

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 December 23, 2025. 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 Wednesday, January 7, 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 Will Leonhardt of the Petitioner; Mark Kime and Nataliya Gurina of Civil & Environmental Consultants, Inc.; and John Carmichael and Aaron Houck of Robinson Bradshaw. Also in attendance were Charlotte Mayor Pro Tem and City Council At-Large Member James Mitchell and Charlotte City Council At-Large Member LaWana Mayfield.

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. In addition, the Petitioner's representatives distributed a "FAQ" document that had been prepared by the Charlotte Planning, Design and Development Department, a copy of which is attached hereto as Exhibit D.

John Carmichael welcomed the attendees and thanked them for attending. Mr. Carmichael stated that this is the official Community Meeting for Rezoning Petition Number 2025-123. He stated that a written report of the meeting would be prepared and filed with the city.

Mr. Carmichael introduced himself and the Petitioner's representatives.

Mr. Carmichael stated that the Petitioner intends to hold another community meeting. He stated that attendees who wrote their email addresses legibly on the sign-in sheet would be emailed details about the future meeting.

Mr. Carmichael stated that those who received mailed notice of the meeting were those on a City of Charlotte-generated mailing list of property owners within 300 feet of the site and registered neighborhood organizations and leaders within 1 mile of the site.

Mr. Carmichael stated that the Petitioner is happy to have additional meetings with smaller groups.

Mr. Carmichael stated that the petition was initially filed as a Tier 1 conditional rezoning request, which includes only written conditions and no site plan. He stated that at the pre-submittal meeting regarding this petition, the Charlotte Planning, Design and Development Department suggested that the Petitioner submit a Tier 1 request. Following discussions with Council Member James Mitchell and community members, however, the Petitioner decided to convert the request to a Tier 3 conditional rezoning request, which will include a site plan.

Mr. Carmichael stated that under conditional zoning, the development would have to follow the conditions and requirements of the conditional zoning plan, including the site plan. To develop something significantly different would require another rezoning.

Mr. Carmichael stated that this petition is early in the process. As of the date of the community meeting, the Petitioner still needs to file the site plan as a part of the conversion to a Tier 3 conditional rezoning. He stated that the Petitioner will also be required to submit a traffic study and have it reviewed and approved by NCDOT and CDOT before the petition can go before City Council for a public hearing.

Mr. Carmichael stated that at this time the Petitioner does not know when the public hearing will occur, nor does the Petitioner know when the traffic study will be complete. The Petitioner will stay in touch.

Mr. Carmichael shared a map of the site. The site includes 61.26 acres 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 the surrounding area. The site is currently zoned N1-A, as is most of the surrounding area. The area is largely a single-family district.

Mr. Carmichael shared the 2040 Policy Map for the site. The 2040 Policy Map places the site in the Neighborhood 1 Place Type, as does the proposed revised 2040 Policy Map.

Mr. Carmichael stated that the petition seeks to rezone the site to the N1-D(CD) zoning district. The “(CD)” means that the rezoning request is for a conditional zoning district, which in this case will include a site plan. The purpose of the rezoning request is to accommodate the development of a residential community with up to 212 single-family detached homes. The request allows for a density of up to 3.46 dwelling units per acre. Mr. Carmichael stated that the site plan will show the units as detached homes. He stated that the term “dwelling-single family” in the Unified Development Ordinance (“UDO”) is defined as a detached unit.

In response to a question, Mr. Carmichael stated that the Petitioner is working with a developer. The Petitioner and the developer are close to having a contract. If the property is under contract by the next meeting, then the developer would likely attend.

Mr. Carmichael stated that the minimum lot size in the development would be 4,800 square feet. The maximum building height would be 40 feet. The minimum lot width would be 40 feet.

In response to a question, Mr. Carmichael stated that the homes would be for sale rather than for rent.

In response to a question about what development would be permitted under the old zoning, Mr. Carmichael stated that under the site’s current N1-A zoning, the minimum lot size would be 10,000 square feet and that under the R-3 zoning of Charlotte’s old or “legacy” zoning ordinance, the

development could include 3 units per acre (the new UDO does not set density requirements in terms of units per acre). Mark Kime stated that it looks like the site could accommodate between 110 and 120 homes total under the N1-A zoning.

Mark Kime shared the site plan for the site and the 212 detached single-family homes. The plan shows 3 access points to the site along Kelly Road and a network of internal streets. There would be areas within the site that would not contain buildings.

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 he does not know what the price point of the homes will be. He stated that the builder intends to build market-rate, for-sale units.
- In response to a question, Mr. Kime stated that the proposal does include similar lot sizes as the nearby Sutton Farms development. He stated that the N1-D zoning district allows lots as small as 3,500 square feet, but the conditional rezoning request would set minimum lot sizes for the project at 4,800 square feet.
- In response to a question, Mr. Carmichael stated that the Petitioner is not yet under contract, but is talking with David Weekley Homes, a builder.
- In response to a question, Mr. Carmichael stated that once the Petitioner submits the site plan as a part of the Tier 3 conditional rezoning request, various City of Charlotte departments will review the plans and share comments and feedback. He stated that, as an example, the Parks and Recreation Department has already shared some feedback, including a request for a 3-acre public park on the site.
- In response to a question about side setbacks, Mr. Kime stated that the project would include minimum side setbacks of 5 feet. Mr. Carmichael stated that the minimum side setback in both the N1-A and N1-D zoning districts is 5 feet, which means homes would be at least 10 feet apart.
- In response to a question about additional meetings, Mr. Carmichael stated that there will be another community meeting after the Tier 3 plan is submitted. He stated that he does not know when the meeting will be. He stated that the Petitioner will email those people in attendance at this official community meeting who left a legible email address on the sign-in sheet. He stated that the Petitioner's team is happy to have multiple future meetings, including meetings at attendees' homes if that is convenient.
- In response to a question, Mr. Carmichael stated that there has been no study of how the proposed project would affect the prices of other homes in the area. He stated that the prices will be determined by the market and so the prices of the units would be similar to similar units in the area.
- In response to a question about infrastructure, Mr. Carmichael stated that a traffic study would be required as a part of the review.
- An attendee stated that NCDOT made a failed attempt at a traffic study. Mr. Kime stated that the Petitioner would use an independent consultant that would collaborate with NCDOT. The traffic engineer will study intersections and evaluate the effects of the development on intersections. If the study determines that the project is expected to reduce levels of service below acceptable thresholds, the developer will have to mitigate those negative effects via transportation improvements.

- In response to the question about infrastructure, Mr. Kime stated that the Petitioner will work with Charlotte Water regarding flows and other indicators of service to make sure the service remains at the same level following the development. Mr. Kime stated that electric and natural gas are different because they are not provided by a governmental agency. Mr. Carmichael stated that Duke Energy does not perform a study—Duke Energy must provide the power. Charlotte Water will evaluate the proposal and confirm that there is adequate water and sewer capacity to serve the site without reducing the level of service in the area.
- In response to a question about the traffic study, Mr. Kime stated that the traffic study must be finished before City Council can vote on the petition. He stated that the proposed development is large enough to trigger the requirement for a traffic study.
- In response to a question, Mr. Kime stated that he would guess the traffic study would require the construction of turn lanes at the entrances to the development. He stated he does not know whether the traffic study would find a need for signals.
- An attendee expressed concern about speeding on Pleasant Grove Road. The attendee stated that the road was the location of a bad accident recently.
- In response to questions about the traffic study, Mr. Kime stated that the Petitioner's traffic engineer will work with NCDOT to scope the traffic study and stated that the intersections included for study in traffic studies often include intersections not immediately adjacent to the site. He stated that the traffic study's traffic counts must be taken during the school year and during peak hours of morning and afternoon traffic.
- In response to a question about school capacity, Mr. Carmichael stated that Charlotte-Mecklenburg Schools will offer comments on the petition as a part of the review process.
- An attendee expressed the view that this process is deceptive because the Petitioner initially submitted a Tier 1 plan without a site plan and is now showing a Tier 3 plan. Mr. Carmichael stated that the Petitioner is following the required process and is trying to be transparent and seek feedback from the community members. He stated that it was feedback from the community that prompted the Petitioner to seek to convert the rezoning from Tier 1 (as suggested initially by the Planning Department) to Tier 3 with a site plan.
- An attendee stated that the site plan would not pass because of contamination. Mr. Kime stated that there are maps that mark an entire parcel as contaminated but stated that the contamination is actually located on only part of the parcel.
- An attendee stated that the post-construction stream buffer shown on GIS extends into places where the site plan shows homes. Mr. Kime stated that post-construction stream buffers are an inexact science. He stated that several years ago the Petitioner engaged a wetlands expert review the site and determine where the buffer would apply, and these findings were reviewed by and agreed with by the Army Corps of Engineers. He stated that the previous permit has expired, which means the Petitioner will have to go through the process again, but he would expect the results will be very similar.
- In response to a question about how the width of Kelly Road would handle extra traffic, Mr. Kime stated that the traffic study would examine road capacity.
- In response to a question about potential road widening, Mr. Kime stated that whether any road needs to be widened would depend on the traffic study. Whether any potential road widening would require a taking of property would depend on the width of the existing right of way.
- In response to a question about how the portions of the site without homes on the site plan relate to the County's request for park land, Mr. Kime stated that the reason the plan does

not include homes on the northwest portion of the site is because the soil is unstable. He stated that the Parks and Recreation Department prefers one contiguous site for their park and wants at least 50% of the park to be “programmable,” meaning structures can be built upon it.

- In response to a question, Mr. Kime stated that conditional zoning allows some small changes to the site plan, but that major features such as the access points, basic road layout, and maximum unit count would be set.
- An attendee stated doubt that Kelly Road can handle an increase in traffic. The attendee stated that drivers already speed on Kelly Road.
- An attendee expressed frustration and stated that they felt wronged by the previous rezoning process involving the site. Mr. Carmichael stated during the pre-submittal meeting with the Planning Department, the Petitioner was advised to seek a Tier 1 conditional rezoning because the proposal is consistent with the 2040 Policy Map. He stated that Planning said the request might need to be converted to a Tier 3 conditional rezoning request depending on feedback from the community and elected officials, and—based on such feedback—the Petitioner has chosen to convert to a Tier 3 conditional rezoning.
- In response to a question about “starter homes,” Mr. Kime stated that they will be market-rate, for-sale homes. Mr. Carmichael stated that the exact types of homes has not yet been determined.
- In response to a question, Mr. Kime stated that the project would have a maximum of 212 homes.
- In response to a question about stub streets, Mr. Kime stated that the planners considered cul-de-sacs, but the city prefers and promotes stub roads for potential future connectivity.
- Charlotte City Council Member LaWana Mayfield stated that the City Council shares residents’ concerns about the effects of development. Ms. Mayfield stated that the Council is requiring the Planning Department to start providing reports on the cumulative impact of all development in an area. She stated that community meetings are important opportunities for the developer to hear from the community and learn of concerns before they go before City Council. She stated that she is happy to have the City Manager come out to the area and see what is happening on small, often-state-maintained roads. She stated that the Charlotte region will continue to see development and stated that that development will look different from past development because of changes in the reality of financing and the business of development.
- In response to a question about extra-territorial jurisdiction (“ETJ”), Mr. Carmichael stated that the site is in the city’s ETJ, which means the city has jurisdiction over matters of land development. He stated that he does not know about any plans for annexation.
- Mayor Pro Tem Mitchell and Council Member Mayfield stated that Charlotte cannot pursue involuntary annexations.
- In response to a question about how community feedback will be incorporated into the plan, Mr. Kime stated that the Petitioner will submit to the city a report on this community meeting. He stated that when the city staff reviews the report, they will look at the feedback and try to think of ways the plan can be altered to address community concerns. He stated that by the time of the next meeting, the Petitioner should be better able to address some of the questions and concerns raised at this community meeting.

- An attendee stated that a major concern for the Pleasant Oaks community is the removal of trees.
- An attendee expressed concern about stormwater runoff, which currently flows from Pleasant Oaks Circle onto the site. Mr. Kime stated that the Petitioner is required to treat the stormwater runoff from impervious surfaces on the site but is not required to treat stormwater from off-site. He stated that the rate of stormwater leaving the site has to be equal to or less than the existing rate. He stated that the goal will be to capture off-site stormwater runoff and bypass it through the site to streams.
- An attendee stated that under current zoning the site can be developed for 110 to 120 homes. The attendee stated the bump up to 212 units will increase traffic. The attendee stated that there is already considerable construction in the area. Mr. Kime stated that the traffic study takes future projects and growth rates into account.
- An attendee stated that Mecklenburg County was supposed to finish a roundabout years ago and still has not done so. Mr. Kime stated that county road projects are different. He stated that when it comes to transportation improvements required of private developers, often the developer is required to complete the transportation improvements before they can finish and sell their project, which gives the developer a strong incentive to finish the transportation improvements.
- In response to a question about whether the city is “excited” about the project and the increase in the number of homes it would create, Mayor Pro Tem Mitchell stated that the Planning Department stated in the pre-submittal meeting that they were comfortable with 212 units but that the proposal must go through the process and use input from the community, City Council, and the Zoning Committee.
- In response to a question, Mr. Kime stated that the builder will have some discretion over what the ultimate project looks like and could build fewer units, but the layout of the site would be largely the same.
- In response to a question, Mr. Kime stated that typically builders do not close on property sales until after the site is entitled.
- Mr. Carmichael stated that the rezoning process can be very long. He stated that attendees can reach out to him any time with questions.
- An attendee stated that they have been to a lot of meetings and do not always trust that the plans they are being told about are what will be built. Mr. Carmichael stated that the Tier 3 process provides assurances that the rezoning plan, including the site plan, is the only development that can occur.
- An attendee stated their belief that Kelly Road cannot handle more traffic. Mr. Kime stated that road construction is typically reactionary. Roads are not built with excess capacity. He stated that NCDOT does not have a lot of funds.
- In response to a question about lowering driving speeds, Mr. Carmichael stated that lowering speed limits requires conversations with DOT. He stated that sometimes they lower speed limits. He stated that if the issue is the enforcement of existing speed limits, then law enforcement could be engaged.
- In response to a question about why the rezoning is being pursued, Mr. Kime stated that the families have held the land for a long time and are hoping to maximize their return.
- In response to a question about trip generation estimates, Mr. Kime stated national standards that estimate the number of trips generated per use are multiplied by the use to estimate trip generation numbers.

- In response to a question, Mr. Kime stated that it is likely that the developer would have to install a 12-foot-wide multi-use pathway along the site's frontage along Kelly Road.
- An attendee stated that the Pleasant Oaks community along the southern boundary of the site would be more inclined to support the rezoning with a more substantial boundary between the site and the neighborhood—vegetation or space/distance or a fence. The attendee stated that there also needs to be a good stormwater plan.
- In response to a question, Mr. Kime stated that the plan would leave multiple areas on the site undisturbed.
- An attendee stated that they would like a fence along the southern boundary of the site. Another attendee agreed that they liked the idea of a fence and stated that they also like the idea of a vegetative border along the southern boundary of the site. Mr. Carmichael stated that the nature of the southern boundary can be discussed further. He stated that the site plan submitted next week will not include any changed edge conditions along the southern boundary.

There were no further questions or comments. Mr. Carmichael stated that the attendees could contact him if they have any additional questions or comments. He stated that the Petitioner's representatives would be happy to meet with the attendees again if they desire to do so.

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 26th day of June 2026.

Sanders Partnership, LLC, Petitioner

cc: Mayor Pro Tem James Mitchell, Charlotte City Council (via email)
At-Large Representative LaWana Mayfield, 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 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:** Wednesday, January 7, 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 could 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 Wednesday, January 7, 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)
Mr. Maxx Oliver, Charlotte Planning, Design & Development Department (via email)

Date Mailed: December 23, 2025

2025-123: Sanders Partnership, LLC

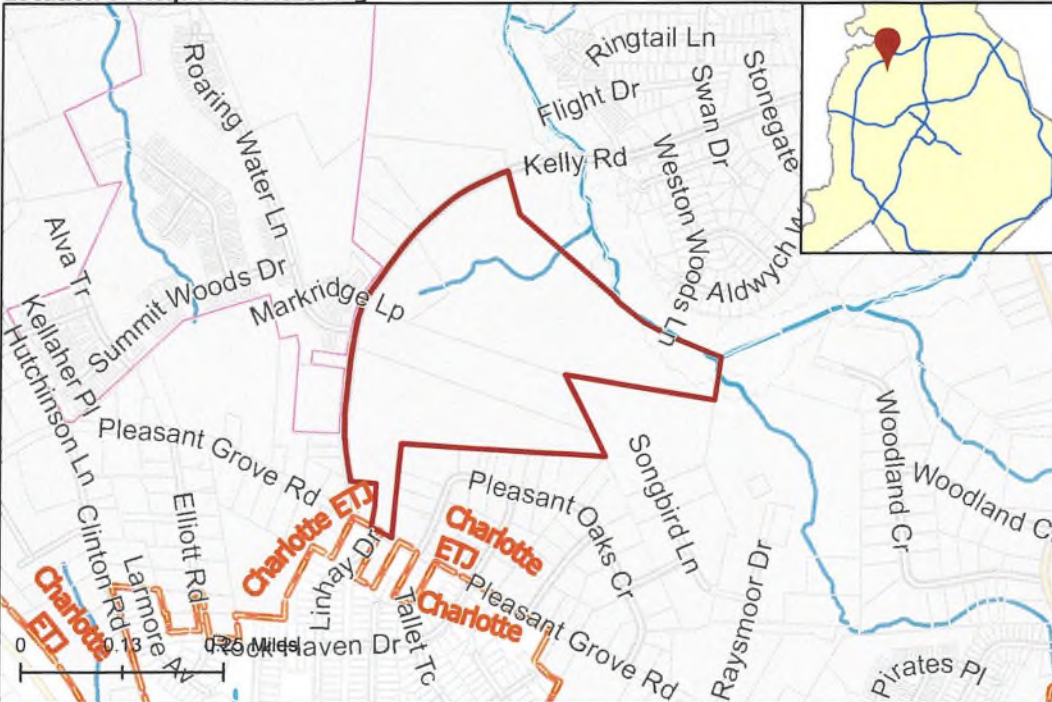
Parcel(s) 03309301, 03309302, 03309303, 03309304

Current Zoning N1-A (Neighborhood 1-A)

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

Approximately 61.255 acres

Location of Requested Rezoning

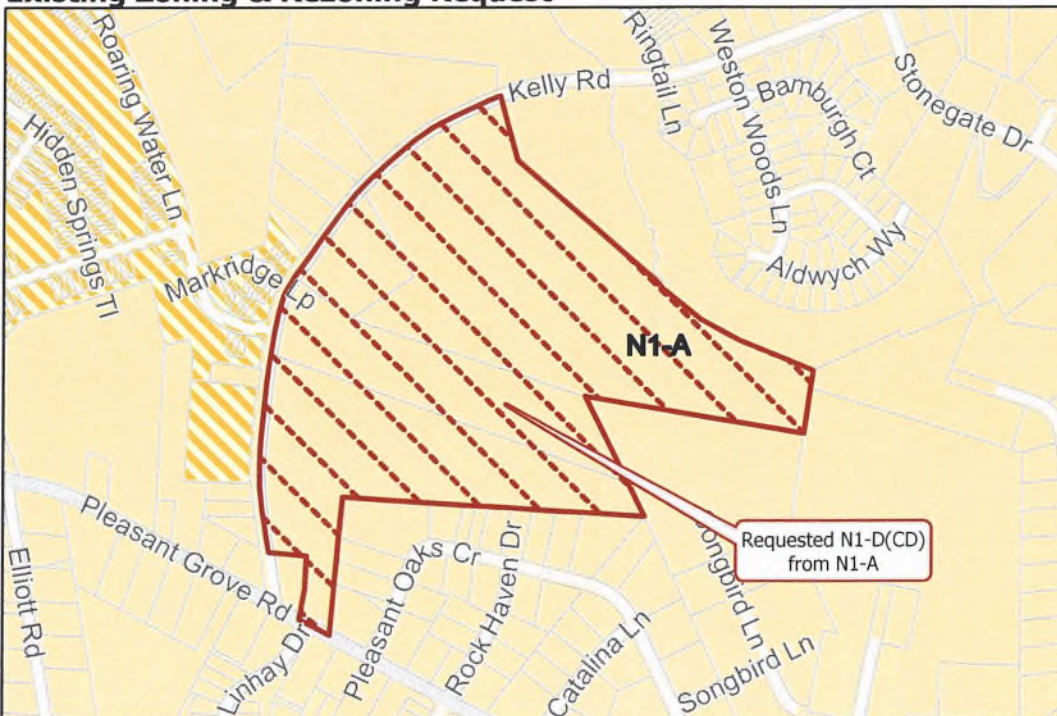


Rezoning Map



- 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

0 375 750 1,500 Feet



Map Created 11/21/2025

Exhibit B

Community Meeting Sign-In Sheet

Petitioner: Sanders Partnership, LLC

Rezoning Petition No. 2025-123

Wednesday, January 7, 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.	Harry Hammonds	6901 Pleasant Oaks Cir Charlotte, NC 28216	704-756-1849	hhamm@CarolinaA.RR.com hhamm@Carolina.RR.com
2.	Jane Hammonds	6901 Pleasant Oaks Cir Charlotte, NC 28216	704-516-3952	notes.to.jane@gmail.com
3.	Donna Banks	7105 Pleasant Grove Rd		
4.	John Rollins	6740 Pleasant Oaks Cir	704-807-6661	JRollins2@CarolinaA.RR.Com
5.	Lisa Rollins	6646 Pleasant Oaks Cir	704-392-9898	onescubamom@gmail.com
6.	Andy Squyres	6938 Pleasant Oaks Cir	704-458-1002	andy.squyres@gmail.com
7.	Amy Squyres	6938 Pleasant Oaks Cir	704-807-7393	amysquyres@gmail.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
8.	DAN CAMPBELL	6924 PLEASANT OAKS CIRCLE	412-320-0949	DS CAMPB A & B @CUMMILL.COM
9.	FREDDIE YOUNG	11446 ABERNATHY RD	704-400-54	F-Adyoung@msn.com
10.	David Cerny	7000 Pleasant Oaks Cir	704 713-7151	david.cerny@gmail.com
11.	CD McShane	1625 HICKORY ST SW	762-367-449	MCCLURE REGIN @Gmail.com
12.	Jessica Davis	7034 Pennypel Way 28204	940-224-0335	j.carmeldavis@gmail.com
13.	Maggie Bond	1382 LEOLILLIE LN 28216	704-517-4566	photosbymaggiebond@live.com
14.	Lawana Mayfield	City Council		
15.	Ryan Page	6840 Pleasant Oaks Circle	704-526 8027	ryanpage906@gmail.com
16.				
17.				
18.				
19.				
20.				

Community Meeting Sign-In Sheet

Petitioner: Sanders Partnership, LLC

Rezoning Petition No. 2025-123

Wednesday, January 7, 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.	Tim McClain	6540 Pleasant Oaks		Tim.McClain.828@gmail.com
2.	James "Smuggie" Mitchell		704 617-0399	James.mitchell@charlotte-nc.gov
3.	Leigh Anne Cable		704 506 4039	leighanne.cable@gmail.com
4.	Patrick Swanger	1234 ROCK HAVEN DR.	704 4509125	pswanger@alumni.wccc.edu
5.	Lora Abernathy	scribbles	scribbles	lora@pauljabernathy.com
6.	Matt Wenrich	6913 Pleasant Oaks Ct	704 457 2700	wenrich.matthew@gmail.com
7.				

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
8.	SIANNA SWANGER	1234 ROCK HAVEN DR	757 375 9132	SIANNA SWANGER sianna.lee@gmail.com
9.				
10.				
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				
20.				

Community Meeting Sign-In Sheet

Petitioner: Sanders Partnership, LLC

Rezoning Petition No. 2025-123

Wednesday, January 7, 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.	Joseph Locker	6910 Pleasant Oaks Circle, CH NC 28216	970 477 3500	lockerj@hotmail.com
2.				
3.				
4.				
5.				
6.				
7.				

Exhibit C

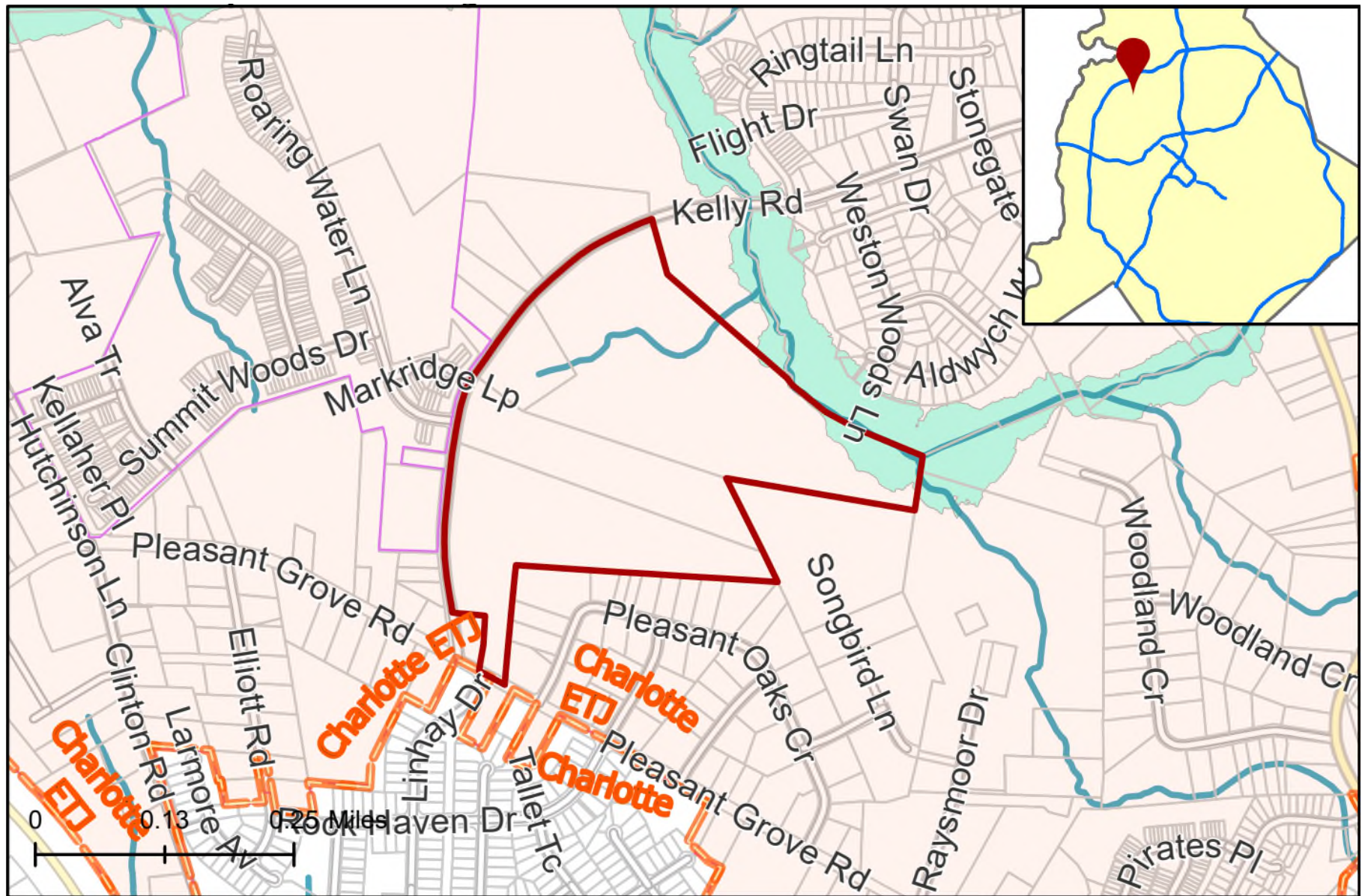
ROBINSON
BRADSHAW

Rezoning Petition No. 2025-123

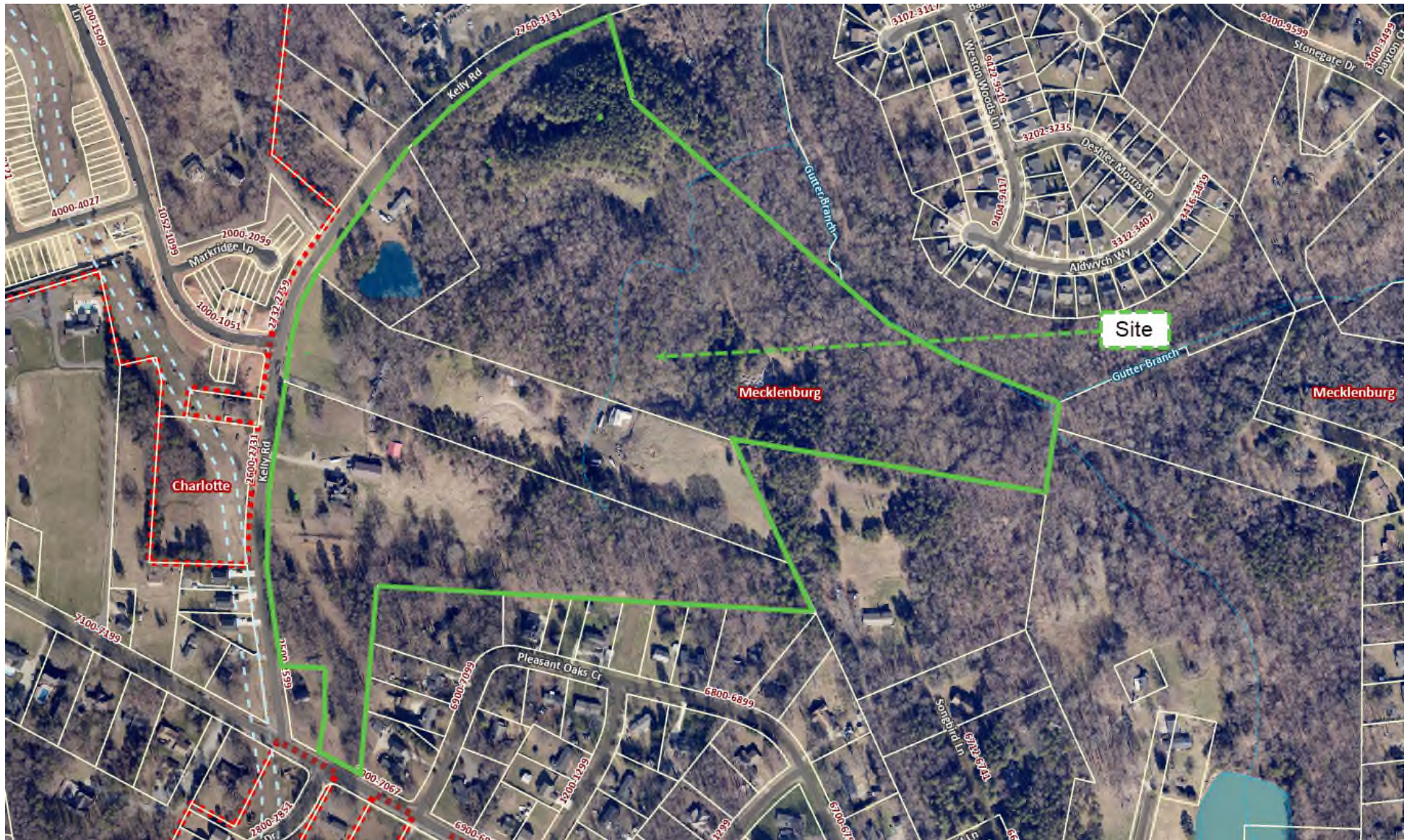
Sanders Partnership, LLC, Petitioner

Community Meeting
January 7, 2026

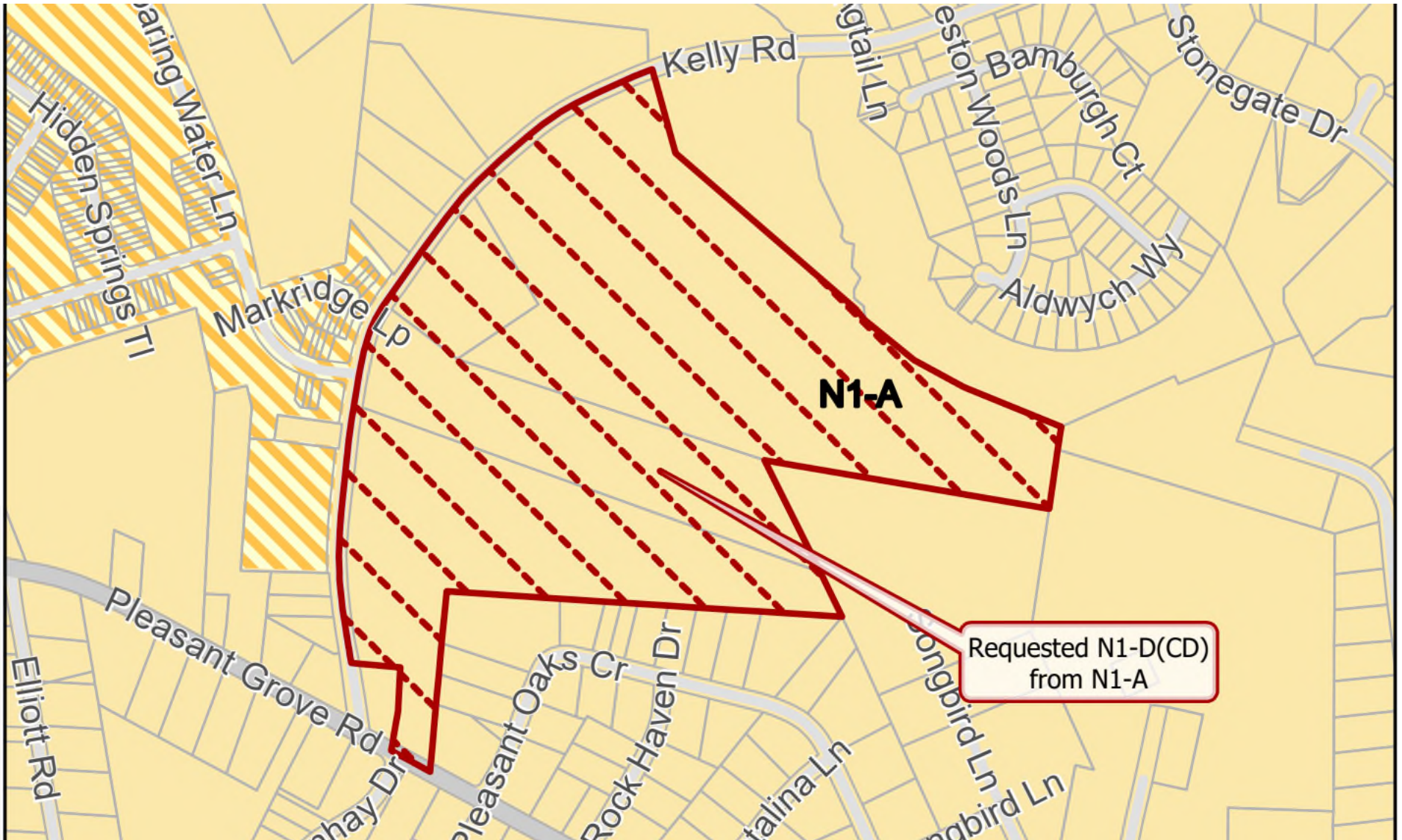
Site – 61.26 Acres



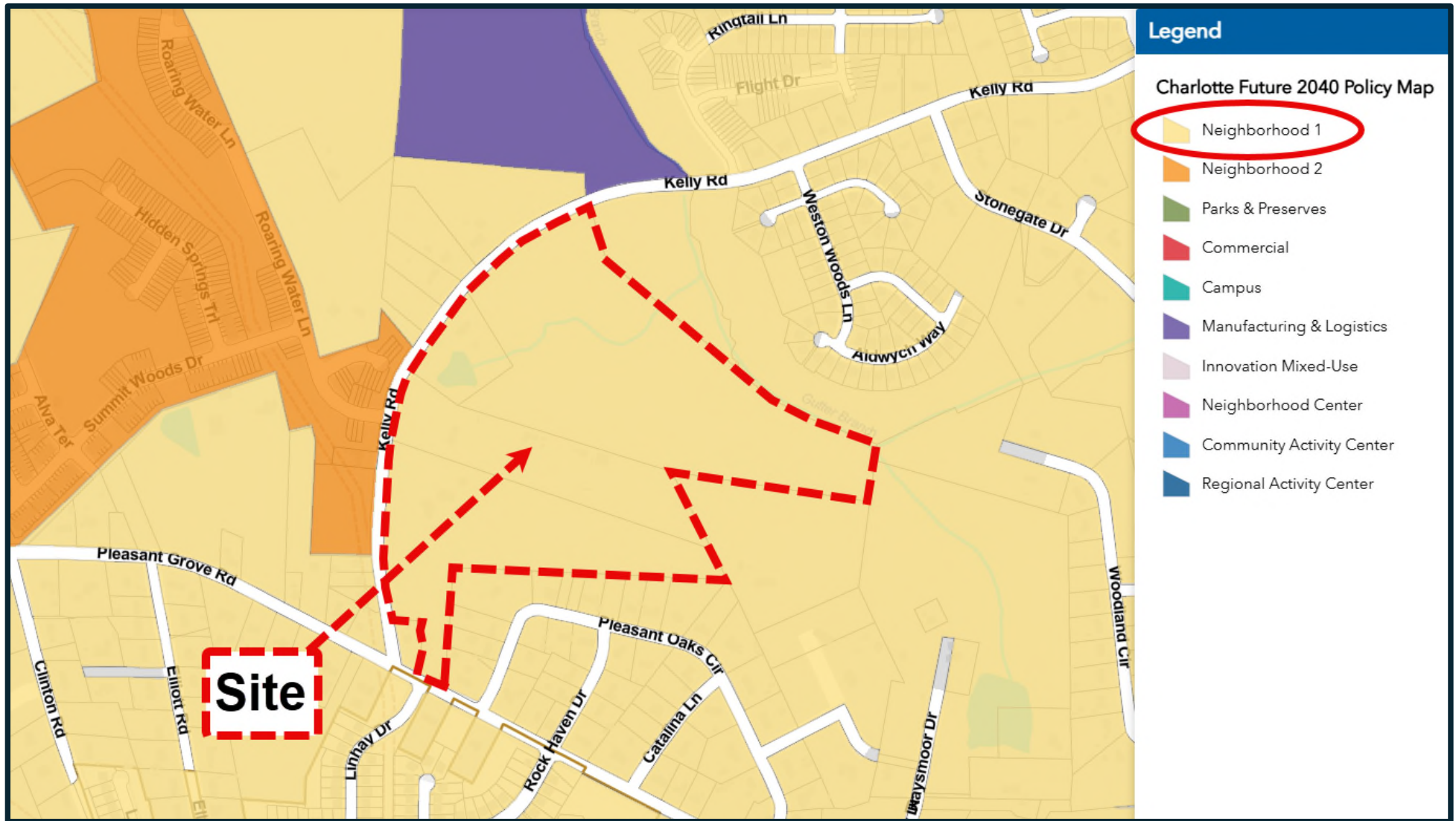
Site



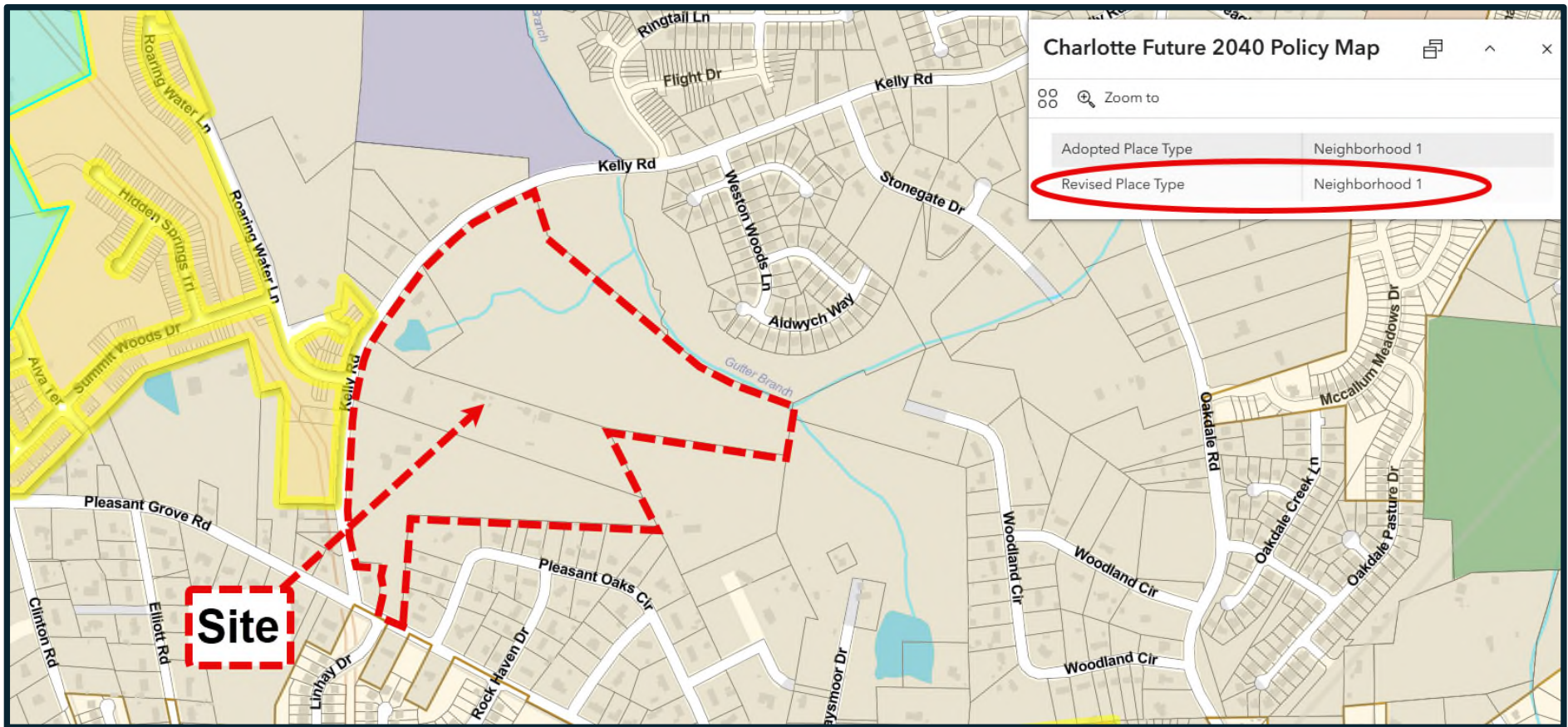
Zoning of the Site and Surrounding Parcels



2040 Policy Map



Revised 2040 Policy Map



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 single family detached homes

Overall density of 3.46 dwelling units per acre



Questions

Exhibit D

2025-123 FAQ

- **What is a Tier 1 petition and why was this submitted as a Tier 1 petition?**
 - A Tier 1 petition is a rezoning that does not include a site plan but includes only limited site-specific conditions and/or commitments.
 - Staff recommended a Tier 1 submittal during our pre-application meeting with the petitioner team. This was based on the request being in alignment with the adopted place type recommendation for Neighborhood 1 development, the willingness to commit to single family detached homes as the only use, and the addition of other conditions that exceed the restrictions of the zoning district's base requirements. When staff suggests a Tier 1 petition, we are clear that a more comprehensive Tier 3 petition may be needed based on community input and feedback.
- **What is a Tier 3 petition?**
 - A Tier 3 petition is a conditional rezoning that includes a site plan and site-specific conditions and/or commitments for sites 10 acres or more in size.
- **What does the proposed zoning district allow for?**
 - The proposed Neighborhood 1-D, Conditional zoning would allow for 212 single family detached homes as the only principal use. The conditions of the current plan would commit to a maximum building height of 40-feet and a minimum lot area of 4,800 square feet. The typical minimum lot area of the N1-D zoning district is 3,500 square feet.
- **If a rezoning is approved, can something other than what was in the approved petition be developed on the site?**
 - No. Should the petition be approved, the site would only be allowed to be developed under the conditions of the approved plan and applicable requirements of the Unified Development Ordinance. The approved conditions stay with the site regardless of any ownership changes. Any major deviations from the approved conditional plan would require a full rezoning of the property.
- **How would this proposed development impact water and sewer systems?**
 - Charlotte Water has reviewed this rezoning and will continue to review all revisions of the conditional notes and site plans, if submitted. To date, Charlotte Water has not noted any capacity issues in the area.

- **Are environmental impacts taken into consideration?**

- o Planning staff work with reviewers at the County's Land Use & Environmental Services Agency (LUESA) who provide comments regarding air quality, storm water, ground water, and solid waste. Their comments can be found on the petition webpage that you can navigate to through rezoning.org
- o We are working with the petitioner team and LUESA to address the advisory comments LUESA provided.

- **How will the development impact storm water drainage?**

- o Storm Water Services has reviewed this rezoning and will continue to review all revisions of the conditional notes and site plans, if submitted. Advisory comments have been submitted by Storm Water Services and at this time there are no substantive outstanding issues. Further studies would be completed during permitting stages to assess storm water infrastructure.

- **How does this proposal impact traffic?**

- o Based on the uses proposed, this rezoning has a trip generation of 2014 daily trips. This rezoning will trigger a Traffic Impact Study (TIS) once it is submitted as a Tier 3 petition. A TIS will provide in-depth analysis as to how the proposal would affect traffic generation on existing infrastructure. The TIS informs what mitigation measures are needed as a result of the rezoning request. These mitigation measures (transportation improvements) must then be included in the conditions of the rezoning plan. A public hearing on the petition will not be held prior to the completion of the TIS.