

Kaitlin Beckom
Attorney

WRITER'S E-MAIL ADDRESS:
kbeckom@jahlaw.com

WRITER'S DIRECT DIAL:
704-998-2201

July 10, 2026

VIA EMAIL AND U.S. MAIL

City of Charlotte
Office of the City Clerk
Attn: Stephanie C. Kelly
600 East 4th Street
Charlotte, NC 28202

Re: Rezoning Community Meeting Report: RZP-2026-036 (Culp Road Materials, LLC)

Dear Ms. Kelly,

Enclosed please find the Community Meeting Report for Rezoning RZP 2026-036.

Should you have any questions or concerns, please do not hesitate to contact our office.

Sincerely,

JOHNSTON, ALLISON & HORD, P.A.



Kaitlin Beckom

Encl.

cc: Joe Mangum, Project Coordinator (via email only)

COMMUNITY MEETING REPORT
PETITIONER: CULP ROAD MATERIALS, LLC
REZONING PETITION NO. 2026-036

This Community Meeting Report is being filed with the Office of the City Clerk and 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:

A representative 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 June 1, 2026. A copy of the written notice is attached hereto as **Exhibit B**.

The Community Meeting was held on Tuesday, June 16th, 2026, at 6:00 p.m. at Hope Community Church of Metrolina, which is located at 3205 Sam Wilson Road, Charlotte, NC 28214. This location was chosen due to the proximity to the subject Site.

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 Kojo Sapon (Owner of Culp Road Materials, LLC), Lin Leslie (Engineer with Orsborn Design Group), Susanne Todd and Kaitlin Beckom (Land Use attorneys with Johnston, Allison & Hord, P.A.). The PowerPoint which was presented at the Community Meeting has been posted on the Johnston Allison Hord, P.A. website, at <https://www.jahlaw.com/community-meeting-rezoning-petition-2026-036-charlotte-news-and-events/>. A hard copy of the PowerPoint presentation is also attached hereto as **Exhibit D**.

Summary of Presentation

The Petitioner's agent, Kaitlin Beckom, welcomed the attendees and explained that the purpose of a Community Meeting is to share the proposed Site Plan Amendment, answer questions and receive feedback. Ms. Beckom described the property subject to this rezoning, noting that it includes three parcels totaling approximately 27.6 acres, and is located in an unincorporated area of Mecklenburg County along the S I-85 Service Road (the "Site"). The Site fronts on I-85 and is located close to the I-85/I-485 interchange. Along its service road frontage, the Site is flanked by industrially zoned properties.

Ms. Beckom provided a brief history of Rezoning Petition No. 2024-068, which rezoned parcel # 055-391-03. She discussed how it rezoned the original 14.15-acre Site from N1-A to ML-2(CD) as shown on the previously approved Site Plan.

Ms. Beckom then explained that this rezoning will add approximately 13.12 acres to the previously approved Site Plan, and necessitates the rezoning of the two additional parcels from N1-A to ML-2 (CD)(ANDO). In addition to adding approximately 13.12 acres to the Site, Ms. Beckom explained that the Site Plan is also being amended to prohibit Telecommunications and Data Storage use on the Site and to allow Aggregate Recycling Facility use. Ms. Beckom highlighted other aspects of the Site Plan Amendment, including a condition that limits access to/from the Site to the S I-85 Service Road and that a minimum 100-foot landscape buffer (or UDO equivalent) will be maintained against residential property to the East of the Site. Building height will be limited to a maximum of 80 feet, and the Applicant is reserving the right to mitigate streams on the Site.

Ms. Beckom informed the attendees that when considering approval of a rezoning, the City Council looks for guidance from the City's policy documents to determine the reasonableness of Petitioner's request and its consistency with the City's goals for the area. Ms. Beckom explained that although the City's 2040 Comprehensive Plan and associated Policy Map show the new property within the Site as remaining N1-A zoning, the surrounding area and adjacent properties to the North and South are all zoned either Manufacturing and Logistics ("ML"), or Industrial. Petitioner's proposal would unify the industrial zoning along the I-85 corridor frontage.

Furthermore, the City encourages ML zoning of properties with ready access to arterials, interstates, and freight rails. The Site enjoys direct or nearby access to the airport, I-85 and I-485. The City also prioritizes economic development for properties within the West outer area, in which this Site is located, by suggesting that vacant lands transition to ML zoning. Transitioning to ML encourages economic development because it will "create jobs for upward economic mobility through strategically providing increased access to a greater variety of jobs and careers". Petitioner therefore contends that although its request is technically inconsistent with the Policy Map, the proposed Site Plan Amendment is reasonable and better aligns with the City's broader goals for the area in which the Site is located.

Ms. Beckom wrapped up by reviewing the Zoning Schedule and upcoming "earliest" dates in the rezoning process. As it is not unusual for a rezoning to be delayed or deferred, she encouraged attendees confirm the Public Hearing and other applicable dates with the City of Charlotte. She then opened the Community Meeting for questions.

Questions asked by the invitees and attendees are included in the Questions and Answers section below.

Questions/ and Answers:

Q: What will be placed on the Site?

A: Not absolutely sure at this point so we are reserving the right to develop the Site for ML-2 uses not prohibited by the Site Plan. However, warehousing/distribution of some type would be in keeping with other uses in the area.

Q: How will the Site be accessed?

A: All vehicle traffic will access the Site from the S I-85 Service Rd. No access to the Site will be via Laine Road is planned.

Q: What is “Aggregate Recycling Facility” use?

A: An aggregate recycling facility is a processing center where construction, demolition, and excavation debris (like concrete, asphalt, bricks, and natural stone) is collected, crushed, and screened. It transforms heavy waste into reusable, graded materials, serving as a sustainable and cost-effective alternative to freshly quarried rock.

Q: Is noise created by rock crushers consistent with the quiet residential neighborhood located behind the Site?

A: Understand your concern. Compliance with the City’s zoning regulations for buffer and separation between residential and industrial type uses ensures that different uses can exist harmoniously in proximity to one another.

Q: What is the timeframe for work on the Site?

A: We do not know at this time. Possibly 18 to 24 months, but it depends on how the Site will be developed. Right now, it looks like there is a possibility for a warehouse to be placed on the Site.

Q: Where are the Council meetings?

A: Council meetings are at 5 p.m. at the Council Chambers, on the 3rd Monday of the Month. The address is 600 E. Fourth Street, Charlotte, NC 28202.

Q: What do you mean by stream mitigation?

A: Stream mitigation is the process of preserving the stream through piping and other mitigation measures with approval of the NCDEQ and USACE.

Q: Will mitigating the stream mean that the development will be able to abut my property?

A: We will still maintain a 100-foot buffer adjacent to residential.

Q: There are concerns regarding construction vehicles utilizing Laine Road. Will trucks be using this road during construction?

A: Construction trucks should utilize the I-85 Service Road to access the Site. If concerns arise during construction, Petitioner will work to address them. Attendees discussed placement of temporary signage during construction to deter trucks from entering Laine Road by mistake.

Q: Did you hear that they are temporarily closing the Sam Wilson bridge over I-85?

A: Discussion among attendees regarding dangers of current intersection and duration of bridge closure.

Ms. Beckom explained that the PowerPoint presentation will be located on the Johnston Allison & Hord, P.A. website. She encouraged attendees to reach out with any questions or comments. Ms.

Beckom and Ms. Todd thanked the attendees for coming. The Community Meeting concluded at approximately 6:45 PM.

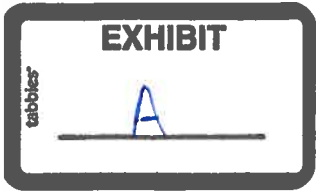
Changes made to the Site Plan Amendment as a result of the Community Meeting:

As a result of feedback from a residential attendee, Petitioner has revised the Site Plan Amendment conditions to prohibit use of the Site for Aggregate Recycling Facility.

Respectfully Submitted, this the 10th day of July, 2026.

cc: Charlotte Planning, Design, and Development Department- Rezoning Staff

2026-036	Name 1	Name 2	Mail Address 1	Mail Address 2	City	State	Zip
2026-036	Carolinas Finest Properties LLC		5821 Orr Rd		Charlotte	NC	28213
2026-036	Prologis 2 Lp and c/o Prologis Inc.		1800 Wazee St, Ste 500		Denver	CO	80202
2026-036	Thomas S., Jr. and Thomas S. Campbell, Sr.		6231 Amos Smith Rd		Charlotte	NC	28214
2026-036	Hope Community Church of Metrolina		3205 Sam Wilson Rd		Charlotte	NC	28214
2026-036	Charlton C Deese		880 Tight Run Loop Rd		Union Mills	NC	28167
2026-036	Belway 85 LLC		6601 S I-85 Service Rd	Ste 202	Charlotte	NC	28214
2026-036	Culp Road Materials LLC	Attn: Kolo Sapon	1211 Culp Rd		Pineville	NC	28134
2026-036	Pinnacle Property Holdings LLC		6633 I-85 Service Rd		Charlotte	NC	28262
2026-036	Rona Holdings LLC		PO Box 690517		Charlotte	NC	28227
2026-036	Travis Lam		8011 Laine Rd		Charlotte	NC	28214
2026-036	Ronald P. James and Michele A. James		8015 Laine Rd		Charlotte	NC	28214
2026-036	Angela Sing's Powell		8019 Laine Rd		Charlotte	NC	28214
2026-036	Marco Antonio and Edith Martinez		8101 Laine Rd		Charlotte	NC	28214
2026-036	Patrick J. McPhillips and Mona Lisa Warmack-Nesbit		8237 Laine Rd		Charlotte	NC	28214
2026-036	Krista M Goral		8315 Laine Rd		Charlotte	NC	28214
2026-036	Johnny Lee Heils and Amanda Blanton		8023 Laine Rd		Charlotte	NC	28214
2026-036	Timothy Allen Wix		8307 Laine Rd		Charlotte	NC	28214
2026-036	Lorie H. and John R. Stadick		8028 Laine Rd		Charlotte	NC	28214
2026-036	Richard H. and Charlton C. Deese		8320 Laine Rd		Charlotte	NC	28214
2026-036	Foy Dean Haskett		7801 Laine Rd		Charlotte	NC	28214
2026-036	Ivy D. and Thomas R. Henderson		8016 Laine Rd		Charlotte	NC	28214
2026-036	Rona Holdings LLC		8116 Laine Rd		Charlotte	NC	28214
2026-036	Jacob A. Clark and Gina Dams		8038 Laine Rd		Charlotte	NC	28214
2026-036	Westmoreland Homeowners Assoc.		3433 Farhill Rd		Charlotte	NC	28214
2026-036	Westerly Hills Neighborhood Assoc.	C/o Larry Ziegler	9025 Longview Rd		Charlotte	NC	28214
2026-036	The Free Indeed Project of Charlotte	C/o Emma Potts	9308 Dewey Drive		Charlotte	NC	28214
2026-036	Hathaway Hills	C/o Janet Butts	7817 McGarry Trl		Charlotte	NC	28214
2026-036	Westmoreland Homeowners Assoc.	C/o K. Harris	3317 Saint Evans Rd		Charlotte	NC	28214
2026-036	Wilson Glen Homeowners Assoc.	C/o Leah Hennichsen	3343 Buckvalley Dr.		Charlotte	NC	28214
2026-036	Westmoreland Homeowners Assoc.	C/o Bonita Chapman	9110 Thayer Rd		Charlotte	NC	28214
2026-036	Marcelino A Gerez	C/o Lynn Cook	8108 Laine Rd		Charlotte	NC	28214



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)

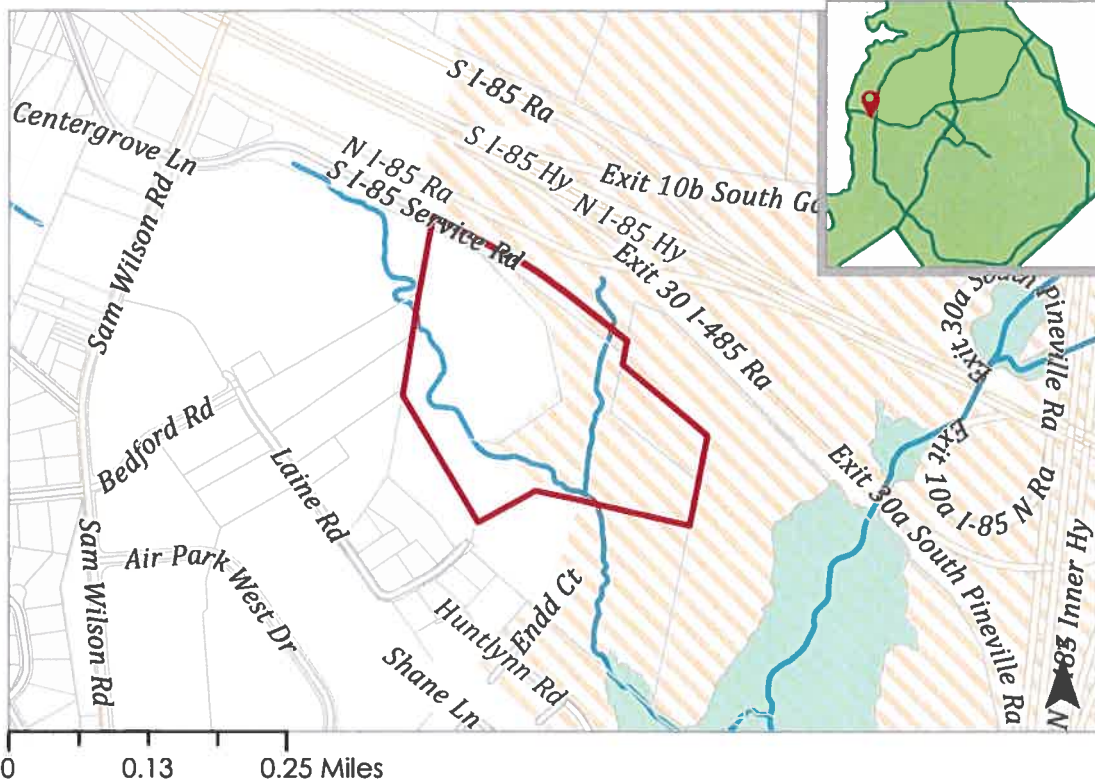
Requested Zoning:

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

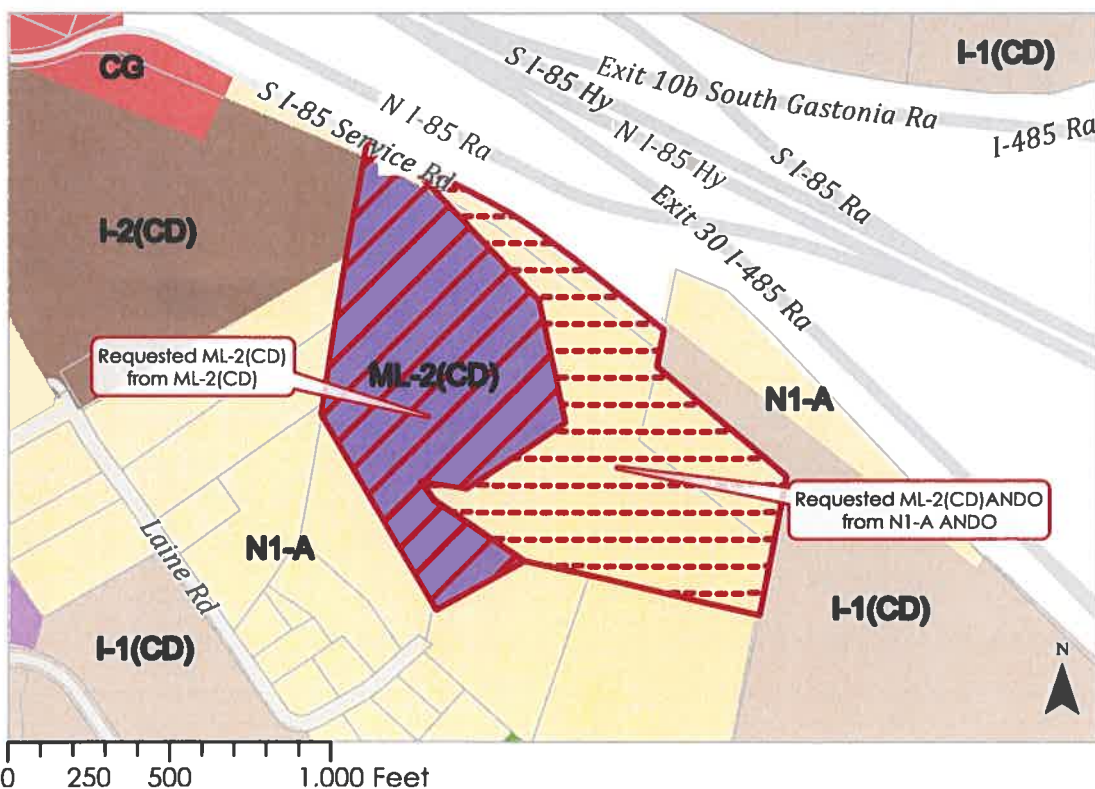
Adjacent to City Council District:

- 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)

Map Created 5/28/2022

COMMUNITY MEETING ATTENDANCE SHEET

This sign-in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition.

Petitioner: Culp Road Materials, LLC
Rezoning Petition Number 2026-036

June 16th, 2026

Name	Address	Phone	Email
LARRY SIGLAR	3433 FARRHILL RD CLT, NC	704.777.4487	LSIGLAR@380GMAIL.COM
Miles Adams	2105 Crescent Ave Charlotte, NC	410-708-5423	Miles Adams
Angela Sings	8019 Laine Rd	(704) 777.5521	asing@caroline.vr.com
DIANNE HENDERSON	8016 Laine Road	(480) 225.6427	dianneh@9908gmail.com
Richard Jesse	8920 Laine Rd	704 3627215	
DEAN HASKETT	7801 LAINE RD	704 2770139	
Edith Martinez	8101 Laine Rd.	760.532.6650	mtz.edith760@gmail.com

EXHIBIT

C

5/19/26

S I-85 Service Rd. ML-2(CD) Site Plan Amendment

RZP # 2026-036

Petitioner: Culp Road Materials, LLC

Mecklenburg County Parcel Nos. 055-391-03, 055-531-04, & 055-361-01

AGENDA

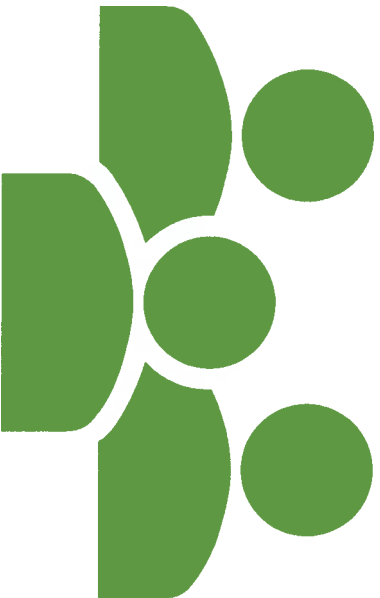
Introductions

The Rezoning

- About the Property
- Prior Rezoning
- Current Zoning
- Proposed Rezoning
- Aligning with the City's Plan

Rezoning Schedule

Questions & Answers



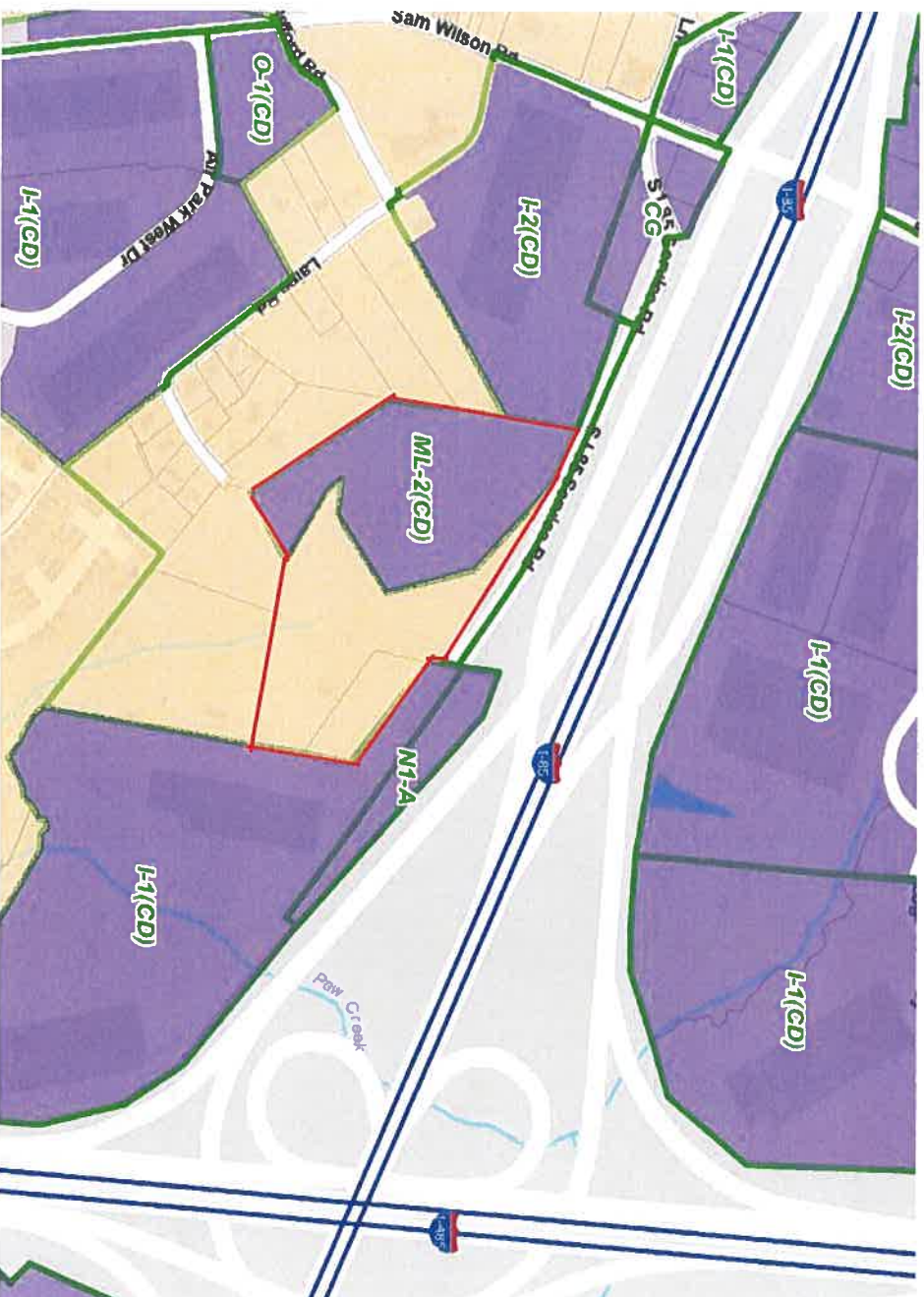
MEET THE DEVELOPMENT TEAM

- ▶ Applicant: Culp Road Materials, LLC
- ▶ Engineer: Orsborn Design Group
- ▶ Representatives: Johnston Allison & Hord, PA



Aerial Property View

Current Zoning



Manufacturing & Logistics
(Conditional) + Industrial
(I-1(CD) / I-2(CD)) + General
Commercial (CG)

Neighborhood 1 (N1-A)

Proposed Zoning

- Manufacturing & Logistics
(Conditional) + Industrial
(I-1(CD) / I-2(CD)) + General
Commercial (CG)
- Neighborhood 1 (N1-A)



WHY REZONE?

- ▶ All three (3) parcels are owned by the same entity.
- ▶ The Site Plan Amendment will allow for unified development across the parcels.
- ▶ Surrounding area consists of industrial uses to the North, South, and West of the Site.
- ▶ The Site is ideally located off an arterial with direct access to I-85 and I-485 allowing for easy ground transportation of goods.
- ▶ The Site is less than 15 minutes from the Charlotte Douglas Airport terminals, allowing for efficient transportation of goods and materials.

THE PLAN



Vehicle and truck traffic to and from the Site will use S I-85 Service Road - no vehicles will be permitted to and from Laine Road



Minimum of 100-foot landscape buffer against residential properties



Building height limited to a maximum of 65- to 80-feet



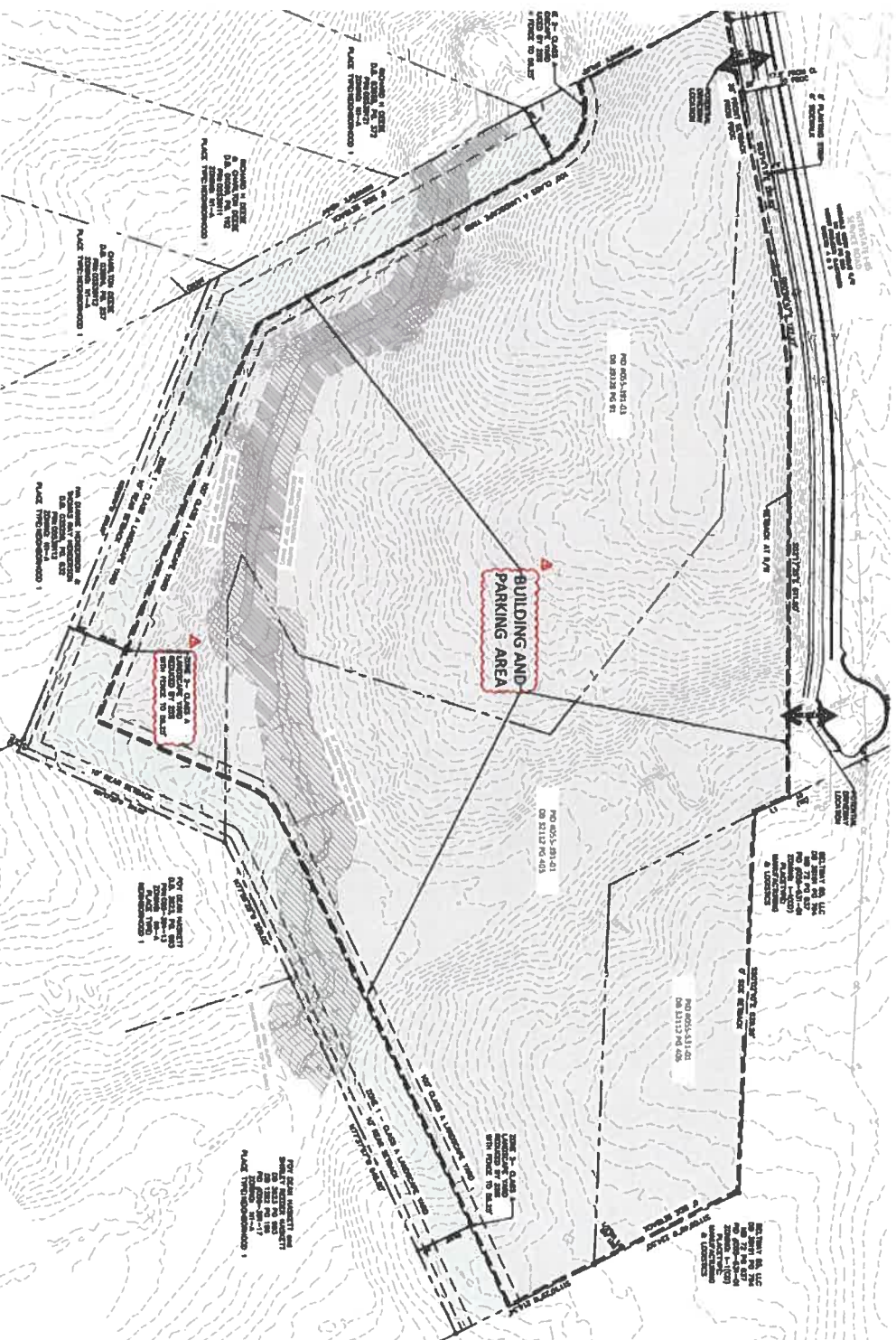
Sidewalk and planting strip along the Site frontage as per DOT



Reservation of right to mitigate streams

****This Rezoning is an Amendment to the previously approved Site Plan****

Site Plan Amendment



- Excluded Uses:
 - Adult Electronic Gaming Establishment
 - Adult Uses
 - Agriculture – Industrial Processes
 - Airport
 - Airstrip
 - Cemetery
 - Correctional Facility
 - Crematorium
 - Homeless Shelter
 - Landfill (Land Clearing, & Inert Debris Only)
 - Quarry
 - Raceway/ Dragstrip
 - Shooting Range, Indoor
 - Telecommunications and Data Storage
 - Vehicle Repair Facility: Major
 - Waste Management Facility

LAND USE RECOMMENDATION

Charlotte Future 2040 Policy Map

- Neighborhood 1
- Neighborhood 2
- Parks & Preserves
- Commercial
- Campus
- Manufacturing & Logistics
- Innovation Mixed-Use
- Neighborhood Center
- Community Activity Center
- Regional Activity Center



MANUFACTURING &

LOGISTICS:

Areas that provide a range of job types, services, and wage levels in sectors such as production, manufacturing, research, and distribution.

Current
2040 Map



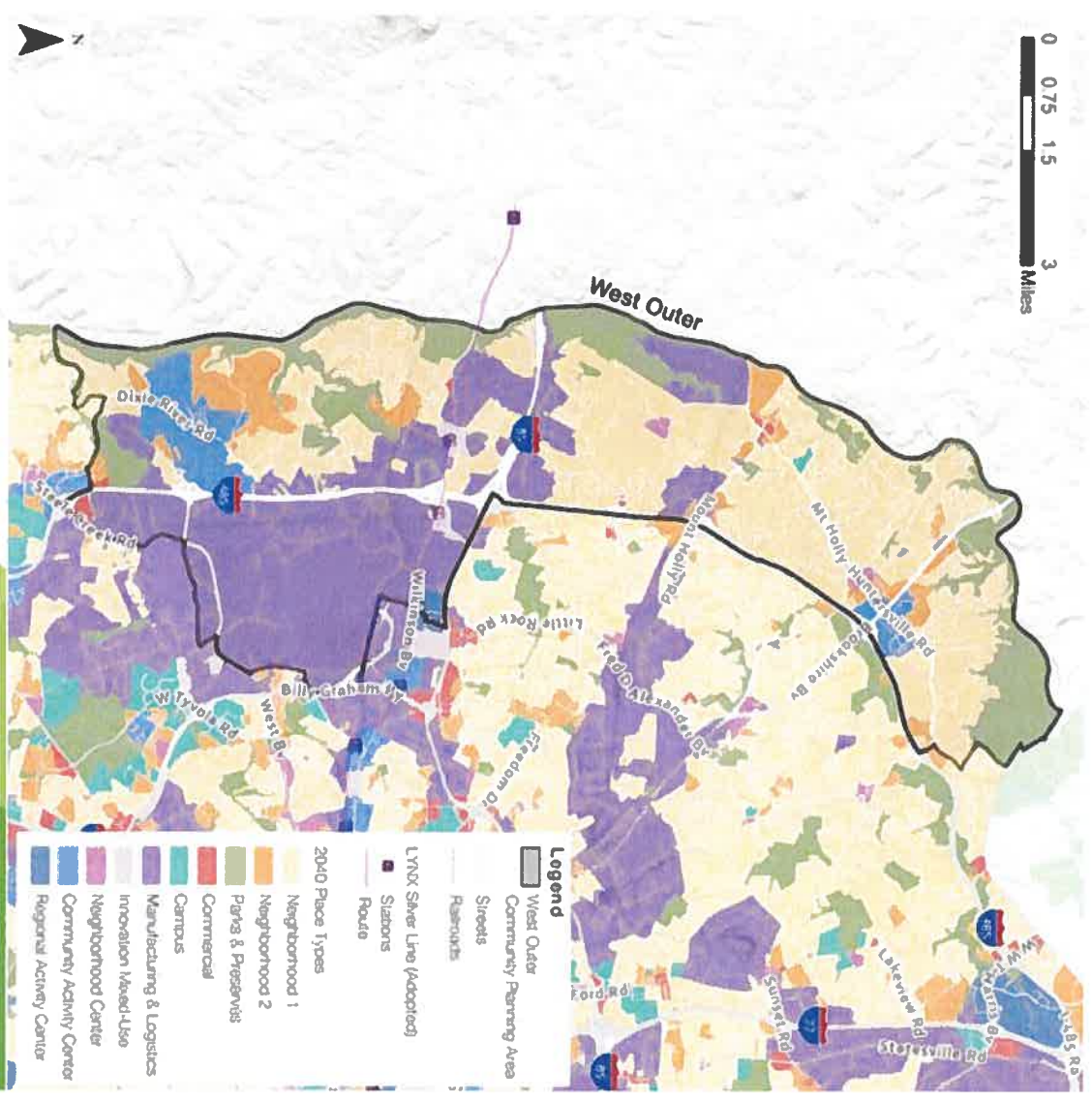
Proposed
2040 Map



ALIGNING WITH THE CITY'S VISION

- ▶ The City encourages Manufacturing and Logistics places in areas with ready access to arterials, interstates, and freight rails.
- ▶ The City suggests that vacant lands transition to Manufacturing and Logistics to encourage economic development.
- ▶ Creates opportunities for upward economic mobility through strategically providing increased access to a greater variety of jobs and careers.

MAP 2: WEST OUTER 2040 POLICY MAP



REZONING SCHEDULE

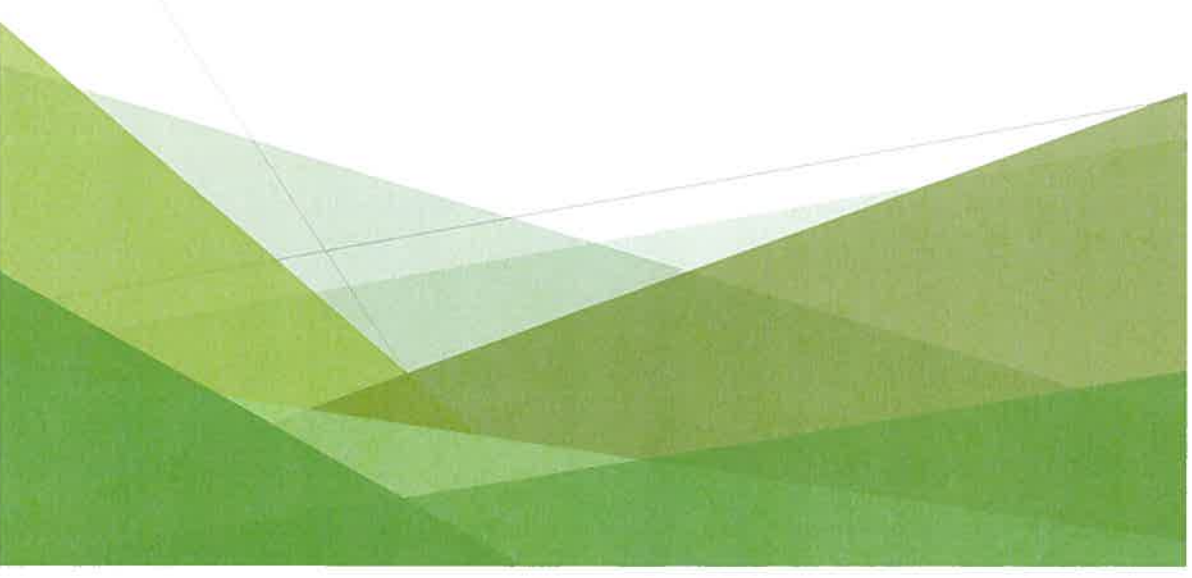
Community Meeting: June 16, 2026

Earliest Public Hearing: August 17, 2026

Earliest Zoning Committee Meeting:
September 1, 2026

Earliest City Council Decision: September 21,
2026

Please check with City Staff and City Website
for latest information.



QUESTIONS?

Contact:

Kaitlin Beckom - kbeckom@jahlaw.com

Susanne Todd - stodd@jahlaw.com

Community Meeting Presentation can also be found on the Johnston, Allison & Hord, P.A. website.

