

## **COMMUNITY MEETING REPORT FOR REZONING PETITIONS NO. 2025-045**

**Petitioner:** J & J Custom Homes  
**Rezoning Petition Nos.:** 2025-045  
**Property:** ±9.09-acres located at 3901 McKee Rd.

This Community Meeting Report is being filed with the City of Charlotte City Clerk and the Charlotte-Mecklenburg Planning, Design and Development Department pursuant to Article 37.2 of the City of Charlotte Unified Development Ordinance (UDO).

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time and details of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 7/23/2025. A copy of the written notice is attached as **Exhibit B**.

### **TIME AND DATE OF MEETING:**

The additional Community Meeting required by the Ordinance was held virtually on Wednesday, August 6, 2025, at 6:00 p.m.

### **PERSONS IN ATTENDANCE AT MEETING:**

The list of attendees from the required Community Meeting is attached as **Exhibit C**. The Petitioner's representatives were Jennifer Ream with J & J Custom Homes, Jeff McCluskey with Mc<sup>2</sup> Engineering, Inc. and John Floyd with Moore & Van Allen, PLLC. City Councilmember Ed Driggs was also present for portions of the meeting.

### **SUMMARY OF ITEMS DISCUSSED AT MEETING:**

#### **I. Introduction and Overview of Development Plan.**

Mr. Floyd with Moore & Van Allen welcomed and thanked the participants for their interest in Rezoning Petition No. 2025-045. Mr. Floyd explained that this was a second community meeting on this petition because the petition had been amended from a conventional rezoning to a Tier-1 conditional rezoning to add the condition that the development would be limited to single family attached housing. Mr. Floyd also explained that there were no other differences from what was presented at the first community meeting on July 9, 2025. Mr. Floyd and the petitioner's representatives then provided the following information during the presentation:

The 9.09-acre site is located on the south side of McKee Road, north of I-485 and east of Providence Road. The site is zoned N1-A and the petitioner is proposing to rezone the site to N-1D (CD) to allow development of a new residential community. The proposed N1-D(CD) zoning designation is consistent with the adopted Neighborhood 1 place type. Mr. Floyd also explained that the petitioner is seeking to rezone to the N1-D(CD) district to allow for more design flexibility and that the density the petitioner was proposing (28 single family detached homes) was consistent with the potential density on the site under the current N1-A zoning, which CDOT estimated as 27 single family homes. Mr. Floyd further explained that under the N1-A district, a developer could construct duplex and triplexes as a matter of right, but the petitioner had no interest in doing so and was focused on custom single family home construction.

Mr. Floyd reviewed the anticipated rezoning schedule for a September 15, 2025 Public Hearing, followed by an October 7, 2025 Zoning Committee, and a City Council Decision on October 20, 2025. Mr. Floyd also explained that the schedule was subject to change once the City of Charlotte had time to review the proposed development standards.

The meeting was then opened for questions and answers.

## **II. Summary of Questions/Comments and Responses:**

Participants concerns primarily centered on traffic congestion concerns, but additional questions were asked regarding stormwater management, the type and number of homes being built, and lot size.

Mr. Floyd began the Q&A portion of the meeting by responding to two questions that had been pre-submitted via email. One question (which was also asked at the prior community meeting) was raised about stormwater runoff, the impact on a pond at McKee Place, how the property will handle water flow, and whether appropriate stormwater management systems will be implemented. Mr. Floyd explained the civil engineer confirmed that the land slopes from McKee Place toward the subject site, meaning stormwater runoff will naturally flow away from McKee Place. The petitioner plans to install stormwater control systems that are independent of the existing pond. Additionally, the site will have to meet all requirements of the City of Charlotte's Post Construction Stormwater Ordinance.

The second pre-submitted question regarding to the size and price of the potential homes. Mr. Floyd said that price would be market driven and it was difficult to estimate home prices on houses that would not be sold for potentially 1.5-2 years. He also stated that the petition was looking at home sizes in the 2,500-3,000 sf range, although that was subject to change based upon market conditions at the time of construction.

Participants raised concerns about how the road system could absorb the impact of 28 additional homes given the already heavy traffic in the area. Additionally, some participants inquired about whether there is any future infrastructure projects planned to widen the roads or improve traffic flow in the area to accommodate both the current and projected traffic volumes. Mr. Floyd again explained that the petitioner was not seeking to maximize density at the site and that the 28 homes being proposed was likely consistent with what could be accomplished as a by-right development under the N1-A district. He also expressed support for the sales tax referendum that would supply significant funding for transportation improvements-40% going to roadway improvements.

Participants asked whether a site plan was being submitted for the project and that it would be helpful to know what was going to be built, including how the development would access McKee Road. Mr. Floyd explained that the petitioner was seeking a Tier-1 Conditional Rezoning, which did not require a site plan. However, the conditions would limit development to single family detached housing and given the large pond and other characteristics of the site, the petitioner's civil engineer estimated 28 homes could be built on the site under the N1-D standards.

Participants asked whether the petitioner intended to do anything with the pond on the site or to cut down the trees between the site and the neighboring developments. The petitioner responded that the pond would remain in place and that they would leave as many trees as possible.

One participant asked what he could do to stop the development. Mr. Floyd stated that the public hearing was the opportunity for people to speak to City Council and let them know their opinions. Councilmember Driggs stated that he would be happy to meet with anyone that wanted to discuss the project and could discuss possible changes. However, he noted that the density being proposed by the petitioner was not aggressive and that people should be cautious of opposing the project because there were potentially other things that could be done with the site that would be less appealing.

A couple participants expressed support of the project and stated that they thought 28 single family homes on the 9 acres was reasonable and a good use of the site.

After all questions were answered, the attendees were thanked for their time and interest in the development.

**CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:**

The development team will continue to coordinate efforts with City Staff.

cc: Edmund Driggs, Charlotte City Council District 7 Representative  
Holly Cramer, Charlotte Planning, Design and Development Department  
Felicia Brown, J & J Custom Homes  
John Floyd, Moore & Van Allen, PLLC

## Exhibit A

### Adjacent Owners:

| TAXPID   | OWNERLASTN                               | OWNERFIRST         | COWNERFIRS        | COWNERLAST                       | MAILADDR1                      | CITY        | STATE | ZIPCODE    |
|----------|------------------------------------------|--------------------|-------------------|----------------------------------|--------------------------------|-------------|-------|------------|
| 23103112 | HANEY                                    | JEFFREY ALAN       |                   |                                  | 3808 MCKEE RD                  | CHARLOTTE   | NC    | 28270-1254 |
| 23103124 | HANEY                                    | MARK LEE           |                   |                                  | 3802 MCKEE RD                  | CHARLOTTE   | NC    | 28210      |
| 23103127 | HUNT                                     | ROBERT DALE        | MONTA JEAN        | HUNT                             | 3920 MCKEE RD                  | CHARLOTTE   | NC    | 28270      |
| 23103129 | ROBINSON                                 | MARTHA JANE LAWING |                   |                                  | 15545 THOMPSON RD              | CHARLOTTE   | NC    | 28227      |
| 23103159 | ZNOVETS                                  | VLAD VLADIMIR      | NATALIA PETROVNA  | ZNOVETS                          | 3736 MCKEE RD                  | CHARLOTTE   | NC    | 28270-1253 |
| 23103257 | ALLEN                                    | WESLEY             | BRITTANY          | ALLEN                            | 3900 MCKEE RD                  | CHARLOTTE   | NC    | 28270      |
| 23103258 | THE NCZ RL TRUST                         |                    |                   |                                  | 3836 MCKEE RD                  | CHARLOTTE   | NC    | 28270      |
| 23103259 | GONZALEZ                                 | GLENYS             | ANGELICA          | GONZALEZ                         | 3832 MCKEE RD                  | CHARLOTTE   | NC    | 28270      |
| 23103260 | PATEL                                    | KETU               | PAYAL             | PATEL                            | 3828 MCKEE RD                  | CHARLOTTE   | NC    | 28270      |
| 23103261 | ROBINS                                   | TAMEEKIA N         |                   |                                  | 3824 MCKEE RD                  | CHARLOTTE   | NC    | 28270      |
| 23103262 | ILIC                                     | PERO               | MARICA            | ILIC                             | 3820 MCKEE RD                  | CHARLOTTE   | NC    | 28270      |
| 23103274 | KOVAISKII                                | VALERII            | ANASTASHA         | KOVAISKAIA                       | 5723 HEIRLOOM CROSSING CT      | CHARLOTTE   | NC    | 28270      |
| 23103276 | B AND T LAND LLC                         |                    |                   |                                  | 2215 AVRSLEY TOWN BV STE G     | CHARLOTTE   | NC    | 28273      |
| 23104168 | MACQUARRIE                               | MONICA             | GORDON            | MCAQUARRIE                       | 4403 POLARA ST                 | CHARLOTTE   | NC    | 28270      |
| 23104169 | WANG                                     | LIN                |                   |                                  | 2315 WINTHORP RIDGE RD         | CHARLOTTE   | NC    | 28270      |
| 23104170 | WOOD                                     | XIA                | TRUST             | THE WOOD FAMILY REVOCABLE LIVING | 4411 POLARA ST                 | CHARLOTTE   | NC    | 28270      |
| 23104171 | WOLHAR                                   | CARL LEWIS         | JUDITH            | WOLHAR                           | 4415 POLARA ST                 | CHARLOTTE   | NC    | 28270      |
| 23104221 | MCKEE PLACE HOMEOWNERS ASSOCIATION INC   |                    |                   |                                  | PO BOX 79032                   | CHARLOTTE   | NC    | 28271      |
| 23104237 | KAUL                                     | ANOOP              | RAKA              | GOYAL                            | 10707 FRED GUTT DR             | CHARLOTTE   | NC    | 28270      |
| 23104238 | BRITLAND                                 | REBECCA            |                   |                                  | 10711 FRED GUTT DR             | CHARLOTTE   | NC    | 28270      |
| 23104239 | YANG                                     | YUNGAN             |                   |                                  | 10715 FRED GUTT DR             | CHARLOTTE   | NC    | 28270      |
| 23104240 | POWELL                                   | BESSIE C           |                   |                                  | 10721 FRED GUTT DR             | CHARLOTTE   | NC    | 28270      |
| 23104241 | DALY                                     | JOHN P SR          | LINDA L           | DALY                             | 10725 FRED GUTT DR             | CHARLOTTE   | NC    | 28270      |
| 23104242 | THE JOHN AND ELIZABETH EY FAMILY DYNASTY | TRUST              |                   |                                  | 461 TWELVE OAKS TL             | BEAVERCREEK | OH    | 45434      |
| 23104243 | OSBORN                                   | RONALD TUTTLE      | YOLANDA BICOY     | OSBORN                           | 10733 FRED GUTT DR             | CHARLOTTE   | NC    | 28270      |
| 23104244 | JELENICK                                 | ILA JANE           |                   |                                  | 10739 FRED GUTT DR             | CHARLOTTE   | NC    | 28270      |
| 23104245 | BLITCH                                   | KENNETH C          | BERTINA D         | BLITCH                           | 10743 FRED GUTT DRIVE          | CHARLOTTE   | NC    | 28270      |
| 23104246 | HA                                       | CHANG YON          |                   |                                  | 10747 FRED GUTT DR             | CHARLOTTE   | NC    | 28270      |
| 23104247 | KUZEMINA                                 | MARINA             |                   |                                  | 10751 FRED GUTT DR             | CHARLOTTE   | NC    | 28270      |
| 23104249 | GORDON                                   | MARY K             | NATHAN G          | BENJAMIN                         | 10817 FRED GUTT DR             | CHARLOTTE   | NC    | 28270      |
| 23104250 | PRABHU                                   | VENKATESH          | EUN YOUNG         | LEE                              | 10821 FRED GUTT DR             | CHARLOTTE   | NC    | 28270      |
| 23104251 | MILLS                                    | STEPHANIE L        |                   |                                  | 10825 FRED GUTT DR             | CHARLOTTE   | NC    | 28270      |
| 23104252 | YUSUPOVA                                 | FERUZA             | MANSOOR           | YAKUBOV                          | 10829 FRED GUTT DR             | CHARLOTTE   | NC    | 28270      |
| 23104253 | GREENHAGEN                               | KATHLEEN M         |                   |                                  | 5026 TRIBECCA ST               | CHARLOTTE   | NC    | 28270      |
| 23104254 | KUNCHAPPU                                | RAJEEV THIRUVATHRA | RESHMI PUTHIYA    | VEETIL                           | 5022 TRIBECCA ST               | CHARLOTTE   | NC    | 28270      |
| 23104255 | HARRIS                                   | BENNY E            | MARSHA F          | HARRIS                           | 5018 TRIBECCA ST               | CHARLOTTE   | NC    | 28270      |
| 23104257 | HEIMAN                                   | DEBORAH            |                   |                                  | 5012 TRIBECCA ST               | CHARLOTTE   | NC    | 28270      |
| 23104258 | MUSE                                     | CARRIE L           |                   |                                  | 5008 TRIBECCA ST               | CHARLOTTE   | NC    | 28270      |
| 23104259 | KOSLOWE                                  | ROCHELLE M         |                   |                                  | 5004 TRIBECCA ST               | CHARLOTTE   | NC    | 28270      |
| 23104260 | PALMERSON                                | GARY               | DONNA             | PALMERSON                        | 5003 TRIBECCA ST               | CHARLOTTE   | NC    | 28270      |
| 23104261 | HPA BORROWER 2018-1 LLC                  |                    |                   |                                  | 120 S RIVERSIDE PLAZA STE 2000 | CHICAGO     | IL    | 60606      |
| 23104262 | JANG                                     | SOON M             | DOOR S            | PARK                             | 5011 TRIBECCA STREET           | CHARLOTTE   | NC    | 28270      |
| 23104263 | IOVINO                                   | MICHAEL            | MARION            | IOVINO                           | 5015 TRIBECCA ST               | CHARLOTTE   | NC    | 28270      |
| 23104264 | MILLER                                   | RANDALL BRUCE      | JOANNE            | MILLER                           | 4416 POLARA ST                 | CHARLOTTE   | NC    | 28270      |
| 23104265 | GROSS                                    | AMIE K             |                   |                                  | 4412 POLARA ST                 | CHARLOTTE   | NC    | 28270      |
| 23104266 | FLINTER                                  | CARRON             |                   |                                  | 4408 POLARA ST                 | CHARLOTTE   | NC    | 28270      |
| 23104267 | OSNAC                                    | SHEILA E           | TRUST             | SHEILA E OSNAC                   | 4404 POLARA ST                 | CHARLOTTE   | NC    | 28270      |
| 23104272 | GRIFFITH                                 | JEAN BAKER         |                   |                                  | 3903 NEON LN                   | CHARLOTTE   | NC    | 28270      |
| 23104273 | GUO                                      | MINGZHU            | ERIC QULU         | CHEN                             | 5943 WOODLEIGH OAKS DR         | CHARLOTTE   | NC    | 28226      |
| 23104274 | EDGREN                                   | CARL E             | PAULA L           | EDGREN                           | 3911 NEON LN                   | CHARLOTTE   | NC    | 28270      |
| 23104275 | JOSEPH                                   | ALEXANDER V        |                   |                                  | 3915 NEON LN                   | CHARLOTTE   | NC    | 28270      |
| 23104276 | LAWRENCE                                 | MICHELLE M         |                   |                                  | 8703 EDGEWATER CT              | WAXHAW      | NC    | 28173      |
| 23104277 | BIERMANN                                 | ZELLEKA A          |                   |                                  | 3910 NEON LN                   | CHARLOTTE   | NC    | 28270      |
| 23104278 | JOHN                                     | SUBIN              | MANJU             | SUBIN                            | 3906 NEON LN                   | CHARLOTTE   | NC    | 28270      |
| 23104279 | BOUCHARD                                 | CONNIE L           |                   |                                  | 3902 NEON LN                   | CHARLOTTE   | NC    | 28270      |
| 23104280 | RIORDAN                                  | GEORGE E           | LUCY M            | RIORDAN                          | 6216 METTER ST                 | CHARLOTTE   | NC    | 28270      |
| 23104281 | GREGORY                                  | CHRISTINA L        |                   |                                  | 12067 N 19TH AVE               | BOISE       | ID    | 83714      |
| 23104282 | HU                                       | JIANQIN            |                   |                                  | 6208 METTER ST                 | CHARLOTTE   | NC    | 28270      |
| 23104283 | LEE                                      | MADONA SANG        | TRUST             | LEE FAMILY HOUSE                 | 10024 PARADISE RIDGE RD        | CHARLOTTE   | NC    | 28277      |
| 23104284 | SHAO                                     | YANGHONG           | YUHUI             | WU                               | 6512 DONNEGAL FARM RD          | CHARLOTTE   | NC    | 28270-0888 |
| 23104285 | DALY                                     | ROBERT TIMOTHY     | ELIZABETH MATENS  | DALY                             | 6207 METTER ST                 | CHARLOTTE   | NC    | 28270      |
| 23104286 | DULIN                                    | KATHLEEN PETERS    |                   |                                  | 6211 METTER ST                 | CHARLOTTE   | NC    | 28270      |
| 23104287 | JLS HOLDINGS LLC                         |                    |                   |                                  | 1309 HEATHER LN                | CHARLOTTE   | NC    | 28209      |
| 23104288 | NAJAR                                    | SASAN              |                   |                                  | 4916 LEBARON ST                | CHARLOTTE   | NC    | 28270      |
| 23104289 | MOULIK                                   | ANAND              | IDRISHA           | MOULIK                           | 4912 LEBARON ST                | CHARLOTTE   | NC    | 28277      |
| 23104290 | JONES                                    | CHRISTINE VICK     | RUSSELL PAUL      | JONES                            | 4908 LEBARON ST                | CHARLOTTE   | NC    | 28270      |
| 23104291 | MASON                                    | ANDRE D            | SYLVIA K          | MASON                            | 4904 LEBARON ST                | CHARLOTTE   | NC    | 28270      |
| 23105101 | KIM                                      | HYOUNG JOONG       |                   |                                  | 5707 GLENMORE GARDEN DR UNIT 4 | CHARLOTTE   | NC    | 28270      |
| 23105102 | YOON                                     | YEOJI              |                   |                                  | 3748 HIGHLAND CASTLE WAY       | CHARLOTTE   | NC    | 28270      |
| 23105103 | LEVINE                                   | NANCY M            | ERIC D            | LEVINE                           | 3744 HIGHLAND CASTLE WY        | CHARLOTTE   | NC    | 28270      |
| 23105104 | MGW TWO LLC                              |                    |                   |                                  | 1450 RALEIGH RD STE 300        | CHAPEL HILL | NC    | 27517      |
| 23105135 | RODES                                    | GEORGE L           | YOLE E            | RODES                            | 402 ROCKEFELLER UNIT 217       | IRVINE      | CA    | 92612      |
| 23105136 | MUNSHI                                   | SARANG SURESHRAO   | KALYANI SARANG    | MUNSHI                           | 4640 BLACKMUIR WOOD CIR        | CHARLOTTE   | NC    | 28270      |
| 23105137 | BRODIE                                   | MAUREEN            |                   |                                  | 4636 BLACKMUIR WOOD CR         | CHARLOTTE   | NC    | 28270      |
| 23105140 | BOIK                                     | DARIN R            | JENNIFER BROWN    | BOIK                             | 4631 BLACKMUIR WOOD CIR        | CHARLOTTE   | NC    | 28270      |
| 23105141 | WILLIAMS                                 | EVELYN G           |                   |                                  | 4635 BLACKMUIR WOOD CR         | CHARLOTTE   | NC    | 28270      |
| 23105142 | MCCARTER                                 | MITCHELL BOYCE     | TRUSTEE OF ARTHUR | AND KIMBERLY MCCARTER            | 4639 BLACKMUIR WOOD CIR        | CHARLOTTE   | NC    | 28270      |
| 23105143 | BUCKLEY                                  | JUSTIN             | CARYNN            | BUCKLEY                          | 4523 BLACKMUIR WOOD CIR        | CHARLOTTE   | NC    | 28270      |
| 23105144 | REVANKAR                                 | RAJAN              | SAVITA            | REVANKAR                         | 4024 FLOWERING PEACH RD        | MARVIN      | NC    | 28173      |
| 23105145 | CHOINIERE                                | GERIN              | ANGIE             | CHOINIERE                        | 4535 BLACKMUIR WOOD CR         | CHARLOTTE   | NC    | 28270      |
| 23105146 | GAINES                                   | GINA SEALEY        |                   |                                  | 4603 BLACKMUIR WOOD CR         | CHARLOTTE   | NC    | 28270      |
| 23105147 | THOMAS                                   | ANGELA             |                   |                                  | 4544 BLACKMUIR WOOD CIR        | CHARLOTTE   | NC    | 28270      |
| 23105148 | KNOWLDEN                                 | EMEDIONG ENYONG    |                   |                                  | 4540 BLACKMUIR WOOD CIR        | CHARLOTTE   | NC    | 28270      |
| 23105149 | SHAHID                                   | ALI AKBAR          | TASNEEM           | KAPADIA                          | 4536 BLACKMUIR WOOD CIRCLE     | CHARLOTTE   | NC    | 28270      |
| 23105150 | SANDERFORD                               | ROBERT M           | SHARON D          | SANDERFORD                       | 4524 BLACKMUIR WOOD CR         | CHARLOTTE   | NC    | 28270      |
| 23105151 | RAY                                      | DAVID L            | JILL              | AKER-RAY                         | 4520 BLACKMUIR WOOD CR         | CHARLOTTE   | NC    | 28270      |
| 23105152 | SAYLOR                                   | ROBERT             | BONNIE            | SAYLOR                           | 4516 BLACKMUIR WOOD CIR        | CHARLOTTE   | NC    | 28270      |

## Exhibit A(Cont.)

### Adjacent Owners (Cont.):

| TAXPID   | OWNERLASTN                      | OWNERFIRST    | COWNERFIRS     | COWNERLAST                        | MAILADDR1                   | CITY         | STATE | ZIPCODE |
|----------|---------------------------------|---------------|----------------|-----------------------------------|-----------------------------|--------------|-------|---------|
| 23105153 | BRETT                           | LINDSAY       |                |                                   | 4337 ROSECLIFF DR           | CHARLOTTE    | NC    | 28277   |
| 23105154 | MYERS                           | MELISSA L     |                |                                   | 5810 GLENMORE GARDEN DR     | CHARLOTTE    | NC    | 28270   |
| 23105155 | HOFFMAN                         | JANET S       | GEORGE A       | HOFFMAN                           | 5742 GLENMORE GARDEN DR     | CHARLOTTE    | NC    | 28270   |
| 23105156 | MCCULLOUGH                      | GERALD K      |                |                                   | 3807 WESTERN GAILES WAY     | CHARLOTTE    | NC    | 28270   |
| 23105157 | WYNN                            | CLORISE E     | WILLIAM THOMAS | CADDELL                           | 3811 WESTERN GAILES WAY     | CHARLOTTE    | NC    | 28270   |
| 23105158 | MICLAT                          | NANCY         | TRUST          | REVOCABLE TRUST OF NANCY K MICLAT | 6137 FOUR WOOD DR           | MATTHEWS     | NC    | 28104   |
| 23105159 | KODANDAPANI                     | DIVYA         |                |                                   | 3806 WESTERN GAILES WAY     | CHARLOTTE    | NC    | 28270   |
| 23105160 | CHATURVEDI                      | SAURABH       | AKANKSHA       | CHATURVEDI                        | 5724 GLENMORE GARDEN DR     | CHARLOTTE    | NC    | 28270   |
| 23105161 | DUTTA                           | SAJIB         | KRISHNA        | SHEE                              | 3805 HIGHLAND CASTLE WY     | CHARLOTTE    | NC    | 28270   |
| 23105162 | JOANNE D KISER                  | TRUST         | JOAN DIAMOND   | OUR KISER                         | 5733 GLENMORE GARDENS DR    | CHARLOTTE    | NC    | 28270   |
| 23105163 | ELISON                          | TONYA LAVERNE |                |                                   | 5737 GLENMORE GARDEN DR     | CHARLOTTE    | NC    | 28270   |
| 23105164 | NYGARD                          | JOHN          |                |                                   | 5832 GLENMORE GARDEN DR     | CHARLOTTE    | NC    | 28270   |
| 23105172 | SIVAKUMAR                       | RAJ BHARATHI  | VIJU RAJ       | BHARATHI                          | 4406 FOREST GATE LN         | CHARLOTTE    | NC    | 28270   |
| 23105173 | KAUFMAN                         | FRANCINE      | CHARLES        | KAUFMAN                           | 3745 HIGHLAND CASTLE WAY    | CHARLOTTE    | NC    | 28270   |
| 23105174 | MORRIS                          | SHAUN         |                |                                   | 3749 HIGHLAND CASTLE WY     | CHARLOTTE    | NC    | 28270   |
| 23105175 | GLENMORE OWNERS ASSOCIATION INC |               |                | C/O HAWTHORNE MANAGEMENT CO       | 3030 LATROBE DR             | CHARLOTTE    | NC    | 28211   |
| 23105176 | GLENMORE OWNERS ASSOCIATION INC |               |                | C/O HAWTHORNE MANAGEMENT CO       | 3030 LATROBE DR             | CHARLOTTE    | NC    | 28211   |
| 23105177 | GLENMORE OWNERS ASSOCIATION INC |               |                | C/O HAWTHORNE MANAGEMENT CO       | 3030 LATROBE DR             | CHARLOTTE    | NC    | 28211   |
| 23105178 | GLENMORE OWNERS ASSOCIATION INC |               |                | C/O HAWTHORNE MANAGEMENT CO       | 3030 LATROBE DR             | CHARLOTTE    | NC    | 28211   |
| 23105179 | GLENMORE OWNERS ASSOCIATION INC |               |                | C/O HAWTHORNE MANAGEMENT CO       | 3030 LATROBE DR             | CHARLOTTE    | NC    | 28211   |
| 23105180 | GLENMORE OWNERS ASSOCIATION INC |               |                | C/O HAWTHORNE MANAGEMENT CO       | 3030 LATROBE DR             | CHARLOTTE    | NC    | 28211   |
| 23105188 | GLENMORE OWNERS ASSOCIATION INC |               |                | C/O HAWTHORNE MANAGEMENT CO       | 3030 LATROBE DR             | CHARLOTTE    | NC    | 28211   |
| 23105190 | GLENMORE OWNERS ASSOCIATION INC |               |                | C/O HAWTHORNE MANAGEMENT CO       | 3030 LATROBE DR             | CHARLOTTE    | NC    | 28211   |
| 23105412 | ALPHA OMEGA HOMES LLC           |               |                |                                   | 1016 WAXHAW INDIAN TRAIL RD | INDIAN TRAIL | NC    | 28079   |

### Neighborhood Organizations:

| full_name_neighborhood          | first_name | last_name | physical_address                                  |
|---------------------------------|------------|-----------|---------------------------------------------------|
| Covington At Providence         | Jane       | Harris    | 10928 ALDERBROOK LANE, CHARLOTTE, NC, 28270       |
| FORCLT                          | Andrew     | Weiler    | 3421 NANCY CREEK ROAD, CHARLOTTE, NC, 28270       |
| Gilbert Grove Homeowners Associ | Sara       | Burns     | 3755 BRUSHY LANE, CHARLOTTE, NC, 28270            |
| Hearthstone Neighborhood Associ | Jim        | Huskey    | 3130 TATTING RD, CHARLOTTE, NC, 28105             |
| McKee/Tilley Morris             | Phillip    | Pope      | 10625 EDDINGS DRIVE, CHARLOTTE, NC, 28270         |
| Princeton At Southampton Owners | Michael    | Kan       | 4600 ESHERWOOD LN, CHARLOTTE, NC, 28270           |
| Prosperity Region Area Manageme | Pete       | Bozza     | 10536 PROVIDENCE ARBOURS DR, CHARLOTTE, NC, 28270 |
| Providence Arbours Homeowners A | Al         | Stevens   | 10536 PROVIDENCE ARBOURS DR, CHARLOTTE, NC, 28270 |
| Providence Arbours Homeowners A | Danette    | Iomax     | 4501 ESHERWOOD LN, CHARLOTTE, NC, 28270           |
| Providence Arbours Homeowners A | John       | Morgan    | 10536 PROVIDENCE ARBOURS DR, CHARLOTTE, NC, 28270 |
| Providence Arbours Homeowners A | Thomas     | Bruce     | 10536 PROVIDENCE ARBOURS DR, CHARLOTTE, NC, 28270 |
| Providence Plantation Homeowner | Bob        | Hayes     | 2207 BONNIE BUTLER WAY, CHARLOTTE, NC, 28270      |
| Providence Township Association | Kathern    | Dunlap    | 4019 TILLEY MORRIS RD, CHARLOTTE, NC, 28105       |
| South Hampton Homeowners Associ | Eric       | Robinson  | 10428 SOUTH HALL DR, CHARLOTTE, NC, 28270         |
| Southeast Coalition of Neighbor | Betsy      | Smith     | 4316 BELLWOOD LN, CHARLOTTE, NC, 28270            |
| Southeast Coalition of Neighbor | Dottie     | Coplon    | 4316 BELLWOOD LN, CHARLOTTE, NC, 28270            |

## **Exhibit B**

### **NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PETITION # 2025-045**

Subject: Rezoning Petition No. 2025-045  
Petitioner/Developer: J & J Custom Homes  
Current Land Use: Vacant  
Existing Zoning: N1-A (Neighborhood 1-A)  
Rezoning Requested: N1-D (CD) (Neighborhood 1-D, Conditional)

**Date and Time of Meeting:** **Wednesday, August 6, 2025, at 6:00 p.m.**

**Virtual Meeting Registration:** *Please send an email to [CommunityMeeting@mvalaw.com](mailto:CommunityMeeting@mvalaw.com) to receive a secure meeting link and reference petition #2025-045.*

Date of Notice: 7/23/2025

Moore & Van Allen is assisting J & J Custom Homes (the "Petitioner") on a recently re-filed request to rezone an approximately ±9.09-acre site located at 3901 McKee Road (the "Site"), in Charlotte, North Carolina. The request is to rezone from N1-A to N1-D(CD) Tier 1 and develop the Site with a single-family residential community with specific condition to limit development on the Site to single family detached homes.

The Petitioner will hold a second virtual **Community Meeting** to discuss this rezoning proposal with nearby property owners and organizations. The Community Meeting will be similar to the Community Meeting held virtually in regard to the project on July 9, 2025, as the second meeting will again provide an overview of the project, which has not materially changed. However, the second meeting is being conducted to address the single-family detached condition that the Petitioner has agreed to place on the rezoning and to provide the updated meeting schedule for the rezoning petition.

The Charlotte-Mecklenburg Planning, Design and Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property near the Site. **Accordingly, we are extending an invitation to participate in the upcoming virtual Community Meeting to be held on Wednesday, August 6, 2025, at 6:00 p.m. To register to attend and receive a secure meeting link, please send an email to [CommunityMeeting@mvalaw.com](mailto:CommunityMeeting@mvalaw.com) before August 5<sup>th</sup> and reference petition #2025-045.**

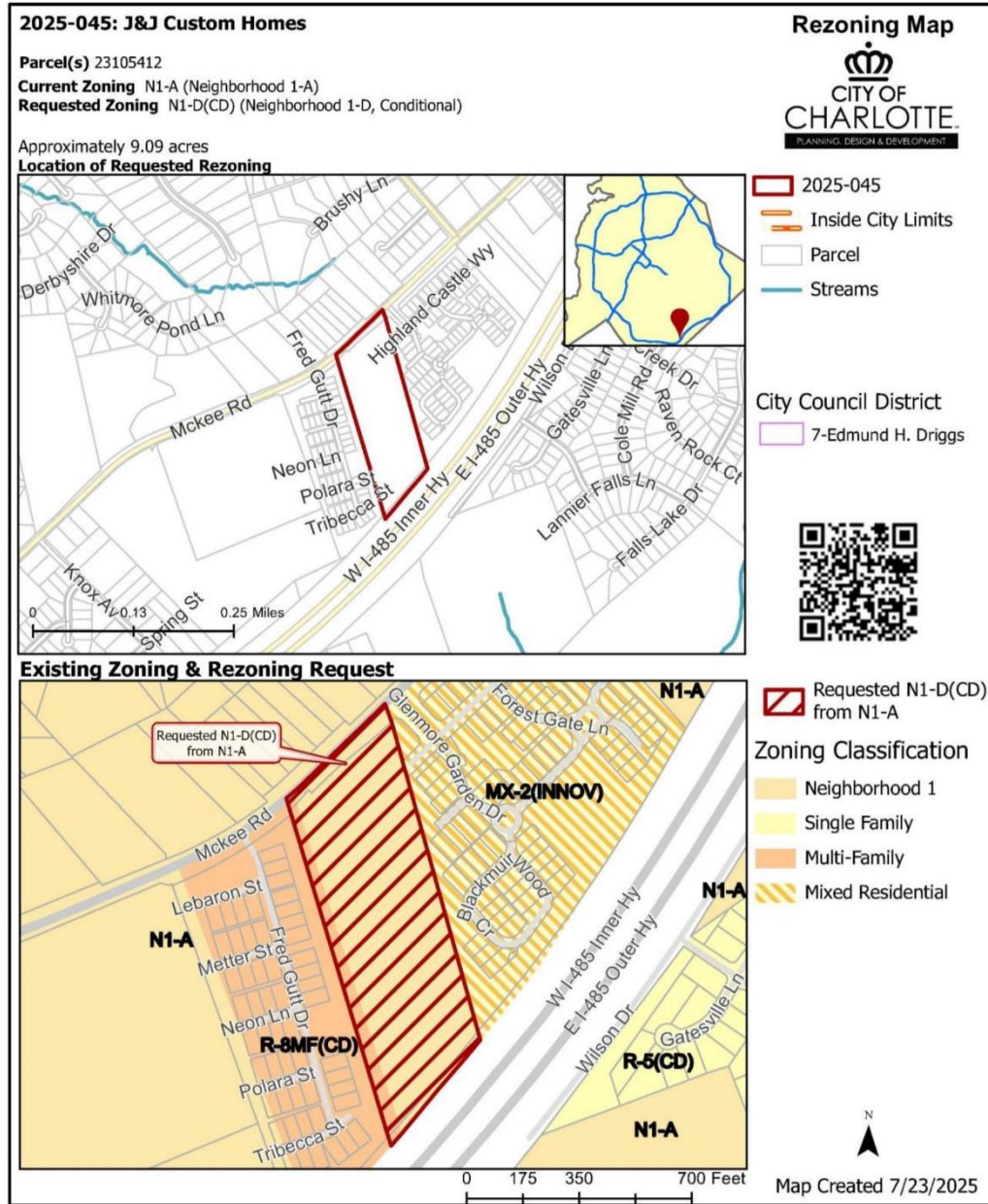
Representatives of the Petitioner look forward to discussing this rezoning proposal at the Community Meeting. Thank you.

cc: Edmund Driggs, Charlotte City Council District 7 Representative  
Holly Cramer, Charlotte Planning, Design and Development Department  
Felicia Brown, J & J Custom Homes  
John Floyd, Moore & Van Allen, PLLC

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## Exhibit B (Continued)

Site location:





### **Exhibit C**

| <b>Name</b>                  | <b>Email</b>                                                                         |
|------------------------------|--------------------------------------------------------------------------------------|
| Zelleka Biermann, CRE        | <a href="mailto:zelleka@zabrealestate.org">zelleka@zabrealestate.org</a>             |
| Stephanie Mills              | <a href="mailto:slmills51@gmail.com">slmills51@gmail.com</a>                         |
| Robert & Sharon Sanderford   | <a href="mailto:rmsand35@gmail.com">rmsand35@gmail.com</a>                           |
| Paula Edgren                 | <a href="mailto:passionateaboutpurple@gmail.com">passionateaboutpurple@gmail.com</a> |
| Carl Edgren                  | <a href="mailto:carledgren@att.net">carledgren@att.net</a>                           |
| Ed Driggs                    | <a href="mailto:Ed.Driggs@charlottenc.gov">Ed.Driggs@charlottenc.gov</a>             |
| Robert Green                 | <a href="mailto:ncrich@aol.com">ncrich@aol.com</a>                                   |
| Glenmore                     | <a href="mailto:glenmore@ciramail.com">glenmore@ciramail.com</a>                     |
| Justin Wycoff                | <a href="mailto:wycoff.justin@gmail.com">wycoff.justin@gmail.com</a>                 |
| Lynn Reeve                   | <a href="mailto:saylav40@aol.com">saylav40@aol.com</a>                               |
| Edith Lane                   | <a href="mailto:elane37@carolina.rr.com">elane37@carolina.rr.com</a>                 |
| Angie Choiniere              | <a href="mailto:achoiniere@me.com">achoiniere@me.com</a>                             |
| Mary Gordon & Candy Benjamin | <a href="mailto:mk.martin@att.net">mk.martin@att.net</a>                             |
| Robert Powell                | <a href="mailto:kendalsdadbob@gmail.com">kendalsdadbob@gmail.com</a>                 |
| Wesley Allen                 | <a href="mailto:wesappstate@hotmail.com">wesappstate@hotmail.com</a>                 |
| Marion Iovino                | <a href="mailto:ma.ny13@icloud.com">ma.ny13@icloud.com</a>                           |