

## COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2026-019

**Petitioner:** Hendrick Motorsports  
**Rezoning Petition No.:** 2026-019  
**Property:** ±22.89-acres located at 3435 Morehead Road

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 4/30/2026. A copy of the written notice is attached as Exhibit B.

### TIME AND DATE OF MEETING:

The community meeting was held virtually on Thursday, May 14, 2026, at 6:00 PM.

### PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the meeting is attached as Exhibit C. The Petitioner's representatives were Greg Hartley with ACRO Development Services, Gene Cocchi with Hendrick Motorsports, and Bridget Grant with Moore & Van Allen, PLLC.

### SUMMARY OF ITEMS DISCUSSED AT MEETING:

#### I. Introduction and Overview of Development Plan.

Ms. Grant of Moore & Van Allen opened the meeting by explaining how the meeting would proceed. Ms. Grant then explained that the purpose of the community meeting was to obtain feedback from the community on the proposed expansion of the existing Hendrick Motorsports complex. Ms. Grant then introduced representatives of the Petitioner.

Ms. Grant described the location of the site between I-85 and Highway 29 on the Cabarrus County boundary line. It is on the west side of Team Hendrick Way at the corner of Morehead Road and Old Holland Road. A portion of the site is zoned N1-A however the southeast side of Team Hendrick Way is zoned I-1(CD) and will remain. The proposed zoning of ML-2(CD) is to allow the expansion of the existing Hendrick Motorsports complex, abutting the site located predominately across the county line. Charlotte's Future 2040 Plan Place Type recommendation is Neighborhood 1 (on the northwest side of Team Hendrick Way while the southeast portion remains Manufacturing and Logistics. She also shared that Concord's 2030 Land Use Plan for the Speedway is Amusements/Motor Sports while the Hendrick complex is Commercial and Industrial/Employment.

Ms. Grant reviewed the anticipated rezoning schedule, explained the process going forward, and noted that dates could change as the Petitioner took time to address community feedback. The community meeting was then opened for questions from attendees.

**II. Summary of Questions/Comments and Responses:**

The attendee asked about sourcing water and sewer and it was confirmed that the development team is working through those issues.

There being no further questions, Ms. Grant closed the meeting by thanking the attendee for their interest in the project.

**CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

The development team will continue to resolve issues with the City of Charlotte Planning, Design and Development Department.

cc: Reneé Johnson, Charlotte City Council District 4 Representative  
Holly Cramer, Charlotte Planning, Design and Development Department  
Greg Hartley, ACRO Development Services  
Bridget Grant, Moore & Van Allen, PLLC

## Exhibit A

### Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIR: COWNI	MAILADDR1	CITY	STATE	ZIPCODE
02907101	CONCORD GROUP HOLDINGS LLC				PO BOX 151972	ARLINGTON TX	76015
02907107	NANA MALONEY LLC				709 BUNKER GRASS LN SW	CONCORD NC	28027-0409
02907110	LITTLE	RANDY PAGE	EMILY LISK	LITTLE	2301 MOREHEAD RD	CHARLOTTE NC	28262
02907118	HSREI LLC				4400 PAPA JOE HENDRICK BV	CHARLOTTE NC	28262
02907120	HSREI LLC				4400 PAPA JOE HENDRICK BV	CHARLOTTE NC	28262
02907121	HSREI LLC				4400 PAPA JOE HENDRICK BV	CHARLOTTE NC	28262
02907122	HSREI LLC				4400 PAPA JOE HENDRICK BV	CHARLOTTE NC	28262
02908104	JOHNSON	JIMMY L			3426 MOREHEAD RD	CHARLOTTE NC	28262
02908105	JOHNSON	JIMMY LYNN			3426 MOREHEAD RD	CHARLOTTE NC	28262
02908106	CLINE	MATTHEW MCCLAIN III			3322 MOREHEAD RD	CHARLOTTE NC	28262
02908111	CLINE	RICKEY LANE			3510 MOREHEAD RD	CHARLOTTE NC	28262
02908112	CLINE	RICKEY LANE			3510 MOREHEAD RD	CHARLOTTE NC	28262
02908113	CLINE	KEVIN LEE			3322 MOREHEAD RD	CHARLOTTE NC	28262
02908114	CLINE	BURL EDWIN			3608 MOREHEAD RD	CHARLOTTE NC	28262
02908115	CLINE	MATTHEW MCCLAIN III			15100 UNION SCHOOL RD	CHARLOTTE NC	28262
02956102	STOWE	STEVEN W			5452 COLEMAN CIR NW	CONCORD NC	28027
02956103	CLAUSE	JASON J			7701 OLD HOLLAND RD	CHARLOTTE NC	28262
02956104	REEVES	KENNETH C			501 PEACE HAVEN RD	KANNAPOLIS NC	28083

### Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Mallard Lake Homeowners Associa	Andre	Christie	10503 GREENHEAD VIEW, CHARLOTTE, NC, 28262
Withrow Downs Homeowners Associ	Camisha	Farris	417 WITHERSHINN DR, CHARLOTTE, NC, 28262
Withrow Downs Homeowners Associ	Zandra	Allen	12114 LAVERSHIRE CT, CHARLOTTE, NC, 28262

**Exhibit B**

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION  
PETITION #2026-019**

Subject: Rezoning Petition No. 2026-019  
Petitioner/Developer: Hendrick Motorsports  
Current Land Use: Residential & Vacant  
Existing Zoning: N1-A (Neighborhood 1-A)  
Rezoning Requested: ML-2(CD) (Manufacturing & Logistics – 2, Conditional)  
**Date and Time of Meeting:** **Thursday, May 14, 2026, at 6:00 PM**  
**Virtual Meeting Registration:** *Please send an email to [CommunityMeeting@mvalaw.com](mailto:CommunityMeeting@mvalaw.com) to receive a secure meeting link and reference petition# 2026-019.*  
Date of Notice: 4/30/2026

Moore & VanAllen is assisting Hendrick Motorsports (the “Petitioner”) on a recently filed request to rezone an approximately portion of ±22.89-acre site located at 3435 Morehead Road in Charlotte, North Carolina (the “Site”) from N1-A to ML-2(CD). The request is to extend the existing Hendrick Motorsports complex located on the northeast corner of Morehead Road and Old Holland Road in northeast Mecklenburg County at the Cabarrus County line.

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 14, 2026, at 6:00 p.m.**

*Please send an email by May 13<sup>th</sup> to [CommunityMeeting@mvalaw.com](mailto:CommunityMeeting@mvalaw.com) to receive a secure virtual meeting link and reference Petition #2026-019.*

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

cc: Reneé Johnson, Charlotte City Council District 4 Representative  
Holly Cramer, Charlotte Planning, Design and Development Department  
Greg Hartley, ACRO Development Services  
Bridget Grant, Moore & Van Allen, PLLC

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**Exhibit B (continued)**

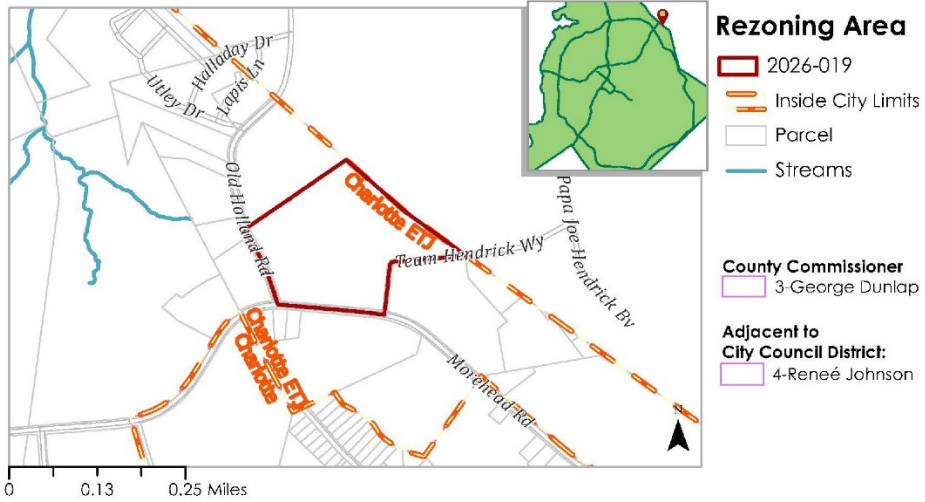
**Site Location:**



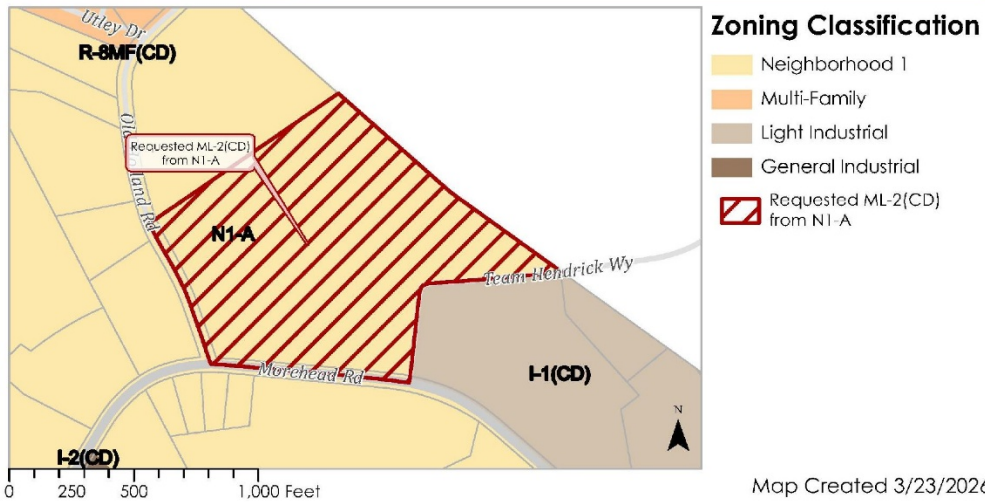
**2026-019: ACRO Development Services**

**Parcel(s):**  
02907118  
**Current Zoning:**  
N1-A (Neighborhood 1-A)  
**Requested Zoning:**  
ML-2(CD) (Manufacturing and Logistics-2, Conditional)  
**Size:**  
Approximately 22.89 acres

**Location of Requested Rezoning**



**Existing Zoning & Rezoning Request**



**Exhibit C**

<b>Name</b>	<b>Email</b>
Randy Little	<a href="mailto:truckfleet01@aol.com">truckfleet01@aol.com</a>
April Stowe	<a href="mailto:aprilstowe36@gmail.com">aprilstowe36@gmail.com</a>