

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2026-042

Petitioner: Eminent Investments LLC
Rezoning Petition Nos.: 2026-042
Property: ±5.46 acres located at 1525 W. Arrowood Rd.

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 6.203 of the City of Charlotte Zoning 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 Virtual Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 7/14/2026. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held virtually on Tuesday, July 28, 2026, at 6:00 p.m.

PERSONS IN ATTENDANCE AT MEETING:

Attendees at the Community Meeting included Charlotte City Councilmember Joi Mayo, Charlotte Zoning Committee Chairman Douglas Welton, representatives of the current owner of the property, and representatives of the Petitioner. The Petitioner's representatives included David Roberts with Eminent Investments and John Floyd with Moore & Van Allen, PLLC. No members of the general public attended the Community Meeting.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Mr. Floyd provided a brief overview of the project to Councilmember Mayo and Chairman Welton. He explained that the site is ±5.5 acres located at 1525 W. Arrowood Road on the south side of W. Arrowood Road between I-77 and S. Tryon Street at the intersection with Arrowpoint Boulevard. The site is zoned O-2(CD) (Office – 2, Conditional) and was developed as an extended stay hotel in 2018. Proposed zoning is N2-B(CD) (Neighborhood – 2, B, Conditional) to allow for the existing buildings and site to be converted to a multi-family stacked, residential community. The proposed plan is to convert the extended stay hotel into 153 dwelling units through a tier 1 conditional zoning plan which includes conditions only, no site plan is available. The project would include some interior and exterior upfit work, but there would not be any new buildings constructed on the site.

II. Summary of Questions/Comments and Responses:

Chairman Welton indicated that, if possible, he would like to see a small market within the development to allow residents to get basic goods and sundries and reduce traffic. The Petitioner responded that they would assess the viability of including that type of amenity.

Councilmember Mayo indicated that there may be some issues with traffic signals in the area of the site that she wanted to see addressed. The Petitioner stated that they would reach out to CDOT to get further information and see what they could do to help get the issues resolved.¹

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to coordinate efforts with City Staff.

cc: Joi Mayo, Charlotte City Council District 3 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
David Roberts, Eminent Investments LLC
John Floyd, Moore & Van Allen, PLLC

¹ Petitioner's counsel reached out to CDOT and was informed that there are some overhead streetlights in the area that are an issue, that CDOT is working to resolve the issue, and that there is nothing needed from the Petitioner at this time.

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
16717205	COLUMBUS CIRCLE INDEMNITY INC	C/O TIME WARNER CABLE	7820 CRESCENT EXECUTIVE DR		CHARLOTTE	NC	27217
16717206	COLUMBUS CIRCLE INDEMNITY INC	C/O TIME WARNER CABLE	7820 CRESCENT EXECUTIVE DR		CHARLOTTE	NC	27217
16717210	COLUMBUS CIRCLE INDEMNITY INC	C/O TIME WARNER CABLE	7820 CRESCENT EXECUTIVE DR		CHARLOTTE	NC	28217
20302114	KARE PARTNERS LLC		9401 STE 100		CHARLOTTE	NC	28273
20302115	MECKLENBURG COUNTY		600 E 4TH ST		CHARLOTTE	NC	28202-2816
20302140	1251 & 1263 ARROW PINE LLC		4614 WILGROVE-MINT HILL RD S		CHARLOTTE	NC	28227
20322102	ROIB ARROWPOINT LLC		504 RHETT ST STE 200		GREENVILLE	SC	29601
20322140	WW CHARLOTTE ARROWOOD LLC		222 LAKEVIEW AVE STE 260		WEST PALM BEACH	FL	33401
20322141	NF V ES-W IV CHARLOTTE LLC		2000 MONARCH TOWER 3424 PE		ATLANTA	GA	30326

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Colony Acres Homeowners Associa	Carolyn	Fountain	301 STONE POST RD, CHARLOTTE, NC, 28217
Colony Acres Homeowners Associa	Wilkins	Smith	308 STONE POST RD, CHARLOTTE, NC, 28216
Country Walk Homeowners Associa	Michelle	Ross	308 STONE POST RD, CHARLOTTE, NC, 28217
Foxboro Neighborhood Associatio	James	Shepard	600 FAWNBROOK LANE, CHARLOTTE, NC, 28217
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Mcdowell Meadows Homeowners Ass	Elizabeth	Stroud	1011 YORKDALE DR, CHARLOTTE, NC, 28217
Steele Creek Residents Associat	Daniel	MacRae	2000 ARROWCREEK DR APT 301, CHARLOTTE, NC, 28273
Timberstone Commons	Betty	Alvarado	7523 WOODKNOLL DRIVE, CHARLOTTE, NC, 28217
Wilkinson Boulevard Residents A	Frances	Harkey	717 PEACEFUL GLEN RD, CHARLOTTE, NC, 28273
Williamsburg Homeowners Associa	John	Froeb	8932 WINDSONG DR, CHARLOTTE, NC, 28273
Windsong Trails Neighborhood As	Cassandra	Tate	9117 SHADOWOOD LN, CHARLOTTE, NC, 28273

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2026-042

Subject: Rezoning Petition No. 2026-042

Petitioner/Developer: Eminent Investments LLC

Current Land Use: Commercial/Hotel

Existing Zoning: O-2(CD) (Office - 2, Conditional)

Rezoning Requested: N2-B(CD) (Neighborhood 2 - B, Conditional)

Date and Time of Meeting: **Tuesday, July 28, 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# 2026-042.*

Date of Notice: 7/14/2026

Moore & VanAllen is assisting Eminent Investments LLC (the "Petitioner") on a recently filed request to rezone an approximately ±5.46-acre site located at 1525 W. Arrowood Road in Charlotte, North Carolina (the "Site") from O-2(CD) to N2-B(CD). The requested zoning change would allow the site to transition from its current hotel use to a multi-family development as permitted in the N2-B(CD) 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 Tuesday, July 28, 2026, at 6:00 p.m.

Please send an email by July 27th to CommunityMeeting@mvalaw.com to receive a secure virtual meeting link and reference Petition #2026-042.

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
David Roberts, Eminent Investments LLC
John Floyd, Moore & Van Allen, PLLC

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Exhibit B (Continued)

Site Location:



2026-042: Eminent Investments LLC

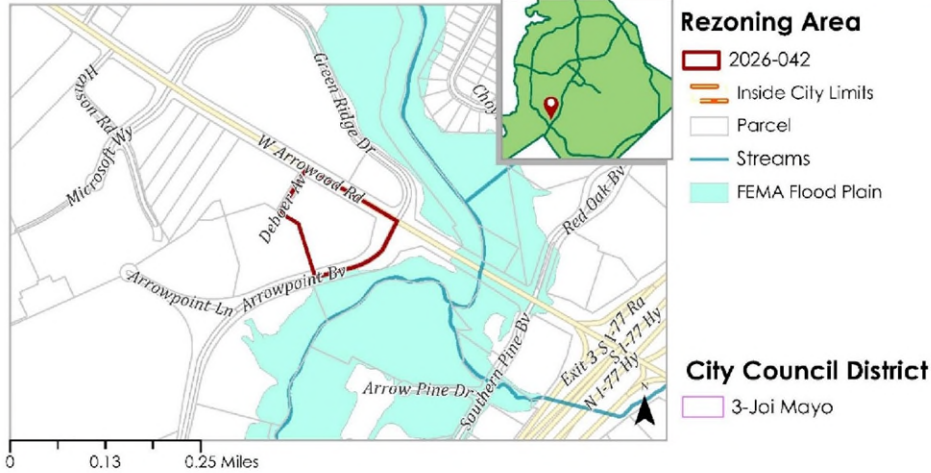
Parcel(s):
20322140

Current Zoning:
O-2 (CD) (Office, Conditional)

Requested Zoning:
N2-B(CD) (Neighborhood 2-B, Conditional)

Size:
Approximately 5.46 acres

Location of Requested Rezoning



Existing Zoning & Rezoning Request

