

COMMUNITY MEETING REPORT

Petitioner: Pappas Properties

Rezoning Petition No.: 2009-037

Property: ±13.3 acres located off Dixie River Road

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations via first class US mail (see attached mailing list and invitation letter).

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, May 4, 2009, at 6:30 p.m. at the Steele Creek Presbyterian Church located at 7407 Steele Creek Road, Charlotte, NC.

PERSONS IN ATTENDANCE AT MEETING:

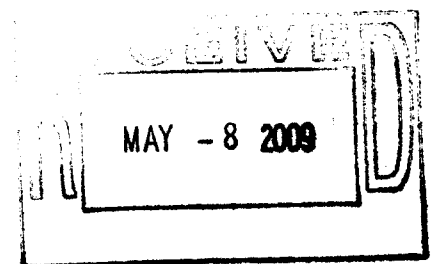
See attached Sign-In sheet.

SUMMARY OF ISSUES DISCUSSED:

Peter Pappas, President of Pappas Properties, opened the meeting and introduced members of the Petitioner's development team. Mr. Pappas also explained that the previous petitioner, Charlotte Mecklenburg Housing Partnership, has withdrawn from the rezoning petition and has been replaced with Dixie River Land Company, an entity controlled by Pappas Properties.

Richard Petersheim then provided an overview of the rezoning process and reviewed the proposed development plan in more detail. Mr. Petersheim explained that Parcel B adjacent to the Town Center, to be rezoned from R-3 to CC, is the result of the re-alignment of New Dixie River Road and that the Petitioner is asking for no additional density or square footage for the Town Center parcel. He also explained that Parcel A, to be rezoned from MX-1 and CC to R-17MF (CD) LLWPA, is requesting 108 units which is below the DUA of 17 allowed within the R-17MF district and 4 units more than the number of units currently allowed by right per the present zoning. Mr. Petersheim also reviewed the access points, buffer requirements and orientation aspects of the development.

Mr. Pappas then opened the meeting up to questions from the audience which can be summarized as follows:



In response to questions regarding the unit type on Parcel A it was explained that, yes the units could be rental. They would be considered part of the Berewick community but would not have access to the Manor House as most multi-family rental developments have their own amenities.

It was explained that apartments within Berewick would pay association dues that are assessed differently than individual homeowners based on maintenance of common areas and edges.

In response to a question regarding the Charlotte Mecklenburg Housing Partnership building in Berewick in the future it was explained that they cannot preclude selling to CMHP in the future.

It was explained that CMHP has a good reputation, does a good job and had building elevations that fit the over-all Berewick concept.

In response to the question, "what has changed?", it was explained that Pappas Properties would communicate with the residents if workforce housing was being proposed in Berewick.

It was explained that if the residents support the current rezoning that Pappas Properties would ask CMHP to cancel their contract.

In response to a question about the minimum guidelines for CMHP workforce housing, Lee Cochran of CMHP, explained that the Berewick Apartments price range would have been 75% \$650-\$700 and 25% \$350-\$400. Their projects are funded through tax credits.

It was explained that Parcel A could be senior housing.

It was explained that workforce housing is not low income housing.

In response to questions concerning safety studies of workforce housing Mr. Pappas explained that Pappas Properties has not done any studies on the effect of workforce housing on a community but chose CMHP because they are experts in workforce housing. Mr. Cochran then explained that CMHP has been operating for 20 years and has never sold one of their properties. They have extensive screening and are quick to evict when issues with tenants arise.

In response to the location being adjacent to a school, park and church it was explained that as the developer Pappas Properties sees this as an ideal location for MF housing.

It was explained that Pappas Properties would like to see a variety of housing types within the Berewick community but cannot say the exact mix due to the current economy and real estate market.

In response to the question can workforce housing still be built on Parcel A the answer was yes.

It was explained that Multi-Family housing was included in the original Berewick master plan.

In response to the question of rezoning the property even though CMHP may cancel it's contract, it was explained that the rezoning is to create a better parcel configuration for development and to preserve trees.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

Changes have been made to the plan as a result of Staff comments. No specific comments or requests were made at the Community meeting that sought changes to the Rezoning Plan. Therefore, no changes were made to the Rezoning Plan as a result of the Community Meeting.

Respectfully submitted, this 8th day of May, 2009.

LandDesign.

urban design planning civil engineering branding landscape architecture

April 17, 2009

The Housing Partnership
4601 Charlotte Park Drive, Suite 350
Charlotte, NC 28217

RE: Rezoning Case No. 2009-037; approximately 13.3 acres located off Dixie River Road in
Charlotte, North Carolina

Dear Property Owner:

The Housing Partnership would like to invite you to attend a meeting scheduled for Monday, May 4, 2009 at 6:30 p.m., to review our plans for rezoning the above referenced properties. The meeting will be held at Steele Creek Presbyterian Church, located at 7407 Steele Creek Road., 28217, Charlotte, North Carolina.

We look forward to seeing you there.

Sincerely,
Patricia G. Garrett
President
The Housing Partnership

223 North Graham Street
Charlotte, NC 28202

V: 704.333.0325
F: 704.332.3246

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Tampa FL
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Beijing PRC

Berewick Rezoning Petition 2009-037

Location: Steele Creek Baptist Church

Date: May 4, 2009

SIGN - IN SHEET

	Name	Address	Phone	E Mail
1.	<u>W. A Shaw Jr</u>	<u>10813 GARRISON Rd</u>	<u>704 5551573</u>	<u>W. SHAW JR @Bellsouth.NET</u>
2.	<u>David Burns</u>	<u>10723 Garrison Rd</u>	<u> </u>	<u> </u>
3.	<u>Jackie Peterson</u>	<u>10413 Baltray</u>	<u>704 5551573</u>	<u>jackiebaum@notmail.com</u>
4.	<u>Leigh Nixon</u>	<u>9127 Rowe Ct</u>	<u> </u>	<u> </u>
5.	<u>Lewis Bingham</u>	<u>6520 Hermsley Rd</u>	<u> </u>	<u>lewis.bingham@yahoo.com</u>
6.	<u>Corin Bondy</u>	<u>5426 Trailwood Rd</u>	<u> </u>	<u>Corin@2650Astron.com</u>
7.	<u>Miles Andrews</u>	<u>9901 Browns Lane</u>	<u>352-577-6997</u>	<u>Miles227@a.ymail.com</u>

	Name	Address	Phone	E Mail
8.	<u>Jan Durant</u>	<u>9617 Sedgemoor Dr</u>	<u></u>	<u>dedurant1925@yahoo.com</u>
9.	<u>Kerch Hays</u>	<u>10439 Bare Island Dr</u>	<u>7046569801</u>	<u></u>
10.	<u>Randy Higgins</u>	<u>10424 Quiet Bay Ct.</u>	<u></u>	<u>randy@blue sky flink.net</u>
11.	<u>Jason Gillespie</u>	<u>6314 Hernisley Rd</u>	<u>704.504.8656</u>	<u>jag.gillespie@carolinerail.com</u>
12.	<u>Bryon Caldwell</u>	<u>9124 Levee Ct</u>	<u>830-414-1660</u>	<u>hac72282@gmail.com</u>
13.	<u>Errily Hays</u>	<u>10439 Bare Island Dr</u>	<u>704-362-1354</u>	<u></u>
14.	<u>John S. Hawker</u>	<u>10003 Jotham/Lane</u>	<u>704-583-0391</u>	<u>jhawker@trave.com</u>
15.	<u>Jonathan Torre</u>	<u>10410 Cullen Ct</u>	<u>721-4498115</u>	<u>TorreJ@gmail.com</u>
16.	<u>Michael Nash</u>	<u>10613 Bare Island dr</u>	<u>980-4284528</u>	<u>Mnash12@rsn.com</u>
17.	<u>Katie Leeds</u>	<u>6311 Baltray Rd</u>	<u></u>	<u>keestorumi7@yahoo.com</u>
18.	<u>Jared H. Leeds</u>	<u>"</u>	<u></u>	<u>JHLeeds@yahoo.com</u>

	Name	Address	Phone	E Mail
19.	Dave Higgins	15938 Dingess Rd 00128-273	764 504-5405	^{intell} Stolecnet Presidents.org
20.	Simon S. Vi	4100 Seaside Court	704 504-1470	Simon.Vi@bellmch.net
21.	Kimberleigh Jackson	10310 Landers Court	704-504-5100	Kpack627@aol.com
22.				
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24.				
25.				
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27.				
28.				
29.				

Berewick Rezoning Petition 2009-037

Location: Steele Creek Baptist Church

Date: May 4, 2009

SIGN - IN SHEET

	Name	Address	Phone	E Mail
1.	<u>G. G. Pomeroy</u>	<u>10315 Tralmore Rd</u>	<u>704 553 5541</u>	<u>gypomeroy@gmail.com</u>
2.	<u>Chris Frost</u>	<u>7546 Vinton Loch Rd</u>	<u>800 350 9355</u>	<u>chifrost@earthlink.net</u>
3.	<u>Jennifer Nathan</u>	<u>4141 Barrants Ln.</u>	<u>336 287-1326</u>	<u>jenn6512@aol.com</u>
4.	<u>Philip Rattledge</u>	<u>9505 Samill Rd</u>		
5.	<u>Ryan Pandy</u>	<u>5426 Tralmore Rd</u>	<u>704 553 5541</u>	<u>Randy@berewick.com</u>
6.	<u>John J. Jones</u>	<u>7500 Balltown Ln</u>	<u>704 553 5541</u>	<u>PRIVACY@PROPERTIES.COM</u>
7.	<u>John J. Jones</u>	<u>6017 Rockwood Lane</u>	<u>104 973-9583</u>	

	Name	Address	Phone	E Mail
8.	<u>Matt Morey</u>	<u>18507 Bare Island Dr</u>	<u>704-936-6394</u>	<u>matt.morey@earthlink.net</u>
9.	<u>Jennifer Reese</u>	<u>9124 Rame Ct</u>	<u>704-555-4631</u>	<u>jenn200@yahoo.com</u>
10.	<u>Dan Hornback</u>	<u>10226 Glenburn Lane</u>	<u>259-539-2524</u>	<u>danhornback@earthlink.net</u>
11.	<u>Eugene Eick</u>	<u>10125 Forsyth Rd</u>	<u>252-448-5154</u>	<u>eeick@bellsouth.net</u>
12.	<u>STEPHAN BOWERS</u>	<u>10703 KILGORE ST</u>	<u>704-361-9941</u>	<u>spowers13@gmail.com</u>
13.	<u>Victor Cordova</u>	<u>7114 Ewanton Lock Rd</u>	<u>751-757-6619</u> 751-757-6619	<u>treequeen1972@yahoo.com</u>
14.	<u>Debbie Vaughn</u>	<u>6508 Hermsted Rd</u>	<u>704-910-4000</u>	<u>DAJvaughn@aol.com</u>
15.	<u>Joe Wapkins</u>	<u>610 Goshua Rd</u>	<u>750-919-1944</u>	<u>j.wapkins@earthlink.net</u>
16.	<u>Virginia Leigh</u>	<u>12301 Port Rush Ln</u>	<u>(704) 564-8365</u>	<u>IVKKEIGH@Bellsouth.net</u>
17.	<u>Adam Bodily</u>	<u>10229 Kelso Ct</u>	<u>704-705-6711</u> <u>704-218-7659</u>	<u>adambodily@gmail.com</u>
18.	<u>Christine Cordova</u>	<u>7114 Ewanton Lock Rd</u>		<u>treequeen@yahoo.com</u>