

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2026-034

Petitioner: Sam's Mart LLC
Rezoning Petition No.: 2026-034
Property: ±7.51-acres located at 10432 Harrisburg 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 5/28/2026. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The community meeting was held virtually on Thursday, June 11, 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 Holly Graue from Sam's Mart, LLC 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 and she introduced the representative of the Petitioner.

Ms. Grant described the 7.5-acre (a portion of the 29.2-acre parcel) location of the proposed billboard along the west side of I-485, southeast of Harrisburg Road and north of Camp Steward Road. The site is zoned N1-A and the proposed zoning is ML-1(CD) to allow the construction of a billboard along the site's I-485 frontage. It meets the 400' spacing requirement between the proposed billboard and the N1 and N2 place types. The balance of the parcel will remain undisturbed and approximately 6.4 acres will be dedicated as permanent tree save. Charlotte's Future 2040 Plan Place Type recommendation is Neighborhood 1.

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:

Participants concerns centered around the billboard being digital versus static, light impact especially during winter, and the billboard's height and visibility relative to the tree canopy and neighborhood, and overall road access and maintenance.

There was a preference for a digital billboard over a static vinyl one due to minimized management. It was noted that digital billboards change advertisements every eight seconds per national requirement, whereas static billboards require more frequent physical maintenance. The preference for a digital billboard will be subject to state approval.

Light impact and visibility were concerns, especially during the winter when trees lose leaves, potentially causing light to shine into nearby homes. The development team acknowledged these concerns and committed to investigating the impact. It was noted that the 400-foot radius was a governmental requirement that addresses light impact concerns.

Billboard height and placement were concerns of nearby neighborhoods. Billboard height is limited to 50 feet which will not exceed tree canopy, minimizing visibility from residential areas. The zoning area is restricted to the billboard and tree save, with no additional development planned, and access control measures like gating under consideration by the team.

Residents indicated that the road leading to the site access is a private road. Participants inquired about road damage caused by trucks during initial construction but also installation. The Petitioner agreed to review the road's current status. Residents indicated concern for security and requested a gate be placed at the entry.

One participant asked about billboards on the other side of I-485 or similar precedent of billboards in proximity to residential. The development team confirmed they would do further review.

Residents inquired if the tree save could be relocated in a manner that would provide a buffer along the entire edge of their community. The development team explained that since they were required to provide a 400-foot distance to the nearest N1 zoning, they are going above and beyond by committing to maintain that 400-foot area as tree save in perpetuity. This commitment is 476% above the amount required by ordinance and is a meaningful commitment toward the Community Area Plan objective of enhancing tree canopy.

There being no further questions, Ms. Grant closed the meeting by thanking the attendees for their interest in the project with follow-up to concerns after further research.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

Following the community meeting, the development team continued evaluating several of the issues raised by nearby residents and has gathered additional information regarding the proposed billboard location, screening, access, and construction activities.

With respect to visibility, the development team has continued researching comparable billboard installations and is specifically evaluating examples where billboards are located more than 500 feet from the nearest residence and screened by substantial mature vegetation, including both deciduous and evergreen tree canopy. In addition, the team confirmed that the proposed billboard location is approximately 20 feet lower in elevation than the nearest residential structure, a factor that is expected to further reduce visibility from surrounding properties.

In response to questions regarding site access and security, the development team has committed to installing a gate to secure access to the billboard and prevent unauthorized entry.

The development team also reviewed anticipated construction activities and confirmed that billboard installation is generally a relatively short-duration project. Under typical conditions, installation can often be completed within approximately one week, subject to weather conditions and any unforeseen field

circumstances. The team further noted that the ultimate size and height of the billboard are governed by applicable third-party regulations and permitting requirements.

Additional research was completed regarding Tracewood Court. Based on information currently available, it is the development team's understanding that Tracewood Court was originally platted as a public roadway but was not ultimately accepted into the state-maintained road system. In response to concerns regarding construction traffic and roadway conditions, the development team is exploring the ability to evaluate the existing condition of Tracewood Court prior to construction. Upon completion of billboard construction activities, any damage attributable to construction traffic will be repaired so that the roadway is restored to its pre-construction condition.

The development team appreciates the feedback provided by residents and remains committed to continuing its evaluation of site conditions, screening opportunities, and construction-related impacts as the project proceeds through the review process.

cc: J.D. Mazuera Arias, Charlotte City Council District 5 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Holly Graue, Sam's Mart LLC
Bridget Grant, Moore & Van Allen, PLLC

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE
11106402	SAM'S COMMERCIAL PROPERTIES LLC				PO BOX 20197	ATLANTA	GA	30325
11106403	GRIFFIN	EARL DALE			1517 UNION RD	MATTHEWS	NC	28104
11106404	OAKDALE HARRIS HOLDINGS LLC				9000 STATESVILLE RD	CHARLOTTE	NC	28269
11106408	SCERCY	J W	NANCY KNOTTS	SCERCY	5101 ROBINWOOD DR	CHARLOTTE	NC	28215
11106409	SCERCY	DAVID MICHAEL	SUZANNE W	SCERCY	5005 ROBINWOOD DR	CHARLOTTE	NC	28215
11106410	MARTINEZ	ANSELMO			4923 ROBINWOOD DR	CHARLOTTE	NC	28215
11106411	MARTINEZ	ANSELMO			4923 ROBINWOOD DR	CHARLOTTE	NC	28215
11106412	G LOGISTICS GROUP INC				7000 OLD MOUNT HOLLY RD	CHARLOTTE	NC	28214
11106416	WATERS AT ROBINWOOD LLC				210 E MORRIS AVE STE 201	HAMMOND	LA	70403-4247
11106417	WATERS AT ROBINWOOD LLC				210 E MORRIS AVE STE 201	HAMMOND	LA	70403-4247
11109106	MECKLENBURG SHRINE CLUB				5200 MECKLENBURG SHRINE CL	CHARLOTTE	NC	28215
11109113	RIOS-SANCHEZ	LORENZO	JESSICA	RIOS	828 CORWIN DR	CHARLOTTE	NC	28213
11109132	BRAWLEY	RICHARD B JR	JOY	BRAWLEY	5207 MECKLENBURG SHRINE CL	CHARLOTTE	NC	28215
11109133	DAGENHART	JACK R		VEDA LEN DAGENHART	5221 MECKLENBURG SHRINE CL	CHARLOTTE	NC	28215-0272
11132128	RAPHAEL	GUY ANDREA	JOYCE DANIELS	RAPHAEL	3503 DUNNINGTON RD	BELTSVILLE	MD	20705
11132129	THORNTON	KYLONDA A BRYANT	CORY VANN	THORNTON	10137 WINDTREE LN	CHARLOTTE	NC	28215
11132130	MARTIN	MICHAEL P	CRISTA	MARTIN	10201 WINDTREE LN	CHARLOTTE	NC	28215
11132131	CHRISTIANSEN	KATHLEEN S	ALLAN E	HUDSPITH	10219 WINDTREE LANE	CHARLOTTE	NC	28215
11132132	MORALES	CHASARA			225 N CEDAR ST APT 216	CHARLOTTE	NC	28202
11132133	LUCAS	MONIQUE	TERROD	LUCAS	10301 WINDTREE LN	CHARLOTTE	NC	28215
11132134	ALSTON	AMANDA			10311 WINDTREE LN	CHARLOTTE	NC	28215-9019
11132135	ROBERTS	BRANDON			10321 WINDTREE LN	CHARLOTTE	NC	28215
11132136	TERRY	DWAYNE M			10325 WIND TREE LN	CHARLOTTE	NC	28215
11132137	JOHN	LILIAS FOLKES	DUANE	JOHN	10326 WINDTREE LN	CHARLOTTE	NC	28215
11132138	THOMPSON	KERSTIN RAE STITELY	RYAN PATRICK	THOMPSON	10322 WINDTREE LN	CHARLOTTE	NC	28215
11132201	MORALES	MARLEN PEREZ	ALVARO MORALES	LOZADA	10312 WINDTREE LN	CHARLOTTE	NC	28215
11132202	ESPINAL	FREDYS ARMANDO			9620 DALPHON JONES DR	CHARLOTTE	NC	28213
11132203	SALYERS	BILLY JOE	CASSANDRA LYNNE	SALYERS	10230 WINDTREE LN	CHARLOTTE	NC	28215
11132204	RODRIGUEZ	CHRISTIAN	MARIAH	BUTLER	10220 WINDTREE LN	CHARLOTTE	NC	28215
11132205	ASALA	KATHRYN S	DOUGLAS	ASALA	10200 WINDTREE LN	CHARLOTTE	NC	28215
11132206	SUTTER	CHRISTOPHER	LINDA	SUTTER	10136 WINDTREE LN	CHARLOTTE	NC	28215
11132207	VAUGHN	DONALD E JR	DORIS LORETTA	VAUGHN	10124 WINDTREE LN	CHARLOTTE	NC	28215
11132208	DUBE	ARTHUR JR	MORGAN	DUBE	10112 WINDTREE LN	CHARLOTTE	NC	28215
11132209	BARAJAS	ANA Y RIVERA			4730 TRACEWOOD CT	CHARLOTTE	NC	28215
11132210	ARVELO	FRANCISCO	SANTA	ARVELO	4720 TRACEWOOD CT.	CHARLOTTE	NC	28215
11132211	YE	DAVID			4710 TRACEWOOD CT	CHARLOTTE	NC	28215
11132212	NORTON	BRADLEY	LINDSAY	NORTON	4700 TRACEWOOD CT	CHARLOTTE	NC	28215-9100

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Avensong Homeowners Association	Cassandra	Nathan	12102 HARPLEY COURT, CHARLOTTE, NC, 28215
Avensong Homeowners Association	Donald	Albritton	9724 AVENSONG CROSSING DR, CHARLOTTE, NC, 28215
Avensong Homeowners Association	Sherry	Washington	12135 HARPLEY COURT, CHARLOTTE, NC, 28215
Beachwood/Glenwood Homeowners	Brenda	Hudgins	9816 AVENSONG CROSSING DR, CHARLOTTE, NC, 28215
Becton Park at Lynton Place Hom	Daphne	Pinchback	8127 WINTERWOOD PLACE, CHARLOTTE, NC, 28215
Brawley Farms/Lanier Village	Angela	Tennison	10505 BRADSTREET COMMONS WAY, CHARLOTTE, NC, 28215
Cambridge Commons	Ann-Marie	Holden	8639 WARWICK CREST LANE, CHARLOTTE, NC, 28215
Cambridge Commons	Ricky	McCorkle	10638 COULPORT LANE, CHARLOTTE, NC, 28215
Cambridge Homeowners Associatio	Brent	Gilipin	8400 HORNWOOD CT, CHARLOTTE, NC, 28215
Cambridge Neighborhood Watch	Sharon	Johnson	8632 FLOWERS CT, CHARLOTTE, NC, 28215
Far East Neighborhoods Coalitio	Vernetta	Mitchell	5520 SUNCREST COURT, CHARLOTTE, NC, 28215
Laurel Woods Neighborhood Assoc	Tamera	Sanders	12333 HAMILTON JONES DR, CHARLOTTE, NC, 28215
Turtle Rock Homeowners Associat	Vernetta	Mitchell	5123 TIMBERTOP LANE, CHARLOTTE, NC, 28215
Turtle Rock Homeowners Associat	Vernetta	Mitchell	5520 SUNCREST CT, CHARLOTTE, NC, 28215
Winterwood	Gary	Smith	8029 WINTERWOOD PLACE, CHARLOTTE, NC,

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2026-034

Subject: Rezoning Petition No. 2026-034
Petitioner/Developer: Sam's Mart, LLC
Current Land Use: Residential & Vacant
Existing Zoning: N1-A (Neighborhood - 1, A)
Rezoning Requested: ML-1(CD) (Manufacturing & Logistics – 1, Conditional)

Date and Time of Meeting: **Thursday, June 11, 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# 2026-034.*

Date of Notice: 5/28/2026

Moore & VanAllen is assisting Sam's Mart, LLC (the "Petitioner") on a recently filed request to rezone an approximately ±7.51-acre site located at 10432 Harrisburg Road in Charlotte, North Carolina (the "Site") from N1-A to ML-1(CD). The request is to allow the addition of a billboard along I-485 with approximately 6 acres of tree save.

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, June 11, 2026, at 6:00 p.m.

Please send an email by June 10th to CommunityMeeting@mvalaw.com to receive a secure virtual meeting link and reference Petition #2026-034.

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

cc: J.D. Mazuera Arias, Charlotte City Council District 5 Representative
Holly Cramer, Charlotte Planning, Design and Development Department
Adnan Jazairi, Sam's Mart, LLC
Bridget Grant, Moore & Van Allen, PLLC

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Exhibit B (continued)

Site Location:



2026-034: Sam's Mart, LLC

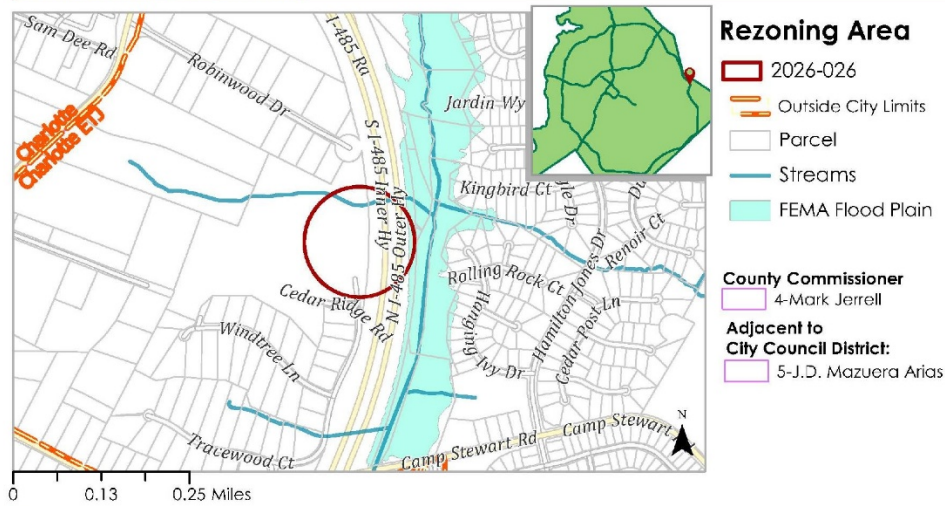
Parcel(s):
11106402

Current Zoning:
NI-A (Neighborhood I-A)

Requested Zoning:
ML-1(CD) (Manufacturing and Logistics-1, Conditional)

Size:
Approximately 7.51 acres

Location of Requested Rezoning



Existing Zoning & Rezoning Request

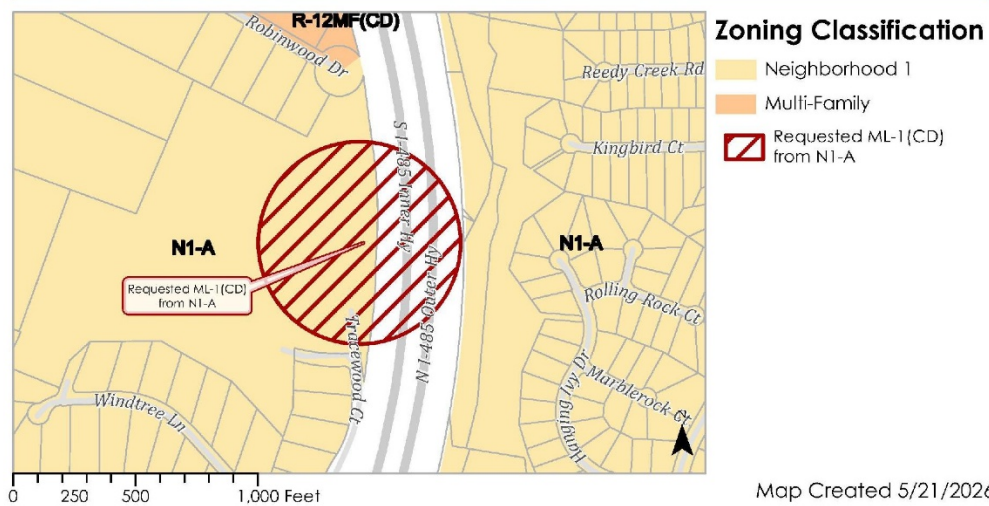


Exhibit C

NAME	EMAIL
Linda Sutter	linda_sutter@hotmail.com
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Cory & Koko Thornton	coryandkoko@gmail.com
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Michael Martin	mikeplebe@gmail.com