



RHEINMEDALL
NATURALLY INSPIRED COMMUNITIES

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

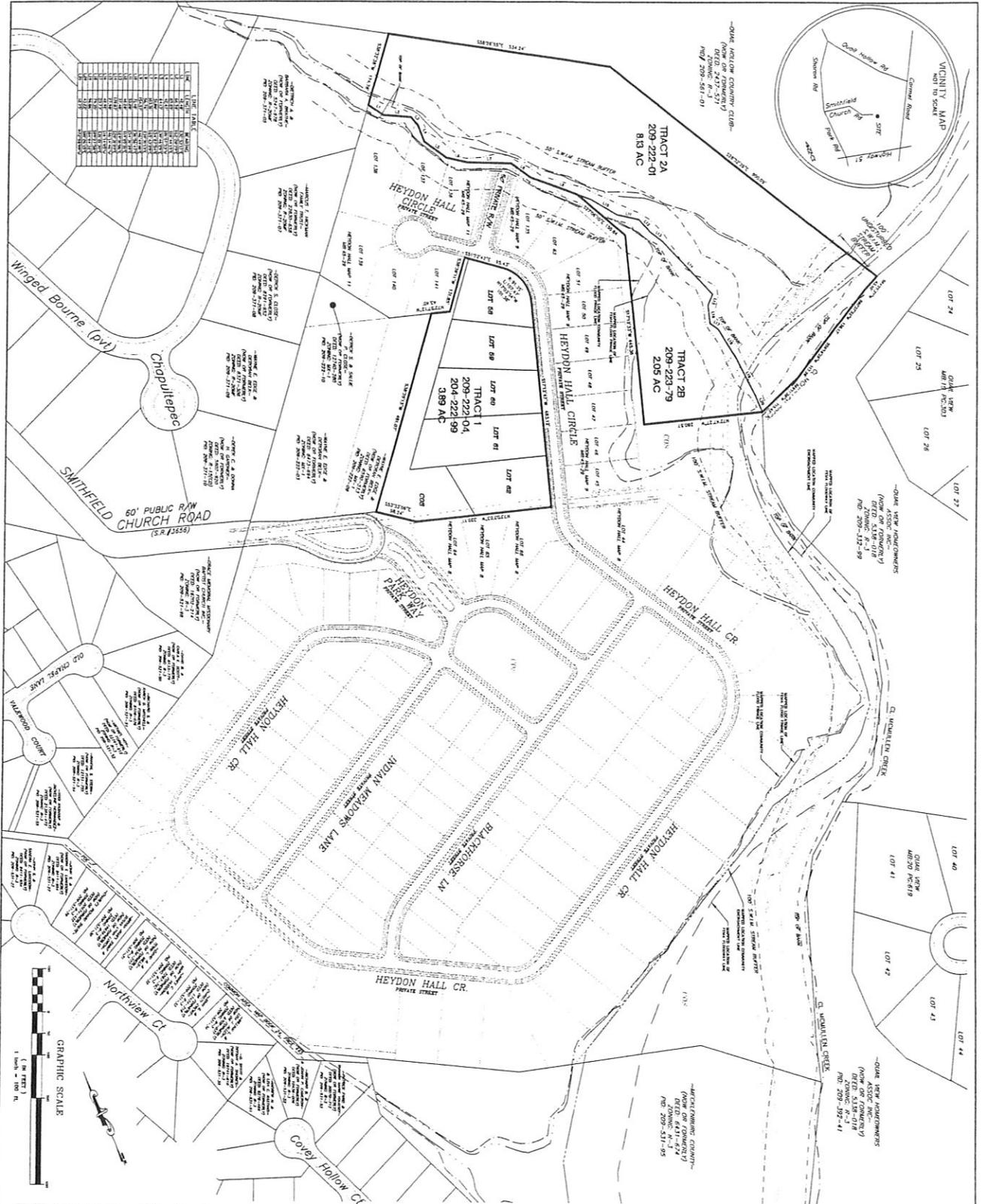


Figure 1 - Proposed Rezoning

SCHEMATIC SITE PLAN
 HEYDON HALL PHASE 2 and 3
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
 DATED 9/25/05
 SCALE 1" = 400'
FOR PUBLIC HEARING
REZONING PETITION #2009-007

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	12/12/08	ISSUED FOR CITY OF CHARLOTTE	HW
2			
3			
4			
5			
6			
7			
8			
9			
10			

DEVELOPMENT NOTES:

1. The development of this site will be controlled by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to be consistent with the standards of the ordinance, and the developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies during the design, development and construction process.
2. The site shall be developed in accordance with the standards of the Charlotte Zoning Ordinance, and the developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies during the design, development and construction process.
3. All proposed streets shall be provided.
4. Site density will not exceed the following R lots on Tract 1, 2 and 3: R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100.
5. Streets will be provided along both sides of the private streets.
6. The development will comply with the S.W.A.L. stream.
7. The site shall be developed in accordance with the standards of the Charlotte Zoning Ordinance, and the developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies during the design, development and construction process.
8. A minimum of 10% open space will be provided.

SITE DATA TABLE

TRACT	ACRES	EXISTING ZONING	PROPOSED ZONING
TRACT 1	209-222-04	- R-10	- R-10
TRACT 2	209-222-01	- R-10	- R-10
TRACT 3	209-222-09	- R-10	- R-10
TOTAL	389 ACRES	- R-10	- R-10

DEVELOPMENT NOTES:

1. The development of this site will be controlled by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to be consistent with the standards of the ordinance, and the developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies during the design, development and construction process.
2. The site shall be developed in accordance with the standards of the Charlotte Zoning Ordinance, and the developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies during the design, development and construction process.
3. All proposed streets shall be provided.
4. Site density will not exceed the following R lots on Tract 1, 2 and 3: R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100.
5. Streets will be provided along both sides of the private streets.
6. The development will comply with the S.W.A.L. stream.
7. The site shall be developed in accordance with the standards of the Charlotte Zoning Ordinance, and the developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies during the design, development and construction process.
8. A minimum of 10% open space will be provided.

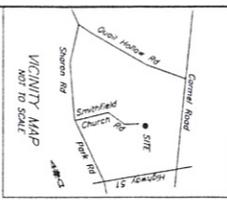
SITE DATA TABLE

TRACT	ACRES	EXISTING ZONING	PROPOSED ZONING
TRACT 1	209-222-04	- R-10	- R-10
TRACT 2	209-222-01	- R-10	- R-10
TRACT 3	209-222-09	- R-10	- R-10
TOTAL	389 ACRES	- R-10	- R-10

DEVELOPMENT NOTES:

1. The development of this site will be controlled by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to be consistent with the standards of the ordinance, and the developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies during the design, development and construction process.
2. The site shall be developed in accordance with the standards of the Charlotte Zoning Ordinance, and the developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies during the design, development and construction process.
3. All proposed streets shall be provided.
4. Site density will not exceed the following R lots on Tract 1, 2 and 3: R-1, R-2, R-3, R-4, R-5, R-6, R-7, R-8, R-9, R-10, R-11, R-12, R-13, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-22, R-23, R-24, R-25, R-26, R-27, R-28, R-29, R-30, R-31, R-32, R-33, R-34, R-35, R-36, R-37, R-38, R-39, R-40, R-41, R-42, R-43, R-44, R-45, R-46, R-47, R-48, R-49, R-50, R-51, R-52, R-53, R-54, R-55, R-56, R-57, R-58, R-59, R-60, R-61, R-62, R-63, R-64, R-65, R-66, R-67, R-68, R-69, R-70, R-71, R-72, R-73, R-74, R-75, R-76, R-77, R-78, R-79, R-80, R-81, R-82, R-83, R-84, R-85, R-86, R-87, R-88, R-89, R-90, R-91, R-92, R-93, R-94, R-95, R-96, R-97, R-98, R-99, R-100.
5. Streets will be provided along both sides of the private streets.
6. The development will comply with the S.W.A.L. stream.
7. The site shall be developed in accordance with the standards of the Charlotte Zoning Ordinance, and the developer shall be responsible for obtaining all necessary permits and approvals from the appropriate agencies during the design, development and construction process.
8. A minimum of 10% open space will be provided.

Figure 2 - Currently Approved Plans

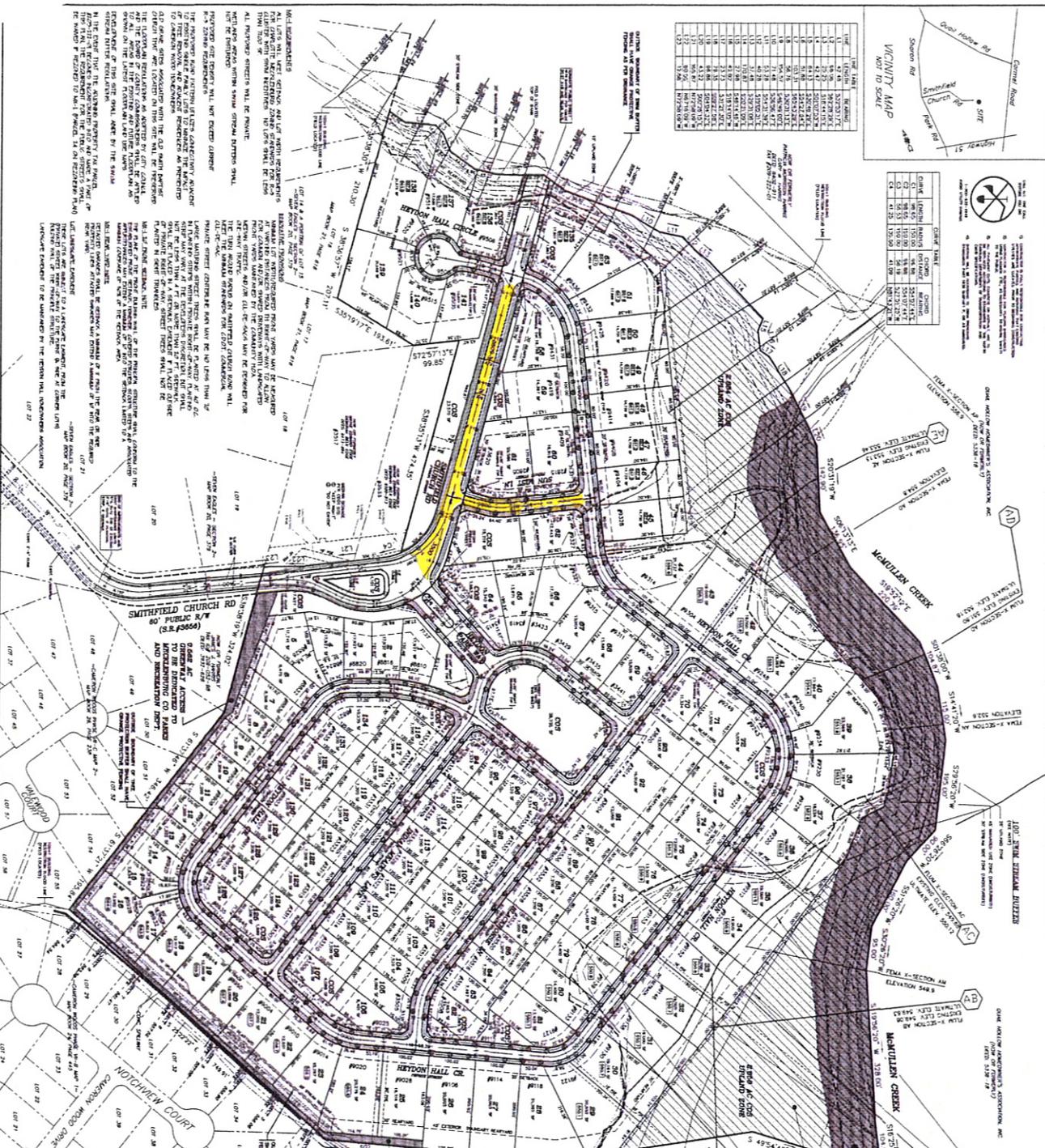


CLIENT INFORMATION

CLIENT	HEYDON HALL, CHARLOTTE, NC
PROJECT	REVISION 1
DATE	12/15/15
SCALE	AS SHOWN

PROJECT INFORMATION

PROJECT NAME	HEYDON HALL
PROJECT ADDRESS	10000 WOODHOLLOW COURT, CHARLOTTE, NC 28226
PROJECT PHONE	(704) 581-1111
PROJECT FAX	(704) 581-1112
PROJECT EMAIL	info@heydonhall.com
PROJECT WEBSITE	www.heydonhall.com



REVISIONS

NO.	DATE	DESCRIPTION
1	12/15/15	ISSUED FOR PERMITTING
2	12/15/15	REVISION 1
3	12/15/15	REVISION 2
4	12/15/15	REVISION 3
5	12/15/15	REVISION 4
6	12/15/15	REVISION 5
7	12/15/15	REVISION 6
8	12/15/15	REVISION 7
9	12/15/15	REVISION 8
10	12/15/15	REVISION 9
11	12/15/15	REVISION 10
12	12/15/15	REVISION 11
13	12/15/15	REVISION 12
14	12/15/15	REVISION 13
15	12/15/15	REVISION 14
16	12/15/15	REVISION 15
17	12/15/15	REVISION 16
18	12/15/15	REVISION 17
19	12/15/15	REVISION 18
20	12/15/15	REVISION 19
21	12/15/15	REVISION 20
22	12/15/15	REVISION 21
23	12/15/15	REVISION 22
24	12/15/15	REVISION 23
25	12/15/15	REVISION 24
26	12/15/15	REVISION 25
27	12/15/15	REVISION 26
28	12/15/15	REVISION 27
29	12/15/15	REVISION 28
30	12/15/15	REVISION 29
31	12/15/15	REVISION 30
32	12/15/15	REVISION 31
33	12/15/15	REVISION 32
34	12/15/15	REVISION 33
35	12/15/15	REVISION 34
36	12/15/15	REVISION 35
37	12/15/15	REVISION 36
38	12/15/15	REVISION 37
39	12/15/15	REVISION 38
40	12/15/15	REVISION 39
41	12/15/15	REVISION 40
42	12/15/15	REVISION 41
43	12/15/15	REVISION 42
44	12/15/15	REVISION 43
45	12/15/15	REVISION 44
46	12/15/15	REVISION 45
47	12/15/15	REVISION 46
48	12/15/15	REVISION 47
49	12/15/15	REVISION 48
50	12/15/15	REVISION 49
51	12/15/15	REVISION 50
52	12/15/15	REVISION 51
53	12/15/15	REVISION 52
54	12/15/15	REVISION 53
55	12/15/15	REVISION 54
56	12/15/15	REVISION 55
57	12/15/15	REVISION 56
58	12/15/15	REVISION 57
59	12/15/15	REVISION 58
60	12/15/15	REVISION 59
61	12/15/15	REVISION 60
62	12/15/15	REVISION 61
63	12/15/15	REVISION 62
64	12/15/15	REVISION 63
65	12/15/15	REVISION 64
66	12/15/15	REVISION 65
67	12/15/15	REVISION 66
68	12/15/15	REVISION 67
69	12/15/15	REVISION 68
70	12/15/15	REVISION 69
71	12/15/15	REVISION 70
72	12/15/15	REVISION 71
73	12/15/15	REVISION 72
74	12/15/15	REVISION 73
75	12/15/15	REVISION 74
76	12/15/15	REVISION 75
77	12/15/15	REVISION 76
78	12/15/15	REVISION 77
79	12/15/15	REVISION 78
80	12/15/15	REVISION 79
81	12/15/15	REVISION 80
82	12/15/15	REVISION 81
83	12/15/15	REVISION 82
84	12/15/15	REVISION 83
85	12/15/15	REVISION 84
86	12/15/15	REVISION 85
87	12/15/15	REVISION 86
88	12/15/15	REVISION 87
89	12/15/15	REVISION 88
90	12/15/15	REVISION 89
91	12/15/15	REVISION 90
92	12/15/15	REVISION 91
93	12/15/15	REVISION 92
94	12/15/15	REVISION 93
95	12/15/15	REVISION 94
96	12/15/15	REVISION 95
97	12/15/15	REVISION 96
98	12/15/15	REVISION 97
99	12/15/15	REVISION 98
100	12/15/15	REVISION 99
101	12/15/15	REVISION 100

THIS PLAN IS A FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION UNLESS INITIALLY DATED AS APPROVED.

PROJECT INFORMATION

PROJECT: HEYDON HALL, CHARLOTTE, NC
 CLIENT: HEYDON HALL, CHARLOTTE, NC
 ARCHITECT: JIMMY JOHNSONS, CHARLOTTE, NC
 ENGINEER: JIMMY JOHNSONS, CHARLOTTE, NC
 DATE: 12/15/15

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA AND INFORMATION PROVIDED TO THEM BY THE ARCHITECT AND ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DATA AND INFORMATION PROVIDED TO THEM BY THE ARCHITECT AND ENGINEER.

THIS PRELIMINARY PLAN MAY NOT CONTAIN FINAL STAKE OUT INFORMATION

Heydon Hall Rezoning Community Meeting

12/30/2008

Name	Address
Arend Mimer	935 Clarendon Rd. Charlotte NC
Robert Richards	8843 Heydon Hall Circle Charlotte NC 28210
Timothy Boyce	3339 Fenderson Meadows Ln, Charlotte NC
John McElravy	9414 Heydon Hall Circle
Bill Mcmullen	8915 Heydon Hall Cr.
Barbara + D. eta Brackley	9100 Kingsed Bourne
Kath + Dan Vicari	8810 Heydon Way Greens
Ross Zachary	9255 HHC
DAVE + KAREN FELD	8924 HHC, LOT # 15-
Garnen Jahnke	9025 HHC
Wend + Linor Green	3419 FORDHAM Meadows Ln
Michael Bundy	9420 Heydon Hall Cir
Steve Borman	9428 Heydon Hall Cir
Murray Tennest	3512 Blackhawk
Tara Boyce	3336 Indian Meadows Lane.