

**COMMUNITY MEETING REPORT**  
**Petitioner: EXCEL Financial Services, Inc**  
**Rezoning Record RZP-2025-140**

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

The President of the Petitioner mailed a written notice of the date, time, and location of 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 2/5/2026. A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME, AND LOCATION OF MEETING**

The Community Meeting was held on: Wednesday, 2/18/26 6:00pm

Place of Meeting: Mac's Speed Shop, 2414 Sandy Porter Rd, Charlotte NC, 28273

**PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet)**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The petitioner was represented at the Community Meeting by Delores Leith.

**SUMMARY OF PRESENTATION / DISCUSSION**

The Petitioner's President, Delores Leith welcomed attendees and introduced herself. Delores Leith indicated that the Petitioner proposed to rezone approximately .433 acres, Tax Parcel # 20103106, address 2500 Sandy Porter Rd, Charlotte, NC 28273 from the NB-2 to the CAC-1(CD) zoning district.

Delores Leith explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the proposed use and respond to questions and concerns from nearby residents and property owners.

Delores Leith provided background information about the Petitioner's experience and the typical operation of proposed facility. She then discussed a PowerPoint presentation, a copy of which was provided to attendees and is attached hereto as Exhibit D. The presentation included GIS location overview highlighting proposed site with Labels for Property Address Numbers and Businesses.

Ms. Leith discussed the design of the proposed facility. She used the existing structure to explain the facility's new design concepts and operations.

Overall, major support for the Petitioner and the proposed plan to rezone. The attendees shared positive feedback as the proposed zoning would provide services to the community as well as stability to the property. One concerned was noted: Will the property taxes for single family residence increase due to the rezoning of the proposed property?

Date Sent: 02/23/26

# EXHIBIT A

## **NOTICE TO INTERESTED PARTIES** **OF COMMUNITY MEETING**

**Subject:** Community Meeting - Rezoning petition filed by EXCEL Financial Services, Inc / Delores Leith to rezone approximately .433 acres located at 2500 Sandy Porter Rd, Charlotte, NC, 28273, to allow renovation of existing structure converting to a Personal Service Establishment.

**Date and Time of Meeting:** Wednesday, 2/18/26 6:00pm

**Place of Meeting:** Mac's Speed Shop, 2414 Sandy Porter Rd, Charlotte NC, 28273

**Petitioner:** EXCEL Financial Services, Inc / Delores Leith

**Rezoning Petition:** RZP-2025-140

EXCEL Financial Services, Inc is working with a Rezoning Petition filed with the Charlotte Planning Design & Development Department seeking to rezone .433 acres located 2500 Sandy Porter Rd, Charlotte, NC, 28273, from N2-B zoning district to CAC-1(CD) zoning district. The purpose of the rezoning is to permit the renovation of the existing structure converting it to a Personal Service Establishment.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the petitioner will hold a Community Meeting prior to the Public Hearing of this Rezoning Petition to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design and Development Department's records indicate that either you are a representative of a registered neighborhood organization or an owner of a property that adjoins is located across the street from or is near the site.

Accordingly, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding the Rezoning Petition on Wednesday, 2/18/26 6:00pm at Mac's Speed Shop, 2414 Sandy Porter Rd, Charlotte NC, 28273. We look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Delores Leith, 704-495-8280.

Date Mailed: 02/05/26

# EXHIBIT B







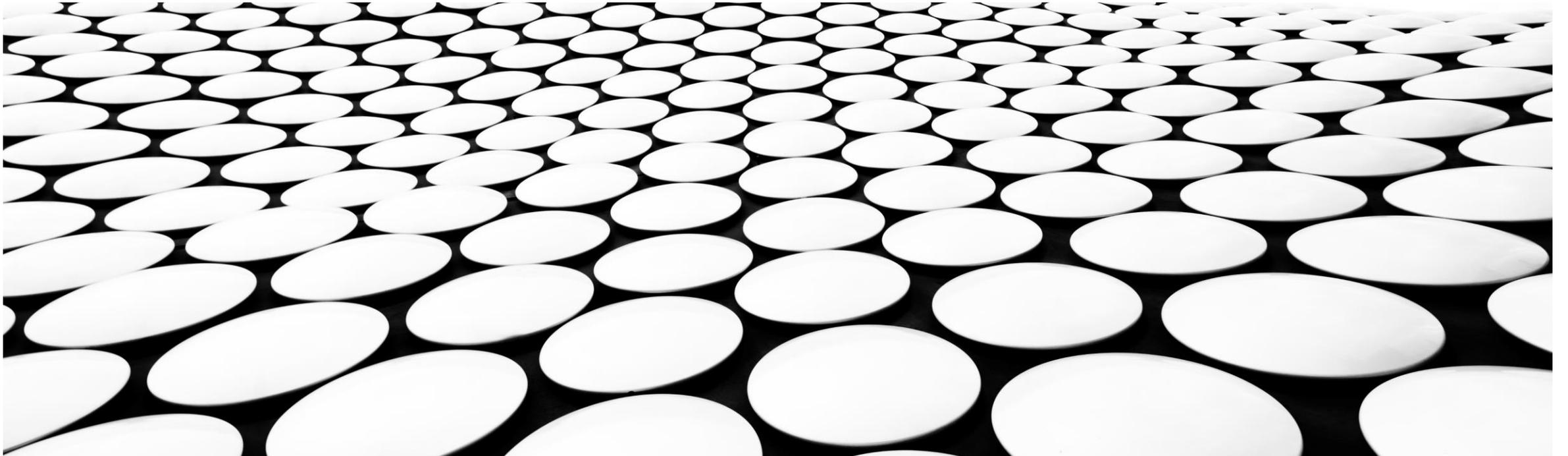
# EXHIBIT D

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## COMMUNITY MEETING

### REZONING PETITION: RZP-2025-140

[WEDNESDAY, 2/18/26 6:00PM](#)



## **Introduction**

- Delores Leith, President EXCEL Financial Services, Inc
- Background

## **Discuss Rezoning Petition RZP-2025-140**

- Location of property
- Existing Zoning vs Proposed Zoning
- Permitted & Prohibited Uses

## **High Level Overview of Rezoning Process**

- Defined by City of Charlotte

## **Questions & Concerns**

## **Rezoning Petition**

- **RZP-2025-140**

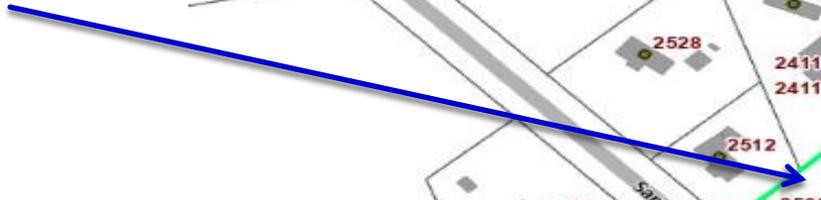
## **Location for Proposed Rezoning**

- Property Address
  - 2500 Sandy Porter Rd, Charlotte, NC, 28273
  - Tax Parcel: #20103106

## **Current & Proposed Zoning Districts**

- Existing Zoning: N2-B
  - Current uses: Single Family Residential
- Proposed Zoning: CAC-1(CD)
  - Adaptive reuse of existing structure for Proposed Zoning CAC-1(CD)

# Property Location



## ❑ Design of Proposed Facility

- Current Plans
  - Reuse existing structure as a Personal Service Establishment
    - Hair salon
    - Nail salon
    - Massage
    - Facials
    - Etc.
  
- Utilization Examples
  - Personal Service Establishment (proposed)
  - Office Space
  - Medical/Dental Office Space

## ❑ Permitted & Prohibited Uses

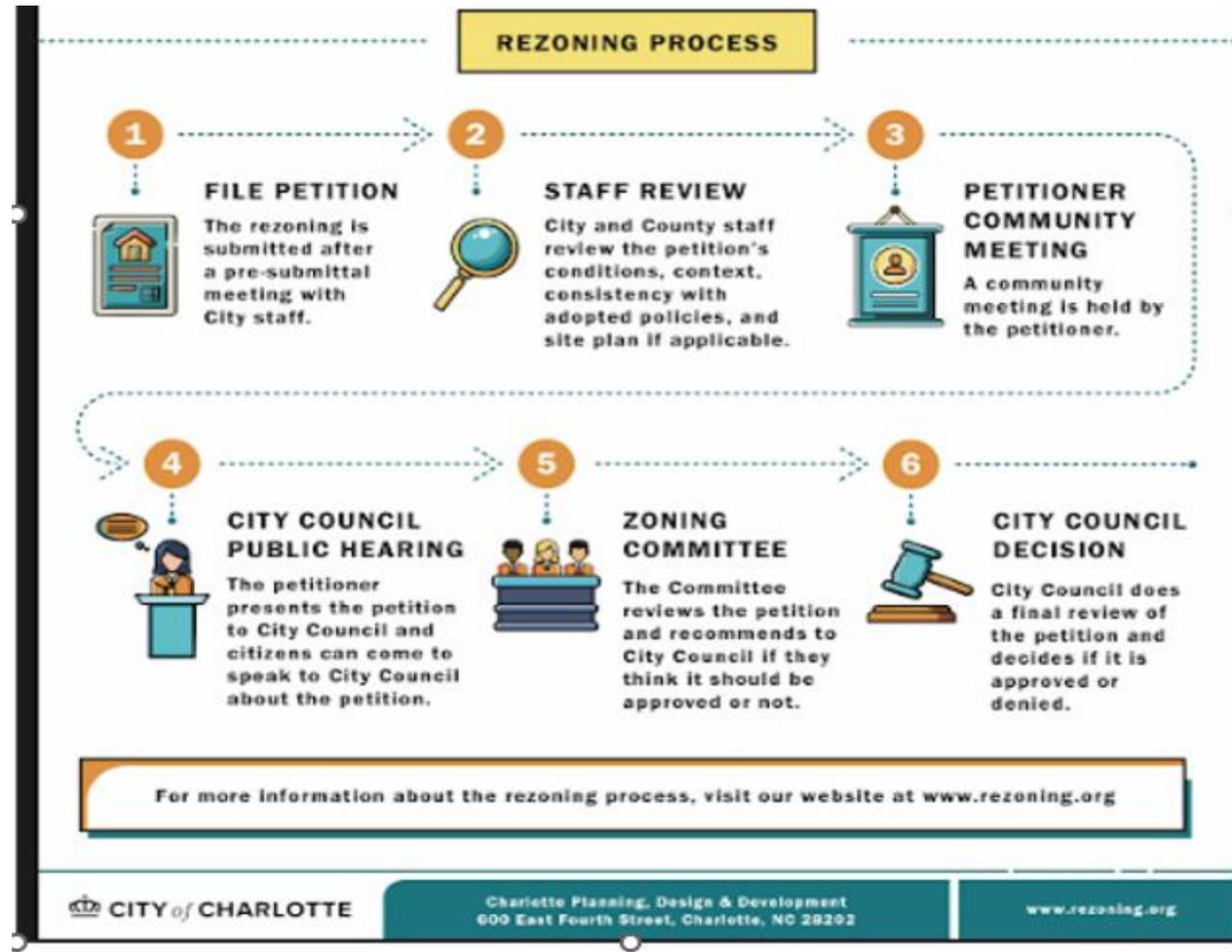
### ○ Permitted Uses

- The site may be developed with principal and accessory uses as allowed by right and under prescribed conditions in the CAC-1(CD) zoning district

### ○ Prohibited Uses

- Dormitory, group home, vehicle fueling facility, vehicle rental: enclosed, vehicle repair facility: minor, amusement facility - indoor, homeless shelter, domestic violence shelter, food pantry, beneficial fill site, parking lot (principal use), passenger terminal, public transit facility, utility (including transmission & distribution), wireless telecommunications.
- Temporary uses- outdoor entertainment. Accessory Drive-through, outdoor entertainment

## ☐ Rezoning Process (Information Only)





# Questions & Concerns?