

OFFICIAL COMMUNITY MEETING REPORT

**Petitioner: Lincoln Property Company**

Rezoning Petition No. 2025-072

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 September 24, 2025. 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 Monday, October 6<sup>th</sup> 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 did not have any attendees from the community. No community members have subsequently contacted the Petitioner's team as of the submittal date of this report.

The Petitioner has separately proactively reached out to the District 4 Coalition to present the rezoning case as well as contacted University City Partners to make them aware of the pending rezoning request.

Respectfully submitted this 13<sup>th</sup> day of October 2025.

cc: Michael Russell, 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!

2025-072	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2025-072	01933106	DISCOVERY 10216 OLD STATESVILLE LLC				10216 OLD STATESVILLE RD		CHARLOTTE	NC	28269
2025-072	01933109	LIBERTY CROSSING I LLC				13334 BALLY BUNNION WAY	ATTN SILAS W DAVIS JR	DAVIDSON	NC	28036
2025-072	01933111	ABBERLY LIBERTY CROSSING LLC				1 FENTON MAIN ST STE 280		CARY	NC	27511
2025-072	01933113	LIBERTY CROSSING I LLC				13334 BALLY BUNNION WAY	ATTN SILAS W DAVIS JR	DAVIDSON	NC	28036
2025-072	02503113	NORRIS INC				PO BOX 12308		ROANOKE	VA	24024
2025-072	02503126A	R J BREWER LLC				3733 KIDD LN		CHARLOTTE	NC	28216
2025-072	02503126B	BREWER R J LLC				3733 KIDD LN		CHARLOTTE	NC	28216
2025-072	02505101	MECKLENBURG COUNTY				600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202-2816
2025-072	02505102	SWD INVESTMENTS LLC				13334 BALLY BUNNION WAY		DAVIDSON	NC	28036
2025-072	02505103	LIBERTY CROSSING II LLC				13334 BALLY BUNNION WAY		DAVIDSON	NC	28036
2025-072	02505104	FIVF-III-NC1 LLC				111 RIVER ST SUITE 1010		HOBOKEN	NJ	07030
2025-072	02505105	FIVF-III-BX-NC LP				111 RIVER ST STE 1010		HOBOKEN	NJ	07030
2025-072	02505106	LIBERTY CROSSING II LLC				13334 BALLY BUNNION WAY		DAVIDSON	NC	28036
2025-072	02506311	WELLS FARGO BANK				PO BOX 2609		CARLSBAD	CA	92018
2025-072	02527108	RIVERBEND OLD STATESVILLE LLC				204 W NEWBERRY RD	C/O GRIFFIN INDUSTRIAL LLC	BLOOMFIELD	CT	06002
2025-072	02718204	SWD INVESTMENTS LLC				13334 BALLY BUNNION WAY		DAVIDSON	NC	28036
2025-072	02718205	DAVIS	ROSE K			13121 MOUNT HOLLY HUNTERSVILLE RD		HUNTERSVILLE	NC	28078

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2025-072	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	state
2025-072	Ben Salem Presbyterian Church	Freddie	Sanders	10146 SPRING PARK DR., CHARLOTTE, NC, 28269		CHARLOTTE NC	28269
2025-072	Davis Lake Homeowners Associati	Nicole	Benford	4507 POPLAR GROVE DR, CHARLOTTE, NC, 28269		CHARLOTTE NC	28269
2025-072	Davis Ridge Homeowners Associat	Michael	Aufrecht	5713 BRANDY RIDGE LN, CHARLOTTE, NC, 28269		CHARLOTTE NC	28269
2025-072	Meridale	Karin	Flanagan	7212 MERIDALE FOREST DR, CHARLOTTE, NC, 28269		CHARLOTTE NC	28269
2025-072	Spring Park Homeowners Associat	Charlotte	Thompson	10923 HARRINGHAM LANE, CHARLOTTE, NC, 28269		CHARLOTTE NC	28269
2025-072	Spring Park Homeowners Associat	Kurt	Brust	9810 NOTTINGHILL LN, CHARLOTTE, NC, 28269		CHARLOTTE NC	28269
2025-072	Spring Park Homeowners Associat	Margaret	Paternostro	9939 SPRING PARK DR, CHARLOTTE, NC, 28269		CHARLOTTE NC	28269
2025-072	Starkwood/Grafton	Henry	Mills	9938 BARBEE DR, CHARLOTTE, NC, 28269		CHARLOTTE NC	28269

## EXHIBIT B

September 24, 2025

Alexander Ricks PLLC  
1420 E. 7<sup>th</sup> St., Suite 100  
Charlotte, North Carolina 28204

VIA US MAIL

**NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING**

**Date:** Monday, October 6<sup>th</sup> at 5:30 p.m.  
**Location:** Virtual Meeting, RSVP for link (details provided below)  
**Petitioner:** Lincoln Property Company  
**Petition No.:** 2025-072

Dear Charlotte Neighbor:

Our firm represents Lincoln Property Company (the "Petitioner") in its proposal to rezone an approximately 44.02-acre site located west of Old Statesville Road, south of Vance Davis Drive, and north of Reames Road. The Petitioner is requesting a rezoning from the OFC and MUDD(CD) zoning districts to the ML-1(CD) zoning district. A property map is included for your reference.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold an Official Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this site plan amendment 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 **Monday, October 6<sup>th</sup> 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](mailto: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 ("Lincoln") or the property location ("Old Statesville") 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](mailto: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