



**MECKLENBURG COUNTY**  
**Land Use & Environmental Services Agency**

**MEMORANDUM**

To: Charlotte-Mecklenburg Planning Commission  
From: LUESA, Mecklenburg County  
Date: 2.19.26  
Subject: Rezoning Petition Comments

Charlotte-Mecklenburg Planning Commission  
600 East Fourth Street Charlotte, North Carolina 28202

Mecklenburg County has reviewed the City of Charlotte rezoning petition below to identify regulatory requirements of the petitioner; inform the petitioner, planning staff, and other affected parties of such regulatory requirements; and identify potential effects on, and impacts from, nearby properties.

<b>Petitioner Information:</b> Sanders Partnership, LLC 19203 Peninsula Shores Drive, Cornelius, NC 28031	<b>Parcel GIS ID(s):</b> 03309302; 03309301, 03309303 and 03309304
<b>Existing Zoning:</b> N1-A <b>Current Use:</b> Single Family Residential	<b>Proposed Zoning:</b> N1-D (CD) <b>Additional Proposed Zoning:</b> N/A <b>Primary Proposed Zoning:</b> N1-D-CD Neighborhood 1 Zoning District Conditional <b>Request Type:</b> Conditional (Tier 1)

**2025-123: Sanders Partnership, LLC -- Kelly Road Site Rezoning Request**

*Air Quality Comments:* No Comments

*Ground Water Services Comments:* No comments

*Storm Water Services Comments:* A Floodplain Development Permit from the City of Charlotte is required for all proposed construction within the regulated floodplain. There are specific building requirements for any proposed structure located within the regulated floodplain. See City of Charlotte Unified Development Ordinance Article 27 for details. 03309302

Storm Water Services would also like to request a 50-foot storm drain easement from the top of the stream bank for future stream restoration purposes.

Solid Waste Comments: No Comments

**Department Contacts:**

Petitioners seeking to address individual comments and issues may follow up with the following Mecklenburg County staff:

*Air Quality Comments:* Megan Green - (megan.green@mecklenburgcountync.gov)

*Ground Water Services:* Shawna Caldwell - (shawna.caldwell@mecklenburgcountync.gov)

*Storm Water Services:* Myrette Stephen - (myrette.stephen@mecklenburgcountync.gov)

*Solid Waste Comments:* Joe Hack - (joe.hack@mecklenburgcountync.gov)

Additionally, please CC Erin Stanforth, (erin.stanforth@mecklenburgcountync.gov) on all communications to individual departments.

**MCAQ Scope of Review:**

Mecklenburg County Air Quality (MCAQ) has reviewed the petitions with regard to air quality regulations for stationary sources and demolition and/or renovation of structures (e.g. National Emission Standards for Hazardous Air Pollutants for asbestos). Comments may also be made regarding incompatible land uses, sources of Toxic Air Pollutants, proximity to Risk Management Plan facilities, and proximity to known nuisance conditions or sensitive populations. MCAQ has conducted the review based on information submitted by the petitioner, review of aerial photographs (as available through the Mecklenburg County Polaris system), review of the "Air Pollution Facility Information Online" database available from the MCAQ website, and review of Mecklenburg County Health Department records. The review is cursory based on limited information provided within petition applications and site plans.