



3934 Electric Road, SW, Suite A
Roanoke, Virginia 24018
540-278-1365

May 29, 2024

Dear Keagy, Medmont and Barnhart Neighbors:

Please accept my latest letter to you as an effort to share information on our proposed new residential community at the intersection of Keagy Road and Medmont Circle.

We are under contract to purchase the existing eight single family home lots included in the initial development plan that are currently owned by John A. Carter Rental Properties, LLC. My goal has been, and remains, to provide both existing neighbors who want to remain in the Medmont community and potential new neighbors an opportunity to either downsize into maintenance free homes with main or upper floor bedroom suites or purchase a home that fits a younger family.

It recently came to our attention that an incorrect assumption was made by some neighbors that we planned to build rental housing because the name of the entity from which we will purchase the land includes the word "Rental." This is completely incorrect. We plan to develop lots on which townhomes will be built to be SOLD and managed by a Homeowners' Association ("HOA") to ensure proper and well-managed exterior maintenance.

After my initial letter to you, one of your neighboring property owners called and offered to sell us his land at 5093 Medmont Circle, which we subsequently purchased. As a result, we updated our development plan to include this lot. I include a copy of the amended development plan with this letter for your review that shows our plan to build 24 townhomes over a period of time instead of the initially proposed 17 townhomes.

As I shared previously, our plan includes public sidewalks in front of our properties that may be used by all Medmont residents. The traffic impact to your home, if any, will be minimal, as our property is adjacent to Keagy Road, and most traffic likely will access Route 419 and Apperson Drive from Keagy Road at the signalized intersections rather than passing through Medmont Circle. We also have minimized the number of driveways onto Medmont Circle with only 15 driveways, and not 24, as some townhomes will share a driveway. You can see the driveways on the attached development plan.

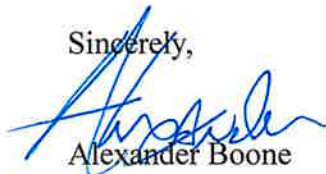
The below link will take you to the City of Roanoke Planning Commission website with our plans and narrative that describe our proposed community. We appear before the Planning Commission at 1:30 pm on June 10, 2024 and City Council on June 17 at 7:00 pm.

www.RoanokeVa.Gov/1088/Planning-Commission

We desire to meet a critical housing need facing the City of Roanoke and our region more broadly and also be a good neighbor to you. While new development can create uncertainty, we offered to meet with the community to share our plans and listen to your concerns. We remain committed to meeting with you. Please call me at (540) 278-1365 to talk individually if this is best for you and/or we are glad to host a larger neighborhood meeting.

Thank you in advance for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alexander Boone', is written over the printed name.

JAB/s

C: Ms. Katharine Gray (via Email)
Ms. Emily Clark (via Email)