

OFFICIAL COMMUNITY MEETING REPORT
Petitioner: Harris Investment Company #1, LLC
Rezoning Petition No. 2025-071

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.

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 July 18, 2025. 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 Tuesday, August 5th 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 seven (7) attendees from the community, as listed in Exhibit C. The Petitioner was represented at the Community Meeting by Johnny Harris, Scott Kurz, and Greg Currie, as well as by Petitioner's agents, Nate Doolittle and Amy Eliason with LandDesign, Jim Williams and David Burn with LS3P, and Collin Brown and Brittany Lins with Alexander Ricks PLLC.

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 and street views of the approximately 1.5-acre site located north of Carnegie Boulevard, east of Coca-Cola Plaza, and south of Rexford Road, containing an existing Towne Bank office building, adjacent to the Specialty Shops, and in close proximity to SouthPark Mall and Symphony Park.

Mr. Brown introduced the Harris Development team and mentioned examples of their projects throughout SouthPark, reflecting on how the Petitioner's team has been involved and invested in shaping the SouthPark area for years.

Mr. Brown summarized the broader issues such as community concerns, transportation considerations, environmental constraints, and market realities that are considered with a rezoning petition. He explained that the existing office building was not the highest and best use of the land

given the evolution of the surrounding SouthPark context so the rezoning request is to allow for this parcel to evolve in a similar manner to the surroundings. The property is currently zoned O-15(CD) which is a legacy office zoning district but that the 2040 policy map recommends the RAC regional activity center district for this site as well as the majority of the core of SouthPark. The RAC district is envisioned for high density, high quality design based on the City Planning's vision for the area. Notably, an alignment rezoning is eventually expected to occur to bring parcels into alignment with the new Unified Development Ordinance (UDO) and 2040 Policy Map. Mr. Brown explained that the Petitioner's team seeks to bring the site into the RAC district now rather than waiting for an alignment with an unclear timeline.

As part of the Petitioner's RAC zoning district request, they are also committing to a site-specific zoning plan and written conditions. The rezoning plan limits the new development to 60,800 square feet of office uses, 5,800 square feet of financial institution uses, and 5,000 square feet of restaurant/retail uses, along with a parking structure. A minimum of 80% of the Carnegie Boulevard frontage is required to be activated at the ground floor with commercial uses. Mr. Brown commented that the rezoning request was straightforward since there is no adjacency to residential property and the request is consistent with the policy recommendation for RAC.

The Petitioner's team is continuing to coordinate with the SouthPark Association of Neighborhoods (SPAN) and SouthPark Community Partners on the project details and community benefits. Mr. Brown concluded the meeting by stating that the rezoning timeline could result in a public hearing in September and City Council decision in October, at the earliest.

The virtual meeting was then opened for discussion:

An attendee asked about branding or identification coordination with Symphony Park based on Towne Bank's funding. The Petitioner's team stated that they intended for Towne Bank to be a tenant in the new development which would be a signature building at a signature location.

In response to a question about the existing pond on the site, the Petitioner's team stated that the current intent is for the pond to go away when the site is redeveloped since it does not serve an engineering or stormwater purpose.

One attendee noted that due to the proximity to Symphony Park, she'd like to see pedestrian connectivity to the park.

The meeting concluded at approximately 5:45 p.m. without any further questions or discussion from the community.

Respectfully submitted this 11th day of August 2025.

cc: Emma Knauerhase, Charlotte Planning, Design and Development Department
Holly Cramer, Charlotte Planning, Design and Development 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 QUESTIONS. THANK YOU!

2025-071	full_name_neighborhood	first_name	last_name	physical_address	apartment_unit_or_suite	city	state
2025-071	Asbury Hall Homeowners Associat	Daniel	Morrison	1834 ASBURY HALL CT, CHARLOTTE, NC, 28209-5538		CHARLOTTE NC	28209-5538
2025-071	Asbury Hall Homeowners Associat	Tom	Girkins	1828 ASBURY HALL CT., CHARLOTTE, NC, 28209		CHARLOTTE NC	28209
2025-071	Barclay Downs Homeowners Associ	Anna	Wilder	3301 FERNCLIFF RD., CHARLOTTE, NC, 28211		CHARLOTTE NC	28211
2025-071	Barclay Downs Homeowners Associ	Becky	McGrath	3200 GLEN TERRACE, CHARLOTTE, NC, 28211		CHARLOTTE NC	28211
2025-071	Barclay Downs Homeowners Associ	Brian	Gesing	3301 FERNCLIFF RD., CHARLOTTE, NC, 28211		CHARLOTTE NC	28211
2025-071	Barclay Downs Homeowners Associ	Derek	Dittner	3831 BARCLAY DOWNS DR, CHARLOTTE, NC, 28209		CHARLOTTE NC	28209
2025-071	Barclay Downs Homeowners Associ	Melissa	Hovey	3601 MERRIFIELD ROAD, CHARLOTTE, NC, 28211		CHARLOTTE NC	28211
2025-071	Circle of Inspiration	Willie	Keaton	721 GOVERNOR MORRISON STREET, CHARLOTTE, NC, 28211		CHARLOTTE NC	28211
2025-071	Closeburn & Glenkirk Neighborho	Leslie	Mueller	5523 CLOSEBURN RD, CHARLOTTE, NC, 28210		CHARLOTTE NC	28210
2025-071	Closeburn & Glenkirk Neighborho	Roger	Coates	5616 GLENKIRK RD, CHARLOTTE, NC, 28210		CHARLOTTE NC	28210
2025-071	Deering Oaks	Beth	Carpenter	2400 RICHARDSON DR, CHARLOTTE, NC, 28211		CHARLOTTE NC	28211
2025-071	Fairmeadows Neighborhood Associ	David	Herran	2918 EASTBURN ROAD, CHARLOTTE, NC, 28210		CHARLOTTE NC	28210
2025-071	Forest Heights Homeowners Assoc	Hettie	Wright	3230 SUNNYBROOK DR, CHARLOTTE, NC, 28210		CHARLOTTE NC	28210
2025-071	Foxcroft Homeowners Association	Ericka	Gibson	7114 OLD DAIRY LANE, CHARLOTTE, NC, 28211		CHARLOTTE NC	28211
2025-071	Heatherstone Neighborhood Assoc	Christine	Woods	3635 STOKES AV, CHARLOTTE, NC, 28210		CHARLOTTE NC	28210
2025-071	Henderson Circle	Christian	Ciciarelli	3643 BARCLAY DOWNS DRIVE, CHARLOTTE, NC, 28209		CHARLOTTE NC	28209
2025-071	Laurelwood	Drew	Thrasher	6400 HAZELTON DRIVE, CHARLOTTE, NC, 28210		CHARLOTTE NC	28210
2025-071	Lavie South Park	Josh	Francis	5725 CARNEGIE BOULEVARD, CHARLOTTE, NC, 28209		CHARLOTTE NC	28209
2025-071	Lower Briar Creek Homeowners As	JoEllen	Bray	3118 MICHAEL BAKER PL, CHARLOTTE, NC, 28215		CHARLOTTE NC	28215
2025-071	Madison Park	Olivia	Crowley	3254 MARGELLINA DRIVE, CHARLOTTE, NC, 28210		CHARLOTTE NC	28210
2025-071	Page's Pond	Nancy	Mullins	5400 WINTERCREST LN, CHARLOTTE, NC, 28209		CHARLOTTE NC	28209
2025-071	Park Phillips Townhomes Owners	Barbara	Pomeroy	4929 PARK PHILLIPS COURT, CHARLOTTE, NC, 28210		CHARLOTTE NC	28210
2025-071	Park Phillips Townhomes Owners	Ike	Grainger	6716 CHURCHILL PARK CT, CHARLOTTE, NC, 28210		CHARLOTTE NC	28210
2025-071	Park Quail Neighborhood COAliti	Mary	Settlemyre	5811 FAIRVIEW RD, CHARLOTTE, NC, 28209		CHARLOTTE NC	28209
2025-071	Picardy Homeowners Association	Ashley	Boenisch	2910 ARUNDEL DRIVE, CHARLOTTE, NC, 28209		CHARLOTTE NC	28209
2025-071	Picardy Homeowners Association	Phyllis	Strickland	5809 WINTERCREST LN, CHARLOTTE, NC, 28209		CHARLOTTE NC	28209
2025-071	Picardy Homeowners Association	Wilna	Eury	3040 EASTHAM LN, CHARLOTTE, NC, 28209		CHARLOTTE NC	28209
2025-071	Piedmont Row Homeowners Associa	John	McCann	4620 PIEDMONT ROW DR, CHARLOTTE, NC, 28210		CHARLOTTE NC	28210
2025-071	Piedmont Row Homeowners Associa	Tom	Golen	4625 PIEDMONT ROW DR, CHARLOTTE, NC, 28209		CHARLOTTE NC	28209
2025-071	Selwyn Grove Homeowners Associa	Gregory	Underwood	5231 LILA WOOD CIRCLE, CHARLOTTE, NC, 28209		CHARLOTTE NC	28209
2025-071	Selwyn Neighborhood Association	David	Bunn	3118 FAIRFAX DR, CHARLOTTE, NC, 28209		CHARLOTTE NC	28209
2025-071	South Park	Lindsay	Perry	721 GOVERNOR MORRISON, CHARLOTTE, NC, 28211		CHARLOTTE NC	28211
2025-071	SouthPark Association of Neighb	Joey	Bukowski	4020 SHARON PKWY, CHARLOTTE, NC, 28211		CHARLOTTE NC	28211
2025-071	SouthPark Association of Neighb	Steven	Bock	2719 PHILLIPS GATE DR, CHARLOTTE, NC, 28215		CHARLOTTE NC	28215
2025-071	Southpark Commons	Kim	Byrd	3256 MARGELLINA DRIVE, CHARLOTTE, NC, 28210		CHARLOTTE NC	28210
2025-071	Southpark Commons	Tammi	Gilbert	5731 CLOSEBURN RD, CHARLOTTE, NC, 28210		CHARLOTTE NC	28210
2025-071	Wrencrest Homeowners Associatio	Maddy	Baer	5617 FAIRVIEW RD, CHARLOTTE, NC, 28209		CHARLOTTE NC	28209

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2025-071	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2025-071	17706104	SOUTHPARK MALL LP	% SIMON PROPERTY GROU			PO BOX 6120		INDIANAPOLIS	IN	46206
2025-071	17706114	SWVP CHARLOTTE LLC				12790 EL CAMINO REAL SUITE 150		SAN DIEGO	CA	92130
2025-071	17708301	TGA HP SPECIALTY SHOPS OWNER LLC			C/O HILL PARTNERS SOUTHEAST LLC	2201 SOUTH BLVD STE 400		CHARLOTTE	NC	28203
2025-071	17708303	NUCOR PROPERTIES LLC			c/o NUCOR CORPORATION	1915 REXFORD RD		CHARLOTTE	NC	28211
2025-071	17708304	BEACON INVESTMENT CORP			C/O J FRANK HAMSON III/COCA	4100 COCA COLA PLAZA		CHARLOTTE	NC	28211
2025-071	17708305	TOWNE BANK				6001 HARBOR VIEW BLVD		SUFFOLK	VA	23435
2025-071	17708306	SOUTH PARK REAL ESTATE LLC		LAROCHELLE	ATTN:JOHN W MARRIOTT III & LEE	9210 CORPORATE BLVD	STE 335	ROCKVILLE	MD	20850
2025-071	17708307	CHARLOTTE MIRROR LAKE REAL ESTATE			ATTN NEREE L PALADEAU	9210 CORPORATE BLVD	STE 335	ROCKVILLE	MD	20850

EXHIBIT B

Alexander
Ricks
PLLC

July 18, 2025

Alexander Ricks PLLC
1420 E. 7th St., Suite 100
Charlotte, North Carolina 28204

VIA US MAIL

NOTICE TO INTERESTED PARTIES OF REZONING COMMUNITY MEETING

Date: Tuesday, August 5th at 5:30 p.m.
Location: Virtual Meeting, RSVP for link (details provided below)
Petitioner: Harris Investment Company #1, LLC
Petition No.: 2025-071

Dear Charlotte Neighbor:

Our firm represents Harris Investment Company #1, LLC (the "Petitioner") in its proposal to rezone an approximately 1.53-acre site located north of Carnegie Boulevard, east of Coca-Cola Plaza, and south of Rexford Road. The Petitioner is requesting a rezoning from the O-15(CD) zoning district to the RAC(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 Unified Development 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 Tuesday, August 5th 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 and you will be provided with a link to RSVP and receive access information for the virtual meeting.** Please reference the petitioner ("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 or call 980-498-6109 and we can make alternative arrangements for you to receive the rezoning information.

Sincerely,



EXHIBIT C

🔍 Find a participant



Brittany Lins (Host, me)



collin brown



Collin Brown



Jim Williams



Amy Eliason



David Burn



Drew Thrasher



HIC Team



Hilary Larsen



Kimberly Owens



Kris Horacek



Krista Bokhari



Nate Doolittle



Rob Aulebach



Sarah Plott



EXHIBIT D

Lincoln

REZONING #2025-071

@ CARNEGIE BLVD

HARRIS INVESTMENT COMPANY #1, LLC

Official Community Meeting

August 5, 2025

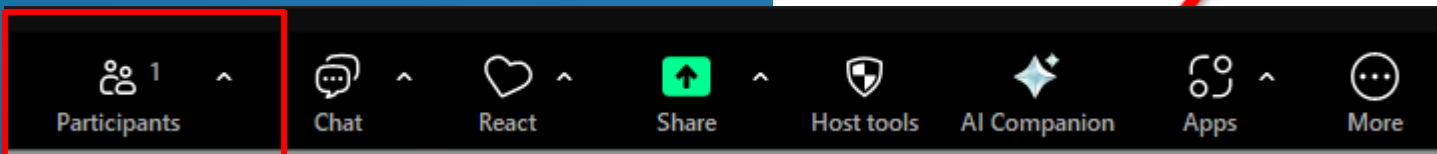
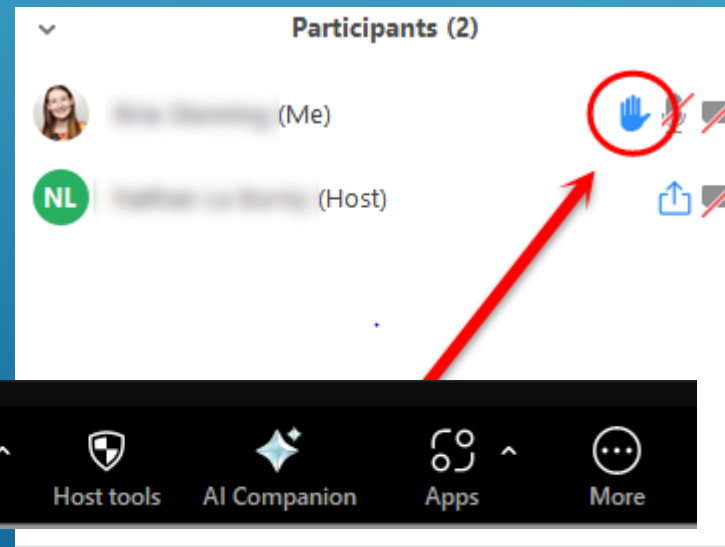
Alexander
Ricks
PLLC

AT THE END: QUESTIONS & DISCUSSION

Type your
questions



Or ask out loud



TEAM INTRODUCTIONS

Property Owner: Towne Bank

PETITIONER: Harris Investment Company #1, LLC

Scott Kurz

Lincoln



Nate Doolittle, Shaun Tooley,
Amy Eliason

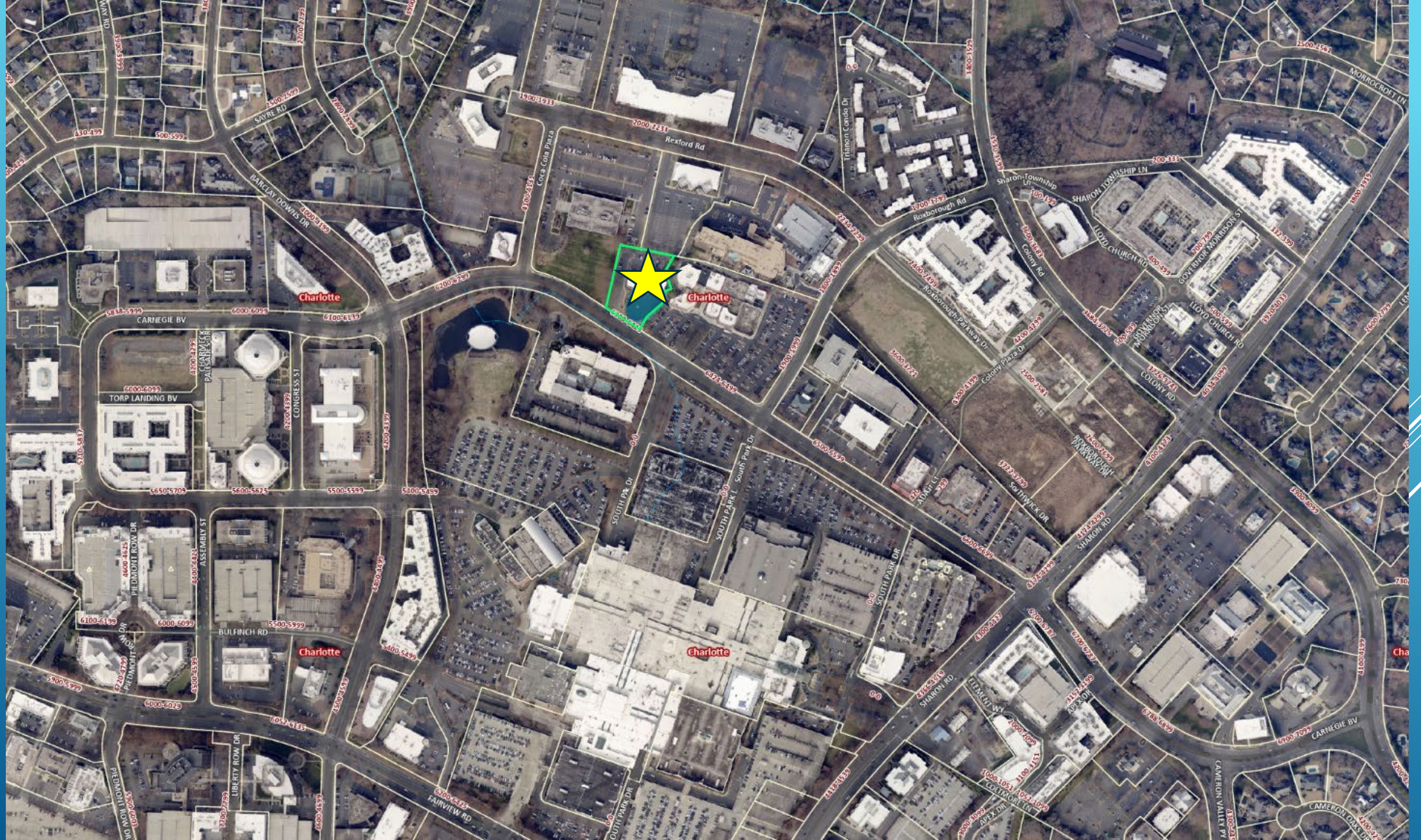


Jim Williams, David Burn

Alexander
Ricks
PLLC

Collin Brown &
Brittany Lins

PROPERTY LOCATION





Nucor 2100

FedEx Drop Box

USPS Drop Box

Charlotte Marriott
SouthPark
4.3 (904)
4-star hotel

The Encore SouthPark

TowneBank

Paco's Tacos & Tequila
Tex Mex

BrickTop's
American

Anthony Vince Nail Spa

Elizabeth Bruns
Jewelry store

Velocity Technology
Solutions

DoubleTree Suites
by Hilton Hotel...
4.2 (1525)
3-star hotel

Symphony
Park

First Citizens Bank

Perry's Diamonds
& Estate Jewelry
Jeweler

Google







6-Tariq Bokhari

DEVELOPMENT CONSIDERATIONS



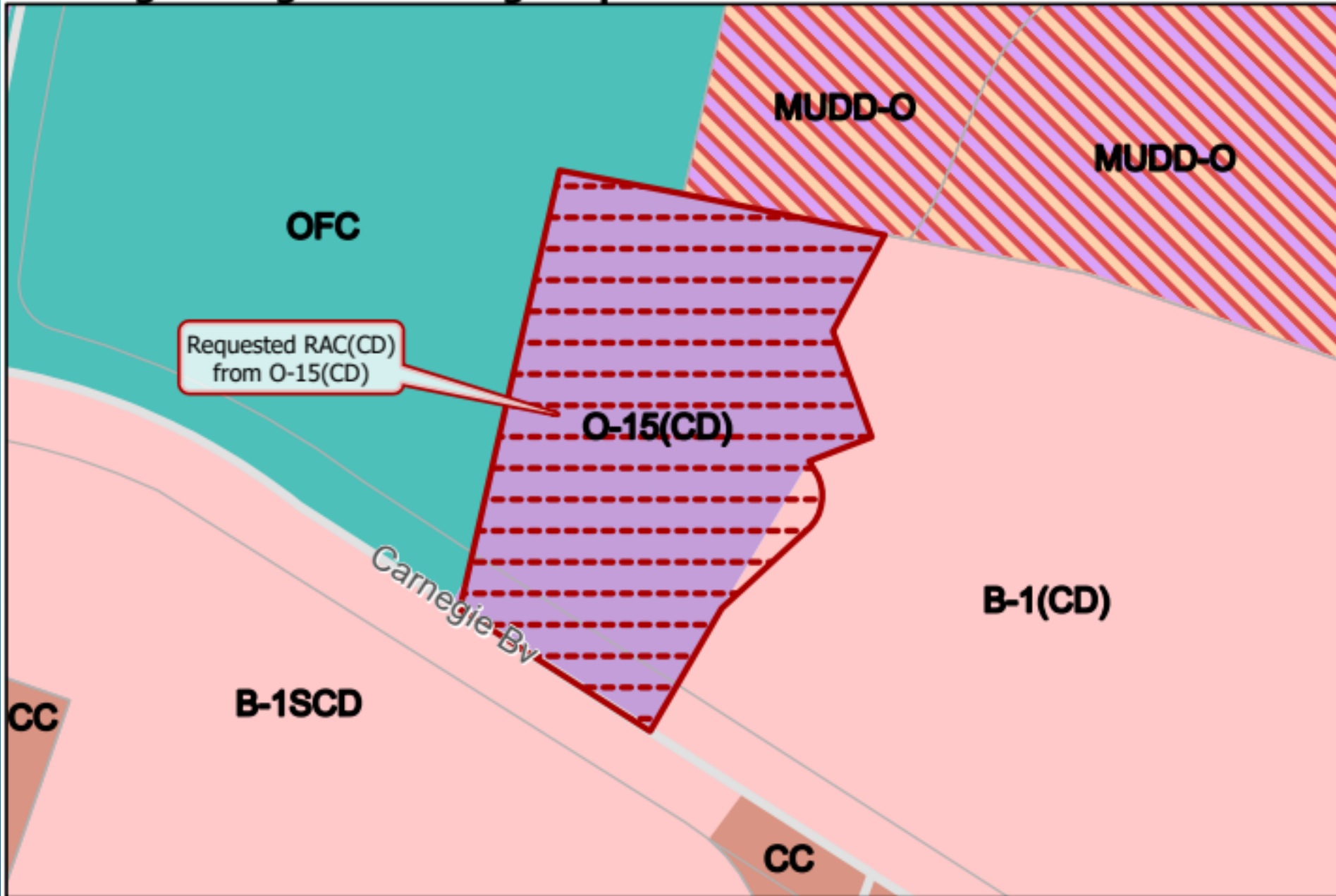
DEVELOPMENT CONSIDERATIONS


- ▶ Property Owner Requirements
- ▶ Existing Zoning
- ▶ Natural / Environmental Constraints
- ▶ Access / Transportation Requirements
- ▶ Adjacent Owner Concerns
- ▶ Ordinance / Policy Requirements (non-zoning, e.g., Stormwater, Tree)
- ▶ Adopted 2040 Plan and other Policy Recommendations
- ▶ City Priorities
- ▶ Adjacent Uses
- ▶ Broader Community Concerns
- ▶ Market Realities








EXISTING ZONING

Existing Zoning & Rezoning Request



 Requested RAC(CD)
from O-15(CD)

Zoning Classification

-  Campus
-  Office
-  Business
-  Commercial Center
-  Mixed Use



2040 PLAN RECOMMENDATION



Charlotte Future 2040 Policy Map



6337 CARNEGIE BV, CHA



Legend

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



Search result



6337 CARNEGIE BV, CHARLOTTE, NC, 28211

[Zoom to](#)



REZONING PROPOSAL

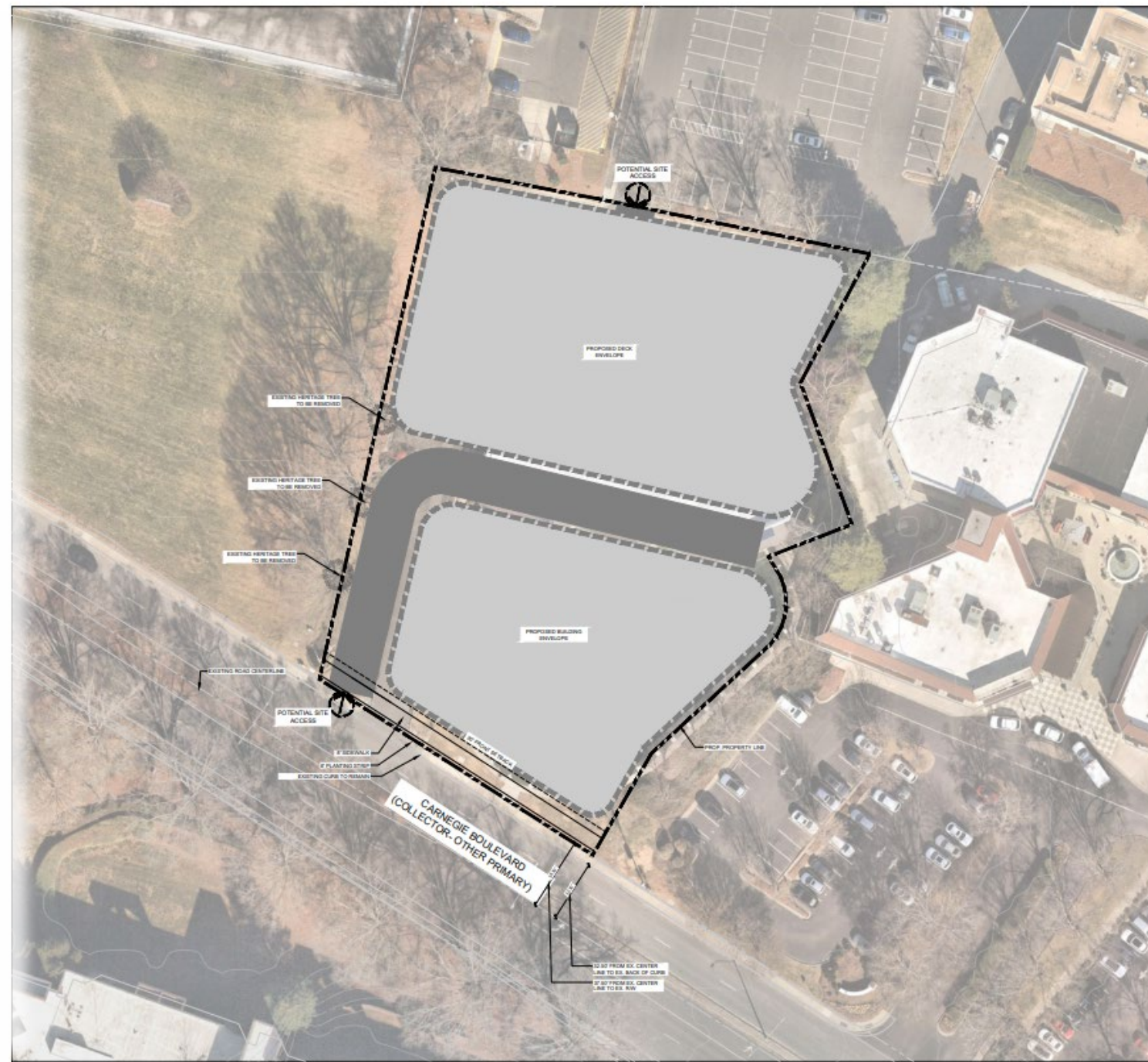
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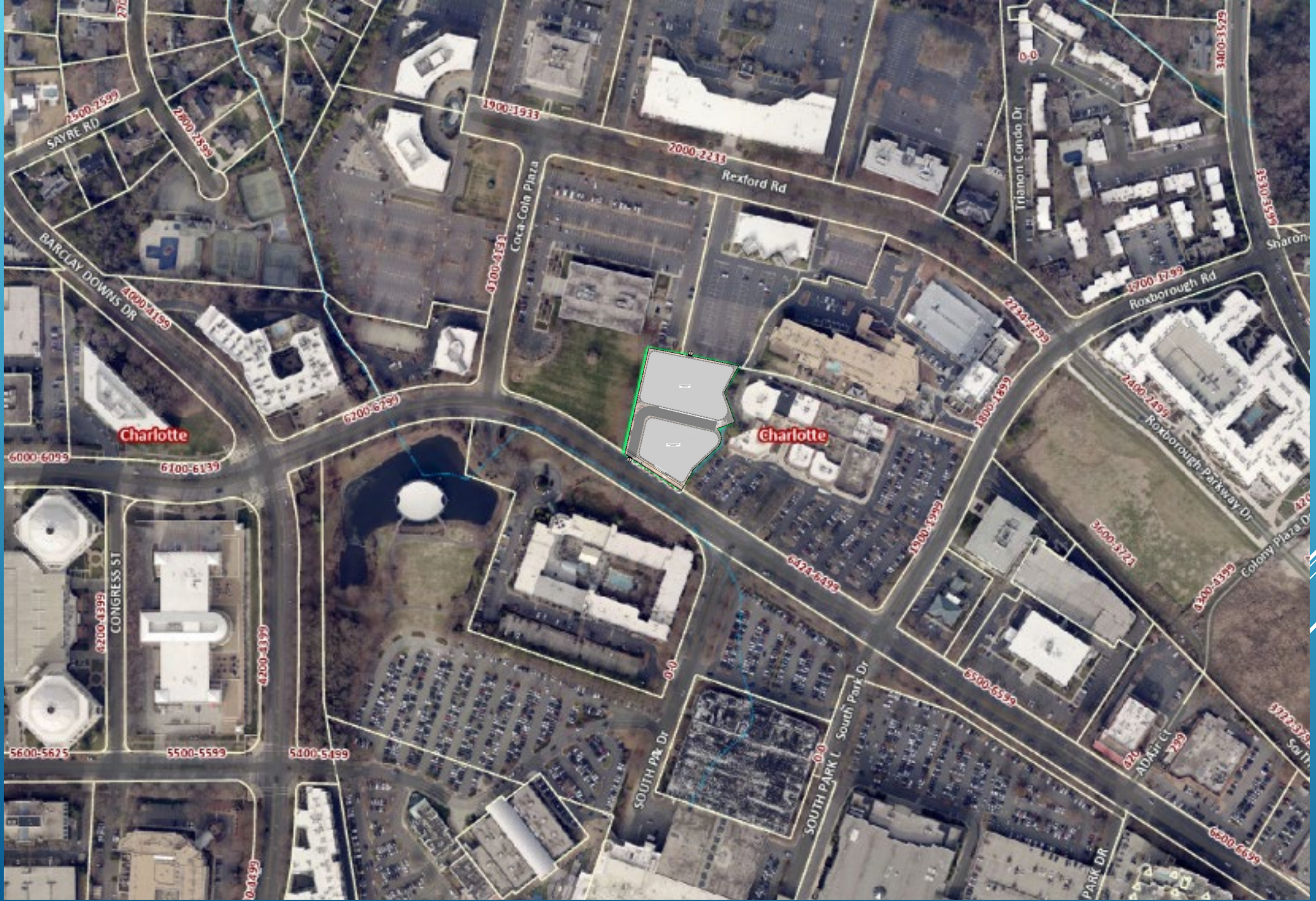
REQUESTING RAC(CD)

CONSISTENT WITH
2040 POLICY


- 60,800 SF OFFICE
- 5,800 SF FINANCIAL INSTITUTION
- 5,000 SF RESTAURANT/RETAIL
- STRUCTURED PARKING

MIN. 80% OF BUILDING
GROUND FLOOR FRONTAGE
ALONG CARNEGIE BLVD
WILL BE ACTIVATED WITH
COMMERCIAL USES





POTENTIAL REZONING TIMELINE

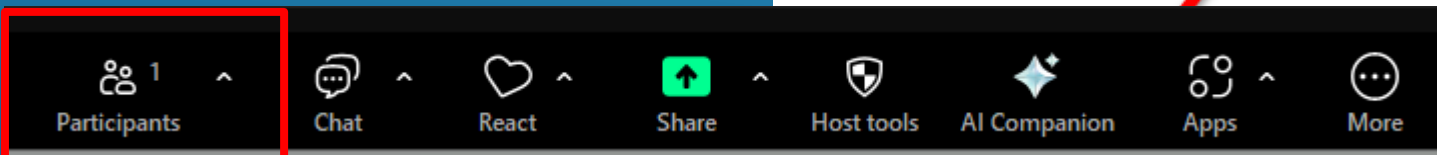
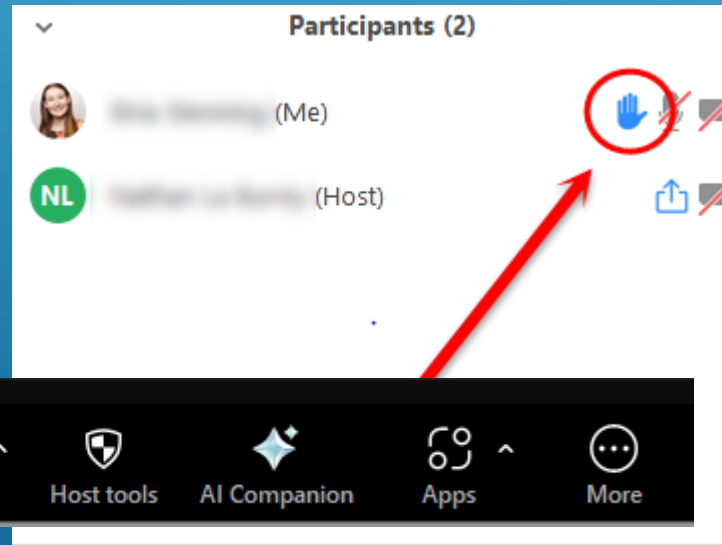
- Rezoning Application Processed: June 2025
 - **Official Community Meeting:** **Today, August 5th**
 - Revised Plan Submittal: August 11th
 - Earliest Possible Public Hearing: September 15th
 - Zoning Committee: October 7th
 - Earliest Possible Decision: October 20th
- 
- Three white lines of varying lengths and slopes are positioned in the bottom right corner of the slide, extending from the right edge towards the center.

QUESTIONS?

Type your
questions



Or ask out loud



THANK YOU!