



Zoning Committee Recommendation

Rezoning Petition 2026-009

August 4, 2026

REQUEST

Current Zoning: N1-B (Neighborhood 1-B)
Proposed Zoning: N1-D (CD) (Neighborhood 1-D, conditional)

LOCATION

Approximately 3.0 acres located south of Old Providence Road, east of Jones Ridge Drive, and west of Mary Butler Way. (Council District 7 - Driggs)

PETITIONER

David Simonini Signature Homes, LLC

ZONING COMMITTEE ACTION/ STATEMENT OF CONSISTENCY

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

The petition is **consistent** with the goals and policies of the *South Middle Area Plan* based on the information from the staff analysis and the public hearing, and because:

- The petition is in alignment with the 2040 Policy Map recommendation for the Neighborhood 1 Place Type.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The PT-5 criteria establish standards to ensure that new development is compatible with surrounding residential patterns by evaluating factors such as lot size and configuration, street frontage types, and the location of the parcel within the block (e.g., mid-block or corner), with the goal of maintaining cohesive neighborhood character.
- The petitioner softens the transition of the proposed N1-D zoning with conditions for a minimum lot area of 6,000 square feet and lot width of 55 feet, exceeding the ordinance standards of 3,500 square feet for area and 40 feet for lot width. These conditions for the lot dimensions on the site and the commitment to 10 single family homes help blend the proposed development with the existing development along the corridor.

In recognition of the specific characteristics that define the residential homes along Old Providence Road, the petition voluntarily commits to an open space area along

the frontage to help create a larger setback for the development similar to the edges seen along neighboring properties. Amenitized open space within the development is also committed to, giving relief to built upon area within the site and providing passive recreational space.

Motion/Second: Neeley / Stuart
Yeas: Welton, Blumenthal, Gaston, Russell, Millen,
Neeley, Stuart
Nays: None
Absent: None
Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *South Middle Community Area Plan*.

Commissioner Blumenthal requested additional information regarding the type of amenitized open space proposed and asked whether any visual materials were available to better illustrate how the open space would be applied to the site. Staff clarified that the open space is intended to function as public open space along the right-of-way. Because the petition is a Tier 1 conditional plan that includes only conditional site notes, no visuals were available for presentation. Staff noted that conceptual visuals were shared during earlier staff-petitioner coordination and indicated the open space was generally shown toward the rear of the site. However, the specific location of the open space will not be finalized as part of the rezoning process.

There was no further discussion of this petition.

PLANNER

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