

Jennifer Rivera (Administration)

From: marcrlédoux@aol.com
Sent: Friday, August 22, 2025 1:08 PM
To: David Gibbs (County Commission); Billy Powell (County Commission); Gregg Poole (County Commissioner); Jeff Stowe (County Commission); Kathy Cooper (County Commissioner); Beth Garmon (Planning)
Cc: MARC LEDOUX
Subject: 1731 Friendship Road - Property near and abutting Reunion Country Club

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August 22, 2025

To: David Gibbs, Commission Chairman
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner
Cc: Kathy Cooper, District 1 Commissioner
Beth Garmon, Director of Planning and Zoning

Commission Chairman and Commissioners,

This letter concerns the application of 1731 Friendship Road, LLC for rezoning of the property located at 1731 Friendship Road from A-IV to H-B with variance.

We appreciate the court has directed the Commissioners to review this property for rezoning and accept the application to rezone from A-IV to H-B. Quite frankly, we never understood the applicant's lawsuit. Certainly, if they listened at the hearings, they knew the residents and businesses affected appreciated the property would be rezoned at some point to allow for commercial and/or retail business. Rezoning was never denied. Just apartments. Let us not forget that this applicant knew this before he purchased the property. So why the suit? A few open discussions among stakeholders could have achieved this outcome without the expense and adversarial tone of a lawsuit.

In any event, there are two conditions and a process request that are critical to helping ensure that the interests of the community and businesses that may be impacted are protected.

First, we request a minimum of a 50-foot undisturbed buffer from all current property lines within Reunion Golf and Country Club. This will include the entrance to Reunion Golf and Country Club, the 1st hole of the Reunion Golf Course, and residential properties.

This is not an exceptional request. There is a minimum 50-foot buffer for all properties bordering Reunion Golf and Country Club except for the new storage facilities with a 150+ foot buffer. Further, the majority are undisturbed buffers. This becomes particularly important as a 50-foot undisturbed buffer will protect the value of play at the Reunion Golf Course and, hence, the value of the homes within Reunion Golf and Country Club.

To explain, a significant part of the value of a golf course is the ambiance of the environment in which you play. Currently, the first hole of the Reunion Golf Course lies amongst depth of the trees on the first hole bordering 1731 Friendship Road. It is the first experience and impression of the course a golfer will have. The requested 25-foot transitional buffer will materially alter this, looking at and hearing a parking lot established for the commercial or retail buildings vs. having the current trees will most certainly negatively impact this experience. Suggestions to merely put up a fence or a net demonstrate the lack of recognition of the impact on the community that this applicant has shown from the beginning. We hope a long-standing public business within the community warrants the simple recognition of a 50-foot undisturbed buffer.

Second, that special consideration is applied to assuring the residents of 5786 and 5781 Porch Swing Place that their exposure to drainage and privacy are protected.

While zoning may be granted at this hearing with the conditions above included, a more detailed rendering of the actual development proposed is required to approve it. We do not want to constrain the applicant beyond reason, but their proposal shows over 67,000 square feet without length or width; shows renderings of one-story buildings while the Fire Marshall discusses the challenges of multi-story buildings; have an issue with parking; and no waste/garbage containment area.

We respectfully urge the Commissioners to incorporate the two conditions requested and require more detail in what is planned into any approval of the rezoning application to ensure that there is balance between the rights of the applicants and the interests of the surrounding community and long-standing businesses directly impacted.

Sincerely,
Marc R and Nancy J Ledoux
6621 Stag Leap Lane