

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2026-018

Petitioner: S.R. Mozeley Properties, LLC
Rezoning Petition No.: 2026-018
Property: ±3.8 Acres located off Fred D. Alexander Blvd.

This community meeting report is being filed with the City of Charlotte City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to 37.2 of the City of Charlotte Unified Development Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and details of the community meeting to the individuals and organizations set out on **Exhibit A** by depositing the notice in the U.S. mail on 4/23/2026. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The community meeting was scheduled to be held virtually on Thursday, May 7, 2026, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

One individual signed up to attend the virtual meeting but ultimately did not participate. As there were no attendees present, Ms. Thompson concluded the virtual meeting at 6:10 p.m.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Daniel S. Waters, S.R. Mozeley Properties, LLC
Bridget Grant & Lisa Thompson, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
03505201	MUSTIN	LESLIE HOWARD	PEGGY ANN	MUSTIN	1700 TENCH ST		CHARLOTTE	NC	28214
03505202	MUSTIN	LESLIE HOWARD	PEGGY ANN	MUSTIN	1700 TENCH ST		CHARLOTTE	NC	28214
03505203	MUSTIN	LESLIE HOWARD	PEGGY ANN	MUSTIN	1700 TENCH ST		CHARLOTTE	NC	28214
03505204	MUSTIN	LESLIE HOWARD	PEGGY ANN	MUSTIN	1700 TENCH ST		CHARLOTTE	NC	28214
03505205	MYERS	LINDA KING	ROBERT JAY	MYERS	1616 TENCH ST		CHARLOTTE	NC	28214
03505206	MILLER	ANGELA M			203 HENDERSON ST		MOUNT HOLLY	NC	28120
03505207	SOSSAMON	LEONARD B	ESTHER J	SOSSAMON	830 COURTNEY ST SE		CONCORD	NC	28252
03505208	MILLER	JAMEEL R			6506 MINT ST		CHARLOTTE	NC	28214
03505209	HERNANDEZ	FREDIS VICTOR	DAYSI MARLENI	SALVADOR	6428 MINT ST		CHARLOTTE	NC	28214
03505212	MUSTIN	LESLIE H			1700 TENCH ST		CHARLOTTE	NC	28214
03505215	MUSTIN	LESLIE HOWARD			1700 TENCH ST		CHARLOTTE	NC	28214
03505216	ADRONG	TRANG	TUONG	ADRONG	4203 MCINTYRE AVE		CHARLOTTE	NC	28216
03505217	PARRA	DIANE			24023 MEADOW FALLS DR		DIAMOND BA	CA	91765
03505220	MUSTIN	LESLIE H			1700 TENCH ST		CHARLOTTE	NC	28214-1613
03505222	READY MIX OF THE CAROLINAS II LLC				PO BOX 325		LOCUST	NC	28097
03505509	CROWER CONSTRUCTION EQUIPMENT LLC				PO BOX 30007		CHARLOTTE	NC	28230
03521107	SOSSAMON	LEONARD B	ESTHER J	SOSSAMON	830 COURTNEY ST SE		CONCORD	NC	28252
03521108	MUSTIN	LESLIE HOWARD			1700 TENCH ST		CHARLOTTE	NC	28214
03521109	MUSTIN	RUSSELL C	MILDRED P	MUSTIN	1701 TENCH ST		CHARLOTTE	NC	28214
03521111	MUSTIN	LESLIE HOWARD			1700 TENCH ST		CHARLOTTE	NC	28214
03521113	CIRCLE K STORES INC				PO BOX 52085	PROPERTY TAX DC17	PHOENIX	AZ	85072
03521115	HUNTER PROPERTIES BROOKSHIRE LLC				1114 N DAVIDSON ST		CHARLOTTE	NC	28206

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Chantilly on the Green	FLORENTINA	ROSSELL	2705 SHENANDOAH AVENUE, CHARLOTTE, NC, 28205
Classified Music Group	Larki	Sampson	6241 SOUTH BLVD STE 241991, CHARLOTTE, NC, 28217
Creekside at Coulwood	Tamara	Henderson	6930 SENEY DRIVE, CHARLOTTE, NC, 28214
Creekside at Coulwood	Wisdom	Jzar	1211 ELISE MARIE DRIVE, CHARLOTTE, NC, 28214
Glenhaven Neighborhood	Melissa	Eddie	1711 HARLAND STREET, CHARLOTTE, NC, 28216
Montclair Park Neighborhood Ass	Kevin	Poirier	748 WILDERNESS TRAIL DR, CHARLOTTE, NC, 28214
Oakdale - Brookshire	Valerie	Jennings	307 MCGINN GROVE DRIVE, CHARLOTTE, NC, 28216
Oakdale Green home owners assoc	Christine	Stawinsky	1502 HOLLOW MAPLE DR, CHARLOTTE, NC, 28216
Oakdale Grove neighborhood	Laura	Johnson	6023 PATRICIA RYAN DRIVE, CHARLOTTE, NC, 28216

Exhibit B

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION
PETITION #2026-018**

Subject: Rezoning Petition No. 2026-018
Petitioner/Developer: S. R. Mozeley Properties, LLC
Current Land Use: Vacant
Existing Zoning: I-2(CD) (General Industrial - 2, Conditional)
Rezoning Requested: ML-1(CD) (Manufacturing & Logistics – 1, Conditional)

Date and Time of Meeting: **Thursday, May 7, 2026, at 6:00 PM**

Virtual Meeting Registration: *Please send an email to CommunityMeeting@mvalaw.com to receive a secure meeting link and reference petition# 2026-018.*

Date of Notice: 4/23/2026

Moore & VanAllen is assisting S. R. Mozeley Properties, LLC (the “Petitioner”) on a recently filed request to rezone an approximately ±3.8-acre site located off Fred D. Alexander Blvd. in Charlotte, North Carolina (the “Site”) from I-2(CD) to ML-1(CD). The request is to amend the current rezoning plan to allow certain uses allowed by-right or with prescribed conditions in the ML-1 zoning district.

The Petitioner will hold a **Virtual Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning, Design and Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site.

Accordingly, we extend an invitation to participate in the upcoming Virtual Community Meeting to be held on Thursday, May 7, 2026, at 6:00 p.m.

Please send an email by May 6th to CommunityMeeting@mvalaw.com to receive a secure virtual meeting link and reference Petition #2026-018.

Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Virtual Community Meeting. Thank you.

cc: Malcolm Graham, Charlotte City Council District 2 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Daniel S. Waters, S. R. Mozeley Properties, LLC
Bridget Grant, Moore & Van Allen, PLLC

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Exhibit B (continued)

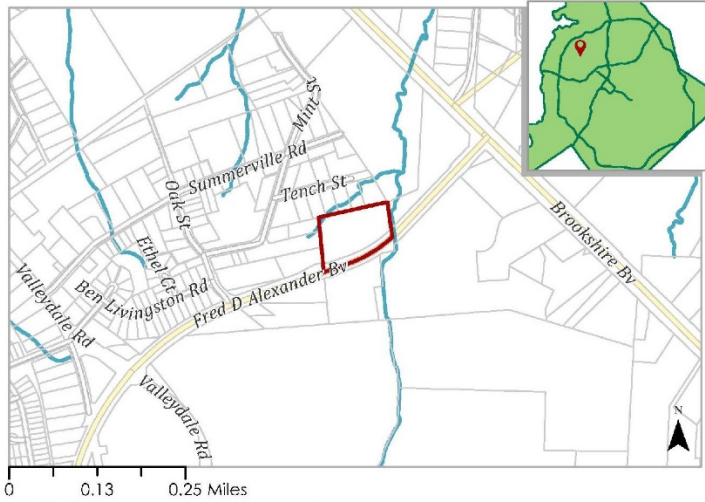
Site Location:



2026-018: S.R. Mozeley Properties, LLC

Parcel(s):
03505216
Current Zoning:
I-2(CD) (General Industrial, Conditional)
Requested Zoning:
ML-1(CD) (Manufacturing and Logistics-1, Conditional)
Size:
Approximately 3.8 acres

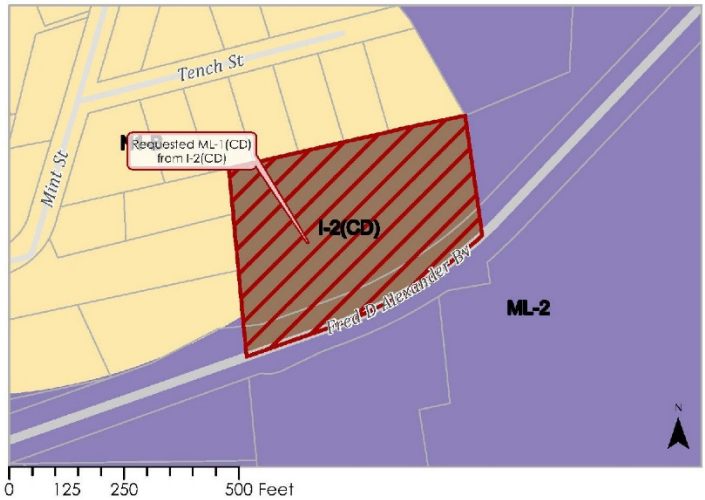
Location of Requested Rezoning



Rezoning Area

- 2026-018
 - Inside City Limits
 - Parcel
 - Streams
- City Council District:**
- 2-Malcolm Graham

Existing Zoning & Rezoning Request



Zoning Classification

- Neighborhood 1
- Manufacturing & Logistics
- General Industrial
- Innovation Mixed Use
- Requested ML-1(CD) from I-2(CD)

Map Created 3/23/2026