

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION  
PETITION #2026-003**

Subject: Rezoning Petition No. 2026-003  
Petitioner/Developer: SLRH Acquisitions, LLC  
Current Land Use: Vacant  
Existing Zoning: OFC (Office Flex Campus)  
Rezoning Requested: NC (Neighborhood Center)

**Date and Time of Virtual Meeting: Thursday, March 12, 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 # 2026-003.***

Date of Notice: 2/26/2026

Moore & VanAllen is assisting SLRH Acquisitions, LLC (the “Petitioner”) on a recently filed request to rezone ±0.84-acre site located at 524 Fenton Place in Charlotte (the “Rezoning Site”) from OFC to NC (Neighborhood Center). The Rezoning Site is shown “cross-hatched” and labeled “OFC” on the attached Zoning Classification map, and it consists of a portion of what is commonly known as the Manor theatre retail center located along Providence Road.

The limited rezoning request is to develop the Rezoning Site in accordance with NC (Neighborhood Center) zoning district standards. The rezoning of the Rezoning Site to NC is consistent with the adopted community plans for the limits of the rezoning as well as the remainder of the property known as the Manor theatre retail center of which the Rezoning Site is a portion, as shown on the attached 2040 Place Type Map. This rezoning will facilitate a preferred pedestrian friendly development plan for the entire Manor site, most of which is already zoned consistent with the preferred development plan and the 2040 Place Type vision.

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, March 12, 2026, at 6:00 p.m.**

***Please send an email by March 11<sup>th</sup> to [CommunityMeeting@mvalaw.com](mailto:CommunityMeeting@mvalaw.com) to receive a secure virtual meeting link and reference Petition #2026-003.***

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We note that upon completion of the virtual Community Meeting specific to the limits of the Rezoning Site, the development team will remain available virtually to discuss certain aspects of the overall redevelopment of the Manor theatre property, which includes the portion of the Manor site not part of the Rezoning Site. The overall redevelopment discussion relates to advancing the development of the site under a separate “land development” approval process that does not require City Council action or approval.

cc: Kimberly Owens, Charlotte City Council District 6 Representative  
Holly Cramer, Charlotte Planning, Design and Development Department  
Jonathan Stephens & Rob Bratton, SLRH Acquisitions, LLC  
Carter Meiselman & Josh Page, Eastern Federal Corporation  
Bridget Grant & Jeff Brown, Moore & Van Allen, PLLC

**Site Location:**



**2026-003: SLRH Acquisitions, LLC**

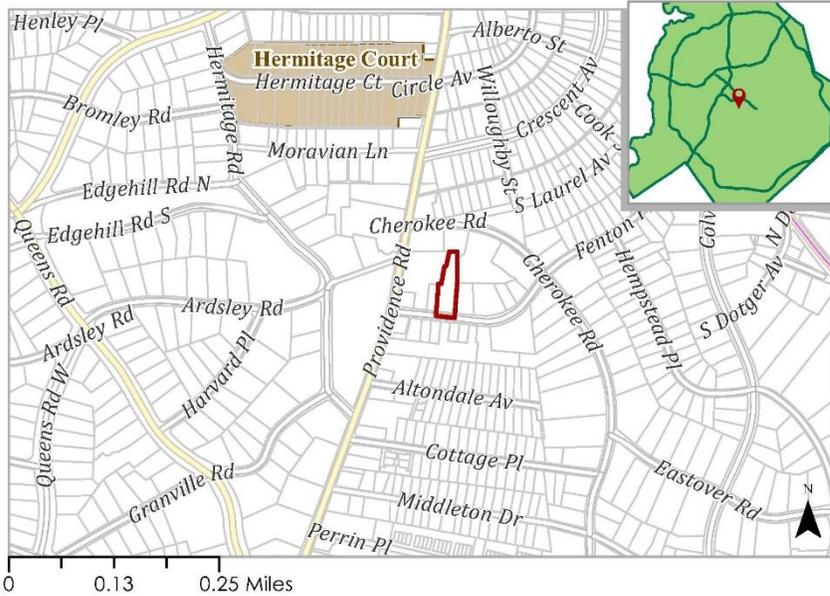
**Parcel(s):**  
15506102

**Current Zoning:**  
OFC (Office Flex Campus)

**Requested Zoning:**  
NC(CD) (Neighborhood Center, Conditional)

**Size:**  
Approximately 0.8422 acres

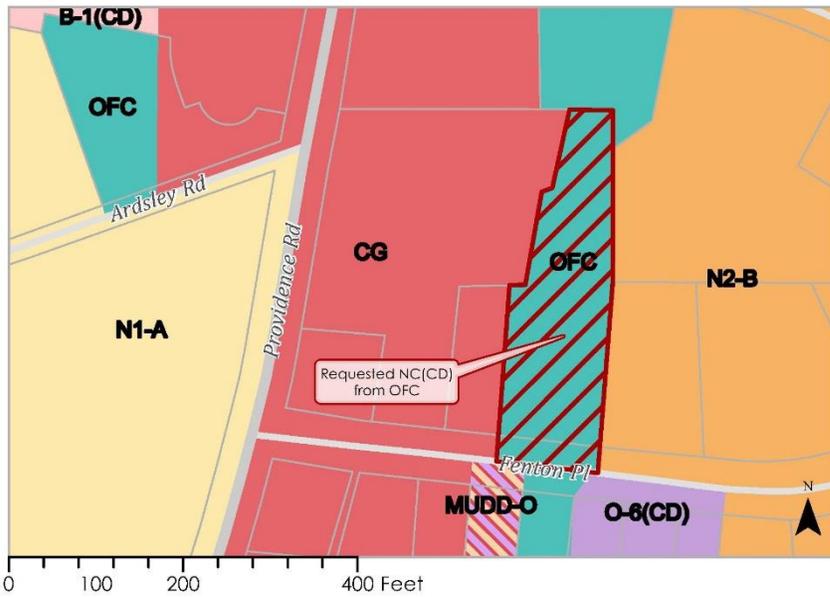
**Location of Requested Rezoning**



**Rezoning Area**

- 2026-003
  - Inside City Limits
  - Parcel
  - Streams
  - Historic Districts
- City Council District:**
- 6-Kimberly Owens

**Existing Zoning & Rezoning Request**



**Zoning Classification**

- Neighborhood 1
- Neighborhood 2
- Campus
- Office
- Commercial
- Business
- Mixed Use
- Requested NC(CD) from OFC

Map Created 1/29/2026

# 2040 PLACE TYPE MAP – NEIGHBORHOOD CENTER DESIGNATION OF REZ. SITE



Yellow Outline – Rezoning Site  
Green Outline – Entire Manor theatre property