

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Petition filed by Culp Road Materials, LLC to amend its previously approved Site Plan (RZ #2024-068) to accommodate development of approximately 27.266-acres identified as Mecklenburg County Tax Parcel Nos. 05539103, 05553104 and 05539101 and located along the South I-85 Service Road near the I-85/I-485 Interchange (the "Site").

Date and Time of Meeting: **Tuesday, June 16th, 2026 at 6:00pm.**

Place of Meeting: **Hope Community Church of Metrolina, 3205 Sam Wilson Rd. Charlotte, NC 28214**

Petitioner: Culp Road Materials, LLC

Rezoning Petition No.: RZP-2026-036 (the "Petition")

We are assisting Culp Road Materials, LLC (the "Petitioner") with a rezoning petition recently filed with the Charlotte Planning, Design & Development Department. As you may recall, the City of Charlotte previously approved the rezoning of approximately 14.15 acres along the S I-85 Service Road from N1-A to ML-2(CD), as reflected in the site plan for RZ #2024-068 (the "2024 Petition"). This Petition proposes adding approximately 13.12 acres to the previously approved rezoning, resulting in a total development area of approximately 27.27 acres (the "Site"). It also seeks approval for additional uses permitted by right in the ML-2 zoning district. The Site is located along the S I-85 Service Road in Charlotte, North Carolina, and includes Tax Parcel Nos. 05539103, 05553104, and 05539101. The requested rezoning would bring the additional acreage into the ML-2(CD) district to align with adjacent zoning and support cohesive development of the Site consistent with surrounding industrial uses. A copy of the Rezoning Map and Revised Site Plan are enclosed.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on 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 property that adjoins, is located across the street from, or is near the Site.

Accordingly, on behalf of the Petitioner, we cordially invite you to the Community Meeting regarding this Petition that will be held on the Date and at the Time and Location set forth above. Representatives of the Petitioner will be available to share this rezoning proposal with you, answer questions, and receive any feedback you may have.

In the meantime, should you have any questions or comments about this matter, please do not hesitate to call Kaitlin Beckom at (704) 998-2201 or Susanne Todd at (704) 998-2306.

Sincerely,
Johnston, Allison, & Hord, PA

cc: City of Charlotte Council Member Joi Mayo, District 3
Joe Mangum, City of Charlotte, Project Coordinator - Rezoning

Date Mailed: June 1st, 2026

2026-036: Culp Road Materials, LLC

Parcel(s):

05539103, 05539101, 05539104

Current Zoning:

ML-2(CD) (Manufacturing and Logistics-2, Conditional), N1-A ANDO (Neighborhood 1-A, Airport Noise Overlay District)

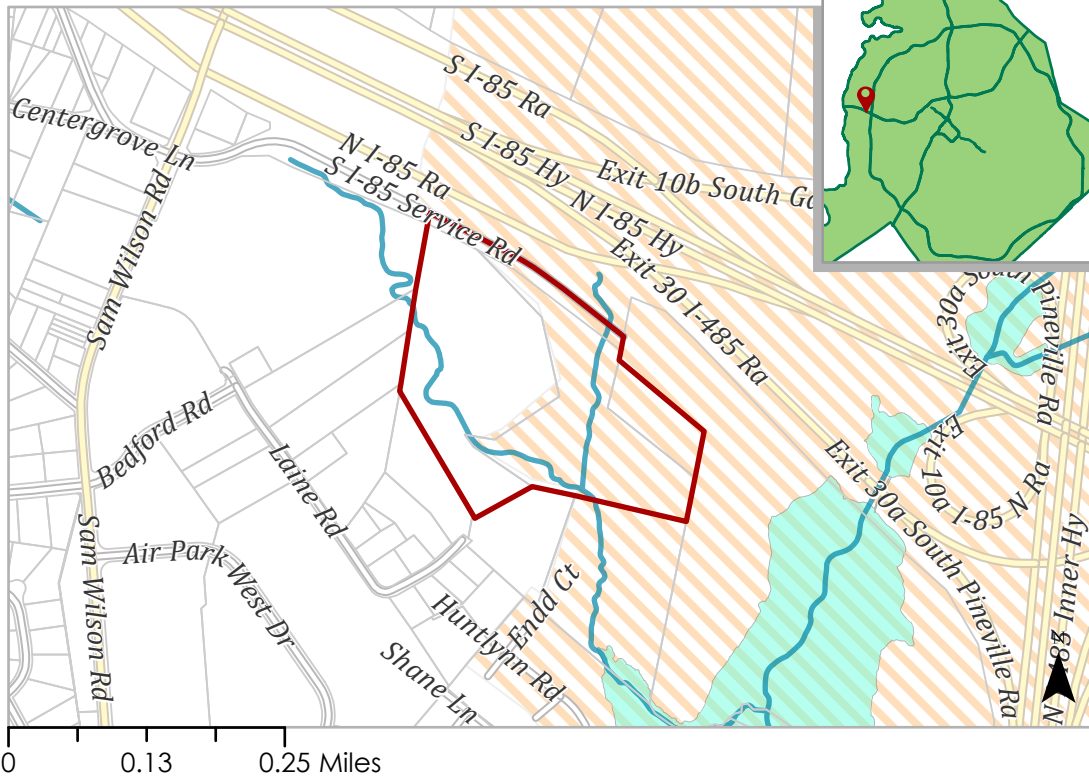
Requested Zoning:

ML-2(CD) (Manufacturing and Logistics-2, Conditional), ML-2(CD) ANDO (Manufacturing and Logistics-2, Conditional, Airport Noise District Overlay)

Size:

Approximately 27.266 acres

Location of Requested Rezoning



Rezoning Area

- 2026-036
- Outside City Limits
- Parcel
- Streams
- FEMA Flood Plain
- Airport Noise Overlay

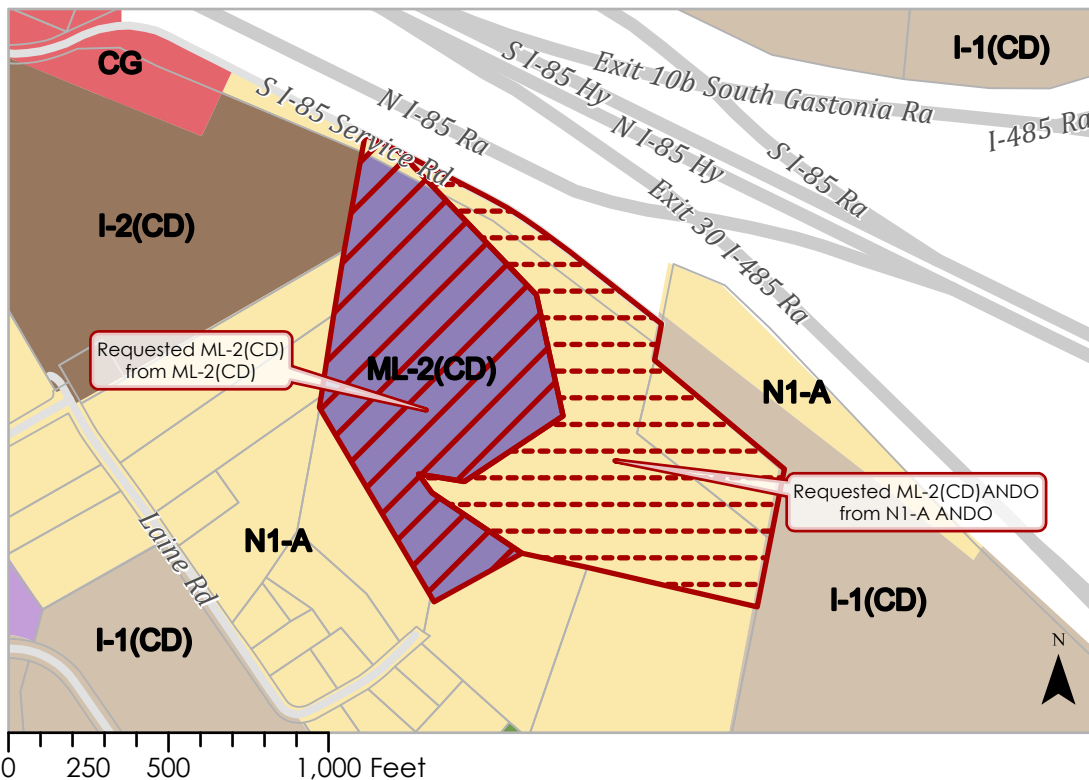
Adjacent to City Council District:

- 3-Joi Mayo

County Commissioner

- 2-Vilma D. Leake

Existing Zoning & Rezoning Request



Zoning Classification

- Neighborhood 1
- Manufactured Home
- Office
- Commercial
- Manufacturing & Logistics
- Light Industrial
- General Industrial
- Requested ML-2(CD) ANDO from N1-A ANDO
- Requested ML-2(CD) from ML-2(CD)

