

COMMUNITY MEETING REPORT FOR REZONING PETITION NO. 2026-055

Petitioner: Sameer Gupta
Rezoning Petition No.: 2026-055
Property: ±1.55 acre located at 7324 Neal 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 8/31/2026. A copy of the written notice is attached as **Exhibit B**.

TIME AND DATE OF MEETING:

The community meeting was held virtually on Friday, September 18, 2026, at 6:00 PM.

PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the meeting is attached as **Exhibit C**. The Petitioner was Sameer Gupta, Owner of 7324 Neal Road, Charlotte, NC, 28262

SUMMARY OF ITEMS DISCUSSED AT MEETING:

I. Introduction and Overview of Development Plan.

Sameer Gupta opened the meeting by explaining the format of the meeting and providing an overview of the topics to be discussed. He then explained that the purpose of the community meeting was to provide information regarding the proposed development of four quadruplexes on the vacant property and to obtain feedback from members of the community.

Sameer Gupta described the location of the site as being situated between Neal Road and University City Boulevard (NC-49). He explained that the property is currently zoned N1-A and that the proposed rezoning to N2-A is intended to allow for the development of four quadruplexes.

The community meeting was then opened for questions from attendees.

II. Summary of Questions/Comments and Responses:

The attendee inquired about the site plan and the petitioner's vision for the development of four quadruplexes. The petitioner explained that a site plan has not yet been prepared, as it is not currently required for the requested N2-A zoning.

The attendee also asked about the anticipated timeframe for development to begin. The petitioner responded that development would take a minimum of four to six months to commence.

There being no further questions, Sameer Gupta concluded the meeting by thanking the attendee for their interest in the proposed project.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

No changes were made to the petition as a result of the meeting.

Exhibit A

Adjacent Owners:

TAXPID	OWNERLASTN	OWNERFIRST	MAILADDR1	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL
04707207	DYBZINSKI	BRITTNY	7512 DOUBLE SPRINGS CT	CHARLOTTE	NC	28262	7512 DOUBLE SPRIN	28262
04707208	RECINOS	SONIA ELIZABETH GARCIA DE	7508 DOUBLE SPRINGS CT	CHARLOTTE	NC	28262	7508 DOUBLE SPRIN	28262
04707209	PATEL	SUDHIR P	7504 DOUBLE SPRINGS CT	CHARLOTTE	NC	28262	7504 DOUBLE SPRIN	28262
04707210	SPRING PARK REALTY LLC		3041 KINGS MANOR DR	MATTHEWS	NC	28104	7500 DOUBLE SPRIN	28262
04707263	KRE BT NC OWNER LP		5430 LYNDON B JOHNSON FWY STE 1	DALLAS	TX	75240	7327 NEAL RD CHAI	28262
04707264	KRE BT NC OWNER LP		5430 LYNDON B JOHNSON FWY STE 1	DALLAS	TX	75240	7331 NEAL RD CHAI	28262
04707265	KRE BT SERVICES LLC		5430 LYNDON B JOHNSON FWY STE 1	DALLAS	TX	75240-2676	7319 NEAL RD CHAI	28262
04707266	KRE BT NC OWNER LP		5430 LYNDON B JOHNSON FWY STE 1	DALLAS	TX	75240	7323 NEAL RD CHAI	28262
04708515	STOUT	JEANETTE	3601 STARMOUNT AVE	CHARLOTTE	NC	28269	1200 WELL SPRING	28262
04708516	STONE	JOSHUA LERON	1148 WELL SPRING DR	CHARLOTTE	NC	28262	1148 WELL SPRING	28262
04708517	BDAP	HDRIN	1142 WELL SPRING DR	CHARLOTTE	NC	28262	1142 WELL SPRING	28262
04731148	GARDNER	H MARTIN	7315 NEAL RD	CHARLOTTE	NC	28262-3213	7315 NEAL RD CHAI	28262
04731149	GARDNER	DANNY M	7313 NEAL RD	CHARLOTTE	NC	28262	7313 NEAL RD CHAI	28262
04739102	GUPTA	SAMEER	10613 TAVERNAY PARKWAY	CHARLOTTE	NC	28262	7324 NEAL RD CHAI	28262
04739103	MOREIRA	JOSE	7318 NEAL RD	CHARLOTTE	NC	28262	7318 NEAL RD CHAI	28262
04739104	CARTER	BENJAMIN YANCEY	7316 NEAL RD	CHARLOTTE	NC	28262	7316 NEAL RD CHAI	28262
04739106	PHAM	KIM THI	7308 NEAL RD	CHARLOTTE	NC	28262	7308 NEAL RD CHAI	28262
04739110	AXIS AT THE PARK LLC		400 SKOKIE BLVD STE 200	NORTHBROOK	IL	60062-7924	3014 EDGE POINT D	28262
04739111	RD UNIVERSITY OAKS LLC		2850 TIGERTAIL AVE	MIAMI	FL	33133	6215 UNIVERSITY CT	28262
04739137	MARTIN	SARAH H	7316 NEAL RD	CHARLOTTE	NC	28262	NEAL RD CHARLOTT	28262

Neighborhood Organizations:

full_name_neighborhood	first_name	last_name	physical_address
Because Your Tears Matter, Inc	Juanetta	Covington	1455 HIDDEN STREAM COURT, CHARLOTTE, NC, 28213
Forest Pond Homeowners Associat	Mehl	Renner	6105 SPRING FLOWER CT, CHARLOTTE, NC, 28262
Great Oaks Homeowners Association	Yolanda	Thorne	2404 KALIS PL, CHARLOTTE, NC, 28262
Hemby Woods Neighborhood Assoic	Jacqueline	Ross	6821 RAIN CREEK WY, CHARLOTTE, NC, 28262
O.A.S.I.S. Foundation of NC	Christal	Robinson	2738 BLACK WALNUT LANE, CHARLOTTE, NC, 28269
Orchard Trace Condominiums	Mollie	Masten	325 ORCHARD TRACE LANE, CHARLOTTE, NC, 28213
Orchard Trace Condominiums	Regina	Flores	325 ORCHARD TRACE LANE, CHARLOTTE, NC, 28213
other	Sherry	Lewis	6311 SYDNEY MAE LANE, CHARLOTTE, NC, 28262
Silverstone HOA	Angela	Collins-Lewis	7409 STONE MOUNTAIN CT., CHARLOTTE, NC, 28262
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Spring Woods Home Owners Associ	Jacquie	Nettles	1930 ABERGLEN DR, CHARLOTTE, NC, 28262
Sugar Springs HOA	F	Washington	7300 CANYON DRIVE, CHARLOTTE, NC, 28262
Sugar Springs HOA	Sandra	Haynes	925 DOBY SPRINGS DR, CHARLOTTE, NC, 28262

Exhibit B

NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION #2026-055

Subject: Rezoning Petition No. 2026-055

Petitioner/Developer: Sameer Gupta

Current Land Use: Residential & Vacant

Existing Zoning: N1-A (Neighborhood 1-A)

Rezoning Requested: N2-A(CD) (Neighborhood 2-A, Conditional)

Date and Time of Meeting: **Friday, September 18th, 2026 at 6:00 PM**

Virtual Meeting Registration: *Please send an email to samgoel@altmail.kr to receive a secure meeting link and reference petition# 2026-055. Please include "Petition #2026-055 Neal Road" in the subject line of the email.*

Date of Notice: 08/31/2026

Sameer Gupta (the "Petitioner") has recently filed request to rezone an approximately portion of ±1.55-acre site located at 7324 Neal Road, Charlotte, North Carolina, 28262 (the "Site") from N1-A to N2-A (CD). The request to rezone the land placed to develop townhouses on the property.

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.

Please send an email by September 14th 2026 to samgoel@altmail.kr to receive a secure virtual meeting link and reference Petition #2026-055. Please include "Petition #2026-055 Neal Road" in the subject line of the email.

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

Exhibit B (CONTINUED)

Site Location:

Polaris Map – Mecklenburg County, North Carolina

Date Printed: 8/29/2026 12:22 PM

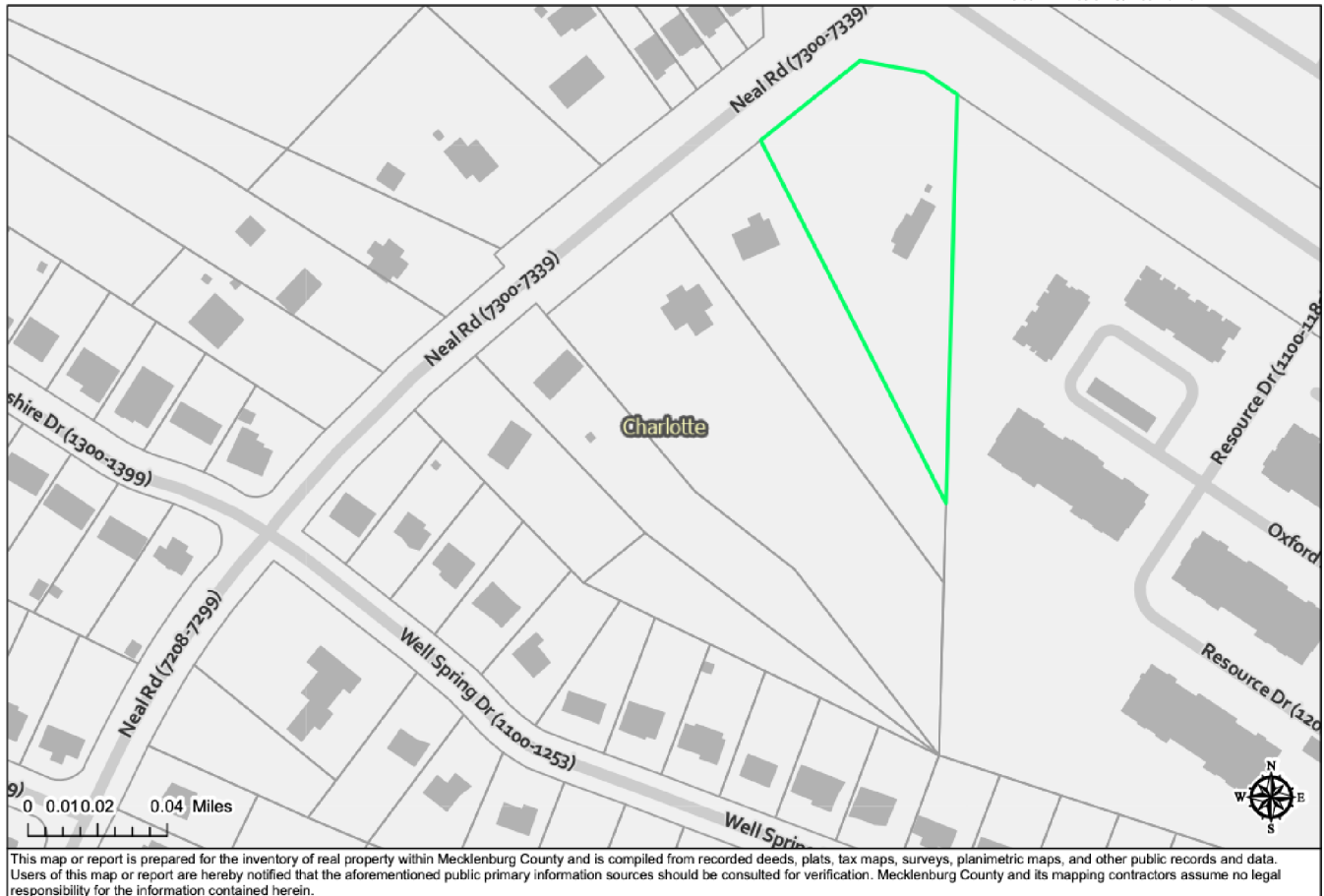


Exhibit C

Name	Email
Ben Carter	benycarter@gmail.com