                              | 2225 BOOKER AVE             | CHARLOTTE | NC    | 28216      |
| 06906525 | GOMEZ                    | BLASDILMIL JR | KATHLEEN   | BATTAGLIA                    | 2229 BOOKER AVE             | CHARLOTTE | NC    | 28216      |
| 06906526 | RMAH                     | KLAO          | PYIH       | ROLAN                        | 2301 BOOKER AV              | CHARLOTTE | NC    | 28216      |
| 06906533 | 1017 BEATTIES FORD LLC   |               |            | INNOVATIVE LAND CONCEPTS LLC | 301 E TREMONT AVE STE D     | CHARLOTTE | NC    | 28203      |
| 06906619 | KENWOOD EXCELSIOR LLC    |               |            |                              | 144 WEST NAPA ST            | SONOMA    | CA    | 95476      |
| 06906620 | KENWOOD EXCELSIOR LLC    |               |            |                              | 144 WEST NAPA ST            | SONOMA    | CA    | 95476      |
| 06906621 | KENWOOD EXCELSIOR LLC    |               |            |                              | 144 WEST NAPA ST            | SONOMA    | CA    | 95476      |
| 06906622 | KENWOOD EXCELSIOR LLC    |               |            |                              | 144 WEST NAPA ST            | SONOMA    | CA    | 95476      |
| 06906623 | KENWOOD EXCELSIOR LLC    |               |            |                              | 144 WEST NAPA ST            | SONOMA    | CA    | 95476      |
| 06906624 | ALLISON                  | WINDY         |            |                              | 2221 SANDERS AVE            | CHARLOTTE | NC    | 28216      |
| 06906625 | MCGUINE                  | HAYWOOD III   |            |                              | 912 CAMPUS ST               | CHARLOTTE | NC    | 28216      |
| 06906626 | HERNANDEZ                | MAYNOR        |            |                              | 2301 SANDERS AVE            | CHARLOTTE | NC    | 28216      |
| 06906627 | NIA PROPERTIES LLC       |               |            |                              | 4700 LEBANON RD STE A3      | CHARLOTTE | NC    | 28227      |
| 06906628 | EMANSER LLC              |               |            |                              | 2001 OAKLAWN AVE            | CHARLOTTE | NC    | 28216      |
| 07841501 | CITY OF CHARLOTTE        |               |            |                              | 600 E 4TH ST                | CHARLOTTE | NC    | 28202-2816 |

### Neighborhood Organizations:

| full_name_neighborhood          | first_name | last_name  | physical_address                              |
|---------------------------------|------------|------------|-----------------------------------------------|
| Amity Gardens Neighborhood Asso | Donna      | Thomas     | 5362 BUENA VISTA AVENUE, CHARLOTTE, NC, 28205 |
| Beatties Ford Road Area         | Kinena     | Dent-Smith | 1900 GRIER AVENUE, CHARLOTTE, NC, 28216       |
| Beatties Ford Road Vocational T | Frances    | Hall       | 1406 BEATTIES FORD ROAD, CHARLOTTE, NC, 28216 |
| Biddleville-Smallwood Community | Charles    | Jones      | 2014 W TRADE ST, CHARLOTTE, NC, 28216         |
| Biddleville-Smallwood Community | James      | Turner     | 327 CAMPUS ST, CHARLOTTE, NC, 28216           |
| Biddleville-Smallwood Community | Justin     | Harlow     | 2300 ROZZELLES FERRY RD, CHARLOTTE, NC, 28208 |
| Biddleville-Smallwood Community | Lucas      | Blanchard  | 2121 ROSLYN AVENUE, CHARLOTTE, NC, 28208      |
| Biddleville-Smallwood Community | Paul       | VanGundy   | 2308 ROZZELLES FERRY RD, CHARLOTTE, NC, 28208 |
| Biddleville Residents & Friends | Gerald     | Greenberg  | 2018 WEST TRADE ST, CHARLOTTE, NC, 28216      |
| Bradfield Farms Homeowners Asso | Douglas    | Morris     | 310 MILL RD, CHARLOTTE, NC, 28216             |
| Brightwalk Homeowners Associati | Adrienne   | Martinez   | 3918 WILLOW GREEN PLACE, CHARLOTTE, NC, 28206 |
| Brightwalk Homeowners Associati | Sharon     | Montgomery | 1608 WOODWARD AVENUE, CHARLOTTE, NC, 28206    |
| Code for Charlotte              | Jill       | Bjers      | 322 KATONAH AVE, CHARLOTTE, NC, 28208         |
| Eleanore Heights                | Lois       | Moore      | 2901 CORONET WAY, CHARLOTTE, NC, 28208        |
| Fairies Farms Homeowners Associ | Johnny     | White      | 2901 CORONET WY, CHARLOTTE, NC, 28208         |
| Genesis Park Neighborhood Assoc | Sharon     | Young      | 1912 RUSH WIND DRIVE, CHARLOTTE, NC, 28206    |
| Greater West Coalition          | JTanya     | Adams      | 309 LIMA AV, CHARLOTTE, NC, 28208             |
| Greenville Resident & Homeowner | Thomas     | Sadler     | 1416 WHISNANT STREET, CHARLOTTE, NC, 28206    |
| Greenville Urban Area           | Lucille    | Smith      | 1217 FONTANA AV, CHARLOTTE, NC, 28206         |

### **Exhibit A (Cont.)**

|                                 |           |              |                                              |
|---------------------------------|-----------|--------------|----------------------------------------------|
| Historic Washington Heights Com | Mattie    | Marshall     | 2304 BOOKER AV, CHARLOTTE, NC, 28216         |
| Historic Washington Heights Com | Mattie    | Marshall     | 2304 BOOKER AVENUE, CHARLOTTE, NC, 28216     |
| Historic West End Wellness Asso | Beth      | Marlin       | 508 BEATTIES FORD RD, CHARLOTTE, NC, 28216   |
| Lincoln Heights                 | Alece     | Alexander    | 1909 SAINT LUKE ST, CHARLOTTE, NC, 28216     |
| Lincoln Heights                 | Daphne    | Moore        | 2005 SAINT MARK STREET, CHARLOTTE, NC, 28216 |
| Lincoln Heights Neighborhood As | Michelle  | Sutton       | 2008 ST MARK ST, CHARLOTTE, NC, 28216        |
| Lincoln Heights Neighborhood As | Peggy     | Lumas        | 1714 IRMA STREET, CHARLOTTE, NC, 28216       |
| Lincoln Heights Neighborhood As | Sharon    | Geter        | 2008 LASALLE STREET, CHARLOTTE, NC, 28216    |
| Lincoln Heights Neighborhood As | Thelma    | Byers-Bailey | 1816 BEATTIES FORD RD, CHARLOTTE, NC, 28216  |
| Lincoln Heights Neighborhood As | Trilby    | Meeks        | 1814 Erie St, Charlotte, NC, 28216, USA      |
| Lookout Point Owners Associatio | Bruce     | Andersen     | 1816 BEATTIES FORD RD, CHARLOTTE, NC, 28216  |
| McCrorey Heights-Oaklawn Assoc. | James     | Turner       | 1633 MADISON AVENUE, CHARLOTTE, NC, 28216    |
| McCrorey Heights-Oaklawn Assoc. | Nichelle  | Bonaparte    | 1815 PATTON AVENUE, CHARLOTTE, NC, 28216     |
| McCrorey Heights-Oaklawn Assoc. | Renee     | Rubens       | 1822 PATTON AVE, CHARLOTTE, NC, 28216        |
| McCrorey Heights Neighborhood A | Natalie   | Beard        | 1615 WASHINGTON AV, CHARLOTTE, NC, 28216     |
| McCrorey Heights Neighborhood A | Sean      | Langley      | 1621 OAKLAWN AVENUE, CHARLOTTE, NC, 28216    |
| Newell Neighborhood Association | Dana      | Bradley      | 2206 BEATTIES FORD RD, CHARLOTTE, NC, 28216  |
| Newell Neighborhood Association | Nancy     | Newton       | 2324 LASALLE ST, CHARLOTTE, NC, 28216        |
| North End Community Coalition   | Melissa   | Gaston       | 1833 STROUD PARK CT, CHARLOTTE, NC, 28206    |
| Oaklawn Park community improvem | Aaron     | Sanders      | 1414 ORVIS ST, CHARLOTTE, NC, 28216          |
| Oaklawn Park community improvem | Anna      | Hood         | 1327 ORVIS STREET, CHARLOTTE, NC, 28216      |
| Oaklawn Park community improvem | Kendra    | Allison      | 1326 DEAN ST, CHARLOTTE, NC, 28216           |
| Oaklawn Park community improvem | Tiffany   | Hughes       | 1513 RUSSELL AVE, CHARLOTTE, NC, 28216       |
| Oaklawn Park community improvem | William   | HughesJr     | 1513 RUSSELL AVE, CHARLOTTE, NC, 28216       |
| Oaklawn Park community improvem | William   | Worsley      | 1713 MILES CT, CHARLOTTE, NC, 28216          |
| Optimist Park Community         | Tarik     | Abdel-Hameec | 1431 ORVIS ST, CHARLOTTE, NC, 28216          |
| Orchid Hill Homeowners Associat | Cora      | Todd         | 200 FRAZIER AVENUE, CHARLOTTE, NC, 28216     |
| Seversville Community Organizat | Amar      | Johnson      | 409 COXE AVENUE, CHARLOTTE, NC, 28208        |
| Seversville Community Organizat | Catherine | Jardines     | 214 AUTEN STREET, CHARLOTTE, NC, 28208       |
| Seversville Community Organizat | Janice    | Shirley      | 509 STATE STREET, CHARLOTTE, NC, 28208       |
| Severville                      | Tanis     | Stewart      | 167 S BRUNS AVENUE, CHARLOTTE, NC, 28208     |
| South Hall Homeowners Associati | Brian     | Gomsak       | 101 S SMALLWOOD PL, CHARLOTTE, NC, 28208     |
| Tanners Creek Homeowners Associ | Denny     | Seitz        | 1800 TAYLOR AV, CHARLOTTE, NC, 28216         |
| Taylor-Lasalle Crime Watch Comm | Jerry     | Black        | 1626 TAYLOR AV, CHARLOTTE, NC, 28216         |
| The Park At Oaklawn Homeowners  | Melissa   | Gaston       | 1833 STROUD PARK CT, CHARLOTTE, NC, 28206    |
| Troon At Ballentyne Homeowners  | Bob       | Ward         | 2128 SENIOR DR, CHARLOTTE, NC, 28216         |
| Tuckaseegee Road West           | Virginia  | Townsend     | 2011 QUENTIN ST, CHARLOTTE, NC, 28216        |
| University Park Neighborhood As | Carolyn   | Fuller       | 2700 LASALLE STREET, CHARLOTTE, NC, 28216    |
| Wesley Heights Neighborhood Ass | David     | Luddy        | 1524 DUCKWORTH AVE, CHARLOTTE, NC, 28208     |

## **Exhibit B**

### **NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2026-037**

Subject: Rezoning Petition No. 2026-037  
Petitioner/Developer: Historical Excelsior Inc.  
Current Land Use: Commercial & Vacant  
Existing Zoning: NC (Neighborhood Center) & N1 - C (Neighborhood 1-C)  
Rezoning Requested: CAC-1(EX) (Community Activity Center 1, Exception) & N2-C(CD) (Neighborhood 2 - C, Conditional)

**Date and Time of Meeting:** **Thursday, July 9, 2026, at 6:00 PM**

**Virtual Meeting Registration:** *Please send an email to [CommunityMeeting@mvalaw.com](mailto:CommunityMeeting@mvalaw.com) to receive a secure meeting link and reference petition# 2026-037.*

Date of Notice: 6/25/2026

Moore & VanAllen is assisting Historical Excelsior, Inc. (the "Petitioner") on a recently filed request to rezone an approximately ±0.88-acre site located at 913 Beatties Ford Road in Charlotte, North Carolina (the "Site") from NC and N1-C to CAC-1(EX) and N2-C(CD). The request is to allow redevelopment of the Site with a new Excelsior Club that honors and reflects the Site's historic legacy. Although the use was permitted under the prior zoning, the zoning districts created through the Unified Development Ordinance do not permit the use. As a result, a rezoning is necessary to implement the proposed project.

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, July 9, 2026, at 6:00 p.m.**

***Please send an email by July 8<sup>th</sup> to [CommunityMeeting@mvalaw.com](mailto:CommunityMeeting@mvalaw.com) to receive a secure virtual meeting link and reference Petition #2026-037.***

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

cc: Malcolm Graham, Charlotte City Council District 2 Representative  
Holly Cramer, Charlotte Planning, Design and Development Department  
Shawn Kennedy, Historical Excelsior, Inc.  
Bridget Grant, Moore & Van Allen, PLLC

15111656v1

## Exhibit B (continued)

### Site Location:



#### 2026-037: Historical Excelsior Inc.

##### Parcel(s):

06906619, 06906620, 06906621, 06906623, 06906624

##### Current Zoning:

N1-C (Neighborhood 1-C), NC (Neighborhood Center)

##### Requested Zoning:

N2-C(CD) (Neighborhood 2-C, Conditional),  
CAC-1(EX) (Community Activity Center, Exception)

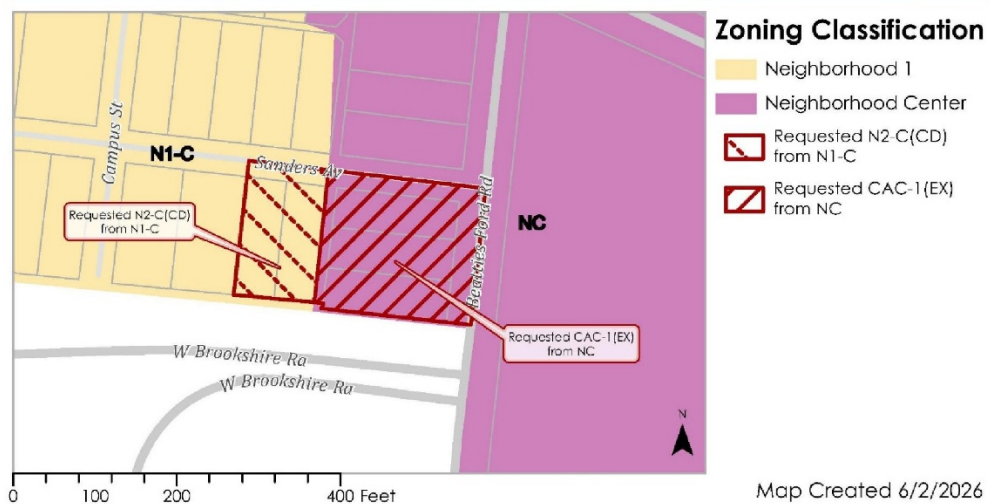
##### Size:

Approximately 0.88 acres

#### Location of Requested Rezoning



#### Existing Zoning & Rezoning Request



**Exhibit C**

| <b>Name</b>            | <b>Email</b>                                                                                     |
|------------------------|--------------------------------------------------------------------------------------------------|
| Craig Smith            | <a href="mailto:csmith@ids-digital.com">csmith@ids-digital.com</a>                               |
| Junior Gomez           | <a href="mailto:juniordesignsart@gmail.com">juniordesignsart@gmail.com</a>                       |
| Mattie Marshall        | <a href="mailto:ysamarsh@hotmail.com">ysamarsh@hotmail.com</a>                                   |
| Venita Hood            | <a href="mailto:venitahood914@gmail.com">venitahood914@gmail.com</a>                             |
| Yvette Townsend-Ingram | <a href="mailto:bizdoc.yi@gmail.com">bizdoc.yi@gmail.com</a>                                     |
| Gary Young             | <a href="mailto:garylyoung2@gmail.com">garylyoung2@gmail.com</a>                                 |
| Natasha Young Davis    | <a href="mailto:godblessdgirl@yahoo.com">godblessdgirl@yahoo.com</a>                             |
| Douglas Welton         | <a href="mailto:douglas_welton@einsteinslegacy.com">douglas_welton@einsteinslegacy.com</a>       |
| Thelma Byers-Bailey    | <a href="mailto:lincolnheights_na@outlook.com">lincolnheights_na@outlook.com</a>                 |
| Thelma Byers-Bailey    | <a href="mailto:tbyersbailey_lincolnheights@yahoo.com">tbyersbailey_lincolnheights@yahoo.com</a> |
| Haywood McGuine        | <a href="mailto:haywmcg43@gmail.com">haywmcg43@gmail.com</a>                                     |
| Jeff Demining          | <a href="mailto:jeffddeming@gmail.com">jeffddeming@gmail.com</a>                                 |
| Trilby Meeks           | <a href="mailto:trilbym1@gmail.com">trilbym1@gmail.com</a>                                       |