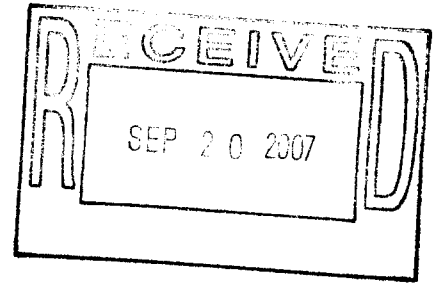


**Rezoning Petition #2007-121**  
Community Rezoning Meeting  
September 12, 2007

Minutes



- Introduction of Marty Davis and Shelley Chinn (Pappas Properties).
- Thank you to attendees and purpose of the meeting (to satisfy a requirement of the city as part of the rezoning process).
- Overview of Berewick and recent developments (i.e. recent builder activity).
- Explanation of petition request - inclusion of 1.7 acres at 5508 Dixie River Road acres (parcel #14117110) into the previously approved Berwick business park plan.
- Provided description of the approved Business Park Plan:
  - Business Park includes entitlements of 375,000 square feet, to be allocated between Business Parks C North and C South.
  - Inclusion of the Curley's 1.7 acres results in no additional density, or change in use.
  - 100 ft buffer between adjacent R-3 zoning and the business park is required by zoning.

**Q & A**

- There are pot holes and traffic on Windy Gap Road. Will we post signs on Windy Gap like the ones throughout Berewick? What else can be done regarding traffic?
  - The courtesy signs posted throughout Berewick can be extended down Windy Gap. A request to watch speed along Windy Gap will be included in community newsletters.
- The area just down from the 1.7 acres has been cleared. What is that for?
  - Not part of Business Park, likely the future site of the Steele Creek Baptist Church.
- Will Pappas purchase additional properties adjacent to the 1.7 acres?
  - We do not currently have additional adjacent property under contract.
- Does the rezoning request include warehousing?
  - No, it does not.
  -

- What is the size of the Business Park north of Dixie River Road?
  - Approximately 23 acres.
- Have the roads leading into Berewick changed?
  - No, not since the site plan was revised last summer to accommodate the city of Charlotte's new road realignments in the area.
- When will the school open?
  - CMS has listed the school within Berewick as #5 on their project list (the next elementary school to be constructed). Attendees were advised to contact Charlotte-Mecklenburg Schools directly for current information.
- If Pappas purchased the Byrum Farm, would we develop it office, retail or residential?
  - Cannot speculate.
- Is Berewick in the city?
  - No, Berewick is not in the city. It is in the ETJ.
- Will St. Lawrence build on both sides of the road?
  - St. Lawrence will build on both sides of Dixie River Road.
- Regarding the creek behind the property, will it be protected?
  - Yes, as required by various governing agencies.
- There is standing water by the pump station. Is this because of the beavers?
  - Cannot speculate.

Meeting Adjourned, with no direct opposition to this rezoning petition having been expressed by those in attendance.

James & Marie K Fowlen

~~Charlotte~~ + B Fairman  
Charlotte  
Bill Fairman

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9316 Windygap Rd Charlotte NC 28278

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