

## **Heroldton Partners, LLC**

### **Community Meeting Report for Rezoning Petition # 2006-160**

November 16, 2006

- Heroldton Partners, LLC held a community meeting on Thursday, November 16, 2006 at Providence Road Baptist church from 7:00 p.m. to 8:00 p.m.
- A listing of those persons and organizations contacted is attached as **Exhibit A**, as well as copies of those envelopes returned to sender. A sample of the notice mailed via USPS is enclosed as **Exhibit B**.
- A roster of members of the public in attendance at the meeting is attached as **Exhibit C**. In addition to those listed were 2 representatives of Heroldton Partners, LLC, Mr. Mike Lunsford and Mr. Adam Fiorenza, and 1 representative of Eagle Engineering, Mr. Jon Patrick. Of the three members of the public to attend, one was a representative of the Homeowner's Board for Wendover Heights, and the other 2 were the developer of Connelly on Churchill, Mr. Russell Jones, and his architect, Mr. Bruce Keith.
- The technical data sheet and colored elevations were on display.
- Prior to this meeting, Heroldton Partners, LLC had provided hard copies to a representative of Connelly on Churchill for their review and comment.
- Mr. Keith's exclusive concern was that the owner of their northern-most unit would have a front-porch facing the back of the proposed units.
  - Mr. Lunsford offered heavy/opaque screening and landscaping at the back of units 1 & 2 to address this concern. Mr. Keith was unreceptive and stated his opposition to the vicinity of the building to the property line.
- Mr. Keith brought a copy of the site plan with a hand-sketched revision, offering it as an 'as-is' design alternative. When issues were pointed out to he and Mr. Jones with the plan that would make it un-permittable or unbuildable, they responded very negatively.
  - Mr. Lunsford offered to meet with them to discuss some mutually agreeable solutions which were both buildable and able to be permitted. They refused, stating they'd offered the solution agreeable to them.
- Mr. Keith and Mr. Jones attacked the proposed rezoning documents, calling them elementary, half developed, and that Mr. Lunsford was offering an unsellable product.
  - Mr. Lunsford pointed out that he was offering an upscale product in keeping with the surrounding demographics from Ryan Homes, and that Ryan had assisted in developing a site layout they wanted.
- Mr. Keith said he would oppose the rezoning.
- Mr. Keith and Mr. Jones walked out of the meeting.

- Ms. Bonnie Donovan stepped forward and stated she was a representative of the homeowners board of Wendover Heights, that they supported the rezoning, liked the proposed product, they felt it was good for the area and in keeping with surrounding products.
- Ms. Donovan offered to set up a separate meeting with Wendover Heights and the surrounding community so that Valley Development could show them the proposed plan and product (scheduled for Monday, December 11).
- Revisions to the Site plan to show the location of the under-construction building on Connelly on Churchill and the last units' front porch relationship with the proposed building, as well as addressing staffs review comments, were submitted to the City on November 24, 2006



November 2, 2006

**TO: Neighbors and Community Leaders**

**RE: COMMUNITY MEETING**  
**Gardens at Wendover, Rezoning Petition 2006-160**  
**3763 Wendwood Ln.**  
**Charlotte, NC 28112**

**When: Thursday, November 16, 2006 @ 7:00PM**

**Where: Providence Baptist Church**  
**(CLC Parlor, Room 1315 in Activity Center)**  
**4921 Randolph Road**  
**Charlotte, NC 28211**  
**704.366.2784**

Dear Neighbors & Community Leaders:

This letter is to inform and cordially invite you to a Community Meeting for the proposed rezoning that we have submitted for the above referenced project.

This property was formally owned by Mrs. Bayne and contains 4.51 acres. The property went through a successful rezoning in 2005 by The Boulevard Company and was approved by the City of Charlotte in January of this year for 41 Town Homes.

We purchased the property on May 8th of this year and began designing the site to fit our builders proposed product. That product consists of a luxury Town Home with a foot print of approximately 40'x50'. In order to maximize the site for this product we are asking the City to **reduce** the density from 41 Town Homes to 22 Town Homes and to allow us to utilize the allowable setbacks as set by the Charlotte Planning Department for this zoning.

The Town Homes will vary in price but will start in the \$650,000.00 range.

We respectfully ask for your support in this rezoning and hope you will agree that a project with almost 50% less density with a higher end product will be beneficial for the neighborhood and your property's future value.

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Community Meeting

We look forward to meeting you at the meeting. If you cannot attend but would like to drop us a note of support please do so at the address printed on this letterhead.

Sincerely,

**Heroldton Partners, LLC**

Michael S. Lunsford  
Member Manager

CC: Gil Lunsford, HP, LLC  
Tom Stevens, HP, LLC  
Gardens at Wendover Job File

