

COMMUNITY MEETING REPORT

Petitioner: David Simonini Signature Homes, LLC

Rezoning Petition No. 2026-09

Property: 3(+/-) acres located and 7000 Old Providence Road, Charlotte NC

This Community Meeting Report is being filed with the Office of the Clerk of Court and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning 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 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 4/8/2026. A copy of the written notice is attached as EXHIBIT B.

TIME AND DATE OF THE MEETING:

The Community Meeting required by the Ordinance was held in person on Tuesday April 28, 2026 at 6:00 p.m. The meeting was held at Carmel Presbyterian Church, Lison Room, located at 2048 Carmel Road, Charlotte NC 28226.

PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the required Community Meeting is attached as EXHIBIT C. The Petitioner's representatives were Sonny Crater, Cameron Gaither, and David Simonini, of David Simonini Signature Homes, LLC, and Brian Smith of Urban Design Partners.

SUMMARY OF PRESENTATION/DISCUSSION:

1. Introduction and Overview of Development Plan.

Sonny Crater, Head of Land Acquisitions, for David Simonini Signature Homes, LLC., conducted the meeting and presentation.

Mr. Crater welcomed and thanked the participants for their interest in Rezoning Petition 2026-09. He explained that the meeting was a Neighborhood Meeting, as required by the Zoning Ordinance. He explained that the purpose of the meeting was to inform the participants of the petitioner's request to rezone the property, located at 7000 Old Providence Road, from N1-B to N1-C. Mr. Crater asked that the participants allow for a brief presentation, and at the conclusion of the presentation would open the floor to questions from the participants. Mr. Crater used a Power Point Presentation and Display boards to provide background information about the Petitioner's 43 years of experience of homebuilding and development in and around the City of Charlotte. He showed photographs of some recently completed luxury homes, and past new home communities of Courance and Chipping Campden. He explained the importance of attention to detail and building homes of the highest quality.

Mr. Crater showed the neighbors a site plan that contained a center street with 5 single family lots for detached homes on either side of the street. He stated that the reason for the request for the zoning change was for the primary purpose of reduce the front setback from 27' to 17', and the rear setback from 35' to 25'. The reason for this reduction is to allow for smaller yard space that is more easily maintained, and the primary target buyers are 55 years of age or older. He also explained that even though N1-D allows for lots as small as 3000 square feet, that all but one of the proposed lots are greater than 6000 square feet. The sizes and dimensions proposed are to the adjacent neighborhood, Maison. (Maison density is 3.72 units per acre. The subject property request 3.23 units per acre.)

Mr. Crater pointed out that the site is laid out for a significant tree save area, part of which would mirror the tree save area for the existing neighborhood, Maison. He stated that a portion of the property to the northwest is reserved to provide storm detention for the site.

Mr. Crater then discussed the homes that Simonini intended to build. He showed the participants elevations and floor plans for 3 home designs, designed specifically for this site. He explained that the homes range from 2800 heated square feet to approximately 3300 square feet. He noted that because of the limited size, and anticipated prices that empty nester buyers would be most interested as those with larger families would like seek larger homes with more yard space.

Mr. Crater then opened up the floor to participants for questions and discussion. An attendee stated that since all but one of the proposed lots had greater than 6000 square feet, why wouldn't we ask to rezone to N1-C. Mr. Crater stated that the reason the zoning change was to decrease the front yard to 17 feet, and the rear yard to 25 feet and that this was necessary to create the proper space need to the empty-nester product.

A question was asked about why a site plan (covered during the presentation) had not been posted on the city website, and also pointed out that a CDOT report had been posted that stated the petition was requesting to build 24 townhomes. Brian Smith, with Urban Design Partners, quickly pointed out that the report published by CDOT was clearly a mistake, and needed to be corrected. Mr. Crater stated that the applicant had briefly considered townhomes

for the site, but had decided that single family would provide better economics, and blend best with the surrounding neighborhood.

Mr. Crater restated that the zoning request was a "Conventional" zoning change request and not a "Conditional" rezoning (that would require as site plan). A site plan was included in the presentation, and displayed on a poster board. Mr. Crater stated that it was very possible that the zoning may change to "Conditional" at some point.

Attendees asked about the impact on traffic, and what road improvements might be made. Mr. Crater stated that while the development would certainly add traffic, but that since the development is targeting empty-nesters the traffic impact would be much less than a neighborhood with conventional homes, that would have families with school age children. Mr. Smith stated that improvements along the Old Providence road frontage would be required, and likely match the improvements along the front of Maison. The neighbor asked if the sidewalks could be widened greater than 6'. Mr. Simonini agreed to widen them to 8' of the space allowed for that and if the City would approve the extra width.

Mr. Crater was asked by an attendee from Maison what would be the timeline for completing the development. He stated that rezoning would take until July, engineering another six months and overall, about a year plus to complete site development. Mr. Simonini stated that construction of the homes would take 18 to 24 months.

To conclude the meeting Mr. Crater reminded everyone that his contact information was on the invitation and that he would be available to be contacted, and even meet if anyone wanted information about the petition.