

## OFFICIAL COMMUNITY MEETING REPORT

**Petitioner: Fifth Third Bank**

Rezoning Petition No. 2023-126

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 Unified Development Ordinance (UDO).

### **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 17, 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 Wednesday, November 29<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 had nineteen (19) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by DeAnn Leonard, Joel Dancy, and Rodney Faulkner, as well as by Petitioner's agents Collin Brown, Lisa Arnold, and Lisa Larkins.

### **SUMMARY OF PRESENTATION/DISCUSSION:**

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown showed aerials of the approximately 0.43-acre site on the east side of Beatties Ford Road, south of Holly Street.

Mr. Brown displayed the current zoning of the site, NC, and surrounding parcels and the rezoning proposal. Mr. Brown explained that the City recently adopted the Unified Development Ordinance (UDO) which changed the zoning of the site. Prior to the UDO, the site was zoned B-1, and the zoning allowed a drive-through for a bank. When the petitioner started land acquisition for the site, the property was still zoned B-1 and the petitioner believed that a drive-through would be permitted. Drive-throughs are not permitted under the new zoning (NC) of the site. The petitioner has committed to building a financial institution in this community. He stated that the proposed zoning for the petition is CG(CD).

Mr. Brown displayed the Charlotte 2040 policy map and explained that the recommended place type for the property is Neighborhood Center. He explained the type of development expected within the Neighborhood Center place type. Although the petition is not consistent with the recommended place type, the design of the site would be compatible with Neighborhood Center type development.

Mr. Brown explained that the parcel will be developed with a financial institution with a drive-through. The purpose of the rezoning is to allow the drive-through and the drive-through is necessary for the business operations of the petitioner. He noted that the design of the financial institution would be walkable from the community to be consistent with the goals of the 2040 plan.

Mr. Brown stated that the rezoning has one condition: drive-through operations will not be placed in front of the building. He displayed a site plan of the building and stated that the drive through would be placed on the side of the building. The development team noted that the drive-through window would be for virtual tellers and cars would be more separated from the building.

Mr. Brown explained that the rezoning timeline could result in a public hearing in January and City Council decision in February, at the earliest. Mr. Brown concluded the presentation by reiterating that the petitioner requests a drive-through for the business operation and noted that typically drive-through opposition is related to fast food uses.

The virtual meeting was then opened for discussion:

In response to a question about the location of the ATM, the development team indicated on the site plan that the ATM would be located on the island next to the building.

In response to a question about the proposed timeline, Mr. Brown explained that the rezoning should be completed by February 2024. The development team added that they anticipate starting construction by the end of 2024.

An attendee expressed concern about lack of community involvement. The development team explained that early meetings occurred between First Baptist and Westside Community Land Trust and the petitioner. Through these meetings, the community expressed support for a new financial institution with a drive-through window.

An attendee asked about the feasibility of the site and expressed his preference for more neighborhood serving businesses instead of another banking institution. The development team explained that the City has identified the location as a corridor of opportunity which has spurred new businesses and interest in the area. The property owner added that a recognized national tenant such as a financial institution would bring more community-serving businesses to the area. He stated that there has been a progression of new development that has revitalized the corridor.

Several attendees expressed their support for the petition and confirmed that they had significant outreach with the petitioner. The petitioner has held various community serving workshops outside of the rezoning process including summer financial literacy programs for children and seniors. The petitioner has also committed funding to help serve the community including the Westside Community Land Trust and the Historic West End Partners. The attendees stated that the

community wants a drive-through bank to reinvest in the community. The drive-through helps to serve seniors who have been underserved in this area.

In response to a question about notification and the public hearing date, Mr. Brown explained how the City notifies property owners. He said that the public hearing would be held on December 18<sup>th</sup>.

An attendee asked whether or not the bank is an SBA 504 lender. The petitioner's team confirmed that the bank is an SBA 504 lender.

In response to a question about environmental impacts of the development, the development team stated that they have incorporated green building and infrastructure within their other branches.

Council Member Mitchell expressed his support for the petition. He thanked the petitioner for their support of the Beatties Ford corridor.

The meeting concluded at approximately 7:20 p.m. without any further questions or discussion from the community.

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

cc: Holly Cramer, 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

2023-141	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	zip_code
2023-141	Beatties Ford Road Area	Kinena	Dent-Smith	1900 GRIER AVENUE, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Beatties Ford Road Vocational T	Frances	Hall	1406 BEATTIES FORD ROAD, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	choice_2298	Samuel	Reid	3040 CRICKETEER DR, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Dalebrook Neighborhood Associat	Sentron	Nicholas	2523 PINESTREAM DR, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Governor's Square Homeowners As	Ronald	Wimberly	3304 STATESVILLE AV, CHARLOTTE, NC, 28206		CHARLOTTE	28206
2023-141	Historic Washington Heights Com	Mattie	Marshall	2304 BOOKER AV, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Historic Washington Heights Com	Mattie	Marshall	2304 BOOKER AVENUE, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Lincoln Heights	Alece	Alexander	1909 SAINT LUKE ST, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Lincoln Heights	Daphne	Moore	2005 SAINT MARK STREET, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Lincoln Heights Neighborhood As	Michelle	Sutton	2008 ST MARK ST, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Lincoln Heights Neighborhood As	Peggy	Lumas	1714 IRMA STREET, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Lincoln Heights Neighborhood As	Sharon	Geter	2008 LASALLE STREET, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Lincoln Heights Neighborhood As	Thelma	Byers-Bailey	1816 BEATTIES FORD RD, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Lincoln Heights Neighborhood As	Trilby	Meeks	1814 Erie St, Charlotte, NC, 28216, USA		Charlotte	28216
2023-141	Lookout Point Owners Associatio	Bruce	Andersen	1816 BEATTIES FORD RD, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Newell Neighborhood Association	Dana	Bradley	2206 BEATTIES FORD RD, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Newell Neighborhood Association	Nancy	Newton	2324 LASALLE ST, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Northwood Estates Community Org	Aaron	Orr	3132 DAWNSHIRE AV, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Northwood Estates Community Org	Delores	Sanders	1808 NORTHBROOK DR, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Northwood Estates Community Org	Ronald	Ross	3108 DAWNSHIRE AVE., CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Oaklawn Park community improvem	Aaron	Sanders	1414 ORVIS ST, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Oaklawn Park community improvem	Anna	Hood	1327 ORVIS STREET, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Oaklawn Park community improvem	Tiffany	Hughes	1513 RUSSELL AVE, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Oaklawn Park community improvem	William	HughesJr	1513 RUSSELL AVE, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Oaklawn Park community improvem	William	Worsley	1713 MILES CT, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Optimist Park Community	Tarik	Abdel-Hameed	1431 ORVIS ST, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Tanners Creek Homeowners Associ	Denny	Seitz	1800 TAYLOR AV, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Taylor-Lasalle Crime Watch Comm	Jerry	Black	1626 TAYLOR AV, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Troon At Ballentyne Homeowners	Bob	Ward	2128 SENIOR DR, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	Tuckaseegee Road West	Virginia	Townsend	2011 QUENTIN ST, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	University Park Neighborhood As	Carolyn	Fuller	2700 LASALLE STREET, CHARLOTTE, NC, 28216		CHARLOTTE	28216
2023-141	University Park/Oaklawn Park Ho	Venita	Hood	2513 SENIOR DR, CHARLOTTE, NC, 28216		CHARLOTTE	28216

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.

2023-141	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2023-141	06917227	AKB DEVELOPMENT LLC				2000 CONNONADE DR		WAXHAW	NC	28173
2023-141	06917229	UNITED HOUSE OF PRAYER	FOR ALL PEOPLE		ATTN BISHOP C M BAILEY	1665 N PORTAL DR		WASHINGTON	DC	20012
2023-141	07501202	CHARLOTTE MECKLENBURG PUBLIC LIBRARY				101 EASTWAY DRIVE		CHARLOTTE	NC	28213
2023-141	07501205	MURRAY	ISAAC L			2313 CARVED TREE LN		CHARLOTTE	NC	28262
2023-141	07501206	WINCHESTER	SHERMAN			2210 HOLLY ST		CHARLOTTE	NC	28216
2023-141	07502101	KATSADUROS	PADELIS	ANNE	KATSADUROS	1217 ASHCRAFT LANE		CHARLOTTE	NC	28209
2023-141	07502102	TSILIMOS	SOTIRIOS		EMERSON REAL ESTATE ADVISORS	301 E TREMONT AVE STE D		CHARLOTTE	NC	28203
2023-141	07502103	A VICTORIOUS HEALTH INSTITUTE INC				2332 BEATTIES FORD RD		CHARLOTTE	NC	28216
2023-141	07502104	CHI HUI LLC				2316 BEATTIES FORD RD		CHARLOTTE	NC	28216
2023-141	07502105	MCNEIL	ADDIE	ERIN MCNEIL	YOUNG	2312 BEATTIES FORD RD		CHARLOTTE	NC	28216
2023-141	07502109	CHI HUI LLC				2316 BEATTIES FORD RD		CHARLOTTE	NC	28216
2023-141	07502110	IFEDI	VICTORIA			16725 WINSTON OAKS CT		CHARLOTTE	NC	28213
2023-141	07502111	A VICTORIOUS HEALTH INSTITUTE INC				2332 BEATTIES FORD RD		CHARLOTTE	NC	28216
2023-141	07502112	WEBBER	SPURGEON	LORETTA	WEBBER	2330 CUSTER ST		CHARLOTTE	NC	28216
2023-141	07502113	WELLS FARGO BANK NA	TRUSTEE	TRUST	SPURGEON WEBBER JR FAMILY FBI	PO BOX 13519		ARLINGTON	TX	76094
2023-141	07502153	WOOTEN	JOHN			2133 HOLLY ST		CHARLOTTE	NC	28216
2023-141	07502154	PEACOX	SIRITA			2201 HOLLY ST		CHARLOTTE	NC	28216
2023-141	07502155	SAM AND RACHEL ENTERPRISES LLC				PO BOX 28		AMHERST	VA	24521
2023-141	07502156	HILL	MARVIN			2215 HOLLY ST		CHARLOTTE	NC	28205
2023-141	07502157	WILLIAMS	PATRICIA		GWENDOLYN WILLIAMS	2223 HOLLY ST		CHARLOTTE	NC	28216
2023-141	07502159	MCNEIL	ADDIE	ERIN MCNEIL	YOUNG	2312 BEATTIES FORD RD		CHARLOTTE	NC	28216

# 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:** Wednesday November 29<sup>th</sup> at 5:30 p.m.  
**Location:** Virtual Meeting, RSVP for link (details provided below)  
**Petitioner:** Fifth Third Bank  
**Petition No.:** 2023-141

Dear Charlotte Neighbor:

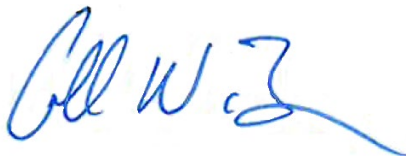
Our firm represents Fifth Third Bank (the “Petitioner”) in their proposal to rezone approximately one half (0.50) acre located on the east side of Beatties Ford Road, south of Holly Street, more particularly described as Tax Parcel 07502102. The Petitioner is requesting a rezoning from the NC zoning district to the CG(CD) 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 **Wednesday November 29<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 (“Beatties Ford”) and/or the petitioner (“Fifth Third”) 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,



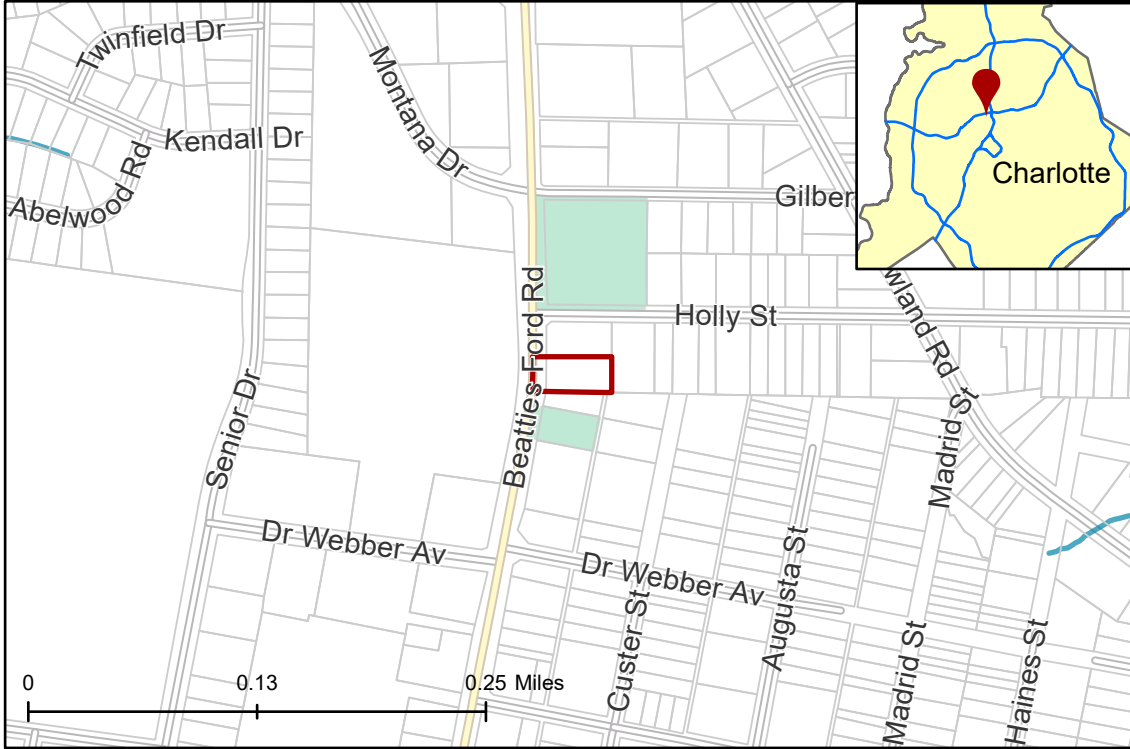
Collin W. Brown



# 2023-141: Fifth Third Bank

**Current Zoning** NC (Neighborhood Center)  
**Requested Zoning** CG(CD) (General Commercial, Conditional)

Approximately 0.434 acres  
**Location of Requested Rezoning**



## Rezoning Map

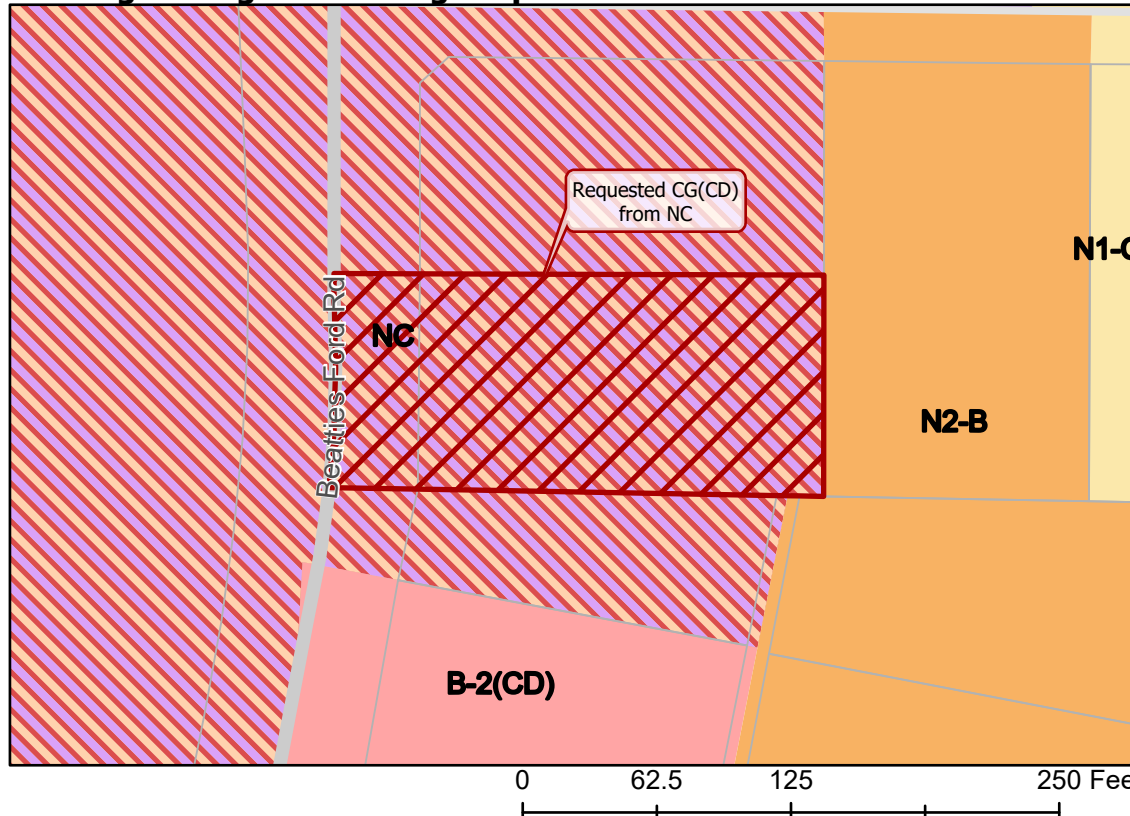


- 2023-141
- Inside City Limits
- Parcel
- Streams
- West End Land Use and Pedscape

**City Council District**  
 2-Malcolm Graham



## Existing Zoning & Rezoning Request



Requested CG(CD) from NC



### Zoning Classification



















- Neighborhood 1
- Neighborhood 2
- Office
- Business
- Mixed Use



Map Created 10/31/2023

# EXHIBIT C

**Participants (6)**  

 <b>LA</b>	Lisa Arnold (Host, me)	  
 <b>CB</b>	collin brown	
 <b>CB</b>	Collin Brown	 
 <b>SB</b>	Sean Brady	 
 <b>SG</b>	Sandra Gaither	 
 <b>DW</b>	Debra Wilson	 

# EXHIBIT D

# BEATTIES FORD REZONING

(REZONING #2023-141)

## FIFTH THIRD BANK

Official Community Meeting

November 29, 2023

Alexander  
Ricks  
PLLC

# MEETING AGENDA

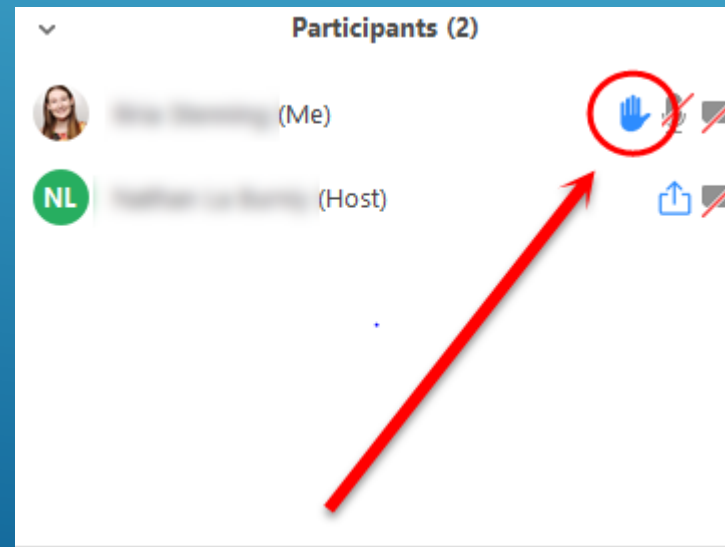
- **Introductions**
  - **Property Location**
  - **Development Considerations**
  - **Current Zoning**
  - **Land Use Plan Recommendation**
  - **Proposed Rezoning Potential Timeline**
  - **Questions/Discussion**
- 
- A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, located in the lower right quadrant of the slide.

# AT THE END: QUESTIONS & DISCUSSION

Type your questions



Or ask out loud



# TEAM INTRODUCTIONS

**Property Owner:**

**Emerson Real Estate Advisors & Sotirios Tsilimos**

**Petitioner:**

**Fifth Third Bank**

DeAnn Leonard



FIFTH THIRD BANK

**Alexander  
Ricks  
PLLC**

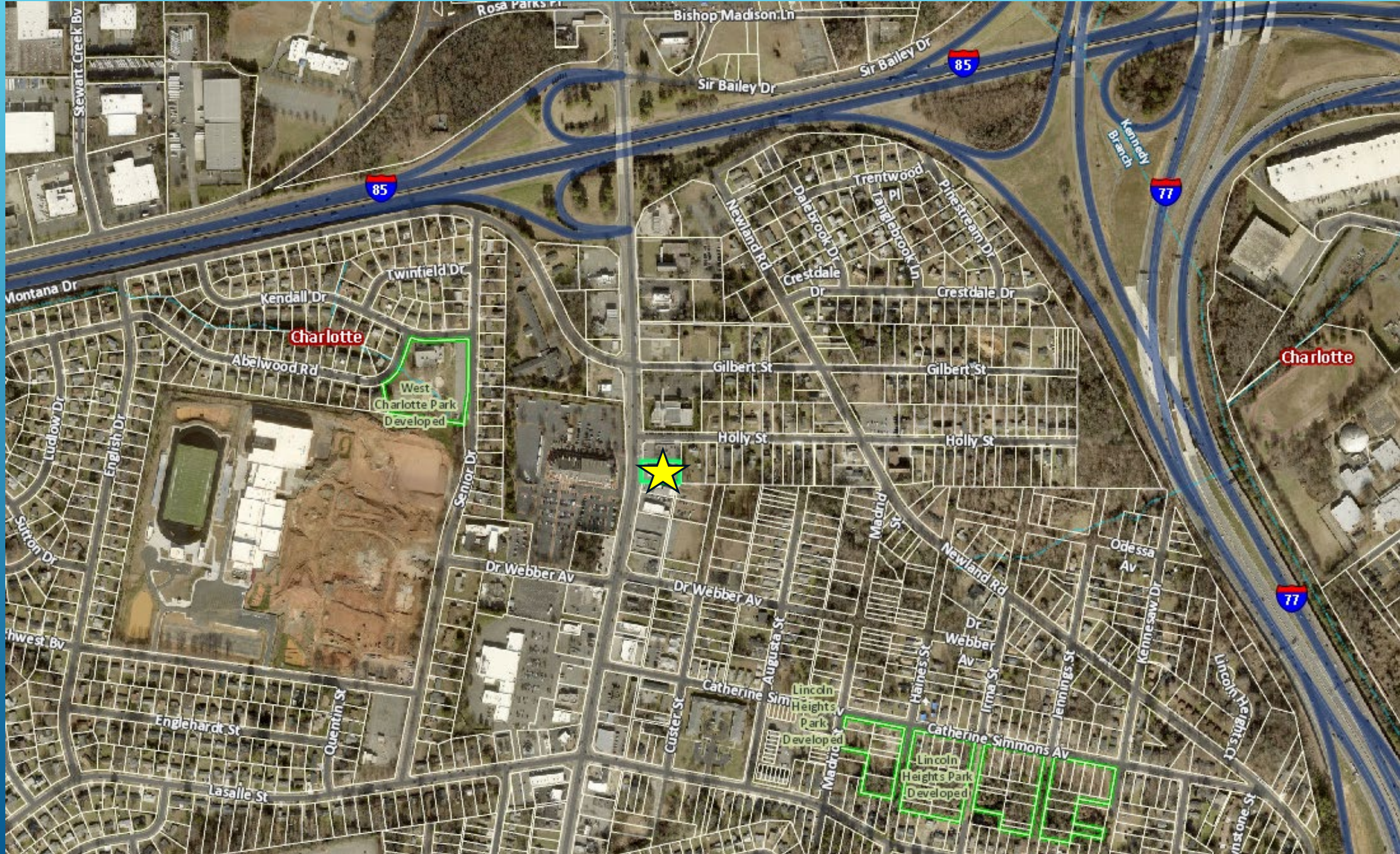
Collin Brown,  
Brittany Lins, & Lisa Arnold



# PROPERTY LOCATION







Charlotte

Charlotte

85

77

77



West  
Charlotte Park  
Developed

Lincoln  
Heights  
Park  
Developed

Lincoln  
Heights  
Park  
Developed



Charlotte

2400-2499

Beatties Ford Rd

2100-2223

Charlotte

Holly St

Charlotte

2300-2399

2300-2399

2300-2399



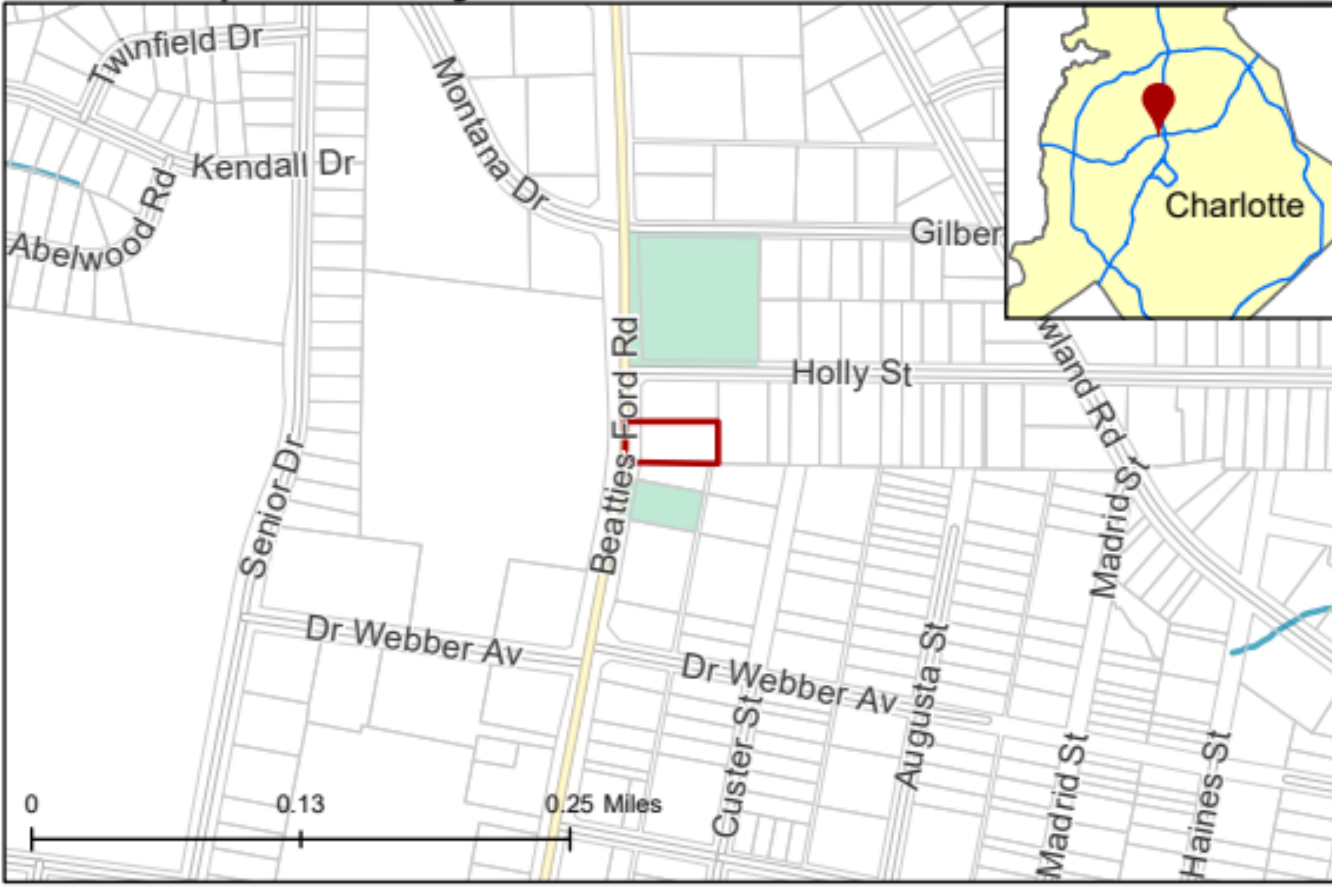


# 2023-141: Fifth Third Bank

**Current Zoning** NC (Neighborhood Center)  
**Requested Zoning** CG(CD) (General Commercial, Conditional)

Approximately 0.434 acres  
**Location of Requested Rezoning**

# Rezoning Map



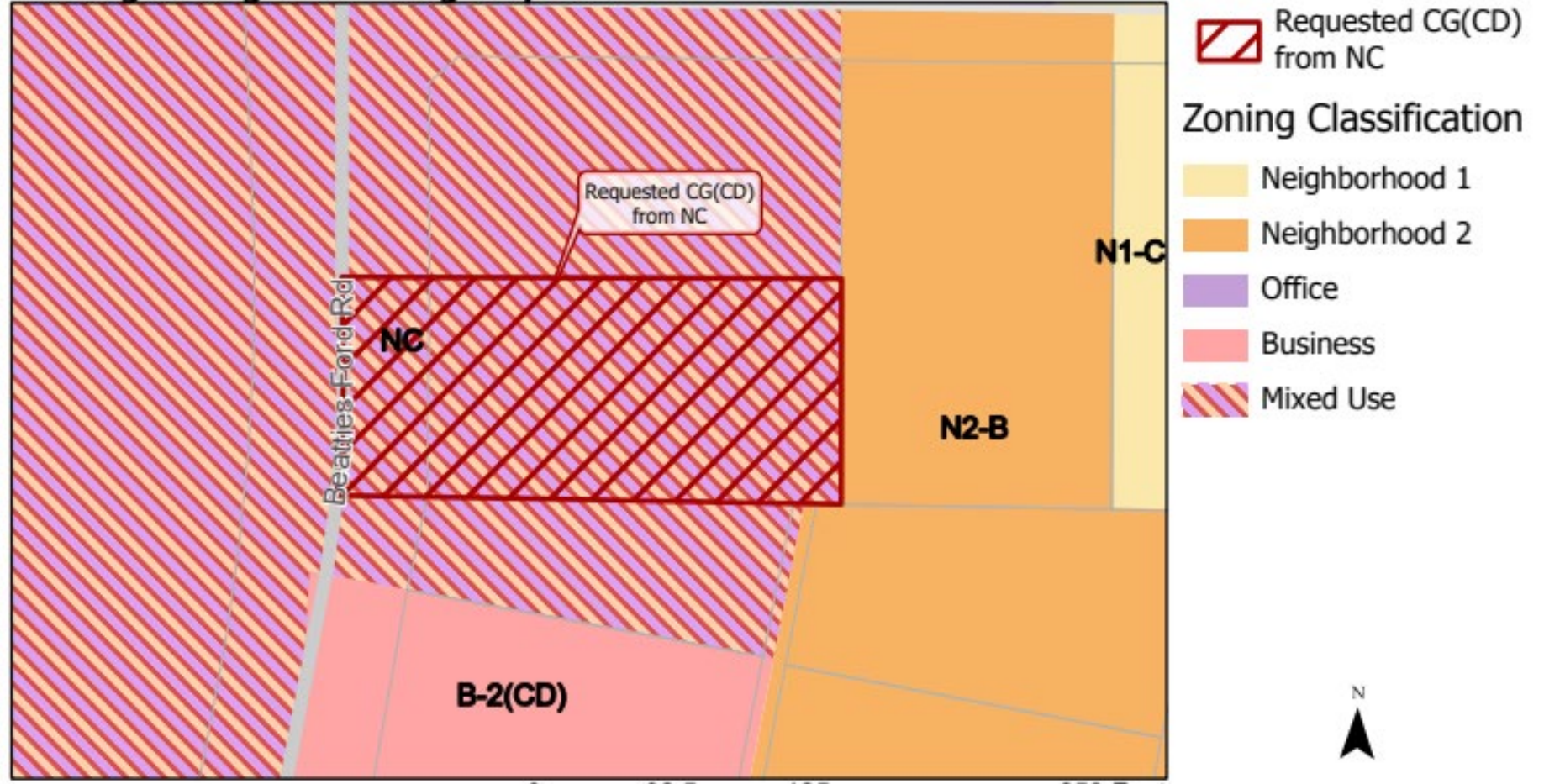
- 2023-141
- Inside City Limits
- Parcel
- Streams
- West End Land Use and Pedscape

City Council District  
 2-Malcolm Graham



# EXISTING ZONING

### Existing Zoning & Rezoning Request





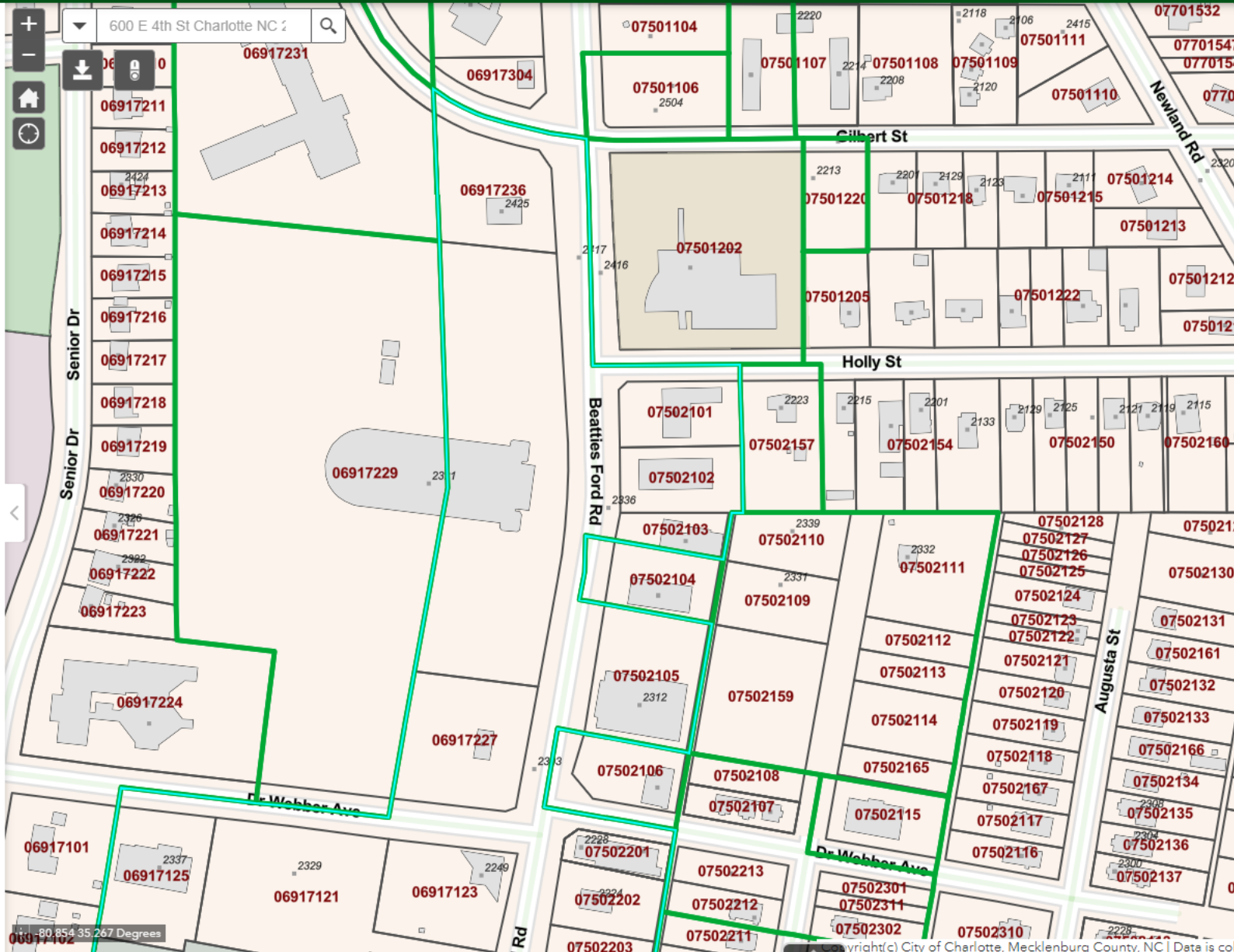
(1 of 2) Click Arrow to View Other Results < > Clear

600 E 4th St Charlotte NC 2

Pre UDO Zoning:

- Zoning Petition
- Zoning Designation B-1
- Site Plan Amendment no
- Overlay PED
- Rezone Date
- Zoning Classification BUSINESS
- Hyperlink

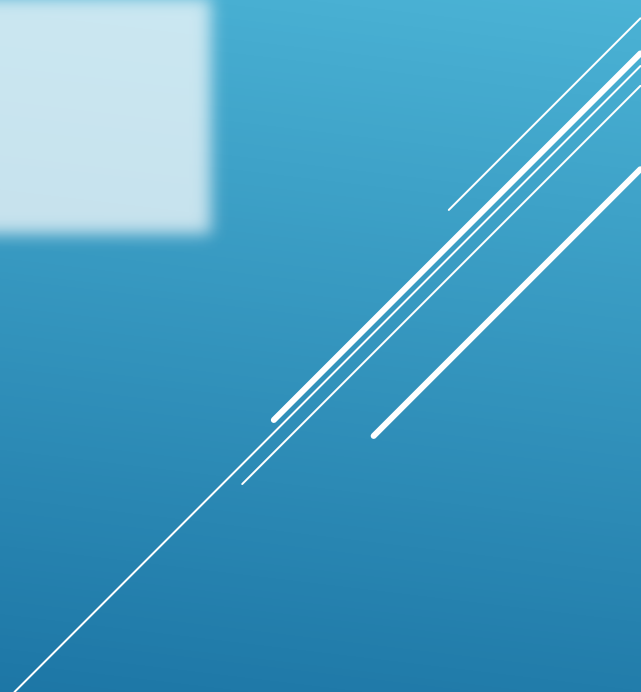
Zoom to Clear Selected



Layer List

- Land Development Plan Review Coordinators
- Land Development Urban Forestry Preservation Team
- Land Development Erosion Control Coordinators
- Land Development Engineering Reviewers
- Land Development - Urban Forestry Inspectors
- Land Development Urban Forestry Residential
- Land Development Inspector Areas
- Subdivision Plat Review Areas
- Land Use Proposed
- Mandatory Referral
- Mobile Food Vendor Permit
- Overlay Airport Noise
- Overlay Manufactured Home
- Overlay Pedestrian
- Overlay Watershed
- Pending Annexations
- Plan Boundaries Underway
- Planning Customer Service Areas
- Pre UDO Zoning
- Rezoning
- Rezoning History
- Special Use Permits

# LAND USE PLAN RECOMMENDATION





# CHARLOTTE FUTURE

## 2040 COMPREHENSIVE PLAN

OUR CITY. OUR PLAN. OUR FUTURE.

Public Review Draft  
Published October 31, 2020







### NEIGHBORHOOD 1

Lower density housing areas primarily comprised of single-family or small multi-family homes or ADUs.



### NEIGHBORHOOD 2

Higher density housing areas that provide a variety of housing types such as townhomes and apartments alongside neighborhood-serving shops and services.



### NEIGHBORHOOD CENTER

Small, walkable mixed-use areas, typically embedded within neighborhoods, that provide convenient access to goods, services, dining, and residential for nearby residents.



### PARKS & PRESERVES

Serve to protect public parks and open space while providing rest, recreation, and gathering places.



### COMMUNITY ACTIVITY CENTER

Mid-sized mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, entertainment, and residential for nearby and regional residents.



### COMMERCIAL

Primarily car-oriented destinations for retail, services, hospitality, and dining, often along major streets or near interstates.



### CAMPUS

A cohesive group of buildings and public spaces that serve one institution such as a university, hospital, or office park.



### INNOVATION MIXED-USE

Vibrant areas of mixed-use and employment, typically in older urban areas with uses such as light manufacturing, office, studios, research, retail, and dining.



### MANUFACTURING & LOGISTICS

Employment areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, distribution, and logistics.



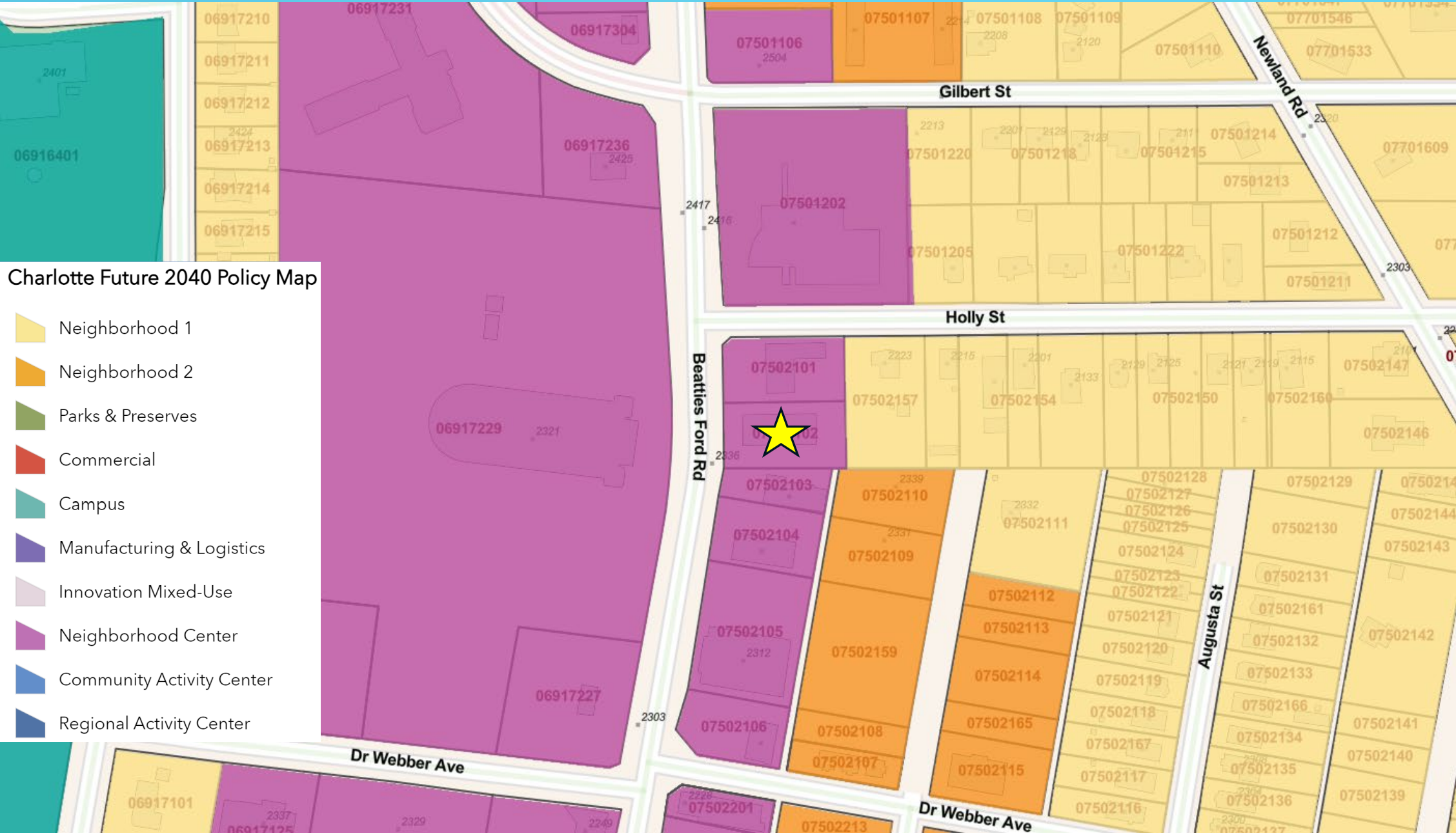
### REGIONAL ACTIVITY CENTER

Large, high-density mixed-use areas, typically along transit corridors or major roadways, that provide access to goods, services, dining, offices, entertainment, and residential for regional residents and visitors.



### Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center



REZONING PROPOSAL =  
CG(CD)

**Rezoning to accommodate the  
operations of a financial institution**

# Requesting conditional note to prohibit drive-through lanes and circulation in front of the building

**FIFTH THIRD BANK  
REZONING PETITION NO. 2023-XXX  
10/19/2023**

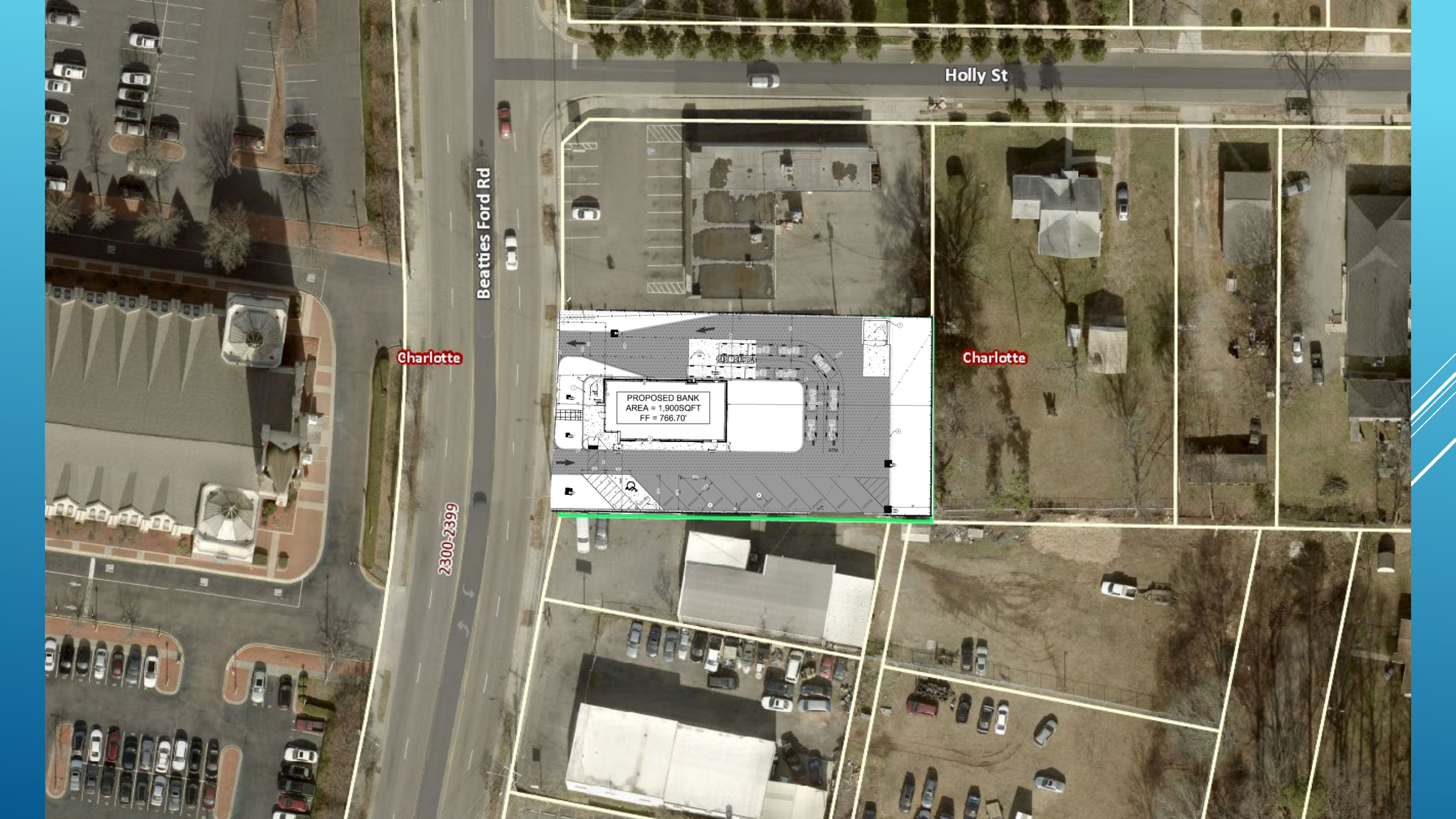
**Development Data Table:**

Site Area:	+/- 0.434 acres
Tax Parcel:	075-021-02
Existing Zoning:	NC
Proposed Zoning:	CG(CD)
Proposed Uses:	Uses permitted by right and under prescribed conditions together with accessory uses as allowed in CG zoning district, as applicable

**Design Standards**

1. Drive-through lanes and circulation shall not be placed between Beatties Ford Road and the front façade of the building.





Holly St

Beatties Ford Rd

Charlotte

Charlotte

PROPOSED BANK  
AREA = 1,900SQFT  
FF = 766.70'

2300-2399





# POTENTIAL REZONING SCHEDULE

- ▶ **Application Filed:** October 2023
- ▶ **Application Processed:** November 2023
- ▶ **Official Community Meeting:** Today, November 29<sup>th</sup>
- ▶ **Earliest Public Hearing:** December 18<sup>th</sup>
- ▶ **Zoning Committee:** January 2<sup>nd</sup> or 3<sup>rd</sup>
- ▶ **City Council Decision:** January 16<sup>th</sup>

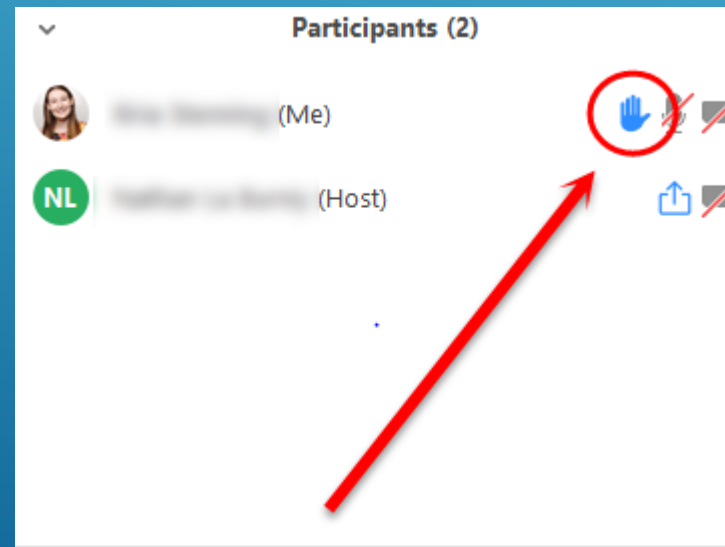


# QUESTIONS & DISCUSSION

Type your  
questions



Or ask out loud



THANK YOU!

