

PLANNING BRIEF · CONSTRUCTION ON CANOPIED 1920S LOTS

Building & Renovating in Eastover

Sequence, constraints, and the budget lines that decide whether an estate-scale project finishes on plan.

2026 Edition · Written by the Discover Eastover editorial desk · Real estate and construction review by Nick Peters, Peters & Associates and Peters Custom Homes

The constraint stack

Every Eastover project is shaped by four constraints that arrive in a fixed order. Design that ignores the order gets redrawn, and redrawing is the most expensive kind of construction there is.

Order	Constraint	What it governs
1	Parcel geometry and setbacks	Where a structure can physically sit
2	Tree save area and critical root zones	Footprint, driveway, staging, and crane access
3	UDO dimensional standards	Height, lot coverage, and accessory structures
4	Recorded deed restrictions	Private limits enforced independently of the City

Eastover is not a local historic district. Exterior work here does not require a certificate of appropriateness from the Charlotte Historic District Commission, unlike Dilworth, Fourth Ward, or Wesley Heights. Contextual restraint in this neighborhood is a market expectation and often a private covenant — not a City design review.

Realistic project sequence

- Feasibility, 3–6 weeks. Survey, arborist assessment, zoning confirmation, and a builder's order-of-magnitude range before any architect draws a plan.
- Design, 4–8 months. Schematic through construction documents, with the builder pricing at each milestone rather than once at the end.
- Permitting, 2–4 months. Varies with scope, tree impact, and stormwater review. Build the calendar around it instead of hoping.

- Construction, 12-24 months. Ground-up estate houses and whole-house renovations on tight lots run long because staging space is scarce and trades are sequenced single-file.
- Integration and closeout, 1-2 months. Low-voltage commissioning, landscape establishment, and punch list.

Where budgets actually break

Line	Failure mode	Mitigation
Allowances	Placeholder numbers set below real selection cost	Price actual selections before contract signature
Concealed conditions	Rot, failed framing, obsolete wiring behind plaster	Carry a contingency sized to the age of the house, not a flat percentage
Site and access	No staging area; hand-carry material past protected roots	Price logistics explicitly at bid, never as general conditions
Tree protection	Grade change or compaction kills a mature oak post-occupancy	Arborist-written protection plan enforced on site, not on paper
Low-voltage retrofit	Structured wiring pulled after walls close	Set the AV, network, and control scope during framing
Change orders	Design decisions deferred into construction	Freeze selections before demolition begins

Questions that separate builders

- Show me two houses you built within a mile of here, and give me the owners' phone numbers.
- Who is the superintendent on my job, how many other jobs do they run, and how often are they on site?
- How do you price concealed conditions in a 1930s house, and what does your contingency actually cover?
- What is your tree protection plan, and who enforces it when a subcontractor ignores it?
- How are allowances set, and can we price real selections before I sign?
- Walk me through your schedule of values and how draws are requested and verified.

The four firms featured on this site

Firm	Discipline
Peters Custom Homes	Ground-up construction, additions, and whole-house renovation
Peters & Associates	Luxury residential brokerage — buyer and seller representation
Emerald & Oak	Interior design, furnishing, and finish selection
Peters Audio Video	Structured wiring, lighting control, distributed audio, theater, networking

These are commercial relationships and are disclosed in full at eastovercharlotte.com/advertising-disclosure. Recommendations of third-party businesses, schools, and institutions elsewhere on the site are unpaid.

Sources. Mecklenburg County POLARIS property records; City of Charlotte Unified Development Ordinance and tree ordinance; Canopy MLS market statistics (Canopy Realtor® Association); Charlotte-Mecklenburg Schools assignment data; Mecklenburg County Assessor's Office. Figures move. Verify current data with the responsible authority before relying on it.

Disclaimer. Discover Eastover is an independent editorial project and is not affiliated with the Eastover Residents Association, any HOA, the City of Charlotte, Mecklenburg County, or Charlotte-Mecklenburg Schools. This document is editorial research, not an appraisal, a comparative market analysis, tax advice, legal advice, or investment advice. Commercial relationships with featured firms are disclosed at eastovercharlotte.com/advertising-disclosure.