

## COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2026-003

**Petitioner:** SLRH Acquisitions, LLC  
**Rezoning Petition No.:** 2026-003  
**Property:** ±0.84-acres located at 524 Fenton Place (the “Rezoning Site”)

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 2/26/2026. A copy of the written notice is attached as **Exhibit B**.

As summarized in the Notice of the Community Meeting, the Rezoning Site is only a 0.84-acre portion of a larger parcel that is commonly known as the Manor theatre center located along Providence Road.

The Notice made clear that the required Community Meeting for the rezoning of the smaller Rezoning Site would focus on that portion limited to the Rezoning Petition, and not the overall redevelopment of the larger Manor theater site since the larger portion is not being rezoned. It was noted, however, that upon completion of the virtual community meeting specific to the limits of the Rezoning Site, the development team would remain available to discuss certain aspects of the overall redevelopment of the Manor property, which it did.

Therefore, this Community Report likewise relates to the Community meeting for the rezoning of the smaller Rezoning Site and not the larger property.

### TIME AND DATE OF MEETING:

The community meeting was held virtually on Thursday, March 12, 2026, at 6:00 PM. It is noted that prior to the required Community Meeting the development team participated in over fifteen (15) meetings with leadership and residents of nearby condos and townhomes, other nearby residents, the presidents of Eastover Residents Association and the Myers Park Neighborhood Association and their respective boards.

### PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the meeting is attached as **Exhibit C**. The Petitioner’s representatives were Jonathan Stephens and Rob Bratton with SLRH Acquisitions, LLC, Carter Meiselman and Josh Page with Eastern Federal Corporation, and Jeff Brown and Bridget Grant with Moore & Van Allen, PLLC.

### SUMMARY OF ITEMS DISCUSSED AT MEETING:

#### **I. Introduction and Overview of the Limited Rezoning.**

Mr. Brown of Moore & Van Allen opened the meeting, introduced representatives of the Petitioner, and outlined how the meeting for the rezoning of the Rezoning Site would proceed.

Mr. Brown explained the City of Charlotte's adoption of the Unified Development Ordinance (UDO) which established specific requirements that property owners must follow related to site and building design, parking, building height, and other features. This was done in part to reduce the varying nature of past rezonings that called for site plans to fill in gaps that the old Ordinance did not cover. The UDO relies on a separate land development process, outside of rezoning, to implement the detailed requirements. All property owners must go through this land development process whether or not a rezoning is involved.

Mr. Brown explained that the development team elected to proceed with rezoning of only a portion of parcel # 155-061-02 which involves a more technical in nature rezoning to address a quirk in the UDO for a small portion of the overall Manor property that is now zoned OFC (Office Flex Campus) (i.e. the Rezoning Site). Mr. Brown stated the Community Meeting for the rezoning would be Part I of the evening presentations.

Mr. Meiselman then provided an overview of his family and history of the property.

The project timeline was reviewed indicating that nearly fifteen (15) small group stakeholder meetings were held in January and February. The rezoning application was filed on January 15, 2026, for the limited rezoning petition for the OFC portion of the Rezoning Site.

Following the community meeting, the rezoning will proceed through the City's formal rezoning review process, with a Public Hearing currently targeted for April 20, 2026, followed by Zoning Committee consideration on May 5, 2026, and a City Council decision on May 18, 2026. Mr. Brown then reiterated the rezoning is for the smaller rear OFC portion of the overall Manor property. The rezoning will establish edge landscaping and fencing conditions along the rear common boundary. In addition, the rezoning of the OFC Rezoning Site will result in design standards to be unified with the rest of the Manor property that is already properly rezoned. Furthermore, the rezoning does not include requests to increase building height beyond existing zoning but rather it is focused on allowing units on the smaller existing OFC portion of the Rezoning Site property.

Ms. Grant shared current zoning surrounding the Rezoning Site with OFC on the rear portion. The Charlotte Future 2040 Plan place type recommendation is Neighborhood Center zoning, consistent with the rezoning request. She then explained the implications of split zoning and the zoning approach.  $\pm 2.77$  acres of the rest of the Manor property are currently zoned CG (General Commercial) which allows multi-family stacked units over retail uses. The rear portion of the Rezoning Site is  $\pm 0.84$  acres and does not follow property lines. Parking for multi-family is permitted in OFC, but not residential units because the site is vacant. Residential units would be allowed if an office building were on site (could be torn down and replaced with units). The approach to rezoning is only for the portion zoned OFC to NC to align with design standards on the rest of the Manor property (e.g. allow multi-family/mixed use as allowed on CG using NC standards). A Tier 1 Conditional rezoning will establish edge conditions.

The permitted building height for the existing and proposed zoning are consistent with existing zoning. Under the UDO, height is established by adjacent land uses and is limited to 50-feet for 100-foot adjacent to Neighborhood 1 and 65-feet within 100-feet to 200-feet of Neighborhood 1, and maximum height of 80-feet under existing and proposed zoning. Ms. Grant shared an example of development that would be permitted under existing zoning. She also discussed proposed illustrative edge conditions. The rezoning petition includes the edge conditions of parking at grade, on ground floor or underground. The principal use building above grade will be no closer than 38-feet to property line with Eastover Place Condos, 18-feet to property line with Regent Condos, and 24-feet to property line with Mrs. Howard's property (except for pathways, stairs, landscape walls, etc.). There will be a minimum 10-foot-wide buffer along

the rear property line and a 6-foot-tall fence between the building and the 10-foot buffer along the rear line.

The community meeting was then opened for questions from attendees.

## **II. Summary of Questions/Comments and Responses:**

Given the limited nature of the rezoning, questions focused on the rezoning of the rezoning site. The development team confirmed that the maximum building height is 80 feet under the existing zoning and the proposed zoning. In response to additional attendee questions, the development team confirmed that a new sidewalk and street trees will be installed along the Site's frontage. An attendee inquired about the status of the traffic study; representatives from the development team explained that any potential traffic study would be completed later in the land development process and would take the full redevelopment of the site into consideration. Review of any potential TIA would be a joint effort of NCDOT and CDOT.

### **CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

No specific changes were made as a result of the Community Meeting. The Petitioner's representatives continue to coordinate efforts with City Staff.

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  
Jeff Brown & Bridget Grant, Moore & Van Allen, PLLC



## Exhibit A (Cont.)

### Adjacent Owners (Cont.):

15506295	EASTERN FEDERAL CORPORATION				2820 SELWYN AVE STE 130 BOX 1	CHARLOTTE	NC	28209	507 FENTON PL CHARLOTTE NC	28207
15506501	WVRLM HOLDINGS LLC				335 EASTOVER RD	CHARLOTTE	NC	28207	427 FENTON PL CHARLOTTE NC	28207
15506502	BOURGEOIS	EMILY R			429 FENTON PL	CHARLOTTE	NC	28207	429 FENTON PL CHARLOTTE NC	28207
15506503	MCCOY	ROBIN THORP			431 FENTON PL	CHARLOTTE	NC	28207	431 FENTON PL CHARLOTTE NC	28207
15506504	MURPHY	GARY L	ANN	MURPHY	433 FENTON PLACE	CHARLOTTE	NC	28207	433 FENTON PL CHARLOTTE NC	28207
15506505	SOUSA	DAVID PAUL	BETTIE KELLEY	SOUSA	2105 ST JAMES RD	RALEIGH	NC	27607	435 FENTON PL CHARLOTTE NC	28207
15506506	MC GHEE	WILLIAM T	CYNTHIA H	MC GHEE	437 FENTON PLACE	CHARLOTTE	NC	28207	437 FENTON PL CHARLOTTE NC	28207
15506507	ARMFIELD	GEORGE W JR	KATHLEEN G	ARMFIELD	439 FENTON PL	CHARLOTTE	NC	28207	439 FENTON PL CHARLOTTE NC	28207
15506508	YOST	LEIGH ERDOD			441 FENTON PLACE	CHARLOTTE	NC	28207	441 FENTON PL CHARLOTTE NC	28207
15506509	WEEKS	KENNETH D JR	REBECCA	WEEKS	443 FENTON PLACE	CHARLOTTE	NC	28207	443 FENTON PL CHARLOTTE NC	28207
15506510	MCPHAIL JR	E FRED	DEBORAH H	MCPHAIL	445 FENTON PL	CHARLOTTE	NC	28207	445 FENTON PL CHARLOTTE NC	28207
15506511	RUFFIN	DALTON DILLARD JR	PAULA CALHOUN	RUFFIN	447 FENTON PLACE	CHARLOTTE	NC	28207	447 FENTON PL CHARLOTTE NC	28207
15506512	BRANCH	BARBARA A			1800 CAMDEN RD SUITE 107	CHARLOTTE	NC	28203	449 FENTON PL CHARLOTTE NC	28207
15506513	YARBOROUGH	DAVID M	ALLIE P	WALL	451 FENTON PL	CHARLOTTE	NC	28207	451 FENTON PL CHARLOTTE NC	28207
15506514	LUCAS	ROBERT T III	PERRY L	LUCAS	453 FENTON PL	CHARLOTTE	NC	28207	453 FENTON PL CHARLOTTE NC	28207
15506515	WEISS	PATRICIA W			201 HUNTLEY PLACE	CHARLOTTE	NC	28207	455 FENTON PL CHARLOTTE NC	28207
15506516	DOWD	RODDEY JR			PO BOX 35430	CHARLOTTE	NC	28235	457 FENTON PL CHARLOTTE NC	28207
15506517	SACHSENMAIER	CAROLYN B			459 FENTON PL	CHARLOTTE	NC	28207	459 FENTON PL CHARLOTTE NC	28207
15506518	BOIKE	PATRICIA D'ALTERIO	TRUST	THE PATRICIA D'ALTERIO BOIKE	461 FENTON PLACE	CHARLOTTE	NC	28207	461 FENTON PL CHARLOTTE NC	28207
15506519	WATERHOUSE	GEORGE MD	MARIANNE	WATERHOUSE	463 FENTON PL	CHARLOTTE	NC	28207-197	463 FENTON PL CHARLOTTE NC	28207
15506520	BROCKENBROUGH	AUSTIN C			465 FENTON PL	CHARLOTTE	NC	28207	465 FENTON PL CHARLOTTE NC	28207
15506521	MAUNEY	GARY VANCE			467 FENTON PL	CHARLOTTE	NC	28207	467 FENTON PL CHARLOTTE NC	28207
15506522	FANT	JENNIFER L			2820 SELWYN AVE STE 624	CHARLOTTE	NC	28209	469 FENTON PL CHARLOTTE NC	28207
15506523	SHULL	J RUSH III	ROSALIND L	SHULL	471 FENTON PL	CHARLOTTE	NC	28207	471 FENTON PL CHARLOTTE NC	28207
15506524	FERNCLIFF PARTNERS LLC				1947 FERNCLIFF RD	CHARLOTTE	NC	28211	473 FENTON PL CHARLOTTE NC	28207
15506525	NELSON	JANET PREYER	TRUST	JANET PREYER NELSON REVOCABLE	475 FENTON PL UNIT 3F	CHARLOTTE	NC	28207	475 FENTON PL CHARLOTTE NC	28207
15506526	GOLDMAN	JUDY			477 FENTON PL	CHARLOTTE	NC	28207	477 FENTON PL CHARLOTTE NC	28207
15506527	SIMMONS	MERCER WARD JR	TRUST	MERCER WARD SIMMONS JR	479 FENTON PL	CHARLOTTE	NC	28207	479 FENTON PL CHARLOTTE NC	28207
15506528	BOVARD	RUTH D	GRIER C III	BOVARD	921 LITTLETON ST	AUGUSTA	GA	31904	481 FENTON PL CHARLOTTE NC	28207
15506601	TUCKER	DAVID B	TRUST	DAVID BALL TUCKER REVOCABLE	130 CHEROKEE RD APT 102	CHARLOTTE	NC	28207-2076	130 CHEROKEE RD CHARLOTTE NC	28207
15506602	WEISS	ALEX	ADRIENNE	WEISS	130 CHEROKEE RD UNIT 103	CHARLOTTE	NC	28207	130 CHEROKEE RD CHARLOTTE NC	28207
15506603	LEDBETTER	JUDITH REID			130 CHEROKEE RD APT 104	CHARLOTTE	NC	28207-2076	130 CHEROKEE RD CHARLOTTE NC	28207
15506604	MOORE	JAMES LJR	SUE C	MOORE	130 CHEROKEE RD APT 105	CHARLOTTE	NC	28207-2076	130 CHEROKEE RD CHARLOTTE NC	28207
15506605	MORIN	MICHAEL			130 CHEROKEE RD UNIT 106	CHARLOTTE	NC	28207	130 CHEROKEE RD CHARLOTTE NC	28207
15506606	BUNNELL	LOREN C	JANETE	SANDRI	130 CHEROKEE RD	CHARLOTTE	NC	28207	130 CHEROKEE RD CHARLOTTE NC	28207
15506607	GIVONE	ROBERT	LAURIE	GIVONE	17137 NORTHWAY CIRCLE	BOCA RATON	FL	33496	130 CHEROKEE RD CHARLOTTE NC	28207
15506608	RAMICH	JAMES	KATHLEEN	RAMICH	130 CHEROKEE RD UNIT 203	CHARLOTTE	NC	28207	130 CHEROKEE RD CHARLOTTE NC	28207
15506609	PETERSON	JOHN JEFFERY JR			130 CHEROKEE RD UNIT 204	CHARLOTTE	NC	28207	130 CHEROKEE RD CHARLOTTE NC	28207
15506610	PETER J FIORETTI 2007 LIVING	TRUST			130 CHEROKEE RD UNIT 205	CHARLOTTE	NC	28207	130 CHEROKEE RD CHARLOTTE NC	28207
15506611	BAILEY	MICHAEL			130 CHEROKEE RD UNIT 206	CHARLOTTE	NC	28207	130 CHEROKEE RD CHARLOTTE NC	28207
15506612	HAMNER	MARGARET SPIGENER	WALTER CLAY JR	HAMNER	130 CHEROKEE RD UNIT 301	CHARLOTTE	NC	28207	130 CHEROKEE RD CHARLOTTE NC	28207
15506613	NANCE	DAVID			130 CHEROKEE ROAD UNIT 302	CHARLOTTE	NC	28207	130 CHEROKEE RD CHARLOTTE NC	28207
15506614	SARASOTA	MAHESH	VARSHA	MATHUR	130 CHEROKEE RD UNIT 303	CHARLOTTE	NC	28207	130 CHEROKEE RD CHARLOTTE NC	28207
15506615	DR EASTOVER CHEROKEE LLC				6101 CARNegie BLVD STE 425	CHARLOTTE	NC	28209-0034	130 CHEROKEE RD CHARLOTTE NC	28207
15506616	MATHIS	NATHAN			130 CHEROKEE RD UNIT 305	CHARLOTTE	NC	28207	130 CHEROKEE RD CHARLOTTE NC	28207
15506617	LONG	JERI C	MOSES J	LONG	130 CHEROKEE RD UNIT 306	CHARLOTTE	NC	28207	130 CHEROKEE RD CHARLOTTE NC	28207
15506618	CROSLAND	JOHN III			5960 FAIRVIEW RD	CHARLOTTE	NC	28210	130 CHEROKEE RD CHARLOTTE NC	28207
15506619	REID	ROBERT	LANDRUM	REID	130 CHEROKEE RD UNIT 402	CHARLOTTE	NC	28207	130 CHEROKEE RD CHARLOTTE NC	28207
15506620	MCLEAN	DIANE			1155 NORTH GULFSTREAM AVE	SARASOTA	FL	34236	130 CHEROKEE RD CHARLOTTE NC	28207
15506621	HAMILTON	EDGAR ELANTON JR			130 CHEROKEE RD APT 404	CHARLOTTE	NC	28207-2078	130 CHEROKEE RD CHARLOTTE NC	28207
15506622	G & J MORGAN FAMILY LLC				4521 SHARON RD STE 275	CHARLOTTE	NC	28211	130 CHEROKEE RD CHARLOTTE NC	28207
15506623	SHERCK	CARY	MICHAEL	SHERCK	130 CHEROKEE RD UNIT 406	CHARLOTTE	NC	28207	130 CHEROKEE RD CHARLOTTE NC	28207
15506624	HAMRICK	CAROL	WATTS	HAMRICK	130 CHEROKEE RD UNIT 501	CHARLOTTE	NC	28207	130 CHEROKEE RD CHARLOTTE NC	28207
15506625	JASONWILLIUD LLC				130 CHEROKEE RD	CHARLOTTE	NC	28207	130 CHEROKEE RD CHARLOTTE NC	28207
15506626	MERMANS	CORNELIS AM	JOHANNA K	MERMANS	130 CHEROKEE RD UNIT 505	CHARLOTTE	NC	28207	130 CHEROKEE RD CHARLOTTE NC	28207
15506627	BISSELL	HOWARD C	MARGARET G	BISSELL	130 CHEROKEE RD UNIT 503	CHARLOTTE	NC	28207	130 CHEROKEE RD CHARLOTTE NC	28207
15506628	STOLZ	ROBERT HANCOCK	ANNE GRAY HOWARD	STOLZ	130 CHEROKEE RD UNIT 504	CHARLOTTE	NC	28207	130 CHEROKEE RD CHARLOTTE NC	28207
15506629	JAMES	KATHERINE H			130 CHEROKEE RD UNIT 601	CHARLOTTE	NC	28207	130 CHEROKEE RD CHARLOTTE NC	28207
15506630	DUMONTIER	KAREN L	TRUST	KAREN L DUMONTIER REVOCABLE	130 CHEROKEE RD	CHARLOTTE	NC	28207	130 CHEROKEE RD CHARLOTTE NC	28207
15506631	BROWNING	PETER	KATHRYN	BROWNING	130 CHEROKEE RD UNIT 603	CHARLOTTE	NC	28207	130 CHEROKEE RD CHARLOTTE NC	28207
15506632	MILLER	ROBERT JOSEPH	SARAH SHOENFELT	MILLER	130 CHEROKEE RD UNIT 604	CHARLOTTE	NC	28207	130 CHEROKEE RD CHARLOTTE NC	28207



**Exhibit A (Cont.)**

**Neighborhood Organizations:**

2026-003	full_name_neighborhood	first_name	last_name	physical_address
2026-003	American Cancer Society	Rebecca	Bross	1901 Brunswick Ave, Charlotte, NC, 28207, USA
2026-003	Amherst Place Homeowners Associ	June	Watts-Mistri	1730 AMHERST PL, CHARLOTTE, NC, 28204
2026-003	Cherry Neighborhood Association	Kathryn	Hubicki	325 BALDWIN AVE, CHARLOTTE, NC, 28204
2026-003	Cherry Neighborhood Association	Kristen	Moyer	1922 LUTHER ST, CHARLOTTE, NC, 28204
2026-003	Cherry Neighborhood Association	Myron	Patton	1623 LUTHER ST, CHARLOTTE, NC, 28204
2026-003	Cherry Neighborhood Association	Stephanie	Wick	1712 AMHERST PL, CHARLOTTE, NC, 28204
2026-003	Cherry Neighborhood Joint Leade	Sylvia	Bittle-Patton	1623 LUTHER STREET, CHARLOTTE, NC, 28204
2026-003	Crescent Heights Neighborhood A	Cullen	McNulty	2237 CRESCENT AV. CHARLOTTE, NC, 28207
2026-003	Digital Charlotte	Andrew	Au	1900 SELWYN AVENUE, CHARLOTTE, NC, 28274
2026-003	Digital Charlotte at Queens Uni	Bruce	Clark	1900 SELWYN AVE, CHARLOTTE, NC, 28274
2026-003	Dilworth Crescent Row	Robert	Liebel	1405 KENILWORTH AV, CHARLOTTE, NC, 28203
2026-003	Edison Street Block Association	Diane	Wingard	816 HUNGERFORD PL, CHARLOTTE, NC, 28207
2026-003	Elizabeth	Ashley	Finney	2623 VAIL AVENUE, CHARLOTTE, NC, 28207
2026-003	Elizabeth	David	Wolfe	316 CAMERON AVENUE, CHARLOTTE, NC, 28204
2026-003	Elizabeth	Madison	Hall	2513 VAIL AVE, CHARLOTTE, NC, 28207
2026-003	Elizabeth	Stylianios	Alatsis	100 N. LAUREL AVE, CHARLOTTE, NC, 28207
2026-003	Elizabeth Community Association	Beth	Haenni	2133 GREENWAY AV, CHARLOTTE, NC, 28204
2026-003	Elizabeth Community Association	Claire	Short	2300 GREENWAY AVE, CHARLOTTE, NC, 28204
2026-003	Elizabeth Community Association	Evan	Kettler	100 NORTH LAUREL AVENUE, #104, CHARLOTTE, NC, 28207
2026-003	Elizabeth Community Association	Melanie	Sizemore	2309 VAIL AV, CHARLOTTE, NC, 28207
2026-003	Elizabeth Community Association	Monte	Ritchey	525 CLEMENT AV, CHARLOTTE, NC, 28204
2026-003	Elizabeth Community Association	Sarah	Crowder	2050 GREENWAY AVENUE, CHARLOTTE, NC, 28204
2026-003	Friends & Residents Of Historic	Karen	Jensen	311 BALDWIN AV, CHARLOTTE, NC, 28204
2026-003	Grier Heights Community Improve	George	Wallace	3100 LEROY ST, CHARLOTTE, NC, 28205
2026-003	Grier Heights Community Improve	Judith	WilsonBurkes	3115 GRIERTON COURT, CHARLOTTE, NC, 28205
2026-003	Grier Heights Community Improve	Levon	Edwards	241 HEFLIN ST, CHARLOTTE, NC, 28205
2026-003	Grier Heights Community Improve	Stacey	Brown	220 FANNIE CIRCLE, CHARLOTTE, NC, 28205
2026-003	Grierton Heights	Sherilee	Goins	316 SKYLAND AVENUE, CHARLOTTE, NC, 28205
2026-003	Grove at Cherry Home Owners Ass	Richard	Wechsler	727 MORGAN PARK DR, CHARLOTTE, NC, 28204
2026-003	Kings Creek Homeowners Associat	Adaina	Velez	450 GOLDSTAFF LN, CHARLOTTE, NC, 28273
2026-003	Myers Park Homeowners Associati	Charlie	Welch	1801 QUEENS ROAD, CHARLOTTE, NC, 28207
2026-003	Myers Park Manor	Kris	Taylor	430 QUEENS ROAD, CHARLOTTE, NC, 28207
2026-003	Neighborhoods of Chery	Aletha	GreenBurgess	1423 MAIN ST, CHARLOTTE, NC, 28204
2026-003	Neighborhoods of Chery	Matthew	Hassey	609 WACO ST, CHARLOTTE, NC, 28204
2026-003	Other	Rosalyn	Allison-Jacobs	634 WACO ST, CHARLOTTE, NC, 28204
2026-003	Project 70 Forward	Judith	Brown	3115 GRIERTON COURT, CHARLOTTE, NC, 28205
2026-003	Queens Station HOA	Rex	Jones	308 QUEENS ROAD #22, CHARLOTTE, NC, 28204
2026-003	Queens University of Charlotte	Will	Ward	1900 SELWYN AVENUE, CHARLOTTE, NC, 28274
2026-003	Queens West Homeowners Associat	Warren	Linde	2000 NOLEN PARK LANE, CHARLOTTE, NC, 28209
2026-003	Sharon Woods	Sean	Smith	318 QUEENS RD, CHARLOTTE, NC, 28204
2026-003	Sunshine Media Network	Jennifer	Moxley	223 N DOTGER AVE CHARLOTTE, NC, 28207
2026-003	The Cherry Community Organizati	Barbara	Rainey	610 BALDWIN AVENUE, CHARLOTTE, NC, 28204
2026-003	Wayfinders (formerly Bruce Iron	Mollie	James	725 PROVIDENCE ROAD, CHARLOTTE, NC, 28207

**Exhibit**  
**B**

**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

14605948v5



**Exhibit B (Cont.)**

**Site Location:**



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

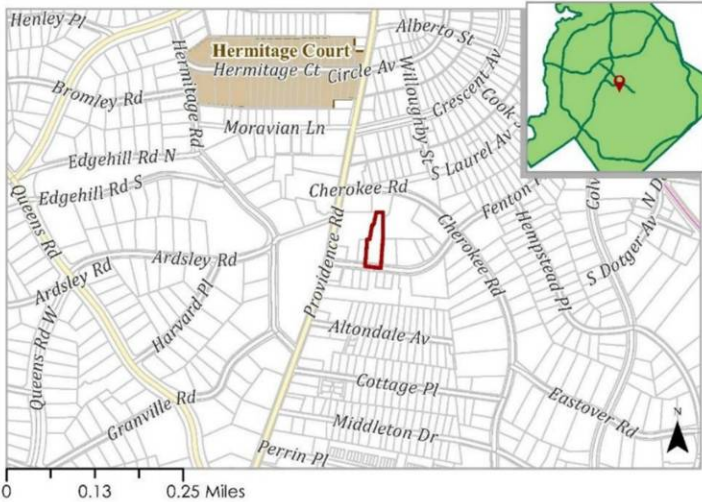
**Parcel(s):**  
15506102

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

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

**Size:**  
Approximately 0.8422 acres

**Location of Requested Rezoning**



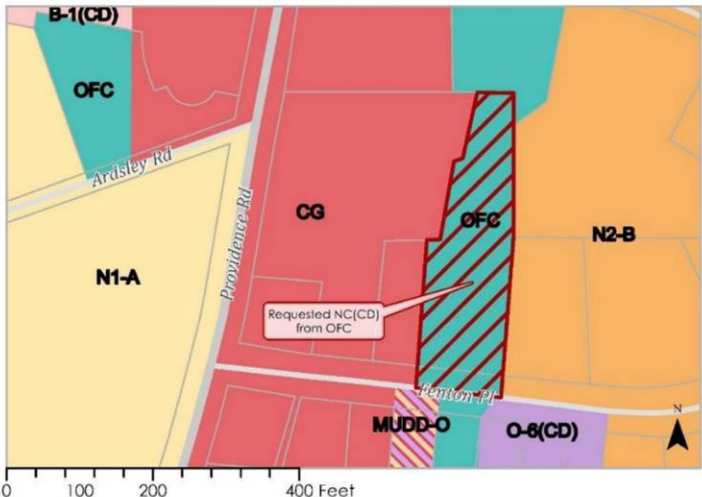
**Rezoning Area**

- 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

**Exhibit B (Cont.)**

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



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

Registered Attendees for the Virtual Community Meeting on 3/12/2026

<b>Name</b>	<b>Email</b>
Bob Miller	<a href="mailto:bob@bmiller33.com">bob@bmiller33.com</a>
Bob Reid	<a href="mailto:roberttreid2@gmail.com">roberttreid2@gmail.com</a>
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**Exhibit C (Cont.)**

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