

**NOTICE TO INTERESTED PARTIES OF A REZONING PETITION**  
**PETITION # 2015-132 – Simonini Saratoga, LLC**

Subject: Rezoning Petition No. 2015-132

Petitioner/Developer: Simonini Saratoga, LLC

Property: .360 acres located on the north side of Huntley Place between Providence Road and Bolling Rd.

Existing Zoning: R-4 & B-1

Rezoning Requested: UR-3(CD)

**Date and Time of Meeting:** **Tuesday, November 17th, 2015 at 7:00 p.m.**

Location of Meeting: Napa On Providence  
110 Perrin Place  
Charlotte, NC 28207

Date of Notice: Mailed on November 4<sup>th</sup>, 2015

We are assisting Simonini Saratoga, LLC (the “Petitioner”) on a Rezoning Petition it recently filed regarding a zoning change for approximately .36 acres (the “Site”) located on the north side of Huntley Place between Providence Road and Bolling Road. We take this opportunity to furnish you with basic information concerning the Petition and to invite you to attend a Community Meeting to discuss it.

**Background and Summary of Request:**

This Petition involves a request to rezone a .36 acre Site from B-1 (Neighborhood Business) and R-4 (Single-Family Residential) to UR-3(CD) (Urban Residential, Conditional). The site plan associated with this rezoning request, proposes to develop the Site with four (4) luxury townhomes for sale.

The Site is located across Huntley Place from the Myers Park shopping center.

The site plan associated with this petition proposes to develop Site with four (4) luxury townhomes for sale in a single building. Each of the proposed townhomes will be a two-story unit that fronts on Huntley Place. Each townhome will have a private court yard at the rear of home. Access to the proposed residences will be from Huntley Place.

**Community Meeting Date and Location**

The Charlotte-Mecklenburg Planning Commission’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 attend the upcoming Community Meeting to be held on Tuesday, November 17<sup>th</sup> at 7:00 p.m. at Napa On Providence located at – 110 Perrin Place, Charlotte, North Carolina 28207.** Representatives of the Petitioner look forward to discussing this rezoning proposal with you at the Community Meeting.

In the meantime, should you have questions about this matter, you may call Keith MacVean (704-331-3531) or Jeff Brown (704-331-1144). Thank you.

cc: Mayor Dan Clodfelter and Members of Charlotte City Council  
Solomon Fortune, Charlotte Mecklenburg Planning Commission  
Tammie Keplinger, Charlotte Mecklenburg Planning Commission  
Mike Davis, Charlotte Department of Transportation (CDOT)

Alan Simonini, Simonini Homes  
Raymond W. Wetherington, Saratoga Asset Management  
Jefferson W. Brown, Moore & Van Allen, PLLC  
Keith MacVean, Moore & Van Allen, PLLC