



December 10, 2007

Dear Homeowner:

StoneHunt, LLC, a local development company, is seeking to rezone the above referenced property from R-8 Single-Family Residential, to UR-2 (CD) with the condition that it be used for a Multi-Family housing. A map of the area under consideration is attached.

As a homeowner in the Cherry neighborhood, your input is valued as StoneHunt moves forward to revitalize Cherry. You and other concerned homeowners are invited to attend an open forum where you will have an opportunity to learn details of the rezoning proposal and to have any questions that you may have addressed. The meeting will be held as follows:

STONEHUNT OPEN FORUM

Tuesday, January 8, 2008
6:00 PM –6:30 PM

PLEASANT HILL BAPTIST CHURCH
517 BALDWIN AVENUE

If you have any questions, please do not hesitate to contact me at (704) 609-4556. We appreciate your participation in the process and look forward to seeing you.

Sincerely,

Anthony Hunt
StoneHunt, LLC

Attachment

THE GROVE AT CHERRY
CHARLOTTE, NC
REZONING PARTITION # 07-128
6.7645 ACRES





January 10, 2008

Brenda Freeze
City of Charlotte
Office of the City Clerk
Charlotte-Mecklenburg Government Center
7th Floor
600 East Fourth Street
Charlotte, NC 28202-2857

Dear Barbara Freeze,

Please find attached a list of questions asked by the attendees of the Rezoning Community Forum for Petition 07-128 held on January 8, 2008 regarding the proposed sixty-two (62) Town Home units. We have provided answers to these questions.

In addition, we have provided the sign-in sheets from that meeting. If additional information is needed, please feel free to contact me at (704) 609-4556.

Sincerely,

Anthony V. Hunt

C: Stoney Sellars / Via Email
Keith MacVean / Via Email
Tammy Keplinger / Via Email
File

Attachments



StoneHunt,LLC

January 8, 2008

Cherry Community Rezoning Meeting Petition 07-128

Q1. What type of units are affordable units?

A1. The units will consist of market rate units with affordable units mixed in. The affordable units are subsidized for lower income residents in the 30 – 60% AMI range. The proposed Town homes are mostly market rate units, however, affordable units will be will be mixed in.

Q2. What is the market rate?

A2. A market rate unit is a unit that is sold to the public at or around market value, whereas the affordable units are units that may have subsidies to reduce the cost of renting or purchasing.

Q3. Can the rezoning hearing be deferred until the number of affordable units vs. market rate units can be determined?

A3. StoneHunt has committed to providing enough units to assure all its tenants can stay in the community. Whereas, for each affordable unit that is removed a new affordable unit will be provided. The senior citizens facility will accommodate forty-two (42) seniors. There were only twenty-one (21) seniors when we started and we created more capacity of other low income seniors. In this case, StoneHunt is providing more than a one to one replacement ratio. We are still in discussions with CHA and therefore we cannot commit to anything regarding their adjoining property, hence our inability to provide an exact number.

This rezoning has been deferred once and we, at StoneHunt, prefer not to seek another deferral.

Q4 What is considered affordable?

A4. Those units that rent at 30% to 60% of median income.

Concern: The school staff worries about access to some units on Torrence Street and parking facing Torrence Street.

Response: We can redesign parking lot access such that the egress is on Main Street instead of Torrence Street. StoneHunt will present this option to Keith MacVean's Office for consideration.

Q5. Can the 2nd building on Torrence Street be split into 2 parts or can the building be reduced in size?

A5. The building can not be split. However, this has been tried and it did not work. However, we will look at reducing the size / scale of the building or altering the design.

Q6. What is the water quality of the pond?

A6. It is an area, required by the city, which allows water to purify before disbursement. We have provided an area for water quality near the corner of Eli and Baxter Streets.

Q7. Why are you rezoning at the Torrence Street property when it's already zoned R-22 multi-family?

A7. A U-R2 zoning at this area will be consistent with our development plans. The U-R2 affords us more design latitude, with respect to set backs, this allows us a better opportunity for quality design and unit placement.

Q8. From Eli Street, making a right onto Baxter Street, the vehicular visibility from Queens Road is difficult which can cause traffic problems?

A8. We will provide the site triangular clearance, as required, on the property that we own.

Q9. Will some affordable units eventually be for sale?

A9. Yes, we intend to offer some of the affordable units for sale.

We are working through a way to grandfather in the property so the unit can remain affordable if the owner decides to sale their affordable units

Q10. Can electrical power lines be buried?

A10. We are discussing this issue but whether or not the power lines are buried depends on what can be negotiated with Duke Energy since this affects the entire neighborhood.

Q11. What effect will your project have on single family home values?

A11. We anticipate that the real estate values will increase.

Q12. Can units be rented out or flipped by an investor?

A12. Covenant will be in place to keep home from being flipped.

Our plans allow the buyer of the affordable units to keep the equity built-up, however the units will remain available for affordable buyers.

Q13. What price point?

A13. At minimum, they will start in the \$275k range excepting the affordable units. We don't really want to say because of the likely changes in labor and material costs.

Q14. Is there a sq ft established for units to create a total sq ft of inside units?

A14. The sq. ft. will range from 900 to approximately 2200 sq. ft., depending on the option selected by the purchasers. There are twelve (12) combinations that will allow the buyer to choose their options.

Q15. Are there any bedrooms on 1st floor?

A15. No

Q16. Are the buildings all brick?

A16. Mostly all brick, however, there are some areas that have Hardi-Plank surfaces.

Q17. Where is Hardi-Plank?

A17. The areas where Hardi-Plank is used will be in the rear of the building where brick load is difficult to support and a small area at the roof gable.

Q18. Where will affordable units go?

A18. They will be mixed in with the market rate units.

Q19. Where is parking for affordable units?

A19. Their parking will be provided throughout the development.

Concern: There does not seem to be enough parking for units because of accessibility and traffic around park and school.

Response: Parking will be provided throughout the development.

Q20. What would facade on Luther Street look like? (2nd building on Torrence Street)

A20. There will be windows, porches, and brick on the side facade of the building. It will not be a blank wall of brick.

Q21. When will you have details?

A21. To be determined after we look at redesign.

Q22. How many trees will be taken down?

A22. StoneHunt is committed to preserving as many trees as possible. However, the exact number is difficult to determine at this time.

We have provided meandering sidewalks around the existing trees and our plans call for additional trees to be planted.

Concern: Several residents expressed a concern that many of the trees are rotted, decayed and / or in bad condition. They suggested that these trees be replaced.

Response: We concur. StoneHunt has had an arborist inspect all of the larger trees on the property and we have recommendations for each tree.

Q23. Why is there so much density in design?

A23. The proposed rezoning is for sixty-two (62) town home units under the U-R2 Zoning designation. The existing R-8 zoning for the majority of our land and the existing R2 zoning around Torrence and Luther Streets would support approximately fifty-six (56) town home units. The increased density is less than one (1) unit per acre. We sincerely feel that the increased density along with our site plan design work well and is compatible with the surrounding environment.



StoneHunt, LLC

January 8, 2008

Cherry Community Rezoning Meeting
Petition 07-128

Name	Address	Telephone	Email Address
LARRY OBOYLE	1624 LUTHER ST.	704-564-7654	LARRY.OBOYLE@TIMEPLANNER.NET
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JUSTIN NEVILL	1912 BUTLER ST	704-968-0383	jneville@senpro.com



StoneHunt, LLC

January 8, 2008

Cherry Community Rezoning Meeting Petition 07-128

Name	Address	Telephone	Email Address
Elaine McIver	510 Cherry	(704) 377-0978	
Janice McIver	603 Terrace	(704) 332-6486	
Willie McIver	304 Terrace	(704) 332-6644	
Kathy Bissell	425 Eli St	704-341-8070	Dock City@aol.com
Anthony + Robin	1511 Main St	704-652 3897	