

# Community Meeting Report

**Petitioner:** The Drox Group, LLC

**Meeting Date:** January 8, 2026

**Project:** McKee Road RZ, 2025-124

**Mtg. Location:** Virtual Meeting, Zoom

**Meeting Time:** 6:00PM

**Attendees:**

Paul Pennell - Urban Design Partners

Heather Madden - Urban Design Partners

The Community Meeting was coordinated, scheduled, and offered to the public as provided by the City of Charlotte Unified Development Ordinance guidelines. Adjacent residents attended the petition community meeting as noted on the Attendance Log.

**Purpose:** To present Conditional Rezoning Petition 2025-124 to any neighboring residents or homeowners who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner’s representatives and were invited. Urban Design Partners recorded the presentation to be publicly posted on our website for community benefit.

This Community Meeting Report is being filed with the City of Charlotte Planning, Design, and Development Department pursuant to the provisions of the City of Charlotte UDO instructions.

**Minutes:** The following items were discussed in the presentation:

Paul presented a rezoning proposal for a single-family neighborhood development, explaining the zoning classification system and the differences between conventional and conditional districts. He detailed the proposed plan, which includes 50 lots of at least 6,000 square feet each, new public roads, preserved tree save areas, and stormwater control measures. The development will follow the N1 place type on the 2040 policy map and will be subject to specific conditions if approved.

A rendered rezoning site plan was then shared. On site improvements were discussed, including frontage improvements, open spaces, stormwater, and buffers. Parking and solid waste locations were discussed before reviewing the current zoning petition timeline.

## Questions/Comments by Attendees:

1. What does the access to the nearby park look like?

A: Paul explained the proposed development's public road plans and potential park access. He clarified that the public roads would be owned by the City of Charlotte and maintained as public right-of-way. Paul also discussed a potential land swap with Mecklenburg County Parks and Rec, where the magenta-colored area would be developed and the orange area dedicated to the county for future park expansion.

2. Concerns were raised about the use of the 15 foot access to the nearby park.

A: Paul also discussed a potential land swap with Mecklenburg County Parks and Rec, where the magenta-colored area would be developed and the orange area dedicated to the county for future park expansion.

3. Why was the entrance to the development offset from Red Buckboard Road?

A: Paul confirmed that the development entrance would be offset from Red Buckboard Road to the north, maintaining a minimum offset requirement. Alignment of the entrance with Red Buckborn Street was designed due to city regulations and concerns about affecting homeowners

4. Has traffic studies been conducted?

A: Paul explained that the project does not require traffic studies. Community members discussed safety concerns along McKee Road including lighting, sidewalk, and speed limit.

5. What is the width of the park access?

A: Paul explained that the access would be for pedestrians and for maintenance purposes. The access would be approximately 20 feet.

The conversation ended with Paul confirming that all concerns would be documented and submitted to the City of Charlotte, and he encouraged attendees to email him with any further questions.

# Mailing Lists

## Adjacent Owners:

2025-124	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	CITY	STATE	ZIPCODE	PHYSICAL ADDRESS	PHYSICAL ZIP CODE
2025-124	21706118	NORMAN	DAVID W	CHERYL N	NORMAN	16401 RED	CHARLOTTE	NC	28278	16401 RED BUCKBOARD LN	28278
2025-124	21706127	WILLIAMS	KELEIGH RIAN	JOSEPH L	WILLIAMS	17618 MCKEE RD	CHARLOTTE	NC	28278	17618 MCKEE RD UNINC NC	28278
2025-124	21706128	BALDRIDGE	STACEY M			374 PEREGRINE DR	FAIRBANKS	AK	99712-2419	17700 MCKEE RD UNINC NC	28278
2025-124	21706129	MUEGER	THOMAS	DENISE	MUEGER	17714 MCKEE RD	CHARLOTTE	NC	28278	17714 MCKEE RD UNINC NC	28278
2025-124	21706130	ANDERSON	LUKUS MACK	NIKKI COLEMAN	ANDERSON	16424 RED	CHARLOTTE	NC	28278	16424 RED BUCKBOARD LN	28278
2025-124	21706137	ROSARIO-ARCHILLA	MARINA C			16421 RED	CHARLOTTE	NC	28278-8536	16421 RED BUCKBOARD LN	28278
2025-124	21706263	PALISADES MASTER ASSOCIATION	OF MECKLENBURG, INC	CHARLOTTE, LLC	C/O RHEIN INTERESTS OF	1612 MILITARY CUTOFF RD STE 108	WILMINGTON	NC	28403	BRYANT MEADOWS DR UNINC NC	28278
2025-124	21727103	ROSS	KENNETH Y	MARINA W	ROSS	17705 MCKEE RD	CHARLOTTE	NC	28278	17705 MCKEE RD UNINC NC	28278
2025-124	21727104	DUCHARME	WILLIAM ROSS	JENNIFER LYNN	DUCHARME	17801 MCKEE RD	CHARLOTTE	NC	28278	17801 MCKEE RD UNINC NC	28278
2025-124	21727105	HARDIN	CHRISTOPHER	KAREN	HARDIN	17809 MCKEE RD	CHARLOTTE	NC	28278	17809 MCKEE RD UNINC NC	28278
2025-124	21727106	HARDIN	CHRISTOPHER JASON	KATHLEEN ELIZABETH	HARDIN	17817 MCKEE RD	CHARLOTTE	NC	28278	17817 MCKEE RD UNINC NC	28278
2025-124	21727107	HATHCOCK	AVERY TODD		LISA LITAKER	17811 MCKEE RD	CHARLOTTE	NC	28270	17811 MCKEE RD UNINC NC	28278
2025-124	21727108	CHL MCKEE ROAD LLC				7232 ALEXANDER RD	CHARLOTTE	NC	28270	17909 MCKEE RD UNINC NC	28278
2025-124	21727111	NIEVES	JOSE JR	MICKELLE	NIEVES	17835 MCKEE RD	CHARLOTTE	NC	28278-8530	17835 MCKEE RD UNINC NC	28278
2025-124	21727112	NIEVES	JOSE JR	MICKELLE	NIEVES	17835 MCKEE RD	CHARLOTTE	NC	28278-8530	MCKEE RD UNINC NC	28278
2025-124	21727113	MECKLENBURG COUNTY				600 E 4TH ST	CHARLOTTE	NC	28202-2816	17501 MCKEE RD UNINC NC	28278
2025-124	21727114	UNKNOWN	UNKNOWN			UNKNOWN	CHARLOTTE	NC	28200	MCKEE RD UNINC NC	28278

## Registration Log

<b>Registrants</b>	<b>Email Address</b>
Jennifer Ducharme	jennsducharme@gmail.com
Lisa Hathcock	Lisahathcock01@gmail.com
Katie Daughtry	Katie.daughtry@mecklenburgcountync.gov
Aaron Sloan	asloan@themontroseteam.com
Keleigh Williams	kwilliams@ectinc.com
Tom Mueger	dmueger@gmail.com

## Notice to Interested Parties of a Rezoning Petition Virtual Community Meeting

Subject: Rezoning Petition  
Petitioner/Developer: The Drox Group, LLC  
Current Land Use: Single-Family Residential  
Existing Zoning: N1-A (Neighborhood 1-A)  
Rezoning Requested: N1-C (CD) (Neighborhood 1-C, Conditional)  
Parcel Numbers: 217-27-103, 217-27-105, 217-27-106, 217-27-111  
& 217-27-112

Virtual Presentation will be online: January 7th, 2026, 6:00pm-7:00pm  
To register for the meeting: email [rezoning@urbandesigndesignpartners.com](mailto:rezoning@urbandesigndesignpartners.com) for the link to register

Access to Hard Copy of Presentation: Email [rezoning@urbandesigndesignpartners.com](mailto:rezoning@urbandesigndesignpartners.com) (please put RZP 2025-124 in the subject line) or call 704-334-3303

### Summary of Request

We are assisting rezoning petitioner – The Drox Group, LLC (the “Petitioner”) with a Conditional Rezoning Petition in the City of Charlotte to rezone an approximately 16.38-acre site (the “Site”) located at 17705 McKee Road from the N1-A zoning district to the N1-C (CD) zoning district (Parcel’s IDs 217-27-103, 217-27-105, 217-27-106, 217-27-111 & 217-27-112). The proposed rezoning will be to accommodate the development of single-family dwellings.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a “Virtual” 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. City of Charlotte Planning, Design & Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner within 300 feet of the Petition’s parcel boundaries.

The official community meeting will be held virtually in accordance with guidance provided by the Charlotte Planning Design & Development Department. We invite you to attend the official community meeting virtually via Zoom on **Wednesday, January 7th at 6:00pm**. If you are interested in attending the live virtual presentation at the scheduled time, please RSVP by sending an email to [rezoning@urbandesigndesignpartners.com](mailto:rezoning@urbandesigndesignpartners.com). You will be provided with a link to register for the virtual meeting and once registered you will be provided with a meeting link to attend. Please reference the petition number, petitioner, or site location in your RSVP/email so we can send you the proper link.

In the meantime, should you have any questions or comments, please call me, Paul Pennell, at (704) 334-3303 or email me at [rezoning@urbandesigndesignpartners.com](mailto:rezoning@urbandesigndesignpartners.com) (please put 2025-124 in the subject line).

Respectfully,  
Paul Pennell, PLA  
Urban Design Partners

CC: Ms. Joi Mayo, Charlotte City Council District 3 (via email)  
Mr. Michael Russell, Charlotte Planning, Design, and Development Department (via email)

Date Mailed: December 23, 2025

Site Location

