



Dilworth Community Association  
 PO Box 36023  
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# Dilworth Quarterly

September 2021

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## Festival in the Park is Back!



By Mathew Demetriades

For fifty-seven years, Festival in the Park has been bringing music, fun, and - best of all - art to Charlotte. **This year, the 57th Festival in the Park will run September 24-26.**

Fifty-seven years ago, when the first Festival in the Park was held, there were ten tents of exhibits, and a few performances on the stage. Today, the festival has grown to over 100 tents, eighty panels of art displayed on canopied panel boards, five small stages for performances, and a children's hands-on arts and crafts area.

Throughout the years, Festival in the Park has weathered a hurricane (Hugo, 1989), a remodeling and refurbishing of the lake at

Freedom Park (1992), merging of the City and County Parks and Recreation Departments (1993), a nearly rained out event (1995), Covid (2020) and other major events.

Annually, around 85,000 attendees come to Festival in the Park with an estimated 140,000 (record) attending the 2017 festival.

The mission of Festival in the Park is to bring Charlotte residents from all over the city to enjoy arts, crafts, music, and family entertainment.

At Festival in the Park, over 180 artists and craft exhibitors will be presenting their work. Not only will artists be displaying their paintings, you can also view mixed media art, art made

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### Deadline for Next Issue:

#### Ads: October 15

If you are interested in advertising in the Quarterly, email Mary Beth Sensabaugh at [msensabaugh@carolina.rr.com](mailto:msensabaugh@carolina.rr.com). Rates and sizes can be found on [dilworthonline.org](http://dilworthonline.org).

#### Articles: October 22

Articles and ads received after the deadline may be held for a later issue.

*Dilworth Quarterly is written by volunteers and published under the direction of the Dilworth Community Association. It is mailed four times per year to nearly 6000 households and businesses in the Dilworth community. While we make every reasonable effort to verify the integrity of our advertisers, we do not endorse products or services unless specifically stated.*



## Running the Neighborhood

I love running this neighborhood. Literally. Go outside and it is clear: Dilworth loves to run... and walk and stroll or roll through our neighborhood!

The vibrancy of our streets and active nature of our neighbors is evident in almost every Dilworth Quarterly article and certainly in any discussion we have with the City or Developers.

Those Developers and the City have kept the DCA busy this summer with Stormwater projects, rezonings, a new Medical School and the 2040 Future Comprehensive Plan. Luckily, we have a great volunteer board and some amazing committees that work hard to try and keep things running in a way that Dilworth continues to be a wonderful place to live.

Speaking of running, road races are back in the neighborhood this fall! The next race coming up is the Greek Fest 5k. This fast and flat course, runs partially along the "Dilworth Speed Loop", is home to the USATF record for a road 5k of 14:08 set by local business owner Scott Dvorak in 1997. The DCA will try to keep neighbors up to date on street closures for local races this fall through updates on our Facebook page.

**Did someone say Greek Fest? The Yiasou Greek Festival is back September 9 -12 for 2021 and I can already taste the Baklava.**

Come out and experience Greek culture at the beautiful Holy Trinity Greek Orthodox Church. There will be live music, fabulous dancing, shopping, and of course... AMAZING food. Since 1978, Holy Trinity Greek Orthodox Church has celebrated Hellenic Culture with the country's second largest Greek festival. Did I mention the food? Take a pro tip and save room for a desert of homemade cookies!

Swing through the Cathedral and check out a little part of Dilworth history while your there. The Cathedral and Community Center sit on the site of the former home of Edward Dilworth Latta. A few relics from the home are on display on the campus.

If you like history, get out this fall for a historic Dilworth Walking tour. You can follow one created by our friend Tom Hanchett



Franklin Keathley  
DCA President

at [historysouth.org](http://historysouth.org) or create your own. My wife and I love making our own walking tours by checking out the Landmarks Commission website ([landmarkscommission.org](http://landmarkscommission.org)). After you map out your route, be sure to read the details on how each historic property got their designation.

We're kicking off the first weekend in October with the 48th Dilworth Jubilee on October 2! Stroll on down to Latta Park for the family friendly festival with live music, games, food, drink and local artisans. The Jubilee is a great way for new neighbors to meet and old friends to re-acquaint with one another! If you want to get involved in any part of Jubilee as a volunteer as a sponsor, reach out and let us know!

If you aren't interested in "running" the Dilworth Jubilee, maybe you'd just like to run it! The DCA is looking to bring back the Jubilee 8k in 2022! Board member and owner of Ultra Running Company Nathan Leehman is working with DQ co-editor Tom Ferber and other neighbors to bring back what would be Charlotte's OLDEST road race. The event once hosted the NC 8k State Championships and remains one of Charlotte's most beloved races.

**The Dilworth Community Association board is back to meeting in person!** Current meetings are held the first Wednesday of each month at 6pm at the Tom Sykes Center, 1501 Euclid Avenue.

You can learn more about what is happening in the neighborhood with updates from Dilworth Cares, events, land use, the Latta Park initiative and our own Dilworth Community Garden. We also receive a monthly update from our Community Officer, James Gilliland of the Charlotte Mecklenburg Police Department.

Be part of keeping our history vibrant and get involved in the Dilworth Community Association! If you have an event you'd like to start, want to join a committee or are interested in a board position, reach out to me at [president@dilworthonline.org](mailto:president@dilworthonline.org). We have volunteer and committee opportunities year round and fill board positions in November.

Until then, keep walking, strolling, rolling, and running Dilworth!

-Franklin Keathley

## 2021 DCA Officers

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## Board Members

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## Home Tour Committee

Mathew Demetriades and Dana Jodice  
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## DCA Board Meetings

Stay tuned via Dilworth Express  
DCA Board Meetings are open to the public, 6:30pm, the first Wednesday of the month at the Tom Sykes Recreation Center, with time allotted for Q&A.

## Dilworth Quarterly Staff

Nikki Campo + Tom Ferber Co-Editors  
Mary Beth Sensabaugh Advertising Sales  
TM Petaccia Design

### Thanks to this issue's writers:

Cindy Kochanek	Liz Lewis
Ellen Citarella	Mathew Demetriades
Franklin Keathley	Nancy Photo
Jenny Morton	Shauna Powell
Kristi Harpst	Sheena Miracle
Laurel Nakkas	

# Charlotte's Annual Yiasou Greek Festival is back!

By Mathew Demetriades

After a year off, the Yiasou Greek Festival at Holy Trinity Greek Orthodox Cathedral will return, September 9-12. Since 1978, the festival has been providing food, entertainment and fun for families throughout the Charlotte area.

In the last 43 years, the Yiasou Festival was voted Best Ethnic Festival (Creative Loafing 2000, 2003, and 2004), Best Annual Festival in Charlotte (About.com 2012), and Best International Event (Charlotte Magazine 2009).

The cuisine is always a hit at the Greek Festival and this year promises to be no different. Eat full meals inside the Fr. C hall: baked chicken, lamb, fish, and Greek plates including Pastichio (Greek baked pasta dish with ground meat), Spanakopita (Spinach Pies), Dolmado (Stuffed Grape leaves), and salads.

Outside under the tents, you can enjoy Gyro or Chicken Pita Sandwiches, French Fries, Pizza, Spanakopita, Tiropita (Cheese Pies), and more.

If you do not have time to spend time at the festival, but still want to enjoy the food, use the drive-through located on Winthrop Avenue between East Boulevard and E Worthington Avenue. For faster service, print and complete the menu found at [yiasoufestival.org](http://yiasoufestival.org) and present it to the attendant.



Greeks are known for their delicious pastries and the festival is known for some of the best. The famous baklava (layers of phyllo sweetened and held together with syrup and filled with chopped nuts) will be available, along with baklava sundaes (baklava with vanilla ice cream), loukoumades (doughnuts served warm drizzled with honey and sprinkled with cinnamon and sugar), plus several other Greek treats and Greek coffee.

You can take home a taste of the Yiasou Greek Festival by purchasing the award-winning cookbook "A Taste of Greek Tradition" - compiled by the Holy Trinity Ladies Philoptochos Society. The cookbook can be found in the Hosanna Bookstore. All proceeds go to the philanthropic projects of the Philoptochos on local, national, and international levels.

Don't miss the live music and cultural events. Young members of the church begin practicing their Greek dancing months before the festival to put on a show for you. Check the festival website for a band and dance schedule. You will also find unique Greek inspired jewelry, religious books, and many beautiful paintings.

Have you ever driven or walked by the church and wondered what the inside of the church looks like? Come view the beautiful iconography inside the cathedral where you can also enjoy talks about the Greek Orthodox religion and beliefs, as well as the history of the Greek church and Greek community here in Charlotte. Tours will take place each day, and Choral Performances will be offered as well.

Young festival attendees will not be disappointed in the children's playland located outside by the front gate. Face painting, caricatures, wax hands, and games are just a few of the activities for children.

Questions? Contact the church office at 704.334.4771 or visit the Yiasou festival website at: [yiasoufestival.org](http://yiasoufestival.org).

See you at the festival! ■

## Yiasou Greek Festival

Holy Trinity Greek Orthodox Cathedral  
600 East Boulevard • Charlotte • 28203

**Thursday, September 9:** 11am - 8pm

**Friday, September 10:** 11am - 10pm

**Saturday, September 11:** 11am - 10pm

**Sunday, September 12:** Noon - 6pm

*Pets are not allowed on the festival grounds except for service dogs.*

**Parking:** Limited parking is available on side streets in Dilworth. Please adhere to posted parking guidelines. Do not block driveways.

**CATS Lynx Light Rail:** The church is less than one mile from the East/West Boulevard stop.

## Dilworth Jubilee is on for October 2

Since 1972, Dilworth Jubilee has been a neighborhood celebration enjoyed by all attendees. This year's Jubilee will be no different. Please save the date for the 2021 Dilworth Jubilee which will be held on 4-9pm, Saturday, October 2 at Latta Park.



Your Neighborhood Party

Like in past years, the Jubilee will be a family friendly event sponsored by the Dilworth Community Association. The Jubilee will be free with food and drinks available for purchase.

In the past, the Jubilee has had a Pet Parade, live music, food trucks, beer sold from local breweries, and fun for all ages. So, come hang out with your neighbors. Bring a blanket or a chair!

For additional information on the Jubilee and race, please check the Dilworth Express and the Dilworth Community Association website, [dilworthonline.org](http://dilworthonline.org). ■

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## Festival in the Park continued from Front Page

from wood and metal, glass, and clay pieces as well. Decorative crafts will be showcased at the festival, along with clothing. The jewelry is always a big hit.

This year, there will be many stages of entertainment to enjoy. Groups participating are the Children's Theatre of Charlotte, Carolina Raptor Center, Carolina Clowns and many more.

Concessions available for purchase are popcorn, elephant ears, ice cream, and cotton candy.

You will walk a lot at the festival so enjoy one of these delicious concessions!! Also, hamburgers, hot dogs, and chicken pitas will be available. Art awards will be given.

There are many ways you can help at Festival in the Park:

- Become a volunteer at the festival.
- Become a Friend of the Festival. The festival is a non-profit venture and is self-sustaining, so friends, sponsors, and fundraising are integral to the festival's success.
- Support presenting artists by purchasing arts and crafts at the festival.
- Spread the word about the festival.
- Like the Festival in the Park on Facebook and Instagram
- Hope for clear (and cool) weather, no rain.

Put Festival in the Park on your calendar today.

See you there! ■



**Friday, September 24:** 4pm - 9pm

**Saturday, September 25:** 10am - 9pm

**Sunday, September 26:** 10am - 5pm

Freedom Park • Charlotte

Website: [festivalinthepark.org](http://festivalinthepark.org)

Facebook/Instagram: [@festivalintheparkcharlotte](https://www.facebook.com/festivalintheparkcharlotte)

## Dilworth Animal Hospital has new 111 Year-Old Home

By Mathew Demetriades

In November 2019, an early morning fire caused by an electrical problem ravaged the Dilworth Animal Hospital located at 814 East Boulevard.

It took more than twenty firefighters to extinguish the flames. Thankfully, no animals were inside at the time of the fire and no firefighters were injured battling the blaze. But the fire, which caused significant structural damage, left melted computer monitors and damaged ceilings among other losses in its wake. In all, damages exceeded \$300,000.

Dr. Jill Smith-Wheelock and Dr. Matthew Wheelock opened the original Dilworth Animal Hospital in 2008. After purchasing the building, the doctor duo strived to preserve the history of the iconic building during their initial renovations. The result was a modern veterinary hospital with all its historic charm intact. The hospital functioned well in the location until the fire.

Following the fire, Dilworth Animal Hospital continued to treat our four-legged friends and other animals from a custom-built medical modular unit at 820 East Boulevard, complete with exam rooms, a reception area, medical treatment, X-Ray area, and extra storage spaces.

The new permanent home of Dilworth Animal Hospital is located at 820 East Boulevard. This structure was originally built as a 1.5 story Craftsman bungalow around the year 1910 and featured a wide front porch. The lot measured approximately 66 by 200 feet and has a 10-foot alley in the rear.

The interior of the 3,712-square-foot building includes a grand staircase in the main hallway. Along with that staircase, which leads to Dilworth Animal Hospital's surgery center housed on the second floor, the building has many other unique period features including pocket doors and oak flooring that were original. The building had trim common to the era in which it was built. The exterior of the building has a porte-cochere and one over one windows.

Roby Commercial completed renovation of the building, taking care to preserve original effects like pocket doors and second floor heart of pine floors. Those floors are now preserved under removable laminate (which is easy to sterilize in clinical settings) for the future.

Ali McPhail of Ali McPhail Interior Design oversaw the design of the interiors including the light fixtures and color palette. Robert Johnson Architects served as the architect for the project.

The location at 820 East Boulevard has been dubbed "Lady Grace" by a previous owner and has been a saving grace for the Dilworth Animal Hospital.



Photos by David Ramsey Photography.

Roby Commercial and its sister companies (Andrew Roby Inc., Roby Services, and Roby Realty) are no strangers to historic renovations. They recently completed a number of similar projects, including the landmark Van Landingham Estate here in Charlotte (on The Plaza) - converting it from a bed and breakfast to a wedding and corporate event venue.

They've also renovated the Dr. George E Davis Home (built 1890) on the campus of Johnson C. Smith University, Latta Place (built 1800), Rosedale Plantation (built 1815), and the White Homestead (built 1831), among others. ■



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## Dilworth Pace Cars: Leading by Example

By Franklin Keathley

I've often felt angry at people speeding through my neighborhood; frustrated traffic laws were not being enforced enough in Dilworth. However, my wife has also reminded me to slow down more than once when I was going too fast. My anger wasn't productive. Enforcement was getting harder, not easier. How am I supposed to expect people to drive 25 miles per hour in my neighborhood if sometimes I didn't drive 25 in theirs?

The answer was simple: lead by example. As the cars stacked up behind me on Park Road the other day on my way to work, an idea dawned on me: I was a Pace Car.

Speeding and traffic safety are major concerns to Dilworth residents. Our kids play here. We walk on the sidewalks, bike in the streets. People need to slow down and obey the speed limit.

**The Dilworth Pace Car program empowers neighbors to take charge of our neighborhood and impress upon friends, neighbors, and visitors the importance of observing speed limits and respecting pedestrians and cyclists on our streets.**

### How will the pace car program work?

Neighbors will be asked to take a pledge to obey traffic laws, drive the speed limit, be courteous to pedestrians and cyclists



and display a simple decal or bumper sticker to encourage others to do the same.

DCA will follow up with traffic calming signage throughout the neighborhood. We will also coordinate with CDOT and CMPD to ramp up traffic safety and enforcement efforts.

*continued on page 15*



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# Dilworth Eats

## Sal's Pizza Factory Feels the Love at Dilworth Location

By Laurel Nakkas

One could argue finding Italian food in Dilworth is as easy as finding a tree-lined street. From Dolce to Capishe to Inizio, Brixx, Mama Ricotta's and Fiamma, you're not hard-pressed to find a wood oven, authentic family recipe or Tuscan wine within a mile radius at all times. **But Jersey-style pizza?**

That's a niche in Dilworth that the partners of the newly opened Sal's Pizza Factory on Park Road recognized and intend to fill.

Partners Fabio Durrazo, Toby Hufhand and Durrazo's nephew Giovanni Colandrea opened the second location of Sal's in the former Chi's Pizza space in early April of this year. Though Durrazo only opened the first location on Monroe Road three years ago, his concept has steadily amassed an ardent following who swear it's the real deal when it comes to Jersey-style pizza.

"You know, no one is doing it like this....This is very authentic New Jersey, Italy flavors," said Hufhand.

**"We got a lot of North Jersey folks who come in and are like, 'Oh my goodness, this tastes like home!'"**

Before settling in North Carolina, Durrazo owned other restaurants in New Jersey and New York. He is the mastermind behind the restaurant's popular menu items – learning, developing and perfecting each recipe on his own, while leaning on his Italian heritage for inspiration.

"It's what my father taught me, this style," said Durrazo.

Durrazo's father, Sal, came to the United States from Naples, Italy, in 1970. He saved to start his own pizza place stateside, with aspirations to own many more. Durrazo has carried on that dream by naming the restaurant for his father, by using the same flavors, and by adhering to the same industrious work ethic his father taught him.

The team attributes much of the restaurant's success not only to the Jersey thin-and-crispy-crust, stacked-with-toppings style, but to their attention to quality.



The partners of Sal's, from left to right: Toby Hufhand, Giovanni Colandrea, and Fabio Durrazo.

"I think what really makes us authentic is the quality of ingredients," said Hufhand. "We don't cut any corners when it comes to toppings and the dough and how we do things."

Sal's fan favorites for pizza include Grandma Vodka Sauce, made with mozzarella and a tomato vodka sauce; Grandma pizza, with mozzarella and a homemade sauce; and the more traditional cheese and meat lovers options. As for size, Sal's opts for a heartier pie.

"If you need a whole large pie to feed four or five people, [we] got you every time," said Hufhand.

The "factory" part of the restaurant's name comes from the sheer volume of pies the team works in sections to assemble each day. Hufhand and Durrazo estimate they turn out a couple

hundred a weekday at the Dilworth location, with countless more on the weekend. "The factory is working at full steam on the weekends," said Hufhand.

Although pizza is its claim to fame, Sal's also boasts an extensive menu with sandwiches, pasta, wraps, salads, and wings.

The partners say their penne alla vodka, cheesesteaks, wings, and rice balls are among the most popular.

"We've got arancini balls, or rice balls," said Hufhand. "And we fry them and then cut them up, and then do a little sauce on them, and cheese, and bake them back in the oven. They're nothing short of ridiculous."

The team conceptualized the Dilworth location during the height of the pandemic when delivery reigned supreme. They've placed an emphasis on ease of ordering by offering free delivery with their own drivers within a three-and-a-half-mile radius, an app of their own and a variety of contactless payment methods.

Unlike their Monroe Road location, you won't find a dining space at Sal's-Dilworth. Take-out customers will find an order-by-the-slice counter showcasing rotating daily specials.

The partners also plan to feature smaller Italian snacks, such as cheesy garlic knots and pizza rolls, to cater to a daytime crowd. Because of its location, takeout is an easy addition to a neighborhood stroll.

"Many people are just, like, 'We want to walk to you. We want to be able to order, and walk, and grab the pizza and walk home,'" said Hufhand.

The team supported Charlotte culture team by hiring local artists for its interior décor. You can take in a skyline piece by David French as well as two custom-made murals – one depicting the area, one depicting Sal's – both by Melissa "Mo" Wineman.

More expansion may be in Sal's future, with talk of possible locations in SouthPark or Freedom Drive areas.

As for the Dilworth location, the partners are happy with the warm reception they've received, citing welcoming neighbors as their favorite part.



Jersey-style pizza, anyone?



One of the Sal's murals - created by Melissa "Mo" Wineman.

"Dilworth comes in and shows us the love all the time. We've had regulars almost immediately," said Hufhand. "People will just stop in to say, 'Thanks for being in the neighborhood.' When we go down to the Comet [Grill] afterwards for a beer, folks are buying us beers and saying, 'We appreciate you coming here; you're doing a good thing.' It's been great." ■

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## Dilworth Pace Car

continued from Page 9

### How did the program start?

After my Park Road Reckoning, I started searching for a pace car bumper sticker. I quickly discovered, like most "good" ideas, I was far from the first to come up with this one. Neighborhoods across the country had Pace Car programs. And they worked! After reaching out to some of these other communities, we finalized the framework for the Dilworth Pace Car program.

It is easy to feel helpless as someone speeds down your street. This is your opportunity to take back control. If enough of us act as pace cars, we become the traffic calming devices. Other drivers will not only have to slow down, they will also see the pace car sticker and realize that they are driving through someone's neighborhood. As more commuters start to respect each other and lead by example, driver behavior changes. The speeders become the outliers instead of the norm.

### What can you do?

- Take the pledge ([dilworthonline.org/pace-car](http://dilworthonline.org/pace-car))
- Drive within the speed limit and obey all traffic laws
- Stop to let pedestrians cross the street and share the road with cyclists
- Set a good example by driving responsibly & courteously

- Walk or bike whenever possible
- Be a courteous and responsible pedestrian or cyclist

### Is the program expensive?

No. After initial DCA funding, the Pace Car Program will be self-funded. Neighbors can donate to the program while taking the pledge. The DCA will continue to manage the program and additional proceeds from the program will be spent on Traffic Calming Signage throughout the Dilworth Neighborhood.

### What do we need?

The Dilworth Pace Car Program needs neighbors who are willing to drive the speed limit and demonstrate that commitment by signing the pledge and placing a magnet or decal on their car. These are people willing to lead by example.

The Dilworth Pace Car Program needs people who are willing to set a good example of what a courteous driver is. This is NOT about angering or punishing other drivers. These people are willing to show they care about our neighborhood.

Lastly, the program needs people willing to take active steps to become a part of the solution and make the Dilworth neighborhood a better and safer place to live, work, play and raise a family.

Please join me and your other neighbors to become a Dilworth Pace Car. To sign up, visit [dilworthonline.org/pace-car](http://dilworthonline.org/pace-car). ■

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# Historic District Commission

## Resources, Guidelines become Standards, & Other Info

By Cindy Kochanek & Kristi Harpst

The Charlotte HDC Design Standards is the go-to resource for properties within Charlotte's local historic districts, but did you know that there are other resources on the preservation, rehabilitation, or restoration of a historic structure?

**National Park Service (NPS) Technical Preservation Briefs** ([nps.gov/tps/how-to-preserve/briefs.htm](https://nps.gov/tps/how-to-preserve/briefs.htm)) cover everything from identifying architectural character and creating reports to making an historic property accessible or more energy efficient.

**Pro Tip:** some of the Technical Preservation Briefs are directly linked in the HDC Design Standards.



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**The National Trust for Historic Preservation** ([savingplaces.org](https://savingplaces.org)) is the nationwide non-profit that works to preserve and save America's historic sites, has preservation tips & tools, preservation stories and even travel ideas and quizzes.

**The North Carolina State Historic Preservation Office** ([ncdcr.gov/about/history/division-historical-resources/nc-state-historic-preservation-office](https://ncdcr.gov/about/history/division-historical-resources/nc-state-historic-preservation-office)) is the definitive resource for state tax credit information and offers technical advice through their Restoration Branch.

**Preservation North Carolina** ([presnc.org](https://presnc.org)) is the statewide non-profit that works to preserve and save historic sites statewide, protective covenants are one of the ways in which they accomplish this.

Effective July 1, 2021, recent changes in North Carolina State law in regard to how local jurisdictions regulate land development have meant some minor changes for the HDC.

**One change is that the HDC Design Guidelines are no longer referred to as "Guidelines," they are now referred to as "Standards."**

The law also expanded legal noticing requirements for all applications being heard by the full Commission to include onsite yard signs.

The signs are in addition to the current public noticing methods including the mailed notices sent out to all neighbors within a 300-foot radius of a subject property that will have a full commission hearing.

The yellow yard signs will be seen around the Dilworth district and in other local historic districts in the City.

More information on any case to be heard by the full commission can be found in the agenda section of the City of Charlotte HDC website ([charlottenc.gov/planning/HistoricDistricts/Pages/HDC%20Agendas.aspx](https://charlottenc.gov/planning/HistoricDistricts/Pages/HDC%20Agendas.aspx)).



Recent changes in North Carolina State law expanded legal noticing requirements for all historic district applications being heard by the full Commission to include onsite yard signs.

The HDC Design Standards are undergoing some additional changes other than the above listed name change.

The HDC is working with Frazier Associates to enhance the standards for multi-family and commercial properties. The Commission has also been reviewing minor edits needed to clarify the original 2017 adopted document.

A public hearing to obtain comment and input from district residents is expected to be held in fall 2021. These new sections will join the Oaklawn Park/mid-century standards adopted earlier this year.

Contact HDC staff if you have any questions on specifics relating to the above topics or any other questions or concerns regarding the Dilworth Local Historic District.

Historic District Commission staff can be reached via email at [charlottehdc@charlottenc.gov](mailto:charlottehdc@charlottenc.gov).

Check out the HDC social media posts on Facebook and Instagram at @cltplanning. ■

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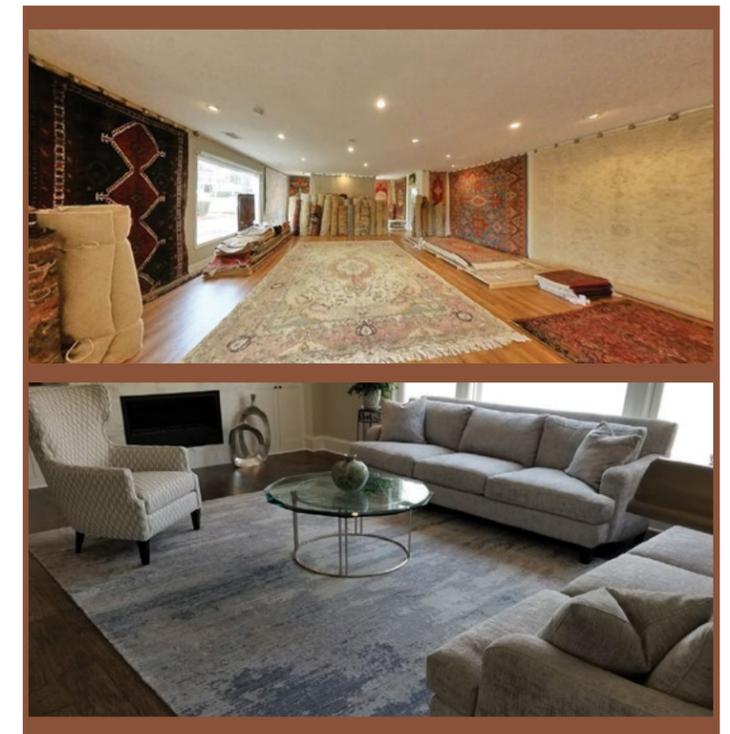
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# Land Use

## Rezoning & Construction Updates

Compiled by Ellen Citarella

Regular updates to these and other projects are provided in the Dilworth Express and on the [dilworthonline.org](http://dilworthonline.org) land use page.

Please contact [landuse@dilworthonline.org](mailto:landuse@dilworthonline.org) with questions.

### Atrium Medical School Rezoning Petition

Atrium's petition (2021-092) is for 14.26 acres at Baxter, E. Morehead, and McDowell. The campus will include the school, apartments, hotel rooms, shops, green space, a walking track, and places to eat and drink.

The Land Use Committee meets with the Atrium rezoning team on a regular basis to discuss improvements for the intersection of McDowell and E. Morehead. A public hearing is scheduled Sept. 20 with the city council decision expected on Oct. 18.

### Atrium Health Construction Updates

Construction is currently underway to replace the Carolinas Rehabilitation Hospital and is scheduled to be complete near the end of 2022. A topping out ceremony is scheduled in August and will include some members of the DCA.

A new visitor parking deck on Kings Drive near the main entrance will begin later this year with an end of 2022 completion date.

Greenway improvements will also begin later this year, but are not scheduled to be complete until mid-year 2023. These activities will allow the existing Carolinas Rehabilitation facility and Blythe visitor parking deck to be demolished in 2023, and for construction on the new bed tower to begin, which is scheduled to last through 2026. The land use committee is meeting with Atrium on a regular basis to mitigate the loss of trees and the impact on neighbors as work progresses.

Atrium Health owns several properties near the CMC campus for the purpose of providing affordable rental spaces for medical and nursing students. While some of these houses have been or will be demolished between now and March 2022 as part of campus improvements, Atrium plans to continue to use the remaining houses for the students.

### Selwyn Property Group

Selwyn property Group is planning to develop 160 apartment units at the corner of East and Scott. The petition which was approved in Dec. 2020 allowed for either office or residential and the decision has been made go with apartments. They plan to submit for permitting late 4th quarter 2021/1st quarter 2022 and will provide updates to the land use committee as the project progresses.

### Omserra Rezoning

The TOD-NC zoning district has no minimum parking requirements. After discussions with the Dilworth community the property owner opted to add a condition requiring a minimum number of parking spaces for future development on the site at 214 E. Worthington. On the older residential blocks along the western edge of Dilworth the only option most homeowners have is on street parking. The condition will help to reduce the strain that TOD's lack of a minimum parking requirement places along that edge of our neighborhood.

### Storm water – Myrtle/Morehead

The large pipe and equipment still on the former Strawn site along Euclid are associated with the tunnel being installed around the intersection of Myrtle and Templeton. That is the final bit of pipe needed to be installed to complete the large storm water system through the neighborhood. As it is installed over the next few months, storage on that site will be significantly reduced if not completely gone. Euclid Ave. traffic calming improvements and resurfacing should be completed in late Fall.

Storm Water should have a final encroachment agreement from the NCDOT in the near future for all work that needs to be completed around the E. Morehead/McDowell intersection. Work will involve tunneling pipes at the intersection of E. Morehead



and McDowell in three directions: down E. Morehead toward Dilworth Neighborhood Grill (storm drainage and sewer pipes), down McDowell toward Woodies Automotive (just sewer), and under Morehead to Oriole Ave (just sewer). The work on E. Morehead will start to pick up as the remaining work within the residential areas wraps up.

### Storm water – Kenilworth/Romany

The Kenilworth/Romany project has entered the Scott/Romany intersection as the Storm Water crew finally worked their way through the Atrium campus. Work will continue over the coming months through the Scott/Kenilworth intersection and eventually continue up Romany Rd toward Dilworth Rd. The work in that intersection requires extensive coordination with many private utilities, as well as Charlotte Water and CDOT. ■



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# Neighborhood Environment

## More Trees Coming to Dilworth with Your Help

By Liz Lewis

The Dilworth Community Association's Tree Canopy Committee will be ramping up this Fall for our third tree canopy fundraiser to begin just after Thanksgiving. Be on the lookout for this year's door hangers.

Our neighborhood benefits from our mature tree canopy, but that's both an advantage and a curse. Trees age out, fungus and other issues attack trees, development has its way, and we lose a lot of trees each year.

**Replanting is key. And that's where you and your contributions can help.**

For the past few years, we've been fundraising, asking for your monetary donations so that we can plant more street trees here in Dilworth. The City of Charlotte plants some (last year 40), but we need more, and so are supplementing the City's efforts.

Thanks to the generosity of supporters last year, we were able to plant an extra 32 street trees throughout Dilworth. But gaps remain, and the need continues unabated.

**Trees cost more than you'd think. A tree with 3-inch diameter trunk costs about \$675 to source, transport, plant, guarantee, and water for one year. It's a lot more than just buying a single tree at Lowe's or Home Depot.**

As part of our fundraiser again this year, we want to share the shade and help another economically less advantaged neighborhood with their mature tree canopy as they face issues similar to Dilworth's.

The plan is a portion of each donation will help spread the benefits of a healthy tree canopy to another Charlotte inner city neighborhood.

Your contributions will help pay it forward, so that future generations will be able to enjoy the beauty and awesome tree canopy that we have today. Because we continue to lose our large shade trees, replanting will stagger our Dilworth tree

canopy which will set up a cycle of tree growth to counteract our tree losses.

Please consider contributing to enhancing your neighborhood and helping all of us benefit in the future by investing in our tree canopy. While the campaign won't officially begin for another two months, you can make your donation today - Venmo (@Treasurer-DCA) or send a check payable to "DCA Trees" to Liz Lewis, 830 E Park Ave, Charlotte, 28203.

Anyone interested in volunteering to help out, we'd love to have you! Email [express@dilworthonline.org](mailto:express@dilworthonline.org) with your name and contact info. We'll be in touch. ■

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# Our Kids

## Spartans Trailblazing a Path to Full Potential

By Sheena Miracle  
Principal, Sedgefield Middle School

Sedgefield Middle School had a positive 2020-2021 academic year, despite the pandemic. Our commitment to excellence demonstrated by students, families, faculty, and community resulted in a school culture growing in a positive direction.

Teacher and administrative leadership teams have spent much of the summer months collaborating, reflecting and generating initiatives that focus on engagement, environment, and empowerment. Our desired outcome is to have students, teachers, and the school at-large to grow in self-efficacy, awareness, and leadership to grow our greatest potential.



**At Sedgefield Middle School, our goal is for our learning environment to consist of high expectations for all students.** These expectations are not only relevant to academic work, but also target leadership and social-emotional development. To support the learning environment growth this year, Sedgefield will support a positive behavior system. This system will allow students to develop under consistent school-wide expectations, leadership opportunities, activities, and community service. Through the development of a strong, positive, consistent environment we will empower students with opportunities to take academic risks within a trusting environment.

At Sedgefield Middle School, Spartans will:

- Embrace challenges with a positive mindset to gain experience and develop self-efficacy.
- Demonstrate, model, and choose respectful actions.
- Engage at school with the intent to positively grow oneself.
- Demonstrate self-control and seek perspective when approaching challenging academic and social situations.

Instructional engagement is also a key component of our comprehensive school plan.



Teachers will analyze data, observations, and interests of students to provide opportunities for cooperative and collaborative learning. Students will engage with these activities to explore, experience, and interact with the content daily.

When teachers and students both actively engage with content, they are able to clarify any misunderstandings or misconceptions, allowing students the opportunity to deepen their learning or recover any missing components.

As we move into the upcoming year, students may demonstrate gaps within their understanding due to hybrid instruction throughout the 2020-2021 academic year. As a result, this year Sedgefield will utilize various enrichment experiences - connecting learning to the real world.

Opportunities may be community-based experiences such as field trips to historical museums or campus-based experiences where community and global leaders are brought to campus for an enrichment experience. We are confident that through intentional planning and active engagement our Spartans will not only recover skills, but will deepen their understanding of content to a complex level.

**Sedgefield's final core focus area for the upcoming year will be empowerment.** Through reflection, goal setting, and interest based opportunities, Sedgefield will work to empower students with a core understanding of their strengths, areas of growth, and the mindset it takes to achieve their goals. Students will participate in a social-emotional learning block to discuss and analyze middle school experiences, learning, and growing by gaining perspective. Students will also provide feedback to their teachers on their understanding as well as interest in opportunities provided during the academic day. Reflection allows students to know where concentrated effort must be applied, and where they excel.

**With intentional and strategic work, Sedgefield Middle School staff and community partners are working to support all Spartans.** We are continually grateful for the collaborative support provided by our community members and families. We are launching into a great year! ■

**Sedgefield Middle School would like to thank everyone who gave to the 2020-21 Empowering Extraordinary Campaign.**

**Every contribution made this challenging year so much easier to navigate.**

**Thank you to our Corporate Sponsors:**

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**We are grateful for your support!**

You can help “Empower Extraordinary” for the 2021-22 school year by giving or becoming a corporate sponsor.

Please contact Ann-Miller Mattocks or M.C. Phillips at [smsptofundraising@gmail.com](mailto:smsptofundraising@gmail.com) to get information or visit our website at [smspto.org/fundraising](http://smspto.org/fundraising).

You can also mail checks to:

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# Tom Sykes Recreation Center

Compiled by Shauna Powell

## Pre-registration is required for all programs.

Register online at parkandrec.com, by calling Tom Sykes Recreation Center at (980)314-1113, or stop by the center.

For more information about all of Tom Sykes Recreation Center programs contact TomSykesRecreationCenter@MecklenburgCountyNC.gov.

## Preschool Programs

### Music Together of Charlotte

Music Together is children and their grownups joyfully sharing songs, rhymes, movement, and instrument play, both in music class and in their daily lives. A pioneer in early childhood music and movement education, Music Together offers classes in which parents and caregivers actively participate.

When: Monday - Saturday

Ages: 8 months - 5 yrs

Contact: musictogetherofcharlotte@gmail.com

## After School Programs

Days: Monday - Friday

Time: 3:00pm-6:00pm

Ages: 5-12 years

Pricing: \$7.00 per class

Registration Deadline for Fall: August 2

Please email: tomsykesrecreationcenter@mecklenburgcountync.gov for the form with programs listed.

You do not have to attend Dilworth or Sedgefield Schools to participate – all are welcome!

## CMS School Day Out & Early Release Day Camps

Call for specific dates.

School Day Out: \$30.00 per child (9am-6pm)

Early Release Day: \$15.00 per child (12pm-6pm)

## All Age Programs

### Biking Lessons

From complete beginner to experienced cyclist, we can help you to accomplish your goals. Road biking? Let our certified cycling instructor show you the safest way to maneuver the streets. Mountain biking? Allow us to help you make your trail rides safer and a lot more fun. Call 980-314-1113 to schedule a lesson!

Pricing: Free

### Badminton

Pickup games weekday nights from 5:30-7:30. Three courts available. All ages and skill levels. Call for availability.

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## Youth Programs

### Youth Volleyball – Private/Group Lessons

Whether your player(s) is new to the game or is looking to work on specific skills and techniques to enhance their volleyball game, private and group lessons at Tom Sykes Recreation Center will help them achieve the goals they set.

Call 980-314-1113 to schedule an appointment.

Availability based on gym schedule as well as coach.

Ages: 8-17 years

Pricing: \$15.00/hr



### Basketball Lessons – Private/Group Lessons

Whether your player(s) is new to the game or is looking to work on specific skills and techniques to enhance their basketball game, private and group lessons at Tom Sykes Recreation Center will help them achieve the goals they set!

Call 980-314-1113 to schedule an appointment.

Ages: 5-17 years

Pricing: \$15.00/hr

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# Charlotte Art Collective Holiday Show Set for November 13

By Nancy Photo

For the past 20 years, the Charlotte Art Collective has produced spring and holiday shows in the Dilworth area. Unfortunately, the pandemic caused the 2020 shows to be cancelled. CAC artists are excited to be back in person with the Holiday Show on Saturday, November 13 from 10am - 4pm in the Family Life Center at Avondale Church at 2821 Park Road.

Shop for unique one-of-a-kind handcrafted gifts for the holidays in a relaxed atmosphere. Admission and parking are free.

Charlotte Art Collective began in the early 2000s as an informal group for artists to gather, socialize, and present their work. Today, many CAC artists are full-time professionals who are represented in galleries. Others are committed to making art and offering it through in-person and online sales. Many members have won awards and commissions; some have sold their work to collectors across the world. As a group the CAC makes art accessible to many people through upbeat, enjoyable shows.

The show features works in a wide variety of media, including

painting, printmaking, jewelry, glass, ceramics, felting, woodworking, book arts, photography, metal sculpture, mixed media, leatherwork, handmade paper, plus handmade soaps/essential oils.



Most of the CAC's twenty-six members will be participating in the upcoming Holiday Show, including: Tina Alberni, Robert Beam, Janet Borchardt, Celena Burnett, Renee Calder, Kelly Carlson-Reddig, Kathy Collins, Phillip DeCarlo, Hilde Deprez, Rachel Dortch, Celia Flock, Nancy Fuller, Valerie Hawkins, Amy Hart, Janie Jones, Linda Lanier, Rosemary Peduzzi, Julie Philip, Patrick Robertson, Eva Rizzardi, Richard Siegel, Tom Snyder, Rae Stark, Gena VanDyke, and Nancy Williams.

The Charlotte Art Collective partners with Dilworth Cares to support the DCC's campaign recipients. Each artist donates a piece of work to produce a Basketful of Art to be raffled the day of the show. Since 2014, the artists' contributions have raised more than \$7,500 for Dilworth Cares.

Learn more about the Charlotte Art Collective, its artists, and its mission at its website [charlotteartcollective.org](http://charlotteartcollective.org) and via @charlotteartcollective on both Facebook and Instagram. ■



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## Did you Know?

The building located at 307 East Boulevard, currently home to StudioWorks Artist Collective, is known as the Crutchfield-Bomar-Brem House.

Built in 1903 for William and Mary Crutchfield, it was sold to the Rev. Edward Bomar, second pastor of Pritchard Memorial Baptist Church. In 1912, it was purchased by Walter and Hannah Brem, who moved from their larger house at 211 East Boulevard. In 1916, they sold the house to the Stephens Company, developers of Myers Park, and moved to Harvard Place in that new neighborhood.

After two years, the historic properties report says, they found Myers Park “too far out in the country” and repurchased the house at in 1918.

*(Adapted from “Dilworth: The First 100 Years” by Tom Bradbury)*



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# Dilworth Cares

## Street Challenge runs through the end of September

By Jenny Morton

The pandemic may have suspended the traditional Care Campaign until January 2022, but the spirit of doing good in Dilworth continues. Dilworth Cares has launched the "Street Challenge" project to do some good.

The Dilworth Cares Street Challenge is a project running between July 1 and September 30, 2021, and challenges our areas by block to do some good and have fun working together. Streets will compete for the glory of doing the most good.

The winning group will be celebrated at the Dilworth Jubilee October 2, 2021. Dilworth will be divided up geographically and have a "Street Captain" that will organize and lead the group.

Groups can pick any non-profit or cause as the recipient of their efforts. Groups can complete one or several activities to benefit their non-profit.

For example, you can host a porch party for a cause, a food or item drive, your kids can hold lemonade sales, a morning of coffee and bagels where you pass the hat. The sky's the limit.

As you plan, consider the criteria that will be considered in judging the winning group:

**Measurement of Good.** This can be assessed by money raised, goods collected, or need improved.

**Percentage of Households who Participated.** While it is wonderful to have some heavy lifters, this is an opportunity to engage your area of the neighborhood.

**The more households that pitch in, the better.**

**Creativity.** Get loose, get crazy, doing good is also really fun. Creativity can be in the project you chose, how you executed it, how you spread the word, how you got people or even businesses involved. There's no limit to the creativity you employ or how the creativity will impact your success.

**Communication and Documentation.** We want to know how you spread the word and who you spread it to. We also want to see

and understand what this looked like. All groups must present a Poster Board (foam core, please) to display at the Jubilee so we can show our neighborhood all the good we can do together.

**Deadline.** All posters and reports of "Good Done" should be turned in to Missy Owen on or before 5pm, September 30, 2021.

Charities that have been chosen include: Sedgefield Middle, Pat's Place, Freedom School, Dilworth Soup Kitchen, The Relatives, and Dilworth Elementary.

We want to spread the love to as many non-profits as we can, so please feel free to add another and join the "challenge!"

For more info, email Missy Owen at [cmowen@tinfulton.com](mailto:cmowen@tinfulton.com). ■

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