

Notice to Interested Parties of a Rezoning Petition Virtual Community Meeting

Subject: Rezoning Petition RZP 2026-033
Petitioner/Developer: The Drox Group, LLC
Current Land Use: Multi-Family Attached Residential
Existing Zoning: N1-A (ANDO)
Rezoning Requested: N2-A (CD) (ANDO)
Parcel Number: 201-081-04

**Virtual Presentation will be online:
To register for the meeting:**

August 4th, 2026, 6:00pm-7:00pm
email rezoning@urbandesignpartners.com for
the link to register

Access to Hard Copy of Presentation:

Email rezoning@urbandesignpartners.com
(please put RZP 2026-033 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 6.40-acre site (the “Site”) located at 4109 Sandy Porter Road from the N1-A (ANDO – Airport Noise Disclosure Overlay) zoning district to the N2-A (CD) (ANDO – Airport Noise Disclosure Overlay) zoning district (Parcel ID 201-081-04). The proposed rezoning will be to accommodate the development of multi-family attached residential 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 **Tuesday, August 4th 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@urbandesignpartners.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@urbandesignpartners.com (please put **2026-033** in the subject line).

Respectfully,
Paul Pennell, PLA
Urban Design Partners

Cc: Ms. Joi Mayo, Charlotte City Council District 3 (via email)
Mr. Joe Mangum, Charlotte Planning, Design, and Development Department (via email)

Date Mailed: July 24, 2026

Site Location

