

MECKLENBURG COUNTY HISTORIC LANDMARKS DEPARTMENT

Subject: Rezoning Petition Comments

To: Charlotte Planning, Design & Development
From: Mecklenburg County Historic Landmarks Department (HLD)
HLC Staff Contact: Tommy Warlick
Date: February 26, 2026

Petition #/Petitioner: 2026-003/SLRH Acquisitions, LLC
Parcel ID #: 15506102
Location of Property: An approximately 0.84 acre rear portion (located at 514 Fenton Place) of an overall 2.435 acre parcel located along the east side of Providence Road, north of Fenton Place, and south of Cherokee Road.

Existing Zoning: OFC
Proposed Zoning: NC(CD)

Background Information

The subject property is vacant, currently zoned OFC, and is the rear 0.84 section of the 2.435-acre PID # 15506102, the remainder of which is zoned CG and contains the historic Providence Road Shopping Center and Manor Theatre. There is currently no legal protection for the historic portion of the property.

The subject property is situated in the midst of one of the highest concentrations of historically, architecturally, and cultural significant structures in Mecklenburg County. Within just two blocks in each direction from the subject property lies the Hermitage Court Historic District (a thirty-six parcel neighborhood dating to 1912 that contains at least thirty-three early 20th-century contributing historic structures) and fifteen additional designated historic landmarks, including the Hermitage Court Gateways, Simmons House, Thies House, Lambeth-Sullivan House, Duke Mansion, Craig House, George Stephens House, H. M. Wade House, Henry M. McAden House, Lambeth-Gosset House, John Jamison House, Reynolds-Gourmajenko House, Alexander-Howell House, Hamilton Jones House, and Charlotte Fire Station #6).

A relatively low intensity development in accordance with the current OFC zoning might conceivably be added to the subject property without having a permanent materially adverse impact to the existing built environment of this historically significant neighborhood.

While the Manor Theatre portion of the site can be redeveloped independently and regardless of the result of the 2026-003 rezoning including the demolition of the historic buildings, the proposed rezoning would allow the entire 2.435-acre parcel (parcel ID #

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15506102) to be transformed into a mixed-use development featuring 120 to 130 residential units and around 35,000 square feet of retail space, which would clash with the adjacent residential areas and irrevocably disrupt the century-old built environment of the surrounding historic neighborhood.

We suggest that the Providence Road Shopping Center, including the iconic Manor Theatre, deserve further consideration as candidates for neighborhood-appropriate adaptive reuse. The shopping center opened on January 16, 1947, with a grocery store, a hardware store, and a florist. Owned by H. B. Meiselman, the Manor Theatre opened in the shopping center complex on April 11, 1947. The shopping center was described upon opening as “one of the most up-to-date suburban developments not only in Charlotte, but throughout this entire section.” The Manor Theatre was Charlotte’s leading independent art house theater for years and, upon its closing in the late 2010s, it was the city’s oldest movie theatre.

Impact Under Current Zoning

The current zoning for the parcel would not permit the mixed-use development proposal outlined in Rezoning Petition # 2026-003.

Impact of the Proposed Rezoning/Development

Development of the vacant site as a mixed-use development with building heights up to 80’ as allowed in NC(CD) would have a permanent materially adverse impact to the existing built environment of this historically significant neighborhood.

The petitioner has shared their intent to develop this as a unified site and subsequently this rezoning petition may contribute to loss of historic architectural features/property based on information the petitioner has shared separate from the rezoning conditional documents.

Recommendations

That the petitioner include the entirety of parcel 15506102 in the rezoning so that the proposed redevelopment can be considered holistically and reviewed as such. That the petitioner consider an adaptive reuse of the Manor Theatre building. And that if the petitioner were to demolish all of the buildings and redevelop the site, there should be efforts made to work with the Historic Landmarks Department to identify ways that the rezoning can ensure elements of historic preservation through specific architectural notes on items such as building materials or facade features.