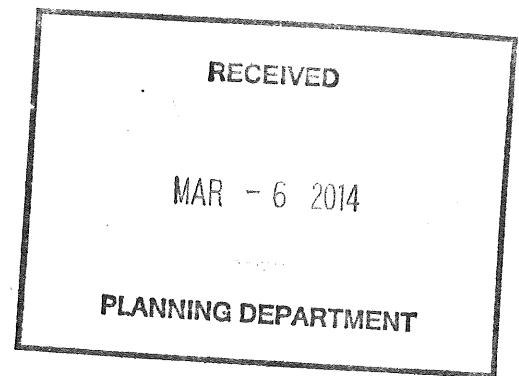


Community Meeting Report
Petitioner: Stonehunt, LLC
Rezoning Petition No. 2014-024



Subject:

This Community Meeting Report is being filed with the office of the City Clerk and Charlotte Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance. The Community Meeting for the above reference petition was conducted on Monday, March 3, 2014 at the Pleasant Hill Baptist Church, located at 517 Baldwin Avenue in the middle of the Cherry neighborhood. The meeting was held in the church's small conference room. The meeting was for the purpose to provide information on the filed UR-2(CD) (SPA) for the adjoining and adjacent property owners as well as to Homeowner's Association in the area of the site. The petition was filed by petitioner Stonehunt LLC. The petition was required primarily due to the proposed change of an approved multi-family development under an existing UR-2(CD) to a single-family development on individual lots. The overall site consists of 6.568 acres. The most recent approved Cherry future plan encourages the development for the area.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individual and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail (February 28, 2014). A copy of the written notice is attached hereto as Exhibit B.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheets):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by (Anthony V. Hunt, Tom Wright and Robert L. Brandon).

SUMMARY OF PRESENTATIONS/DISCUSSIONS:

Robert L. Brandon, the petitioner's agent welcomed the attendees to the scheduled Community Meeting. . Mr. Brandon introduced Mr. Anthony A. Hunt, the petitioner's technical advisor and Tom Wright as the petitioner's architect assigned to the planned project. Mr. Brandon explained to the attendees that the filed rezoning petition is a site plan amendment petition, UR-2(CD) (SPA) from an existing UR-2 (CD) of the site consisting of 6.568 acres. He explained that the filed petition was required primarily due to a change from an approved multi-family development, to a single-family development on individual lots. Mr. Brandon emphasized that the current Cherry Future Plan requested more single-family development.

Mr. Hunt the petitioner's technical advisor then advised the attendees that he would address all technical issues and questions.

In opening Tom Wright, architect for the petitioner, provided that the proposed development would be intended to save as much common area, save existing trees with a completed tree survey and comply with the city's connectivity requirements by the Planning Department. He explained the types of dwellings, designs and craftsmanship style houses with front porches that will fit in with the existing neighborhood character. See Exhibit D

He explained the types of dwellings that will have the one, two, or no-car garages, the types of building material proposed and explained the market would determine the dwelling sizes from approximately 2,000-1,200 sq.ft. for corner lot duplexes.

Concerns of attendees:

-a resident was concerned that the architectural design would not be true to the Cherry community, because of the large square footage which is in contrast to what is currently there.

-a resident exclaimed that it was not fair that the new proposal would displace her because she could no longer afford the new dwellings. She also stated that she is currently on a month-to-month leasing of an existing dwelling unit.

-petitioner's Anthony Hunt stated that the number of affordable dwellings would be between 10-15% of the units provided. He stated that over 10 years ago, the residents were advised of the future development of the area, which resulted in a month-to-month agreement. He stated from the completion of the Senior Citizens 42 unit development on Avant Street, that many of the displaced senior citizens were relocated.

-Mike Davis, CDOT addressed the residents and stated that from his perspective, Main Street will not be altered due to the proposed development. The planned abandonment of Main Street was tied to the existing petition. He stated typically when a street is closed a new one is required per connectivity requirements. He stated that CDOT does not have a problem with the existing streets and it would be OK to leave them as they are now.

-petitioner's Anthony Hunt stated that he is OK with no change to the existing streets however, he has some concerns that the planning department would require some connectivity, especially to Luther Street.

-a resident stated that if the proposed development were submitted in two separate plans, it would resolve the connectivity issue to include the Luther Street connection.

-petitioner's Anthony Hunt agreed to support the non-closure of the streets.

-a resident stated her concern about the height of proposed dwellings in comparison to existing dwellings.

-petitioner's Robert Brandon stated that the proposed dwellings will comply with the zoning ordinance maximum 40ft restriction.

-a resident expressed a concern that the name of Cherry would be changed to Myers Park 11.

-petitioner's Hunt stated that there would be no name change.

-a resident wanted to know when will the affordable units be built and where would they be located.

-petitioner's Hunt stated that 10-15% of 42 units would be designated as affordable units and located throughout the area

-a resident requested that Stonehunt LLC provide a neighborhood seminar for development strategies to help the Cherry residents.

-petitioner's Hunt agreed to provide a workshop at the community's request.

-a resident stated that he did not like the front-end type dwelling and larger houses adjacent to smaller ones similar to what is occurring in other neighborhoods.

-another resident wanted to know is it the developer's intent to have an "a spec homes" or will homes be sold before completion.

-a resident wanted to know if the same zoning would apply to other areas of the Cherry neighborhood.

-petitioner's Robert Brandon stated that it would apply only in the UR-2 zoning district and not in other areas zoned R-8 single family developments.

-a resident requested to know what variety of housing plans are proposed.

-petitioner's Tom Wright stated that there will be a variety of house plans, some one or two-stories. The types could vary on site elevations and some without garages.

-a resident stated that there was a promise made to provide affordable priced houses in the neighborhood with a 2004 agreement from Stonehunt LLC.

-petitioner's Hunt stated that the letter of agreement in 2004 between Stonehunt LLC and the Cheery organization was complied with.

-a resident asked what are the price points, where affordable units are to be located and where are the design guidelines for the dwellings to be constructed.

-petitioner's Anthony Hunt stated that there are no price points available at this time. The design guidelines are not ready yet.

-a resident stated that when Stonehunt LLC got this land in 2004, there was promise made to renovate approximately 54-58 dwellings to affordable housing units and that the displaced residents could move back into those renovated dwellings upon completion.

The Community Meeting ended without the final request resolved.

Respectfully submitted, this 6th Day of March, 2004

A handwritten signature in dark ink, appearing to read "Robert L. Brandon". The signature is fluid and cursive, with the first name "Robert" and last name "Brandon" clearly distinguishable.

Robert L. Brandon, CZO.

Cc. Penny Cothran, Charlotte Mecklenburg Planning Department

EXHIBIT

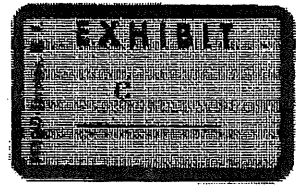
C

COMMUNITY MEETING SIGN-IN SHEET PETITIONER: STONEHUNT, LLC REZONING PETITION NO.: 2014-024 Date 3/03/14

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Please **PRINT CLEARLY.**

	Name	Address	Phone No.	Email
1.	MIKE DAVIS	CDOT	704.336.3938	740421@CHARLOTTE NC, GOV
2.	EVEORA SHELL	628 BALDWIN AVE	704-375-2712	
3.	Annette Withers	1504 Luthy St	704 3440918	
4.	Fredie Withers	1504 Luthurst	704-3440918 (Cell)	704 231 1803
5.	Alphonso McLeod	1708 Luthurst Apt B	704-264-1185	
6.	Angelie Little	855 Southwood Ck	704-777-0003	
7.	Magdalena Hood	506 August #215	704-606-3180	
8.	Monica McLeod	1816 Luthurst	704 713 8908	VMcLeod@Cceda CO
9.	James Dennis	700 Baldwin Ave	704-372-7572	
10.	Doris Dennis	700 Baldwin Ave	704-372-7523	
11.	Deborah Young	506 Mont St Apt	313-704-724-7887	N-A
12.	Michael Rainey	401 Cherry St	704 332-5651	
13.	Deirdre Smith	609 Baldwin Ave	404-403-0620	dlynch1498@gmail.com
14.	Dulwan Smith	609 Baldwin	404-403-4630	
15.	Dorothy Jackson	421 Stone Post Rd Charlotte, NC	919-633-7797	msdotj@gmail.com
16.	William Jackson	421 Stone Post Rd	704-957-9137	airfa1948@yahoo.com
17.	Hayes Thompson	226 S Torrence St #304	704-957-5351	
18.	Shera Thompson	226 S Torrence St #304	704.957.5351	shera.am.thompson@gmail.com
19.	Elizabeth Stinson	1718 Amherst Apt B	704.524.5908	elizk.stinson@gmail.com
20.	Jennifer Costantino	" " " #C	704.607.9996	JSEA27@ATT.NET
21.	Jim Payeur	1924 Lombard Ct	704 332 5665	jbpbroker@yahoo.com
22.	Booker Neely	Cherry Gardens		None



COMMUNITY MEETING
SIGN-IN SHEET
PETITIONER: STONEHUNT, LLC
REZONING PETITION NO.: 2014-024
Date 3/03/14

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

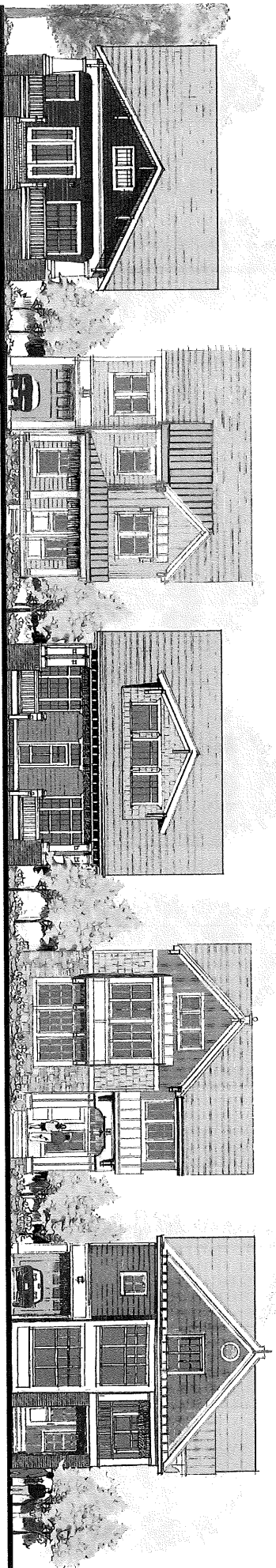
Please **PRINT CLEARLY.**

	Name	Address	Phone No.	Email
23.	Jonathan Wing	425 Eli St	704-910-7651	jwing11@gmail.com
24.	Jan Ne	"	513.515.9119	
25.	Minnie Howie	314 BALDWIN	704-377-5108	
26.	Kristy Lowe	506 Avant St	704-258-0386	KristyLowe@yahoo.com
27.	Robin Jones	1511 Main	704-376-1763	
28.	Arthur Jones	15 1/2 Main	704-376-1763	none
29.	Joanne Jozwiak	223 S. Torrence St.	704-400-5947	epasha@gmail.com
30.	Barbara James	317 Baldwin Ave.	704-332-0444	
31.	Virginia Rynum	1400 Main St	704-334-4110	
32.	Jana Brooks	1505 Ranlo Ave UNIT #	(704) 351-7018	Jana.micb@yahoo.com
33.	Oscar Hane	615 Torrence St	704-376-2220	
34.	Louise Brooks	3642 Charlotte Hammsburg 28025		
35.	Hayward Chem	1613 Luther St	704-376-2659	
36.	Bridgett Grier	401 S. Torrence St	704-780-2555	brdgtr@bellsouth.net
37.	Monica Grier	403 S Torrence St	704/335-7377	
38.	LAVEN CLARK	6931 Random ²⁵²¹⁵ Dr	704-567-9918	
39.	Felicia Cortes	1902 Baxter St	704-375-8883	
40.	ANNA BYNUM	3216 Cricketer Dr	704 392-9021	
41.	Robert Bynum	"	"	
42.	Ruthie Hamlin	603 Baldwin Ave	704-394-1800	
43.	Mary Lypson	328 S. Torrence		
44.	Samuel Lypson	" " "		

45)	Janelle Brown	CHA	jbrown@cha-nc.org
46)	Peggie A. Leba	1715 Luther St Charlotte, NC	704-352-0888 lebaannpeggie@hotmail.com
47)	Mary Bost	506 Avant St #215	704-606-2558
48)	Heri Williams	506 AVANT #304	704-712-5944
49)	Demario Baker	7118 Bullock Dr	704.315.0128
50)	Erica Baker	7118 Bullock Dr	704.649.2743
51)	Jaylen Baker	7118 Bullock Dr	
52)	Eugene Bradley	616 S. Torrence St	bddigital4@yahoo.com 704 819-7919
53)	Myron Patton	1623 Luther St	
54)	Vester Conington		

56.)

NAME	ADDRESS	Phone #	EMAIL
Kirk Hls	223 Stonecove #95	704 301-1761	kirkhile@wkhile.ca



Rezoning Petition # 2014-024
CHARLOTTE, NORTH CAROLINA | FEBRUARY 20, 2014



NarmourWright