

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2025-119

Petitioner: Hines
Rezoning Petition No.: 2025-119
Property: ±3.88-acre site located at 6601 & 6555 Carnegie Boulevard

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 11/19/2025. A copy of the written notice is attached as **Exhibit B**. This meeting followed earlier discussions with leaders of the SouthPark Area Neighborhoods and South Charlotte Community Partners.

TIME AND DATE OF MEETING:

The community meeting was held virtually on Wednesday, December 3, 2025, 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 Paul Zarian and Jesse Amundson with Hines, and Jeff Brown and Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF ITEMS DISCUSSED AT MEETING:

I. Introduction and Overview of Development Plan.

Jeff Brown with Moore & Van Allen opened the meeting and introduced representatives of the petitioner, Paul Zarian and Jesse Amundson with Hines. Mr. Zarian provided background on Hines, a well-regarded international real estate company with an office and real estate presence in Charlotte and the Carolinas.

Mr. Brown began by describing the Site location and nearby SouthPark landmarks. The subject property is approximately 3.64 acres in size, located in the heart of SouthPark directly across from the SouthPark Mall and squarely in the center of the Regional Activity Center.

Ms. Grant described the Site's current zoning which is a mix of zoning districts from prior City zoning ordinances reaching back to early development of SouthPark such as B-1SCD and more recent MUDD-O (Mixed-Use Development District, with options). The current site has a mix of commercial uses in a more suburban auto-oriented development pattern.

The proposed zoning is RAC (Regional Activity Center) which is the new district created by the Unified Development Ordinance (UDO), reflecting more of an urban form for much of the SouthPark core consistent with the Charlotte Future 2040 Plan Place Type recommendation of Regional Activity Center. The redevelopment of the Site is consistent with both the RAC place type and the SouthPark Forward 2035 Vision Plan.

Mr. Brown further described the nature of the Tier 1 rezoning that was filed consistent with discussions during the process with the City Planning Department. This Tier 1 rezoning describes the site and location, and access, and the consistency with the RAC district and other specific design elements. There is a possible new private street under consideration in lieu of the current private access driveway.

Mr. Zarian described a two-phased development project. The team is proposing a special feature of a community gathering plaza and related open space for pedestrian activity. Currently the southeast portion of the site is contemplated for a residential project with ground floor retail/restaurant uses, that would have a variety of heights. The northwest side of the site is still under consideration for an office, residential or hospitality project in the future. The timing would be determined post rezoning, and a formal design process before breaking ground. The construction timeline could be anywhere from two to three years.

Mr. Brown explained the tentative rezoning schedule. Following the community meeting, the petition will move through the City's formal review process with a public hearing currently sought for January 20, 2025 followed by a City Council decision on February 16, 2026.

The Community Meeting was then opened for questions from the participants.

II. Summary of Questions/Comments and Responses:

There was a question about workforce housing incorporated into the plan. Mr. Brown explained with the bonus height provision of the UDO; workforce housing support is one of the options available. One participant asked petitioner to describe the current plans for height of the buildings. Mr. Zarian explained the various heights of the residential portions of the project to have varied heights as allowed by the RAC district but in a manner to create open spaces and architectural interest.

There being no further questions, Mr. Brown closed the meeting by thanking attendees for their interest in the project and providing email addresses if questions were to arise.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No specific changes were made as a result of the Community Meeting. The development team continues to coordinate efforts with City Staff and changes to provide greater detail as part of the Tier 1 conditional rezoning are under way.

cc: Kimberly Owens, Charlotte City Council District 6 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Paul Zarian & Jesse Amundson, Hines
Jeff Brown & Bridget Grant, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSIC
17706104	SOUTHPARK MALL LP	% SIMON PROPERTY GROUP		PO BOX 6120		INDIANAPOLIS	IN	46206	4400 SHARON RD CHARLOTTE NC	28210
17706111	HIGBEE LANCOMS LP		ATTN: PROPERTY TAX DEPARTMENT	4501 N BEACH ST		FORT WORTH	TX	76137	4400 SHARON RD CHARLOTTE NC	28210
17706122	SOUTHPARK MALL LP	% SIMON PROPERTY GROUP		PO BOX 6120		INDIANAPOLIS	IN	46206	4310 SHARON RD CHARLOTTE NC	28210
17706126	SPUS9 RESIDENCE SOUTHPARK LP			PO BOX 638		ADDISON	TX	75001	SHARON RD CHARLOTTE NC	28210
17706128	SPUS9 RESIDENCE SOUTHPARK LP			PO BOX 638		ADDISON	TX	75001	SHARON RD CHARLOTTE NC	28210
17706133	SPUS9 RESIDENCE SOUTHPARK LP			PO BOX 638		ADDISON	TX	75001	4300 SHARON RD CHARLOTTE NC	28210
17706134	SPUS9 RESIDENCE SOUTHPARK LP			PO BOX 638		ADDISON	TX	75001	SHARON RD CHARLOTTE NC	28210
17706135	SOUTHPARK MALL LP	% SIMON PROPERTY GROUP		PO BOX 6120		INDIANAPOLIS	IN	46206	SHARON RD CHARLOTTE NC	28210
17706136	SOUTHPARK MALL LP	% SIMON PROPERTY GROUP		PO BOX 6120		INDIANAPOLIS	IN	46206	SHARON RD CHARLOTTE NC	28210
17706140	SOUTHPARK MALL LP	% SIMON PROPERTY GROUP		PO BOX 6120		INDIANAPOLIS	IN	46206	4310 SHARON RD CHARLOTTE NC	28210
17706141	SOUTHPARK MALL LP	% SIMON PROPERTY GROUP		PO BOX 6120		INDIANAPOLIS	IN	46206	4300 SHARON RD CHARLOTTE NC	28210
17709102	CARNEGIE/ROXBOROUGH PROPERTY LLC			675 BERING DR STE 825		HOUSTON	TX	77057	1901 ROXBOROUGH RD CHARLOTTE NC	28211
17709104	CARNEGIE/ROXBOROUGH PROPERTY LLC			675 BERING DR STE 825		HOUSTON	TX	77057	6525 CARNEGIE BV CHARLOTTE NC	28211
17709105	CARNEGIE/ROXBOROUGH PROPERTY LLC			675 BERING DR STE 825		HOUSTON	TX	77057	6531 CARNEGIE BV CHARLOTTE NC	28211
17709106	CAMDEE PROPERTIES I LLC			3247 SEVEN EAGLES RD		CHARLOTTE	NC	28210	6555 CARNEGIE BV CHARLOTTE NC	28211
17709107	CAMDEE PROPERTIES I LLC			3247 SEVEN EAGLES RD		CHARLOTTE	NC	28210	6601 CARNEGIE BV CHARLOTTE NC	28211
17709108	CAMDEE PROPERTIES I LLC		C/O WALGREEN CO	1417 LAKE COOK RD	MS L254	DEERFIELD	IL	60015	6649 CARNEGIE BV CHARLOTTE NC	28211
17709109	SDC COLONY RETAIL LLC			405 N LAMAR STE 200		AUSTIN	TX	78703	3808 WELLINGTON CT CHARLOTTE NC	28211
17709112	COLONY RESIDENTIAL PHASE II LLC			2101 REXFORD RD STE 131E		CHARLOTTE	NC	28211	4200 CANTY PL CHARLOTTE NC	28211
17709117	SDC COLONY RETAIL LLC			405 N LAMAR STE 200		AUSTIN	TX	78703	4130 SHARON RD CHARLOTTE NC	28210

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Barclay Downs Homeowners Associ	Anna	Wilder	3301 FERNCLIFF RD., CHARLOTTE, NC, 28211
Barclay Downs Homeowners Associ	Becky	McGrath	3200 GLEN TERRACE, CHARLOTTE, NC, 28211
Barclay Downs Homeowners Associ	Brian	Gesing	3301 FERNCLIFF RD., CHARLOTTE, NC, 28211
Barclay Downs Homeowners Associ	Derek	Dittner	3831 BARCLAY DOWNS DR, CHARLOTTE, NC, 28209
Barclay Downs Homeowners Associ	Melissa	Hovey	3601 MERRIFIELD ROAD, CHARLOTTE, NC, 28211
Circle of Inspiration	Willie	Keaton	721 GOVERNOR MORRISON STREET, CHARLOTTE, NC, 28211
Deering Oaks	Beth	Carpenter	2400 RICHARDSON DR, CHARLOTTE, NC, 28211
Fairmeadows Neighborhood Associ	David	Herran	2918 EASTBURN ROAD, CHARLOTTE, NC, 28210
Forest Heights Homeowners Assoc	Hettie	Wright	3230 SUNNYBROOK DR, CHARLOTTE, NC, 28210
Foxcroft Homeowners Association	Allen	Nedrich	2101 SEDLEY RD, CHARLOTTE, NC, 28211
Foxcroft Homeowners Association	Ericka	Gibson	7114 OLD DAIRY LANE, CHARLOTTE, NC, 28211
Foxcroft Homeowners Association	Nancy	Bobbitt	4615 CURRAGHMORE ROAD, CHARLOTTE, NC, 28210
Henderson Circle	Christian	Ciciarelli	3643 BARCLAY DOWNS DRIVE, CHARLOTTE, NC, 28209
Laurelwood	Drew	Thrasher	6400 HAZELTON DRIVE, CHARLOTTE, NC, 28210
Lavie South Park	Josh	Francis	5725 CARNEGIE BOULEVARD, CHARLOTTE, NC, 28209
Page's Pond	Nancy	Mullins	5400 WINTERCREST LN, CHARLOTTE, NC, 28209
Park Phillips Townhomes Owners	Barbara	Pomeroy	4929 PARK PHILLIPS COURT, CHARLOTTE, NC, 28210
Park Phillips Townhomes Owners	Ike	Grainger	6716 CHURCHILL PARK CT, CHARLOTTE, NC, 28210
Park Quail Neighborhood COAliti	Mary	Settlemyre	5811 FAIRVIEW RD, CHARLOTTE, NC, 28209
Picardy Homeowners Association	Ashley	Boenisch	2910 ARUNDEL DRIVE, CHARLOTTE, NC, 28209
Picardy Homeowners Association	Phyllis	Strickland	5809 WINTERCREST LN, CHARLOTTE, NC, 28209
Picardy Homeowners Association	Wilna	Eury	3040 EASTHAM LN, CHARLOTTE, NC, 28209
Piedmont Row Homeowners Associa	John	McCann	4620 PIEDMONT ROW DR, CHARLOTTE, NC, 28210
Piedmont Row Homeowners Associa	Tom	Golen	4625 PIEDMONT ROW DR, CHARLOTTE, NC, 28209
Sharon Woods Homeowners Associa	Jeremy	Douglas	3216 CHAUCER DR, CHARLOTTE, NC, 28210
South Park	Lindsay	Perry	721 GOVERNOR MORRISON, CHARLOTTE, NC, 28211
SouthPark Association of Neighb	Joey	Bukowski	4020 SHARON PKWY, CHARLOTTE, NC, 28211
SouthPark Association of Neighb	Robert	Aulebach	3013 MOUNTAINBROOK ROAD, CHARLOTTE, NC, 28210
SouthPark Association of Neighb	Steven	Bock	2719 PHILLIPS GATE DR, CHARLOTTE, NC, 28215
Southpark Commons	Tammi	Gilbert	5731 CLOSEBURN RD, CHARLOTTE, NC, 28210
Wrencrest Homeowners Associatio	Maddy	Baer	5617 FAIRVIEW RD, CHARLOTTE, NC, 28209

Exhibit B

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION #2025-119**

Subject: Rezoning Petition No. 2025-119
Petitioner/Developer: Hines
Current Land Use: Commercial/Retail
Existing Zoning: B-1SCD & MUDD-O (Business Shopping Center, 1) & (Mixed Use Development District, Optional)
Rezoning Requested: Regional Activity Center (RAC)
Date and Time of Meeting: **Wednesday, December 3, 2025, at 6:00 PM**
Virtual Meeting Registration: *Please send an email to CommunityMeeting@mvalaw.com to receive a secure meeting link and reference petition# 2025-119.*
Date of Notice: 11/19/2025

Moore & VanAllen is assisting Hines (the “Petitioner”) on a recently filed request to rezone an approximately ±3.88-acre site located at 6601 & 6555 Carnegie Boulevard in Charlotte, North Carolina (the “Site”) from B-1SCD and MUDD-O to RAC. The request is to allow a mixed-use development consistent with the designated Regional Activity Center (RAC) place type and the SouthPark Forward 2035 Vision Plan’s goal of a more urban, walkable mixed-use district for SouthPark.

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 Wednesday, December 3, 2025, at 6:00 p.m.

Please send an email by December 2nd to CommunityMeeting@mvalaw.com to receive a secure virtual meeting link and reference Petition #2025-119.

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

cc: Kimberly Owens, Charlotte City Council District 6 Representative - Elect
Holly Cramer, Charlotte Planning, Design and Development Department
Paul Zarian & Jesse Amundson, Hines
Jeff Brown & Bridget Grant, Moore & Van Allen, PLLC

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Exhibit B (continued)

Site Location:

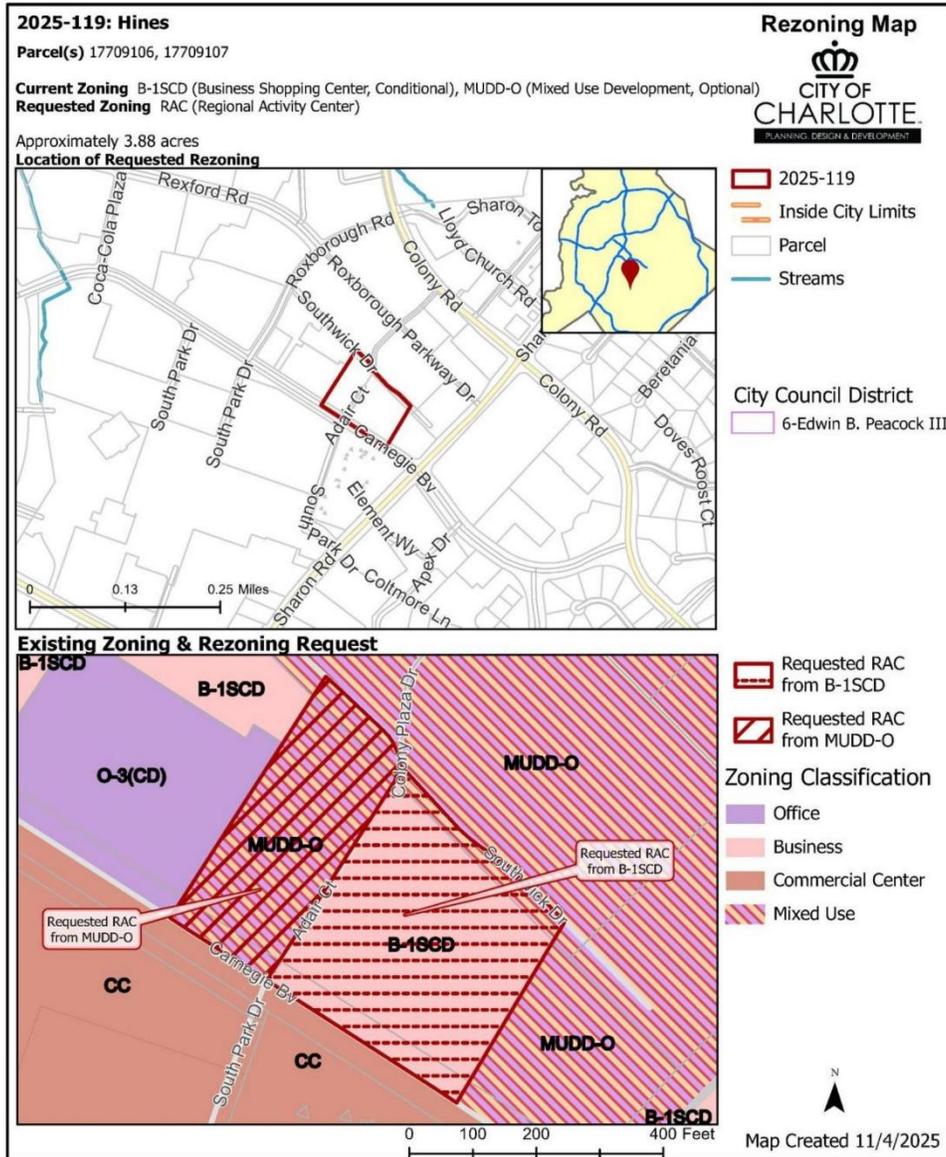


Exhibit C

Name	Email
Drew Thrasher	drewthrasher@yahoo.com
Timothy Hose	those@syncoproperties.com
Jennings Snider	jsnider@syncoproperties.com
Haley Bowan	hbowan@griffinpartners.com
Hilary Larsen Greenburg	chair@spancharlotte.org
Adam Rhew	adam@southparkclt.org
Derek Dittner	derek.dittner@katten.com