NOTICE OF COMMUNITY MEETING ON SIMONINI/SARATOGA SHARON LANE REZONING PET. #2016-097

Date and Time of Meeting:	**TUESDAY, FEBRUARY 7, 2016 AT 7:00 P.M.**
Location of Meeting:	**St. Gabriel Catholic Church - Sanctuary** **3016 Providence Road, Charlotte, NC 28211**
Date of Notice:	January 23, 2017

PLEASE ATTEND & TELL OTHERS TO ATTEND: DEVELOPER WANTS TO ENSURE THAT ACCURATE INFORMATION IS KNOWN BY THE COMMUNITY.

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***Background/Update* - Only 24 Single Family Attached Homes Are Being Requested:**

- Simonini/Saratoga has sought to develop 6.3 acres located on Sharon Lane next to St. Gabriel Church & School for single family attached residential homes.
- The initial rezoning plan called for 38 homes in a triplex/duplex format. The request was changed to seek only 31 homes and recently has been amended further to seek only 24 homes.
- The 6.3 acres can be developed without a rezoning for 18 homes under current R-3 zoning.
- The current request is for only 24 single family attached homes with a new common green area & modest enclosed storage areas connecting the duplex homes.
- Many residents incorrectly believe the rezoning would allow commercial uses and/or high density condos/apartments on the property or lead to these uses along Sharon Lane. That is NOT the case.

Meeting to Update the Community on New Plan & Address Unfounded Social Media Concerns:

- This community meeting will update the community on the rezoning plan & address the unfounded concerns that have been raised on social media and otherwise.
- The proposed 24 single family attached homes are targeted to residents within the existing community looking to downsize and remain in the area.
- The current R-3 zoning of the 6.3 acres currently allows 3 homes to the acre, or 18 homes, but likely with a less desirable double cul-de-sac site design.
- Only 6 more homes are sought above the 18 allowed under existing R-3 zoning; the 24 homes sought would result in ±3.8 homes to the acre.
- The Rezoning Plan includes commitments to preserve the residential character of Sharon Lane, save most of the trees within the large Sharon Lane setback, provide a new central common green, make storm water improvements & install a new sidewalk along Sharon Lane that will meander to help save existing trees.
- The proposed development is not expected to increase traffic above what would result from development under the current R-3 zoning because the new homes will be targeted to move-down empty nest buyers who generate fewer peak hour vehicular trips.
- Concerns about adverse impacts on schools are also unwarranted given the limited number of homes and that few of the households are expected to have school age children.

Please join the development team for the upcoming meeting on February 7th at 7:00 PM at St. Gabriel and encourage other area residents to attend. If you would like to discuss the rezoning or have questions please call Bridget Grant (704-331-2379) or Jeff Brown at (704-331-1144), who are assisting Simonini/Saratoga on the rezoning.