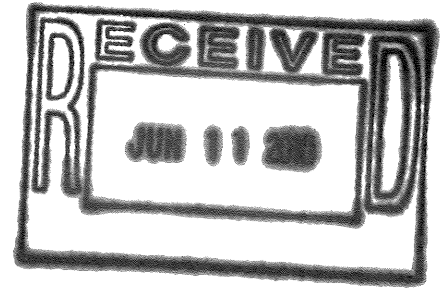


**June 2, 2010**

**Gardens at Wendover  
Petition Number: 2010-043**

**Summary of Community Meeting  
June 1, 2010  
6:30-7:30PM**



**The meeting was called to order by Mike Lunsford, President of Valley Development, Inc.**

**The majority of the participants on the sign-in sheet were present at the beginning of the meeting with a couple of the attendees coming in after the meeting started. Those who came in after the start were brought up to speed as to what had been discussed.**

**The neighbors had generally the same concerns which included the following: There was concern over the increased traffic associated with this change. Mr. Lunsford stated that this small increase in the number of vehicles per day would not have a significant impact on the traffic in this area of the Town.**

**Most of the participants wanted to know what types of units were being proposed and if the architectural integrity would be maintained. Mr. Lunsford assured the participants that Valley Development was not asking for ANY changes to the required architectural elements regarding % brick and Hardy Board and that his firm had hired a local architectural firm to design an appropriate unit with good curb appeal.**

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**Community Meeting Summary**  
**Petition 2010-043**

**Mr. Lunsford described the economic conditions in the housing industry which has mandated this higher density request and that profitability had no bearing on this decision. With this request, due to the market resetting itself after the downturn, the revenue that will be generated will only pay off the current financial obligations with zero profit to the petitioner and this change, if approved, will not allow the petitioner to recoup its initial investment in the property.**

**Another concern was the buffer between the neighboring town homes to the south and this project. Mr. Jones stated that this common property line needed additional screening and said his development was looking into fencing their property lines. Mr. Lunsford assured Mr. Jones that the approved landscape plan would be followed and all plantings called for would be installed. Mr. Lunsford also stated that he would like to see the type fencing that was being considered and he stated that Valley Development could even help with the cost of the fencing along the common property line.**

**Some attendees were concerned about the lower price point and the effect that would have on their property values. Mr. Lunsford pointed out that the smaller units would be priced for today's market. He also stated that the smaller units would not be a comp for their property and that this should not have an impact to their home values.**

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**Community Meeting Summary**  
**Petition 2010-043**

**There were other discussions centered on parking and aesthetics around the detention ponds. Mr. Lunsford assured the attendees that the plan meets the minimum parking required by the ordinances and that the ponds would be maintained to a higher degree once construction gets back on track.**

**This summary generally describes the discussions that took place at the Community Meeting for Petition 2010-043**

**Respectfully Submitted,**

**VALLEY DEVELOPMENT, INC.**



**Michael S. Lunsford**  
**President**

**SIGN-IN SHEET**

**COMMUNITY MEETING**

**REZONING PETITION 2010-043**

**JUNE 1, 2010**

**6:30-7:30PM**

**PROVIDENCE BAPTIST CHURCH  
(CLC PARLOR, ROOM 1315, ACTIVITY CENTER)**

| <u>NAME</u>                   | <u>ADDRESS</u>                    | <u>COMMENTS</u>     |
|-------------------------------|-----------------------------------|---------------------|
| <u>MIKE LUNSFORD</u>          | <u>Valley Development</u>         | <u>PETITIONER</u>   |
| <u>Russ Jones</u>             | <u>Council on Churchill</u>       |                     |
| <u>Leticia Jones</u>          | <u>Council on Churchill</u>       |                     |
| <u>David Deal</u>             | <u>210 Wendover Hill Ct</u>       |                     |
| <u>Connie McInnis</u>         | <u>3711 Churchill Rd.</u>         |                     |
| <u>HANK DURKIN</u>            | <u>3811 CHURCHILL RD</u>          |                     |
| <u>Robert Weis</u>            | <u>325 Meadowbrook Rd.</u>        |                     |
| <u>DAVID W. REESE</u>         | <u>306 WENDOVER HEIGHTS CIR</u>   | <u>PROS. W/HAOR</u> |
| <u>GAIL &amp; MARK STREET</u> | <u>712 ENGLISH TUDOR<br/>LAKE</u> |                     |