

OFFICIAL COMMUNITY MEETING REPORT

**Petitioner: Lincoln Harris**

Rezoning Petition No. 2023-139

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 Zoning 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 November 21, 2023. 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 Thursday, December 7<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.

Respectfully submitted this 8<sup>th</sup> day of December 2023.

cc: Maxx Oliver, 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

2023-139	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-139	Arts & Science Council- Culture	Eboni	Lewis	227 W. TRADE STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	Bike Routes 4 Fitness Inc	Debra	Franklin	1750 CAMDEN ROAD, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-139	Charlotte Center City Partners-	Kyle	Bridges	200 SOUTH TRYON, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	Charlotte Crown Reallist Associ	Sandra	Norman	601 E. 5TH STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	Charlotte Observer	Karen	Sullivan	600 S TRYON ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	City of Charlotte - Housing & N	Landon	W.	600 E TRADE ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	City of Charlotte - Housing & N	Landon	Watanabe	600 E TRADE ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	City of Charlotte - Housing & N	Leslie	Blaser	600 E. TRADE STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	Clarkson Place Town House Assoc	Laura	McClettie	303 S. CLARKSON ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	DCA Land Use	Ellen	Citarella	322 E. KINGSTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-139	DCA Land Use	Ellen	Citarella	322 E. Kingston Ave.		CHARLOTTE	28203
2023-139	Dilworth Community Association	Franklin	Keathley	523 E. KINGSTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-139	Dilworth Community Development	Cynthia	Schwartz	409 RENSSELAER AV, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-139	Dilworth Crescent Row	Maggie	Commins	1148 DILWORTH CRESCENT ROW, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-139	Enderly Park Neighborhood Assoc	Ronnie	Devine	700 NORTH TRYON ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	Ephesus Church	Wil	Mover	1510 S MINT ST, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-139	First Ward Community Fund	Bob	Szymkiewicz	702 E 9TH ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	Fourth Ward	Andrea	Graddick	601 E. 5TH STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	Fourth Ward	Jasmine	Francis	215 N PINE STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	Fourth Ward	Mark	Talbot	500 N. POPLAR ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	Fourth Ward	Terri	Cain	127 N. TRYON ST. #14, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	Friends of Fourth Ward Neighbor	Sarah	Kennard	402 W. 8TH ST., CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	Friends of Fourth Ward Neighbor	Shirley	CressDudley	300 W. 5TH ST. #624, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	Gold District	Paul	Kardous	305 W DUNBAR STREET, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-139	Heart Math Tutoring	Holly	Rodden	805 LEXINGTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-139	Historic South End	Megan	Gude	1507 CAMDEN ROAD, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-139	Office Of The Governor Of The N	Budd	Berro	600 E FOURTH ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	South End	Brigit	Taylor	315 ARLINGTON AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-139	South End	Megan	Pearl	315 ARLINGTON AVENUE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-139	South End Neighborhood Associat	Jennifer	McCartney	1453 CAMDEN ROAD, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-139	Third Ward	Benny	Locklear.Jr.	360 SOUTH GRAHAM ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	Third Ward Neighborhood Associa	Alexandra	Colello	316 S. CLARKSON ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	Third Ward Neighborhood Associa	David	Freeman	906 WEST 5TH STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	Third Ward Neighborhood Associa	John	Schwaller	245 VICTORIA AVE, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	Third Ward Neighborhood Associa	Mike	Sposato	807 CLARKSON MILL CT., CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	Third Ward Neighborhood Associa	Thomas	Blue	214 N IRWIN ST, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	Third Ward, The Committee To Re	Virginia	Woolard	1001 WEST 1ST STREET, CHARLOTTE, NC, 28202		CHARLOTTE	28202
2023-139	Third Ward/Seversville Neighbor	Brenda	McMoore	1001 GREENLEAF AV, CHARLOTTE, NC, 28202		Charlotte	28202
2023-139	Villa Heights Community Organiz	Candace	Davis	129 W. TRADE ST. , CHARLOTTE, NC, 28202	4 EIGHTH FLOOR	Charlotte	28202
2023-139	Villages Of Leacroft (Fume)	Willie	Jefferson	417 GRANDIN RD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-139	Wesley Heights	Colette	Forrest	209 S SUMMIT AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-139	Wesley Heights Neighborhood Ass	Shannon	Hughes	716 GRANDIN ROAD, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-139	Wesley Heights Neighborhood Ass	Stephen	Nett	133 S SUMMIT AVE, CHARLOTTE, NC, 28208		CHARLOTTE	28208
2023-139	Wilmore Neighborhood Associatio	Angela	Marshall	1630 S MINT ST, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-139	Wilmore Neighborhood Associatio	Grayson	Hawkins	1701 MERRIMAN AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-139	Wilmore Neighborhood Associatio	John	English	1630 S MINT ST, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-139	Wilmore Neighborhood Associatio	Julie	Knutson	1604 MERRIMAN AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-139	Wilmore Neighborhood Associatio	Justin	Lane	1550 WILMORE DR, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-139	Wilmore Neighborhood Associatio	Marilyn	Corn	218 W PARK AVE, CHARLOTTE, NC, 28203		CHARLOTTE	28203
2023-139	Wilmore Neighborhood Associatio	Nathan	Gray	1557 WILMORE DR, CHARLOTTE, NC, 28203		CHARLOTTE	28203

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!

2023-139	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-139	07303102	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-139	07303110	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-139	07303111	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-139	07303112	WEST 1ST STREET INVESTORS APARTMENTS INVESTORS LLC				301 S COLLEGE ST SUITE 2800		CHARLOTTE	NC	28202
2023-139	07303113	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-139	07303114	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-139	07303115	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-139	07303116	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-139	07303117	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-139	07303118	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-139	07303119	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-139	07303120	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-139	07303121	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-139	07303122	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-139	07303123	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-139	07303124	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-139	07303125	WEST 1ST STREET APARTMENTS INVESTORS LLC				301 S COLLEGE ST SUITE 2800		CHARLOTTE	NC	28202
2023-139	07303126	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-139	07303127	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-139	07303128	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-139	07303129	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-139	07303130	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-139	07303205	HRLP BOAT LLC				150 FAYETTEVILLE ST STE 1400		RALEIGH	NC	27601
2023-139	07303206	HIGHWOODS REALTY LIMITED PARTNERSHIP			HRLP SIXSO LLC	150 FAYETTEVILLE ST STE 1400		RALEIGH	NC	27601
2023-139	07303207	STONEWALL TOWER DEVELOPMENT LLC				4725 PIEDMONT ROW DR STE 800		CHARLOTTE	NC	28210
2023-139	07304101	526 S CHURCH PHASE I OWNER LLC			C/O MRP REALTY	3050 K ST NW STE 125		WASHINGTON	DC	20007
2023-139	07304102	526 S CHURCH PHASE I OWNER LLC			C/O MRP REALTY	3050 K ST NW STE 125		WASHINGTON	DC	20007
2023-139	07304207	GSLH CHARLOTTE REALTY HOLDINGS			C/O GOLDMAN SACHS	PO BOX 56607		ATLANTA	GA	30343
2023-139	07304219	GSLH CHARLOTTE REALTY HOLDINGS			C/O GOLDMAN SACHS	PO BOX 56607		ATLANTA	GA	30343
2023-139	07304220	GSLH CHARLOTTE REALTY HOLDINGS			C/O GOLDMAN SACHS	PO BOX 56607		ATLANTA	GA	30343
2023-139	07304221	HON HQ TITLE HOLDER LLC				1909 K STREET NW STE 820		WASHINGTON	DC	20006
2023-139	07304222	720 SOUTH CHURCH DEVELOPMENT LLC				4725 PIEDMONT ROW DR STE 800		CHARLOTTE	NC	28210
2023-139	07304299	WEST STONEWALL OWNERS ASSOCIATION INC				4725 PIEDMONT ROW DR STE 800		CHARLOTTE	NC	28210
2023-139	12505301	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-139	12505302	CGA 525 SOUTH TRYON TIC 1 LLC				PO BOX 37996		CHARLOTTE	NC	28237
2023-139	12505309	CITY OF CHARLOTTE				600 E 4TH ST		CHARLOTTE	NC	28202
2023-139	12505310	WELLS FARGO PROPERTIES INC			C/O WACHOVIA CORPORATE R/EST	PO BOX 2609		CARLSBAD	CA	92018
2023-139	12512107	MARLOTTE HOTEL LLC				701 EAST 83RD AVENUE		MERRILLVILLE	IN	46410
2023-139	12512108	STS PROPERTIES LLC				1100 VIRGINIA DR	ATTN EXECUTIVE DIRECTOR CORPORATE WORKPLACE	FORT WASHINGTON	PA	19034
2023-139	12512109	AP TRYON PLACE RETAIL LP				1616 CAMDEN RD STE 210		CHARLOTTE	NC	28203

## EXHIBIT B

November 17, 2023

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:** Thursday, December 7<sup>th</sup> at 5:30 p.m.  
**Location:** Virtual Meeting, RSVP for link (details provided below)  
**Petitioner:** Lincoln Harris  
**Petition No.:** 2023-139

Dear Charlotte Neighbor:

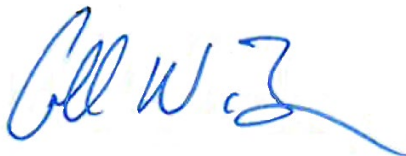
Our firm represents Lincoln Harris (the “Petitioner”) in their proposal to rezone approximately two (2) acres located on the south side of Church Street and east of Good Samaritan Way, more particularly described as Tax Parcel 07303207. The Petitioner is requesting a site plan amendment to the previously approved UMUD-O zoning district to accommodate future development plans. 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 rezoning 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 **Thursday, December 7<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 property location (“Legacy Union”) and/or the petitioner (“Lincoln Harris”) 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



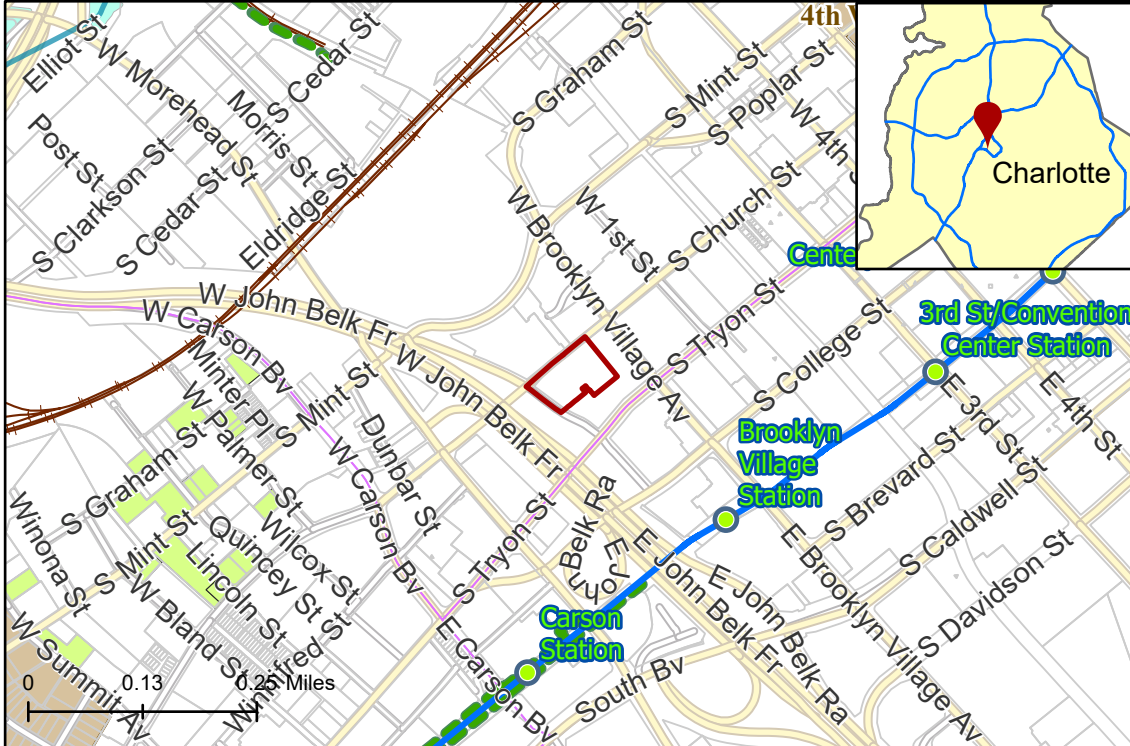
# 2023-139: Lincoln Harris

**Current Zoning** UMUD-O (Uptown Mixed Use District, Optional)

**Requested Zoning** UMUD-O SPA (Uptown Mixed Use District, Optional, Site Plan Amendment)

Approximately 1.621 acres

## Location of Requested Rezoning



## Rezoning Map



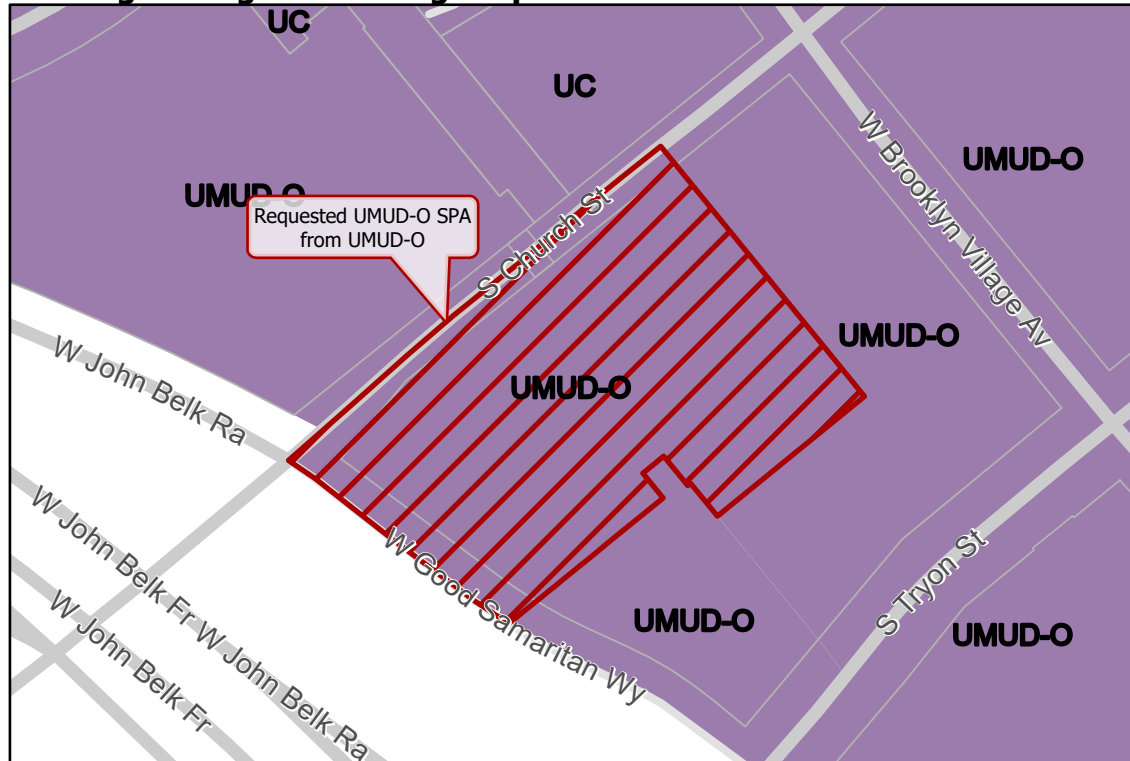
- 2023-139
- Inside City Limits
- Parcel
- LYNX Blue Line Station
- LYNX Blue Line
- Greenway
- Railway
- Streams
- FEMA Flood Plain
- Transit Supportive Overlay
- Historic Districts

## City Council District

- 2-Malcolm Graham



## Existing Zoning & Rezoning Request



- Requested UMUD-O SPA from UMUD-O

## Zoning Classification

- Uptown Mixed Use

