

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