



January 6, 2009

Tom Drake
Charlotte – Mecklenburg Planning Commission
600 East Fourth Street, 8th Floor
Charlotte, North Carolina 28202

Re: Heydon Hall
Rezoning Petition # 2009-007

Dear Mr. Drake:

Please find enclosed the following information as it relates to the above-referenced petition for the Heydon Hall Rezoning:

1. Notice of Community Meeting
2. List of Attendees
3. Meeting Summary

If you should have any questions, or need additional information, please feel free to give me a call.

Sincerely,
RHEIN/MEDALL INTERESTS, LLC

David A. Jarrett, PE
Vice President of Engineering and Construction

Petition #: 2009-007

Petitioner: Heydon Hall, LLC

Current Zoning: R-3 & MX-1

Proposed Zoning: MX-1 & MX-1 SPA

Location: Approximately 14.07 acres located near the southwest corner of Quail Hollow Country Club and east of Heydon Hall Circle

Community Meeting – Summary

The Community Meeting was held on December 30, 2008 at 6:00 PM. The majority of the questions asked were in an effort to understand the purpose of the rezoning. It was explained that the main intent of the rezoning was to remove the extension of Smithfield Church Road as a public street that would divide the Heydon Hall Subdivision. In order to accomplish that goal it is necessary to rezone the Harris property (Tract 2A) from R-3 to MX-1. This will allow Tract 2A to be served by a private street. It was also explained that Tract 2B was included to meet the minimum acreage requirement of 10 acres for the rezoning. It was asked if Tract 2B would become part of the Harris property. The response was it would not and would remain common open space (COS) owned by Heydon Hall Homeowners Association. The discussion included the changes that had occurred to Tract 1 from the originally approved plan. It was explained that with the elimination of the public street through Tract 1 the intent was to keep the same number of lots and open space as originally intended. The question was asked when Tract 1 is developed how the existing entrance to Heydon Hall Subdivision would be changed to include the COS along Smithfield Church Road to provide security to the subdivision. It was discussed that the thought would be to extend the existing entry wall and tie into the wall along the Edge property with the possibility of a pedestrian gate for access to the COS.

The discussions at the meeting led to the following changes being made to the plan.

1. Note 4 will be revised to say 8 Lots on Tract 2A and Tract 2B will remain COS.
2. Tract 2B will be labeled COS and Tract 1 COS acreage will be listed.
3. A note will be added to specify that Tract 2A will only be allowed to have single family residential lots.



December 15, 2008

Re: Community Meeting
Rezoning Petition 2009-007
Heydon Hall Phase 2 and 3

Dear Sir or Madam:

Heydon Hall, LLC, the Developer of the Heydon Hall Subdivision invites you to a community meeting to review our updated plans for the Heydon Hall Community on Smithfield Church Road.

Date: Tuesday, December 30th
Time: 6:00pm to 7:00pm
Location: Heydon Hall Sales Center (3614 Blackhorse Lane)

We are holding this community meeting to discuss our rezoning plans. Attached is an illustration of the proposed changes (Figure 1) and the currently approved plans (Figure 2). The purpose of the rezoning is to rezone the Harris property (Tract 2A) from R-3 to MX-1. This will allow the extension of Smithfield Church Road through the Heydon Hall Subdivision (Tract 1) to be eliminated.

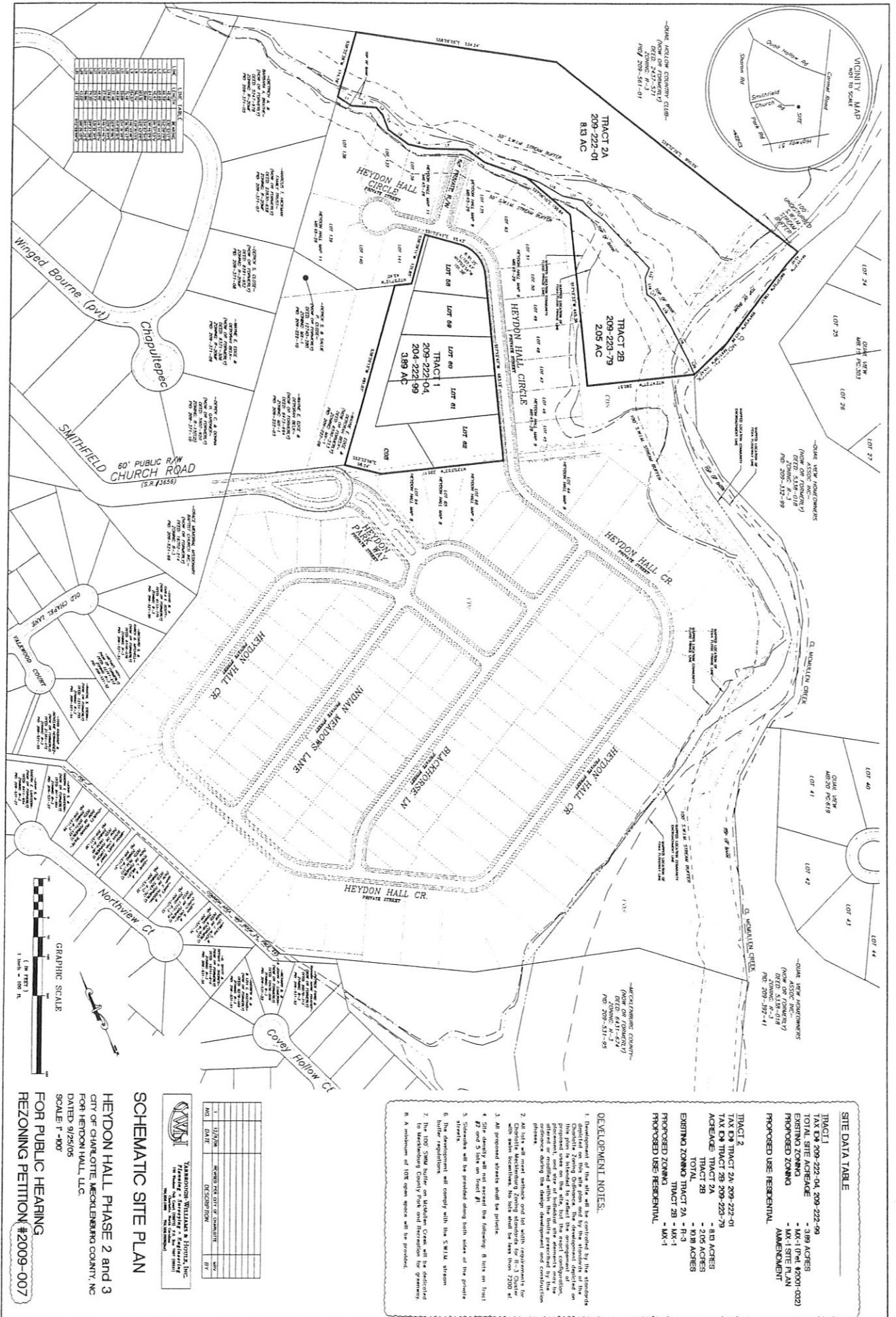
If you have any questions or need additional information please call David Jarrett at 704-527-2333. We look forward to seeing you at the meeting on Tuesday, December 30th, 2008.

Sincerely,

David A. Jarrett, PE
Vice President of Engineering and Construction
Rhein Medall Communities

7400 Carmel Executive Park, Suite 205
Charlotte, NC 28226
704-527-2333
704-527-0750 fax

Figure 1 - Proposed Rezoning



CURRENTLY APPROVED PLANS

