

COMMUNITY MEETING REPORT
Petitioner: Sanders Partnership, LLC
Rezoning Petition No. 2025-123

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Unified Development 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-1 attached hereto by depositing such notice in the U.S. mail on June 17, 2026. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, June 30, 2026, at 6:30 p.m. in the Family Life Center at Pleasant Grove United Methodist Church, located at 1915 Oakdale Road in Charlotte.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Community Meeting were Mark Kime of Civil & Environmental Consultants, Inc.; Randy Goddard of Design Resource Group; and John Carmichael and Aaron Houck of Robinson Bradshaw. Also in attendance was Charlotte Mayor Pro Tem James Mitchell.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives used a PowerPoint presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees and thanked them for attending. Mr. Carmichael introduced himself and the Petitioner's representatives.

Mr. Carmichael stated that this is the official Community Meeting for Rezoning Petition Number 2025-123. He stated that this meeting is the second Community Meeting held by the Petitioner. The first meeting was held on January 7, 2026.

Mr. Carmichael shared a map of the site. He stated that the site includes a little more than 61 acres and is located on the east side of Kelly Road, north of the intersection of Kelly Road and Pleasant Grove Road. He shared an aerial image of the site and the surrounding area.

Mr. Carmichael shared the zoning map of the site and surrounding area. The site is currently zoned N1-A, as is most of the surrounding area. However, across Kelly Road from the site are parcels of land zoned MX-2 (INNOV), which is a zoning district under Charlotte's legacy zoning ordinance.

Mr. Carmichael shared the 2040 Policy Map for the site. The 2040 Policy Map places the site in the Neighborhood 1 Place Type. The Policy Map places some of the property located across Kelly Road from the site in the Neighborhood 2 Place Type, which envisions denser residential

development like townhomes. The remainder of the surrounding parcels are located in the Neighborhood 1 Place Type.

Mr. Carmichael shared a slide listing the major changes to the rezoning request since the January 7, 2026, Community Meeting. He stated that as of the January 7 meeting, the petition was a request for a Tier 1 conditional rezoning, which means there is no site plan associated with the rezoning request. At the January 7 meeting, the Petitioner's representatives stated that the request would be converted to a Tier 3 conditional rezoning request, and that has occurred. A Tier 3 conditional rezoning request means that the rezoning request now includes a site plan with associated development standards that will govern the development and use of the site if the rezoning request is approved.

Mr. Carmichael stated that the conversion of the request to a Tier 3 conditional rezoning required the Petitioner to conduct a traffic study. Traffic studies take time to complete, which is why this current Community Meeting is happening nearly six months after the January 7 meeting. The traffic study was completed in late May 2026 and has been approved by CDOT.

Mr. Carmichael stated that the Tier 3 rezoning plan includes a minimum 25-foot wide Class B landscape yard along the southern boundary of the site. In addition, the rezoning plan includes commitments for the dedication of a 3-acre portion of the site to Mecklenburg County for a future public park and the dedication of a greenway easement to the county.

Mr. Carmichael stated that there are some other changes. For example, because of the traffic study, the rezoning plan includes commitments regarding the installation of turn lanes and the dedication of right-of-way to the city.

Mr. Carmichael stated that the petition seeks to rezone the site to the N1-D(CD) zoning district—the same zoning district as the request presented at the January 7 Community Meeting. The “(CD)” means that the rezoning request is for a conditional zoning district, which—because this is a Tier 3 conditional rezoning—includes a site plan.

Mr. Carmichael stated that the purpose of the rezoning request is to accommodate the development of a residential community with up to 212 detached single-family dwelling units. The request allows for a density of just under 3.5 dwelling units per acre. The minimum lot area would be 4,800 square feet, which is larger than the minimum set out in the ordinance for the N1-D zoning district. The maximum building height would be 40 feet.

Mark Kime shared the site/rezoning plan for the proposed development. He stated that the Tier 3 conditional rezoning plan defines how the site will be developed in terms of the access points, stub streets, and maximum unit count. Any significant changes to the rezoning plan would require the developer to go back through the rezoning process.

Mr. Kime stated that the rezoning plan contains three access points along Kelly Road. He stated that the plan still includes a pocket park, but its location has shifted somewhat from an earlier iteration of the site plan that was shared at the January 7 meeting. He stated that examination of the site, which once included a landfill, led the Petitioner to re-route a street toward the north of the site.

Mr. Kime stated that the Petitioner has met with the Mecklenburg County Parks and Recreation Department. The Petitioner will dedicate a three-acre portion of the site to the county for a future

park that could include a variety of amenities. He stated that the county also requested a greenway easement along the stream buffer, which will be included as a part of the plan.

Mr. Kime stated that the Petitioner conducted a Phase 1 study of the site to identify potential environmental concerns. That study found mainly large rocks and organic material—not enough significant waste material to warrant a Phase 2 study.

Mr. Kime stated that the Petitioner is required to have a minimum of 15% green area. The site plan provides more than the minimum green area.

Mr. Kime stated that a water line crosses a portion of the site in its southwest corner. He stated that nothing is proposed for that portion of the site.

Mr. Kime stated that the minimum lot size would be 4,800 square feet.

Mr. Kime stated that the rezoning plan includes a minimum 25-foot-wide Class B landscape yard along the southern boundary, which provides more screening than is required by the ordinance. He stated that the Petitioner will use existing vegetation where possible. He stated that the Petitioner will work with Urban Forestry to identify locations in the buffer where supplemental plantings will be needed. He stated that the rezoning plan also includes a landscape yard along the site's frontage on Kelly Road. He stated that most of the landscape yard along Kelly Road is 25 feet wide, but it varies a little—at its narrowest point, the landscape yard will be 18 feet wide.

Mr. Carmichael shared the planting standards for a Class B landscape yard from the ordinance: 1 large or medium-maturing tree per every 30 linear feet; a minimum of 40% of the trees must be evergreen trees; and 1 evergreen shrub per 3 linear feet.

The Community Meeting was then devoted to a question, answer, and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, Mr. Kime stated that the site plan does include stormwater detention ponds.
- Multiple attendees stated that they believe the site includes a significant number of rocks and boulders and asked about plans to grade the site and potential blasting on the site. Mr. Kime stated that the Petitioner does not yet know the extent of rock material on the site and will be looking at that going forward. He stated that he expects there will be some grading on the site to move dirt from the higher areas of the site (toward the south of the site) to lower areas toward the middle of the site. He stated that blasting is expensive and that he anticipates the Petitioner would want to avoid that expense. He stated that the determination of whether blasting is necessary would come later in the process and he stated that if blasting is required there would be a process for notifying neighbors.
- In response to a question about plantings in the buffer, Mr. Kime stated that the ordinance provides standards for the minimum size of plantings in a landscape yard. He stated that the Petitioner is happy to talk to residents about requiring larger plantings if that is desired.
- In response to a question about whether the site will be within the Charlotte city limits or its ETJ, Mr. Carmichael stated that he understands that the site will be annexed by the City of Charlotte, which will then take over the streets in the development.

- In response to a question about plans for the yellow house at the northeast corner of Kelly Road and Pleasant Grove Road, Mr. Kime stated that the yellow house is not on the site and thus not part of the rezoning request or the rezoning plan.
- In response to a question about the timeline, Mr. Carmichael shared the following timeline for the rezoning process.
 - o Monday, August 17, 2026, at 5:00 p.m.—Public Hearing before the Charlotte City Council and the Zoning Committee;
 - o Tuesday, September 1, 2026, at 5:30 p.m.—Zoning Committee Work Session; and
 - o Monday, September 21, 2026, at 5:00 p.m.—Charlotte City Council Decision.

Mr. Carmichael explained that these dates mark the earliest possible dates for these events, as they could be deferred to later dates.

- Mr. Kime stated that if the rezoning request is approved in September, construction plan submittals will probably be made in December, which would mean that the Petitioner would be looking at constructions plan approvals (which means site work can begin) in the summer of 2027.
- In response to a question about the traffic study, Randy Goddard stated that the Petitioner went through a process with CDOT to scope the traffic study and conduct traffic counts while school was in session. Mr. Goddard stated that the traffic improvements associated with the rezoning plan include two turn lanes on Kelly Road.
- In response to a question, Mr. Goddard stated that the traffic study was required to take into account other new developments in the area. He stated that the Petitioner is required to mitigate the new trips generated by the Petitioner’s proposed development. He stated that the traffic study specifically takes into account larger projects that include their own traffic studies. He stated that smaller developments do not get added specifically, but that the traffic study includes assumptions for a background growth rate. Mr. Goddard stated that another large development in the area is being required to add a second right-turn lane onto Brookshire Boulevard from Pleasant Grove Road.
- In response to a question, Mr. Goddard stated that the Petitioner would be widening Kelly Road only along the site’s frontage on Kelly Road.
- Two attendees stated that what was presented at this Community Meeting was better than what was presented at the January 7 Community Meeting.

There were no further questions or comments. Mr. Carmichael stated that the attendees could contact him if they have any additional questions or comments. Mr. Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the Rezoning Petition or to the Rezoning Plan as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted this 7th day of July 2026.

Sanders Partnership, LLC, Petitioner

cc: Mayor Pro Tem James Mitchell, Charlotte City Council (via email)
Mr. Maxx Oliver, Charlotte Planning, Design & Development Department (via email)

Exhibit A-1

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS.

THANK YOU!

2025-123	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZIP CODE
2025-123	03305111	PUCKETT	JAMES BYRON	BRANDEE R	PUCKETT	174 PINE CONE LN		CAIRO	GA	39828	7112 PLEASANT GROVE RD UNINC NC	28216
2025-123	03305112	JORDAN	ROGER DEAN	DONNA LYNN	JORDAN	7104 P PLEASANT GROVE RD		CHARLOTTE	NC	28216	7108 PLEASANT GROVE RD UNINC NC	28216
2025-123	03305130	SANTOS	MIGUEL ANGEL ALVAREZ			2701 KELLY RD		CHARLOTTE	NC	28216	2701 KELLY RD CHARLOTTE NC	28216
2025-123	03305135	MOZELEY	STEVEN R	TRUST	THE MOZELEY FAMILY REAL ESTATE	707 CANAL DR		CAROLINA BEA	NC	28428	PLEASANT GROVE RD UNINC NC	28216
2025-123	03305140	MÉRITAGE HOMES OF THE CAROLINAS INC	DEANTHONIE			18655 N CLARET DR STE 400		SCOTTSDALE	AZ	85255-6813	2747 KELLY RD UNINC NC	28216
2025-123	03305146	HARRIS	PAOLA	HARRIS	PEGUERO-HARRIS	2527 KELLY RD		CHARLOTTE	NC	28216	2527 KELLY RD UNINC NC	28216
2025-123	03305147	HIEMER	JEFFREY	RACHEL	HIEMER	2531 KELLY RD		CHARLOTTE	NC	28216	2531 KELLY RD UNINC NC	28216
2025-123	03305148	PASOS	CARLOS J INTERIANO	MAVIS F RAMIREZ	PACHECO	2535 KELLY RD		CHARLOTTE	NC	28216	2535 KELLY RD UNINC NC	28216
2025-123	03305149	MÉRITAGE HOMES OF THE CAROLINAS INC				8800 EAST RAINTREE DR STE 300		SCOTTSDALE	AZ	85260	KELLY RD CHARLOTTE NC	28216
2025-123	03305443	MÉRITAGE HOMES OF THE CAROLINAS INC				8800 EAST RAINTREE DR STE 300		SCOTTSDALE	AZ	85260	2035 MARKRIDGE LP CHARLOTTE NC	28216
2025-123	03305444	MÉRITAGE HOMES OF THE CAROLINAS INC				8800 EAST RAINTREE DR STE 300		SCOTTSDALE	AZ	85260	2039 MARKRIDGE LP CHARLOTTE NC	28216
2025-123	03305445	MÉRITAGE HOMES OF THE CAROLINAS INC				8800 EAST RAINTREE DR STE 300		SCOTTSDALE	AZ	85260	2043 MARKRIDGE LP CHARLOTTE NC	28216
2025-123	03305446	MÉRITAGE HOMES OF THE CAROLINAS INC				8800 EAST RAINTREE DR STE 300		SCOTTSDALE	AZ	85260	2046 MARKRIDGE LP CHARLOTTE NC	28216
2025-123	03305447	MÉRITAGE HOMES OF THE CAROLINAS INC				8800 EAST RAINTREE DR STE 300		SCOTTSDALE	AZ	85260	2042 MARKRIDGE LP CHARLOTTE NC	28216
2025-123	03305448	MÉRITAGE HOMES OF THE CAROLINAS INC				8800 EAST RAINTREE DR STE 300		SCOTTSDALE	AZ	85260	2038 MARKRIDGE LP CHARLOTTE NC	28216
2025-123	03305449	MÉRITAGE HOMES OF THE CAROLINAS INC				8800 EAST RAINTREE DR STE 300		SCOTTSDALE	AZ	85260	2034 MARKRIDGE LP CHARLOTTE NC	28216
2025-123	03305450	MÉRITAGE HOMES OF THE CAROLINAS INC				8800 EAST RAINTREE DR STE 300		SCOTTSDALE	AZ	85260	2030 MARKRIDGE LP CHARLOTTE NC	28216
2025-123	03305451	MÉRITAGE HOMES OF THE CAROLINAS INC				8800 EAST RAINTREE DR STE 300		SCOTTSDALE	AZ	85260	2022 MARKRIDGE LP CHARLOTTE NC	28216
2025-123	03305452	MÉRITAGE HOMES OF THE CAROLINAS INC				8800 EAST RAINTREE DR STE 300		SCOTTSDALE	AZ	85260	2018 MARKRIDGE LP CHARLOTTE NC	28216
2025-123	03305453	MÉRITAGE HOMES OF THE CAROLINAS INC				8800 EAST RAINTREE DR STE 300		SCOTTSDALE	AZ	85260	2014 MARKRIDGE LP CHARLOTTE NC	28216
2025-123	03305454	MÉRITAGE HOMES OF THE CAROLINAS INC				8800 EAST RAINTREE DR STE 300		SCOTTSDALE	AZ	85260	2010 MARKRIDGE LP CHARLOTTE NC	28216
2025-123	03305455	MÉRITAGE HOMES OF THE CAROLINAS INC				8800 EAST RAINTREE DR STE 300		SCOTTSDALE	AZ	85260	2006 MARKRIDGE LP CHARLOTTE NC	28216
2025-123	03305456	MÉRITAGE HOMES OF THE CAROLINAS INC				8800 EAST RAINTREE DR STE 300		SCOTTSDALE	AZ	85260	1020 ROARING WATER LN CHARLOTTE NC	28216
2025-123	03305457	MÉRITAGE HOMES OF THE CAROLINAS INC				8800 EAST RAINTREE DR STE 300		SCOTTSDALE	AZ	85260	1016 ROARING WATER LN CHARLOTTE NC	28216
2025-123	03305458	MÉRITAGE HOMES OF THE CAROLINAS INC				8800 EAST RAINTREE DR STE 300		SCOTTSDALE	AZ	85260	1012 ROARING WATER LN CHARLOTTE NC	28216
2025-123	03305459	MÉRITAGE HOMES OF THE CAROLINAS INC				8800 EAST RAINTREE DR STE 300		SCOTTSDALE	AZ	85260	1008 ROARING WATER LN CHARLOTTE NC	28216
2025-123	03305460	MÉRITAGE HOMES OF THE CAROLINAS INC				8800 EAST RAINTREE DR STE 300		SCOTTSDALE	AZ	85260	1007 ROARING WATER LN CHARLOTTE NC	28216
2025-123	03305461	MÉRITAGE HOMES OF THE CAROLINAS INC				8800 EAST RAINTREE DR STE 300		SCOTTSDALE	AZ	85260	1011 ROARING WATER LN CHARLOTTE NC	28216
2025-123	03305462	MÉRITAGE HOMES OF THE CAROLINAS INC				8800 EAST RAINTREE DR STE 300		SCOTTSDALE	AZ	85260	1015 ROARING WATER LN CHARLOTTE NC	28216
2025-123	03305467	MÉRITAGE HOMES OF THE CAROLINAS INC				8800 EAST RAINTREE DR STE 300		SCOTTSDALE	AZ	85260	MARKRIDGE LP CHARLOTTE NC	28216
2025-123	03305566	MÉRITAGE HOMES OF THE CAROLINAS INC				8800 EAST RAINTREE DR STE 300		SCOTTSDALE	AZ	85260	4005 SUMMIT WOODS DR CHARLOTTE NC	28216
2025-123	03308101	AL RASHID	ABDUL RAHMAN			7115 BELLHAVEN BLVD UNIT 8		CHARLOTTE	NC	28216	2775 KELLY RD UNINC NC	28216
2025-123	03308103	BEVERLY A BREWER	TRUST	BEVERLY ABERNETHY	BREWER	3733 KIDD LN		CHARLOTTE	NC	28216	3015 KELLY RD UNINC NC	28216
2025-123	03308105	COLLINS	JENNIFER HELMS			3009 GRIFFITH ST		CHARLOTTE	NC	28203	2905 KELLY RD UNINC NC	28216
2025-123	03308115	COLLINS	JENNIFER			3009 GRIFFITH ST		CHARLOTTE	NC	28203	2801 KELLY RD UNINC NC	28216
2025-123	03308116	BOYD	H JEFFREY			2819 KELLY RD		CHARLOTTE	NC	28216	2819 KELLY RD UNINC NC	28216
2025-123	03309301	SANDERS PARTNERSHIP LLC				19203 PENINSULA SHORES DR		CORNELIUS	NC	28031	2800 KELLY RD UNINC NC	28216
2025-123	03309302	SANDERS PARTNERSHIP LLC				19203 PENINSULA SHORES DR		CORNELIUS	NC	28031	3000 KELLY RD UNINC NC	28216
2025-123	03309303	SANDERS PARTNERSHIP LLC				19203 PENINSULA SHORES DR		CORNELIUS	NC	28031	2730 KELLY RD UNINC NC	28216
2025-123	03309304	SANDERS PARTNERSHIP LLC				19203 PENINSULA SHORES DR		CORNELIUS	NC	28031	2628 KELLY RD UNINC NC	28216
2025-123	03309311	MCCARLEY	MARY			3336 ALDWYCH WY		CHARLOTTE	NC	28216	3336 ALDWYCH WY UNINC NC	28216
2025-123	03309312	HAMMONDS	BENJI	CHENELLE	HAMMONDS	3332 ALDWYCH WAY		CHARLOTTE	NC	28216	3332 ALDWYCH WY UNINC NC	28216
2025-123	03309313	PRIMUS	THEROME JR	ALICIA	PRIMUS	3328 ALDWYCH WAY		CHARLOTTE	NC	28216	3328 ALDWYCH WY UNINC NC	28216
2025-123	03309314	SOUKHANOUVONG	KHAMSAVANH	KHAMKHONG	SOUKHANOUVONG	3324 ALDWYCH WAY		CHARLOTTE	NC	28216	3324 ALDWYCH WY UNINC NC	28216
2025-123	03309315	PROGRESS RESIDENTIAL BORROWER 6 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261	3320 ALDWYCH WY UNINC NC	28216
2025-123	03309316	MOSES	KIMBERLY N	DARON L	HUGEE	3316 ALDWYCH WYLV D		CHARLOTTE	NC	28216	3316 ALDWYCH WY UNINC NC	28216
2025-123	03309317	FKH SFR PROPCO A LP			C/O FIRSTKEY HOMES LLC	600 GALLERIA PARKWAY	STE 300	ATLANTA	GA	30339	3312 ALDWYCH WY UNINC NC	28216
2025-123	03309318	PROGRESS RESIDENTIAL BORROWER 6 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261	3308 ALDWYCH WY UNINC NC	28216
2025-123	03309319	PROGRESS RESIDENTIAL BORROWER 6 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261	3304 ALDWYCH WY UNINC NC	28216
2025-123	03309320	PROGRESS RESIDENTIAL BORROWER 6 LLC				PO BOX 4090		SCOTTSDALE	AZ	85261	3300 ALDWYCH WY UNINC NC	28216
2025-123	03309379	WESTON WOODS HOMEOWNERS ASSOCIATION OF C			C/O KEY COMMUNITY MANAGEMENT	PO BOX 4579 DEPT 806		HOUSTON	TX	77210	ALDWYCH WY UNINC NC	28216
2025-123	03309382	LOVE GRADING COMPANY INC				1264 CLINTON CT		IRON STATION	NC	28080	2930 KELLY RD UNINC NC	28216
2025-123	03309401	SANDERS PARTNERSHIP LLC				19203 PENINSULA SHORES DR		CORNELIUS	NC	28031	7040 PLEASANT GROVE RD UNINC NC	28216
2025-123	03309402	DAVILA	EDGARD XAVIER MERCADO			PO BOX 26		STANLEY	NC	28164	7000 PLEASANT GROVE RD UNINC NC	28216
2025-123	03309403	THAO	MIKE BLONG	JENNIE MAI	YANG	7010 PLEASANT OAKS CIRCLE		CHARLOTTE	NC	28216	7010 PLEASANT OAKS CR UNINC NC	28216
2025-123	03309404	CANUPP	AMANDA B	DAVID S	CANUPP	7000 PLEAS OAK CR		CHARLOTTE	NC	28216	7000 PLEASANT OAKS CR UNINC NC	28216
2025-123	03309405	SQVYRES	ANDREW	AMY MARIE	SQVYRES	6938 PLEASANT OAKS CIRCLE		CHARLOTTE	NC	28216	6938 PLEASANT OAKS CR UNINC NC	28216
2025-123	03309406	LOCKLER	STEVEN JOSEPH			6910 PLEASANT OAKS CIRCLE		CHARLOTTE	NC	28216	6918 PLEASANT OAKS CR UNINC NC	28216
2025-123	03309407	LOCKLER	STEVEN JOSEPH			6910 PLEASANT OAKS CIRCLE		CHARLOTTE	NC	28216	6910 PLEASANT OAKS CR UNINC NC	28216
2025-123	03309408	LOCKLER	STEVEN JOSEPH			6910 PLEASANT OAKS CIRCLE		CHARLOTTE	NC	28216	PLEASANT OAKS CR UNINC NC	28216
2025-123	03309409	MARKS	HELEN			6848 PLEASANT OAKS CIR		CHARLOTTE	NC	28216-1333	6848 PLEASANT OAKS CR UNINC NC	28216
2025-123	03309410	PAGE	RYAN MACKENDRICK			6840 PLEASANT OAKS CIRCLE		CHARLOTTE	NC	28216	6840 PLEASANT OAKS CR UNINC NC	28216
2025-123	03309411	BARKER	TONI			6828 PLEASANT OAKS CIR		CHARLOTTE	NC	28216	6828 PLEASANT OAKS CR UNINC NC	28216
2025-123	03309412	MCCLAINE	TIMOTHY D			6820 PLEASANT OAKS CR		CHARLOTTE	NC	28216	6820 PLEASANT OAKS CR UNINC NC	28216
2025-123	03309413	LEWIS	STEVEN	IRMA	LEWIS	6800 PLEASANT OAKS CIR		CHARLOTTE	NC	28216-1333	6800 PLEASANT OAKS CR UNINC NC	28216
2025-123	03309424	ROLLINS	JOHNNY L			6740 PLEASANT OAKS CIR		CHARLOTTE	NC	28216-1331	6714 PLEASANT OAKS CR UNINC NC	28216
2025-123	03309426	ROLLINS	JOHNNY L		MAXINE MARIE K	6740 PLEASANT OAKS CIR		CHARLOTTE	NC	28216-1331	6740 PLEASANT OAKS CR UNINC NC	28216
2025-123	03309427	KELLEY	CAITLIN	DANIEL	CAMPBELL	6924 PLEASANT OAKS CIR		CHARLOTTE	NC	28216	6924 PLEASANT OAKS CR UNINC NC	28216
2025-123	03309429	KELLEY	CAITLIN	DANIEL	CAMPBELL	6924 PLEASANT OAKS CIR		CHARLOTTE	NC	28216	PLEASANT OAKS CR UNINC NC	28216
2025-123	03309430	THAO	MIKE BLONG	JENNIE MAI	YANG	7010 PLEASANT OAKS CIR		CHARLOTTE	NC	28216	PLEASANT OAKS CR UNINC NC	28216
2025-123	03309501	RUSSELL	RICHARD B			6918 PLEASANT GROVE RD		CHARLOTTE	NC	28216	6918 PLEASANT GROVE RD UNINC NC	28216
2025-123	03309506	HAMMONDS	HARRY CLINTON	JANE L	HAMMONDS	6901 PLEASANT OAKS CIR		CHARLOTTE	NC	28216	6901 PLEASANT OAKS CR UNINC NC	28216
2025-123	03309507	RIERA	LAURA RANGEL			6913 PLEASANT OAKS CR		CHARLOTTE	NC	28216	6913 PLEASANT OAKS CR UNINC NC	28216
2025-123	03309510	WALKER	JAMES PAUL	ANGELA C	WALKER	7009 PLEASANT OAKS CIR		CHARLOTTE	NC	28216-1336	PLEASANT OAKS CR UNINC NC	28216

2025-123	03310211	JONES	ERIK B	TRUST	ERIK B JONES LIVING	6732 RAYSMOOR DR	CHARLOTTE	NC	28216	RAYSMOOR DR UNINC NC	28216
2025-123	03310618	OLESH	AMBER MARIE	MICHAEL JOSEPH	KETCHUM	6631 WOODLAND CIR	CHARLOTTE	NC	28216	6631 WOODLAND CR UNINC NC	28216
2025-123	03310902	SWANGER	PATRICK D	SIANNA E	HAWS	1234 ROCK HAVEN DR	CHARLOTTE	NC	28216	1234 ROCK HAVEN DR UNINC NC	28216
2025-123	03518106	HARKEY	DEREK A			7015 PLEASANT GROVE RD	CHARLOTTE	NC	28216-1320	7015 PLEASANT GROVE RD UNINC NC	28216
2025-123	03518107	LUANGSAY	KAYING	DANIEL	LUANGSAY	7101 PLEASANT GROVE RD	CHARLOTTE	NC	28216	7101 PLEASANT GROVE RD UNINC NC	28216
2025-123	03518114	LEWIS	DYLAN	PATRICIA	LEWIS	6931 PLEASANT GROVE RD	CHARLOTTE	NC	28216	6931 PLEASANT GROVE RD UNINC NC	28216
2025-123	03518201	BANKS	DONNA K			7105 PLEASANT GROVE	CHARLOTTE	NC	28216	7105 PLEASANT GROVE RD UNINC NC	28216
2025-123	03518233	SUMMERLIN	KENNETH WADE II			7115 PLEASANT GROVE RD	CHARLOTTE	NC	28216	7115 PLEASANT GROVE RD UNINC NC	28216
2025-123	03518513	SUTTON FARMS COMMUNITY ASSOCIATION INC			C/O HENDERSON PROPERTIES	3030 LATROBE DR	CHARLOTTE	NC	28211	LINHAY DR CHARLOTTE NC	28216
2025-123	03518614	EFIRD	TROY MICHAEL	ARIEL KAY	EFIRD	1728 SAVORY LN	CHARLOTTE	NC	28216	1728 SAVORY LN CHARLOTTE NC	28216
2025-123	03518615	LESJIE	JEREMY	MICHAEL	EBY	1724 SAVORY LN	CHARLOTTE	NC	28216	1724 SAVORY LN CHARLOTTE NC	28216
2025-123	03518685	SUTTON FARMS COMMUNITY ASSOCIATION INC			C/O HENDERSON PROPERTIES	3030 LATROBE DR	CHARLOTTE	NC	28211	SAVORY LN CHARLOTTE NC	28216
2025-123	03518688	SUTTON FARMS COMMUNITY ASSOCIATION INC			C/O HENDERSON PROPERTIES	3030 LATROBE DR	CHARLOTTE	NC	28211	LINHAY DR CHARLOTTE NC	28216

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2025-123	full_name_neighborhood	first_name	last_name	physical_address	street address	apartment_unit_or_suite	city	state	zip code
2025-123	Classified Music Group	Larki	Sampson	6241 SOUTH BLVD STE 241991, CHARLOTTE, NC, 28217			CHARLOTTE NC		28217
2025-123	Glenhaven Neighborhood	Melissa	Eddie	1711 HARLAND STREET, CHARLOTTE, NC, 28216			CHARLOTTE NC		28216
2025-123	Lawing Pond Homeowners Associat	Jim	Aponte	6412 BLUEGILL RD, CHARLOTTE, NC, 28216			CHARLOTTE NC		28216
2025-123	None	Jeannette	Wilson	9216 STONEGATE DR, CHARLOTTE, NC, 28216			CHARLOTTE NC		28216
2025-123	Oakdale Green home owners assoc	Christine	Stawinsky	1502 HOLLOW MAPLE DR, CHARLOTTE, NC, 28216			CHARLOTTE NC		28216
2025-123	Shadowood Apartments LLC	Annette	Gee	7811 SETTER TRACE LN, CHARLOTTE, NC, 28216			CHARLOTTE NC		28216
2025-123	Sutton Farms HOA-Board of Direc	Jessica	Davis	7034 PENNYROYAL WAY, CHARLOTTE, NC, 28216			CHARLOTTE NC		28216
2025-123	The Pointe at Oakdale	Lou	Noujaim	2517 OAKDALE CREEK LANE, CHARLOTTE, NC, 28216			CHARLOTTE NC		28216
2025-123	Zetas of Charlotte	Destiny	Crawford	4811 COPPALA DRIVE, CHARLOTTE, NC, 28216			CHARLOTTE NC		28216

Exhibit A-2

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting – **Rezoning Petition No. 2025-123** filed by Sanders Partnership, LLC to request the rezoning of an approximately 61.26-acre site located on the east side of Kelly Road between Pleasant Grove Road and Weston Woods Lane (see enclosed map)

**Date and Time
of Meeting:** Tuesday, June 30, 2026, at 6:30 p.m.

Place of Meeting: Pleasant Grove United Methodist Church (Building 3, Family Life Center)
1915 Oakdale Road
Charlotte, NC 28216

We are assisting Sanders Partnership, LLC (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 61.26-acre site located on the east side of Kelly Road between Pleasant Grove Road and Weston Woods Lane (see enclosed map) from the N1-A zoning district to the N1-D(CD) zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site that would contain up to 212 single-family detached residential units.

The Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department’s records indicate that you are either 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 give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, June 30, 2026, at 6:30 p.m. in Building 3 (Family Life Center) at Pleasant Grove United Methodist Church located at 1915 Oakdale Road in Charlotte.

Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions. In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@rbh.com.

Robinson, Bradshaw & Hinson, P.A.

cc: Mayor Pro Tem James Mitchell Jr., Charlotte City Council At Large (via email)
Council Member Malcolm Graham, Charlotte City Council District 2 (via email)
Council Member LaWana Mayfield, Charlotte City Council At Large (via email)
Mr. Maxx Oliver, Charlotte Planning, Design & Development Department (via email)

Date Mailed: June 17, 2026

2025-123: Sanders Partnership, LLC

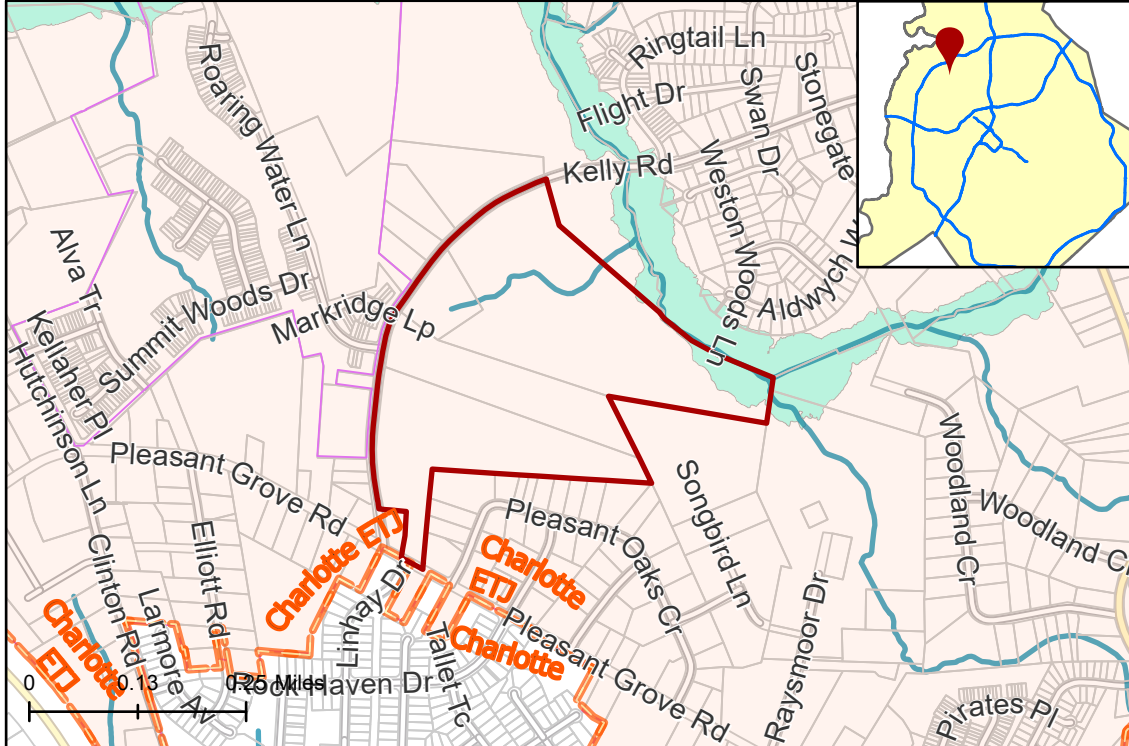
Parcel(s) 03309301, 03309302, 03309303, 03309304

Current Zoning N1-A (Neighborhood 1-A)

Requested Zoning N1-D(CD) Neighborhood 1-D, Conditional)

Approximately 61.255 acres

Location of Requested Rezoning



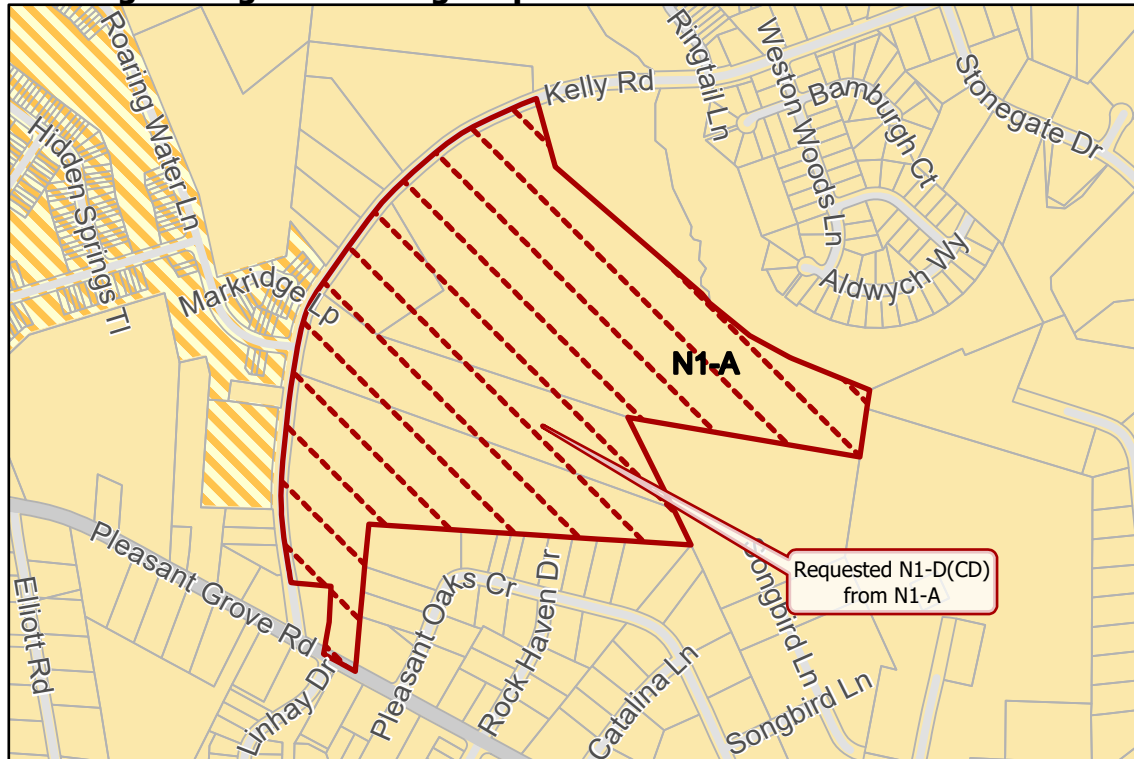
Rezoning Map



- 2025-123
- Inside City Limits
- Parcel
- Streams
- FEMA Flood Plain

City Council District
2-Malcolm Graham

Existing Zoning & Rezoning Request



Requested N1-D(CD)
from N1-A

Zoning Classification

- Neighborhood 1
- Mixed Residential



Map Created 12/19/2025

Exhibit B

Community Meeting Sign-In Sheet

Petitioner: Sanders Partnership, LLC

Rezoning Petition No. 2025-123

Wednesday, June 30, 2026, at 6:30 p.m.

Pleasant Grove United Methodist Church
1915 Oakdale Road
Charlotte, NC 28216

This sign-in sheet is to acknowledge your attendance at the Community Meeting and to let the Board of Commissioners know who attended the Community Meeting. Signing this sign-in sheet does not indicate support or opposition to the proposed rezoning petition.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Tod Burns	2418 Turtle Point Rd	704-246-9115	burnstod954@gmail.com
2.	Samuel Martin	2418 Turtle Pt Rd	980-574-9353	SJ3martin@gmail.com
3.	Jane Hammonds	6901 Pleasant Oaks Cir	704-56-3952	notes.to.jane@gmail.com
4.	James "Smuggie" Nitchel	7803 Wilshire Ridge Road	704-617-0399	James.nitchel@ncdhs.gov
5.	Amanda Canupp	7000 Pleasant Oaks Cir	980-230-3673	
6.	Sienna Swanger	1234 Rockhaven Drive	757 375 9132	Sienna.Lee@gmail.com
7.	Patrick Swanger	1234 Rockhaven Drive	704 400 9125	pswanger@alumni.uncc.edu

Community Meeting Sign-In Sheet

Petitioner: Sanders Partnership, LLC

Rezoning Petition No. 2025-123

Wednesday, June 30, 2026, at 6:30 p.m.

Pleasant Grove United Methodist Church
1915 Oakdale Road
Charlotte, NC 28216

This sign-in sheet is to acknowledge your attendance at the Community Meeting and to let the Board of Commissioners know who attended the Community Meeting. Signing this sign-in sheet does not indicate support or opposition to the proposed rezoning petition.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Peggy Hey	David Weekly Homes		phey@dwhomes.com
2.	LARRY Ramsey	9501 Stonegate Dr		ramseyle@gmail.com
3.	Kathypunt	2830 Oakdale Pasture Dr.		Kathystalking@bellsouth.net
4.	Toni Barker	6828 Pleasant Oaks		tlc.barker@gmail.com
5.	DAN CAMPBELL			DCAMPB1d@GMAIL.COM
6.				
7.				

Community Meeting Sign-In Sheet

Petitioner: Sanders Partnership, LLC

Rezoning Petition No. 2025-123

Wednesday, June 30, 2026, at 6:30 p.m.

Pleasant Grove United Methodist Church
1915 Oakdale Road
Charlotte, NC 28216

This sign-in sheet is to acknowledge your attendance at the Community Meeting and to let the Board of Commissioners know who attended the Community Meeting. Signing this sign-in sheet does not indicate support or opposition to the proposed rezoning petition.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Matt Wenrich	6913 Pleasant Oaks Cir	(704) 497-2700	Wenrich ^{Wenrich} matthew@gmail.
2.	Jessica Davis	7634 Pennyroyal Way	980 224 0335	jcardmelsdavis@gmail
3.	John Rollins	6740 Pleasant Oaks Cir	704 909 6661	JRollins2@carolina.rr.com
4.	Lynnda Elliott	5936 Simpson Rd.	704.507- 7315	elliott1h4@icloud.com
5.				
6.				
7.				

Exhibit C

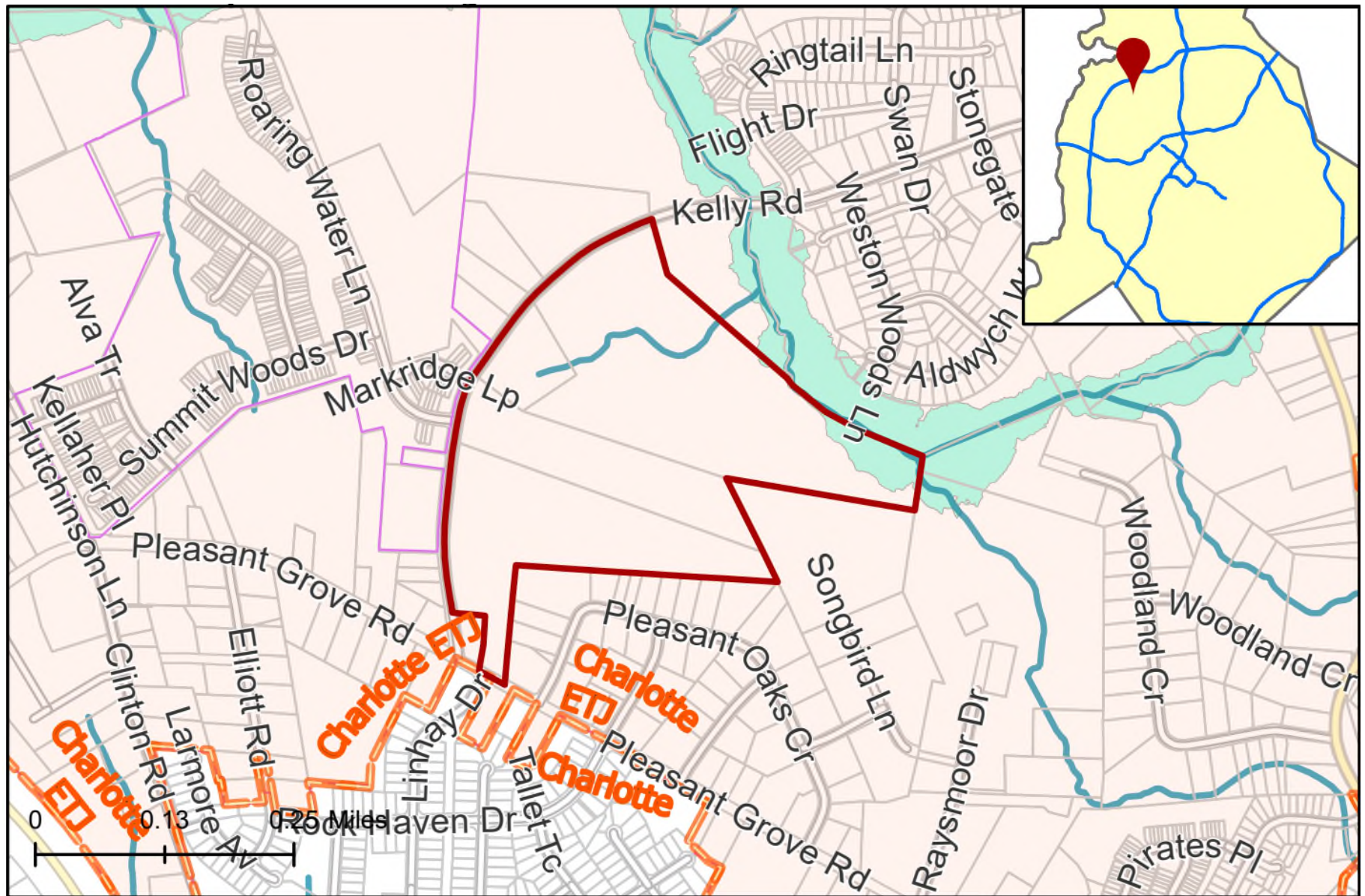
ROBINSON
BRADSHAW

Rezoning Petition No. 2025-123

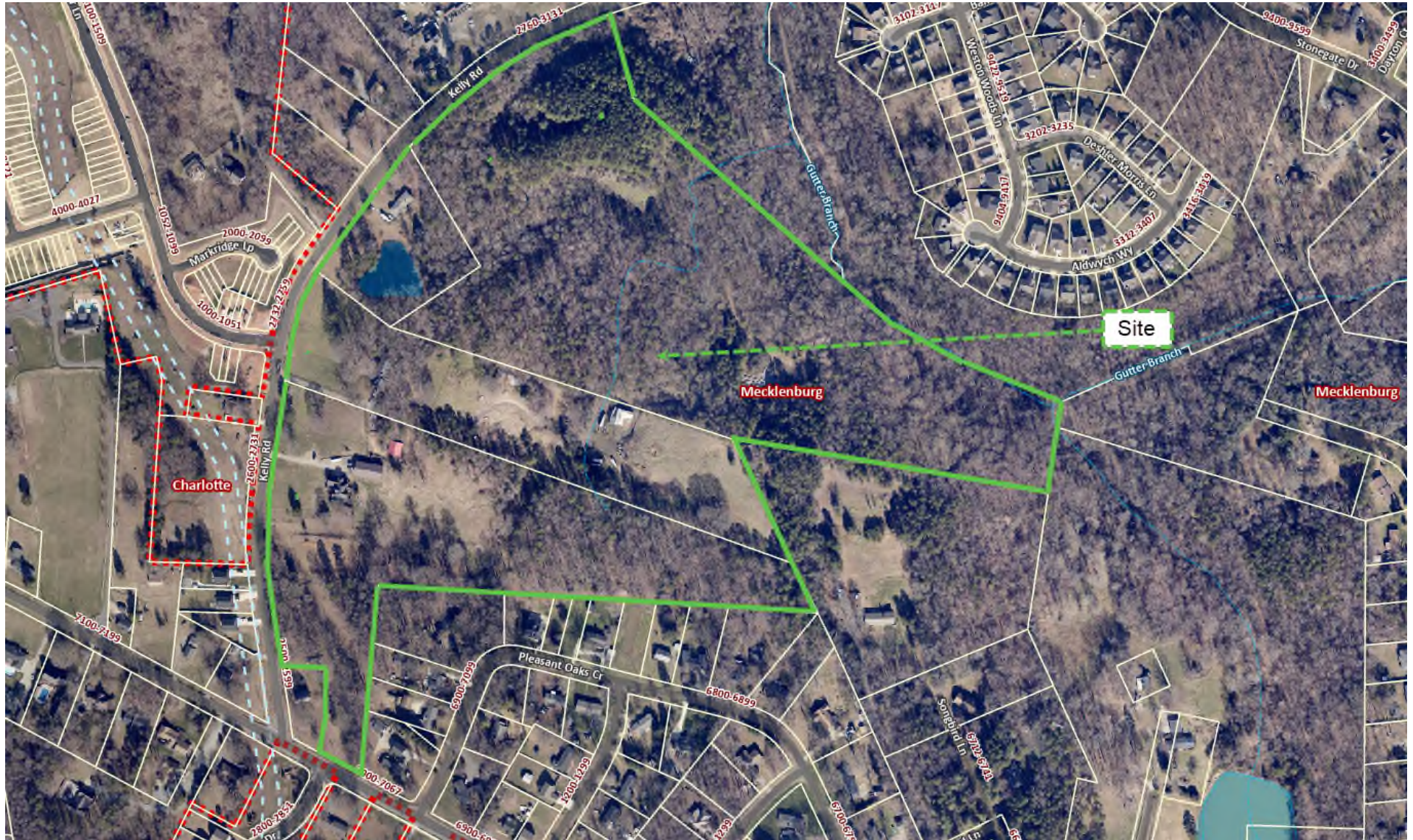
Sanders Partnership, LLC, Petitioner

Community Meeting
June 30, 2026

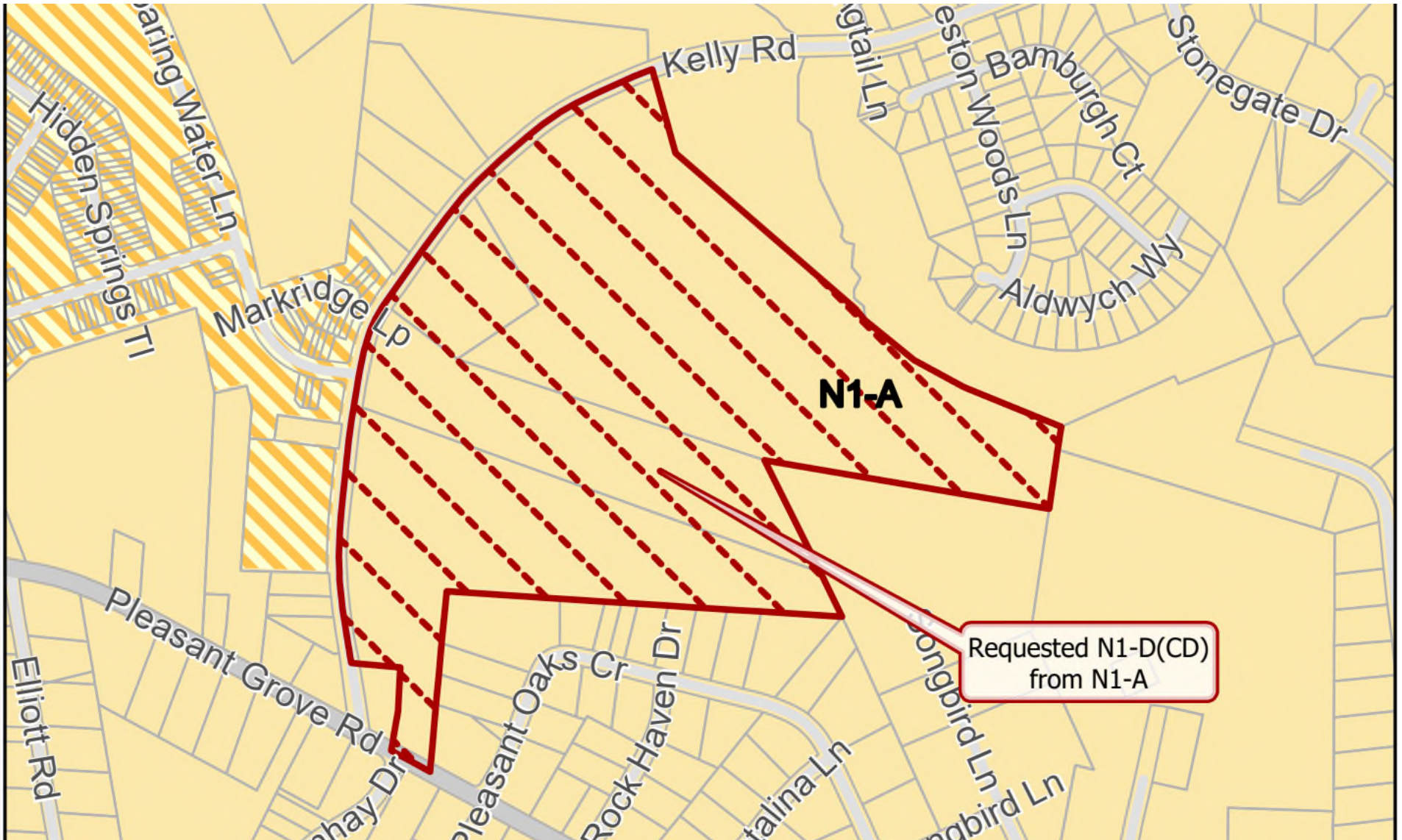
Site – 61.26 Acres



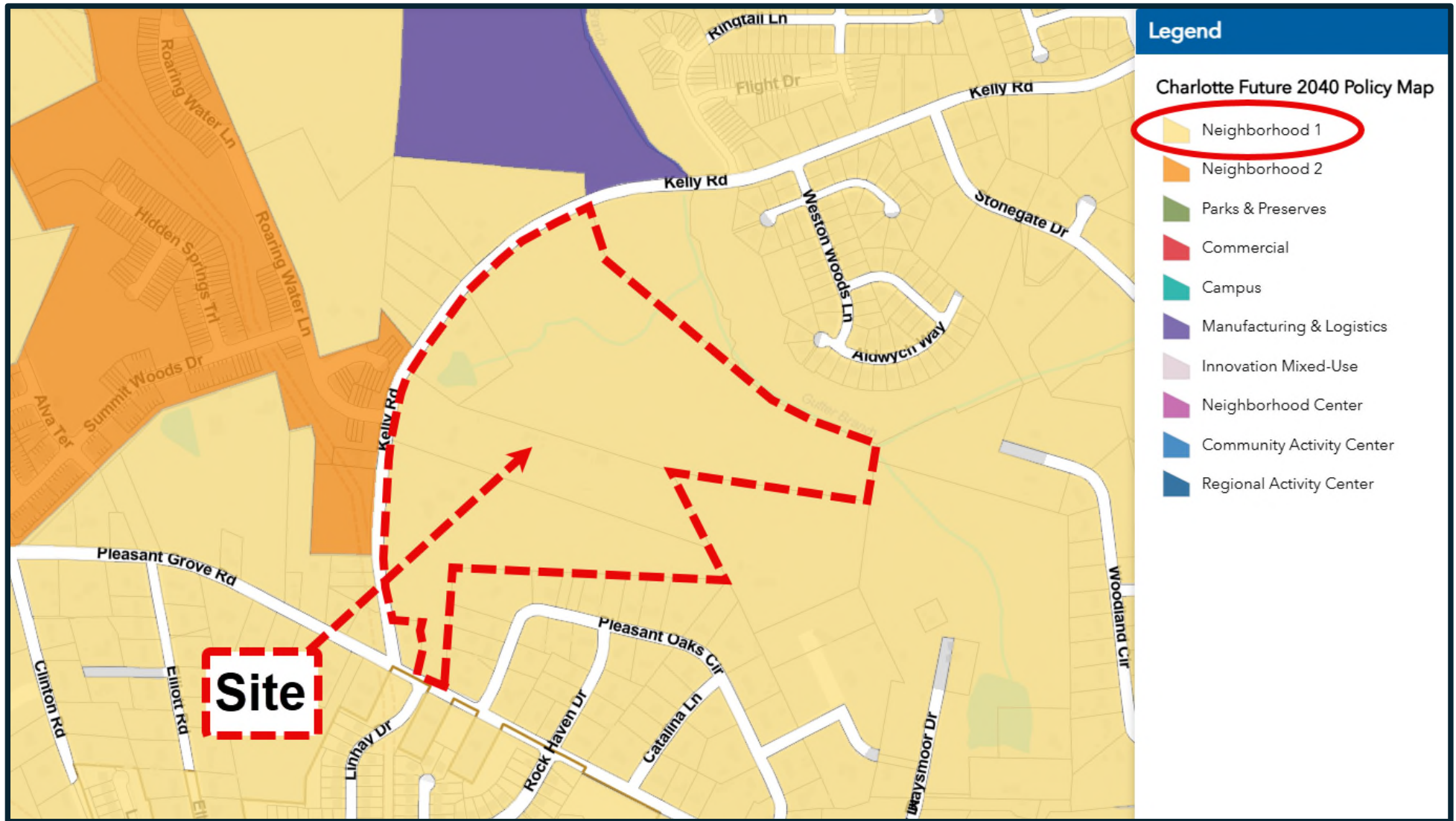
Site



Zoning of the Site and Surrounding Parcels



2040 Policy Map



Changes to Rezoning Request (since January 7 community meeting)

- **Converted to Tier 3.** Petition converted to a Tier 3 conditional rezoning (from Tier 1), meaning that the rezoning request now includes a site plan with associated development standards that will govern the development and use of the site if the rezoning request is approved
- **Completed a Traffic Study.** Traffic study completed and approved by CDOT
- **Landscape Yard along Southern Boundary.** Providing a minimum 25-foot Class B landscape yard along southern boundary of the site
- **Land Dedication for Public Park:** Dedicating a minimum 3-acre portion of the site to Mecklenburg County for a future public park
- **Greenway Easement Dedication.** Conveying a minimum 100-foot-wide greenway easement to Mecklenburg County

Rezoning Request

Requesting the rezoning of the site from the N1-A zoning district to the N1-D(CD) zoning district to accommodate the development of a residential community on the site that would contain up to 212 detached single-family dwelling units

Overall density of 3.47 dwelling units per acre

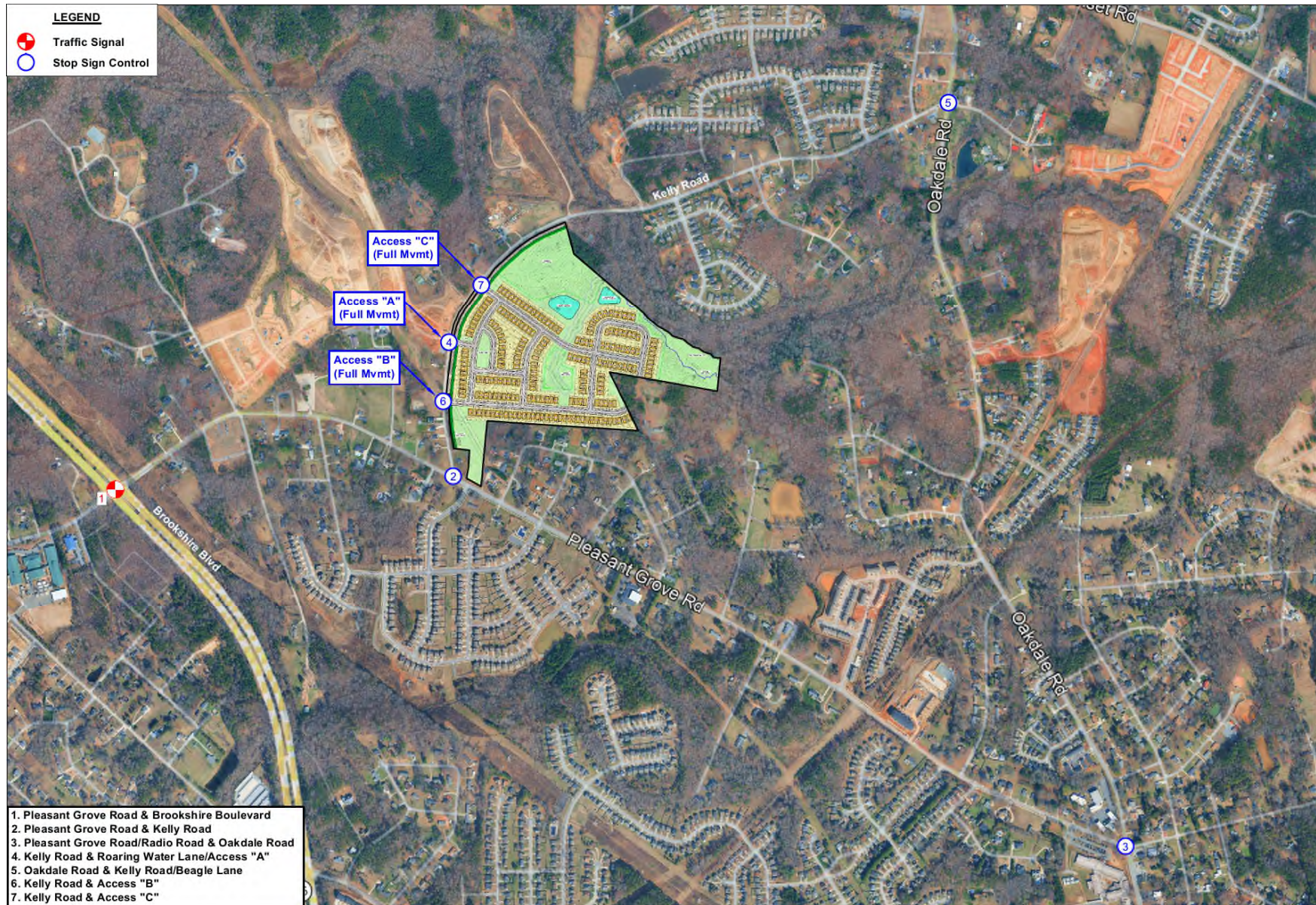
Rezoning Request – Continued

- **Permitted Uses:** residential community containing a maximum of 212 detached single-family dwelling units
- **Minimum Lot Area:** 4,800 square feet
- **Maximum Building Height:** 40 feet
- **Landscape Yard:** minimum 25-foot-wide Class B landscape yard along southern boundary of the site



Questions

Transportation Improvements – Study Area



ROBINSON | BRADSHAW

