

COMMUNITY MEETING REPORT  
**Petitioner: Mosaic Village Holdings, LLC**  
Rezoning Petition No. 2016-002

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 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 individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on (Date). A copy of the written notice is attached hereto as Exhibit B.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Tuesday, December 15<sup>th</sup> 2015 at 6:00PM at 1st floor conference room at Mosaic Village, 1601 W. Trade Street, Charlotte, NC 28216.

**PERSONS IN ATTENDANCE AT MEETING (see Exhibit C):**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. Mike Griffin, Daniel McNamee and Macon Carroll represented the Petitioner at the Community Meeting.

**SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Mike Griffin, welcomed the attendees, introduced the Petitioner's team and noted the storyboards include as Exhibit D. Mike Griffin indicated that the Petitioner proposed to rezone an approximately 1.6 site (the "Site") located at 1601 W. Trade Street, Charlotte, NC 28216 from the B-1 with Ped Overlay / R-8 to B-1 with PED Overlay (Optional) / R-8 (CD). The Petitioner provided a meeting agenda and sample images, please reference Exhibit E. Mike Griffin explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners.

Mike Griffin provided background information about the Petitioner's experience and the typical operation of its facilities. He then presented the site plan and pointed out various commitments made by the Petitioner. Daniel McNamee showed proposed architectural elevations and discussed the design of the proposed facility. He used the elevations and renderings to explain the facility's design concepts, and operations.

Meeting minutes:

- “What is the maximum height that is allowed?” – Ken Harris (neighbor)
  - Daniel – directed everyone’s attention to the story boards and explained the base height of 40ft. with a 1ft. to 10ft. increase from property line, based on PED Overlay per the regulations
- Mike asked if there were any further questions and Mr. Harris indicated he was enthusiastic about the project and in support.

Respectfully submitted, this 17th day of December, 2015.

cc: LaQuett White, Charlotte-Mecklenburg Planning Department

Exhibit A

Pet. No.	FirstName	LastName	OrgLabel	MailAddress	MailCity	Mail State	Mail Zip
2016-002	James	Turner	Biddleville NA	327 Campus Street	Charlotte	NC	28216
2016-002	Gerald	Green	Biddleville Residents & Friends	2018 West Trade Street	Charlotte	NC	28216
2016-002	Charles	Jones	Biddleville/Five Points Comm.	2014 West Trade Street	Charlotte	NC	28216
2016-002	Charles	Jones	Biddleville-Smallwood Comm. Org.	2014 West Trade Street	Charlotte	NC	28216
2016-002	Ashley	Curtis	Biddleville-Smallwood Community Organization	2220 Roslyn Avenue	Charlotte	NC	28208
2016-002	Thomas	Sadler	Greenville HOA & Resident Assoc.	1211 Spring Street	Charlotte	NC	28206
2016-002	Mattie	Marshall	Historic Washington Heights Comm. Assoc., Inc.	2304 Booker Avenue	Charlotte	NC	28216
2016-002	Beth	Marlin	Historic West End Wellness Assoc.	508 Beatties Ford Road	Charlotte	NC	28216
2016-002	Natalie	Beard	McCrorey Heights Comm. Assoc.	1615 Washington Avenue	Charlotte	NC	28216
2016-002	James	Turner	McCrorey Heights-Oaklawn Assoc.	1633 Madison Avenue	Charlotte	NC	28216
2016-002	Mary	Stitt	Park on Oaklawn (CHA)	200 Frazier Avenue, Unit D	Charlotte	NC	28216
2016-002	Gwendolyn	Johnson	Parkview Comm. Foundation, Inc.	1100 Pryor Street	Charlotte	NC	28208
2016-002	Dorothy	Crowder	Parkview NA	2931 Morson Street	Charlotte	NC	28208
2016-002	J'Tanya	Adams	Seversville Comm. Org	PO Box 32072	Charlotte	NC	28232
2016-002	Odessa	Alexander	Smallwood In Action	101 South Smallwood Place	Charlotte	NC	28208
2016-002	Mike	Sposato	Third Ward	807 Clarkson Mill Ct	Charlotte	NC	28202
2016-002	John	Schwaller	Third Ward NA	245 Victoria Avenue	Charlotte	NC	28202
2016-002	Thomas	Blue	Third Ward NA	214 N Irwin St	Charlotte	NC	28202
2016-002	Virginia	Woolard	Third Ward, The Committee to Restore and Preserve	1001 West First Street	Charlotte	NC	28202
2016-002	Brenda	McMoore	Third Ward/Seversville NA	1001-4 Greenlear Avenue	Charlotte	NC	28202
2016-002	Shirley	Fulton	Wesley Heights Comm. Assoc.	608 Walnut Avenue	Charlotte	NC	28208
2016-002	Nevada	Graham	Wesley Heights Comm. Assoc.	304 Grandin Road	Charlotte	NC	28232
2016-002	Kris	Kellogg	Wesley Heights Comm. Assoc.	417 Grandin Road	Charlotte	NC	28208
2016-002	Stephen	Nett	Wesley Heights NA	133 South Summit Avenue	Charlotte	NC	28208
2016-002	Colette	Forrest	Wilmore	209 South Summit Avenue	Charlotte	NC	28208

Exhibit A

Pet_No	TaxPID	ownerlastn	ownerfirst	cownerfirs	cownerlast	mailaddr1	city	state	zipcoc
2016-002	07101824	BENTON	RUBY & JAMIE LEE		MORROW &YVONNE HARRINGTON	1619 DUCKWORTH AVE	CHARLOTTE	NC	28208
2016-002	07101826	BENTON	RUBY & JAMIE LEE		MORROW &YVONNE HARRINGTON	1619 DUCKWORTH AVE	CHARLOTTE	NC	28208
2016-002	07101822	BUCH	ALAN L	KIM	BUCH	9200 HIGHLAND CREEK PKWY	CHARLOTTE	NC	28269
2016-002	07101823	CALDWELL	BONITA F			4417 CLYMER CT	CHARLOTTE	NC	28269
2016-002	07818302	CAPITOL FUNDS INC	BY MERGER			PO BOX 146	SHELBY	NC	28150
2016-002	07101921	CLOER	PAUL EDWIN			5512 MANNING RD	CHARLOTTE	NC	28269
2016-002	07819107	DORCELIAN	JOHNNY	SONYA A	DORCELIAN	6424 SPANISH MOSS LN	CHARLOTTE	NC	28262
2016-002	07819106	EASTERN PRIDE INC				2405 F W NASH ST	WILSON	NC	27896
2016-002	07818306	EMINA	CHARLES A			6532 SILVER FOX RD	CHARLOTTE	NC	28270
2016-002	07101821	FEASTER	GEORGE RAY			1607 DUCKWORTH AVE	CHARLOTTE	NC	28208
2016-002	07818308	GIVENS	TIMOTHY F		LOULA H GIVENS	1622 W TRADE ST	CHARLOTTE	NC	28216
2016-002	07818303	HALLMAN	JOHN			111 N GREGG ST	CHARLOTTE	NC	28216
2016-002	07818102	HARRIS	KENNETH R	ELEANOR A	HARRIS	16428 PLANTATION WOODS DR	CHARLOTTE	NC	28278
2016-002	07818101	HARRIS	KENYA N	KENDRA A	HARRIS	16428 PLANTATION WOODS DR	CHARLOTTE	NC	28278
2016-002	07818212	HARRIS	KENYA N	KENDRA A	HARRIS	16428 PLANTATION WOODS DR	CHARLOTTE	NC	28278
2016-002	07819109	HOUSE OF GOD THE INC				PO BOX 16401	CHARLOTTE	NC	28297
2016-002	07101820	HOUSE OF GRACE INC THE				PO BOX 221982	CHARLOTTE	NC	28222
2016-002	07101825	LANE	BRANDON	VANJA	JUSUFHODZIC	1621 DUCKWORTH AVE	CHARLOTTE	NC	28208
2016-002	07101724	MAIN STREET PROPERTIES & DEVELOPMENT	INC			4920 CHESTNUT LAKE DR	CHARLOTTE	NC	28227
2016-002	07101723	MAIN STREET PROPERTIES & DEVELOPMENT				4920 CHESTNUT LAKE DR	CHARLOTTE	NC	28227
2016-002	07101725	MAIN STREET PROPERTIES & DEVELOPMENT				4920 CHESTNUT LAKE DR	CHARLOTTE	NC	28227

Exhibit A

2016-002	07101722	MAIN STREET PROPERTIES & DEVELOPMENT LLC				4920 CHESTNUT LAKE DR	CHARLOTTE	NC	28227
2016-002	07818209	MCCULLOUGH	LUCILLE HEIRS	VERNELL M	C/O HOWARD	1531 CAMDEN RD	CHARLOTTE	NC	28203
2016-002	07818210	MCCULLOUGH	ROSA L			3118 TIEMANN AVE	BRONX	NY	10469
2016-002	07101915	MOSAIC VILLAGE HOLDINGS LLC				19109 W CATAWBA AVE #200	CORNELIUS	NC	28031
2016-002	07101917	MOSAIC VILLAGE HOLDINGS LLC				19109 W CATAWBA AVE #200	CORNELIUS	NC	28031
2016-002	07101933	MOSAIC VILLAGE HOLDINGS LLC				19109 W CATAWBA AVE #200	CORNELIUS	NC	28031
2016-002	07101708	NEW BETHEL CHURCH MINISTRIES	INC			1520 LITTLE ROCK RD	CHARLOTTE	NC	28214
2016-002	07101710	NEW BETHEL CHURCH MINISTRIES INC				1520 LITTLE ROCK RD	CHARLOTTE	NC	28214
2016-002	07818304	QUICK	MAGGIE M			227 FLINT ST	CHARLOTTE	NC	28216
2016-002	07818211	SFRH CHARLOTTE RENTAL LP				PO BOX 480220	CHARLOTTE	NC	28269
2016-002	07101920	SHILLINGLAW	RONALD			3101 CUTCHEN DR	CHARLOTTE	NC	28210
2016-002	07101922	SHILLINGLAW	RONALD			3101 CUTCHEN DR	CHARLOTTE	NC	28210
2016-002	07819111	SMITH JOHNSON C	UNIVERSITY INC			100 BEATTIES FORD RD	CHARLOTTE	NC	28216
2016-002	07818305	STEPHENS	ALBERT MELTON III			177 BROOKSTONE DR	MT HOLLY	NC	28120
2016-002	07819108	STROUD	ANGELA L	JERRY L	MARTIN	9135 MCDOWELL CREEK CT	CONRNELIUS	NC	28031
2016-002	07110816	UNITED HOUSE OF PRAYER FOR ALL	PEOPLE/CHURCH ON THE ROCK		ATTN BISHOP C M BAILEY	1665 NORTH PORTAL DR NW	WASHINGTON	DC	20012
2016-002	07101801E	VICTORY CHRISTIAN CENTER INC				7224 OLD PINEVILLE RD	CHARLOTTE	NC	28217
2016-002	07110814E	VICTORY CHRISTIAN CENTER INC				7224 OLD PINEVILLE RD	CHARLOTTE	NC	28217
2016-002	07101801	VICTORY CHRISTIAN CENTER INCORPORATED				PO BOX 240433	CHARLOTTE	NC	28224
2016-002	07110814	VICTORY CHRISTIAN CENTER INCORPORATED				PO BOX 240433	CHARLOTTE	NC	28224
2016-002	07101819	WARREN	FREDERICK L			4919 ALBMARLE RD 201	CHARLOTTE	NC	28205
2016-002	07818307	WAY	ODELL	MABLE	DEJESUS	2522 DALEBROOK DR	CHARLOTTE	NC	28216

Exhibit A

WAY

2016-002	07101907	WEST END INVESTMENTS-CHARLOTTE LLC		19141 W CATAWBA AV	CORNELIUS	NC	28031
2016-002	07101908	WEST END INVESTMENTS-CHARLOTTE LLC		19141 W CATAWBA AV	CORNELIUS	NC	28031
2016-002	07101909	WEST END INVESTMENTS-CHARLOTTE LLC		19141 W CATAWBA AV	CORNELIUS	NC	28031
2016-002	07101911	WEST END INVESTMENTS-CHARLOTTE LLC		19141 W CATAWBA AV	CORNELIUS	NC	28031
2016-002	07101919	WEST END INVESTMENTS-CHARLOTTE LLC		19109 W CATAWBA AV SUITE 200	CORNELIUS	NC	28031
2016-002	07101923	WEST END INVESTMENTS-CHARLOTTE LLC		19109 W CATAWBA AV SUITE 200	CORNELIUS	NC	28031
2016-002	07101925	WEST END INVESTMENTS-CHARLOTTE LLC		19141 W CATAWBA AV	CORNELIUS	NC	28031
2016-002	07101926	WEST END INVESTMENTS-CHARLOTTE LLC		19109 W CATAWBA AV SUITE 200	CORNELIUS	NC	28031
2016-002	07101927	WEST END INVESTMENTS-CHARLOTTE LLC		19141 W CATAWBA AV	CORNELIUS	NC	28031
2016-002	07101928	WEST END INVESTMENTS-CHARLOTTE LLC		19141 W CATAWBA AV	CORNELIUS	NC	28031
2016-002	07819110	WILLIAMS	RICHARD	1512 LYON CT	CHARLOTTE	NC	28205

Exhibit B

**NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING**

Subject: Community Meeting -- Rezoning Petition filed by Mosaic Village Holdings, LLC to rezone approximately 1.6 acres located at Mosaic Village, 1601 W. Trade Street, Charlotte, NC 28216 to allow the development of an enclosed roof terrace.

Date and Time of Meeting: Tuesday, December 15, 2015 at 6:00PM.

Place of Meeting: Mosaic Village Student Housing Community Room, 1601 W. Trade Street, Charlotte, NC 28216

Petitioner: Mosaic Village Holdings, LLC

Petition No.: 2016-002

Mosaic Village Holdings, LLC (the "Petitioner") in connection with a Rezoning Petition filed with the Charlotte-Mecklenburg Planning Commission is seeking to rezone the 1.6 acre site (the "Site") located at 1601 W. Trade Street, Charlotte, NC 28216 from B-1 with Ped Overlay / R-8 to B-1 with PED Overlay (Optional) / R-8 (CD) to accommodate the addition of an enclosed event space on top of the site's parking deck. This event space is called the Skyline Terrace. The enclosed event space will be approximately 6,000 square feet. The purpose of the rezoning is to permit the development of an additional 13' of height needed for the enclosed event space.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte - Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Site.

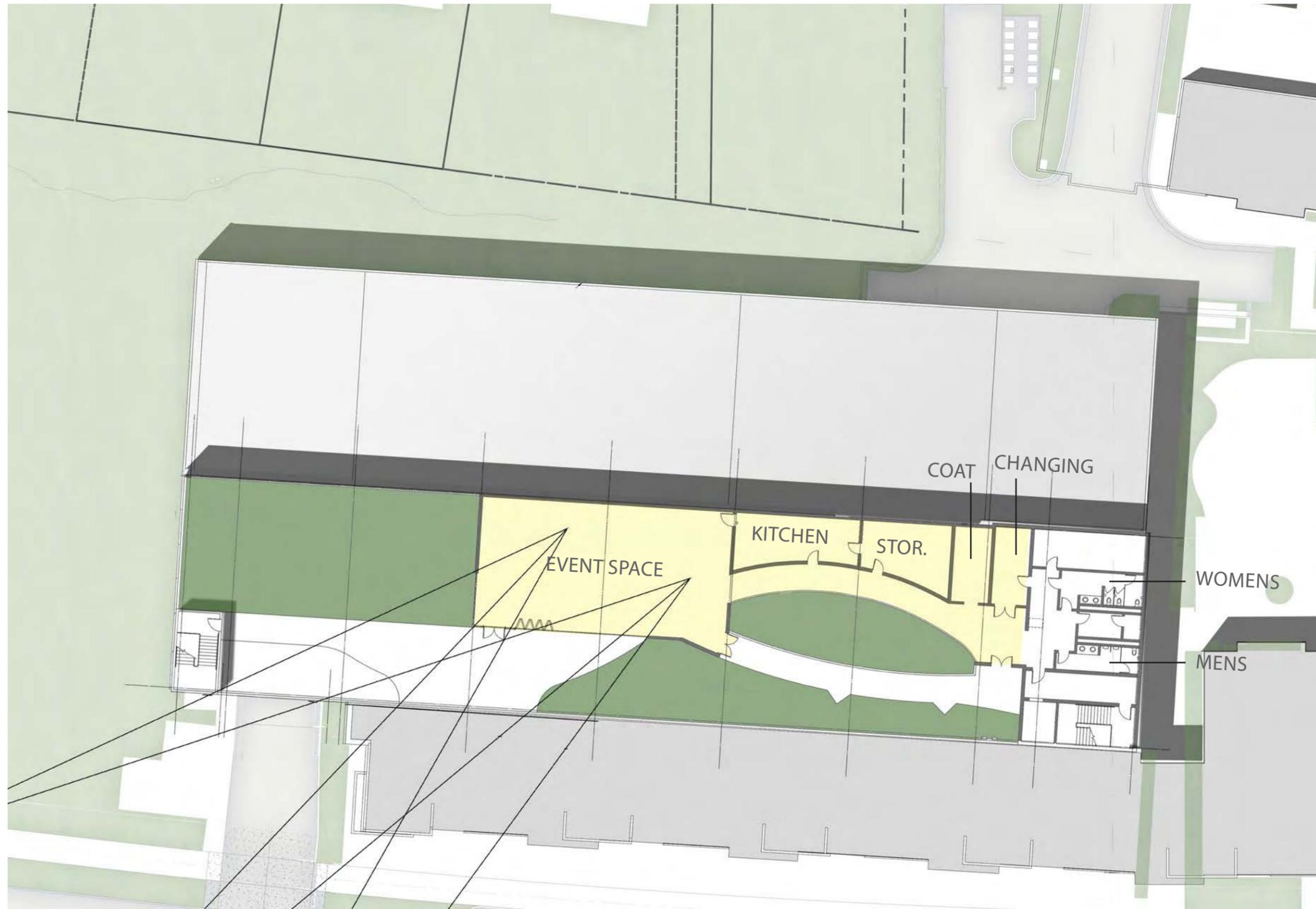
Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Tuesday, December 15, 2015 at 6:00PM at Mosaic Village's Student Housing 1<sup>st</sup> floor community room. Free parking is available during the meeting in the metered spaces of the ground level of Mosaic's parking deck. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call Macon Carroll 704-408-9943.

cc: Al Austin

Date Mailed: Tuesday, December 1<sup>st</sup>, 2015

Exhibit B



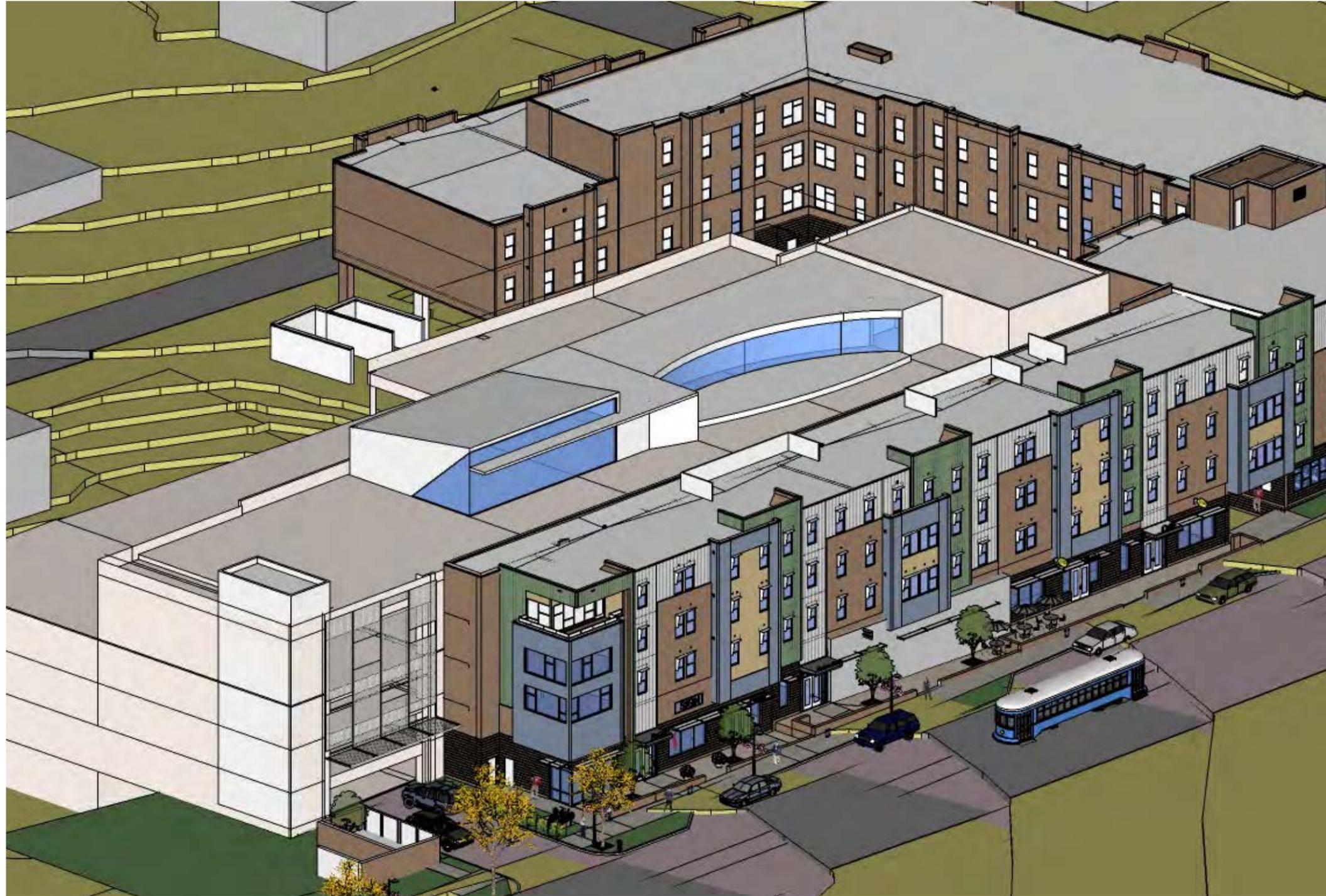
development **TOTALS**

ADDITION SIZE	5,140 sf
INDOOR EVENT	2,845 sf
OUTDOOR EVENT	1,575 sf

OCCUPANCY ~300  
Required to add sprinklers to full deck

■ ADDITION

Exhibit B



development **TOTALS**

ADDITION SIZE	5,140 sf
INDOOR EVENT	2,845 sf
OUTDOOR EVENT	1,575 sf

OCCUPANCY                      ~300





Exhibit D

**EXISTING SITE**

**Current Zoning:** B-1 (PED Overlay) and R-8  
**Parcels Included For Rezoning:** 07101915, 07101917, 071019123, 07101933

Exhibit D



Exhibit D



Exhibit D



development **TOTALS**

RENOVATION SIZE	3,922 sf
INDOOR EVENT	2,587 sf
WARMING PAN.	486 sf
STORAGE	407 sf
COAT ROOM	222 sf
CHANGING ROOM	220 sf

■ RENOVATION

Exhibit D



Exhibit D

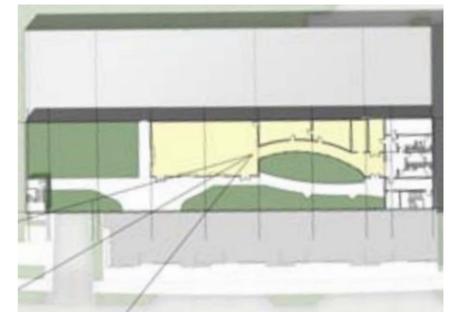
PROPOSED EVENT SPACE

PROPOSED SUPPORT ENCLOSURE



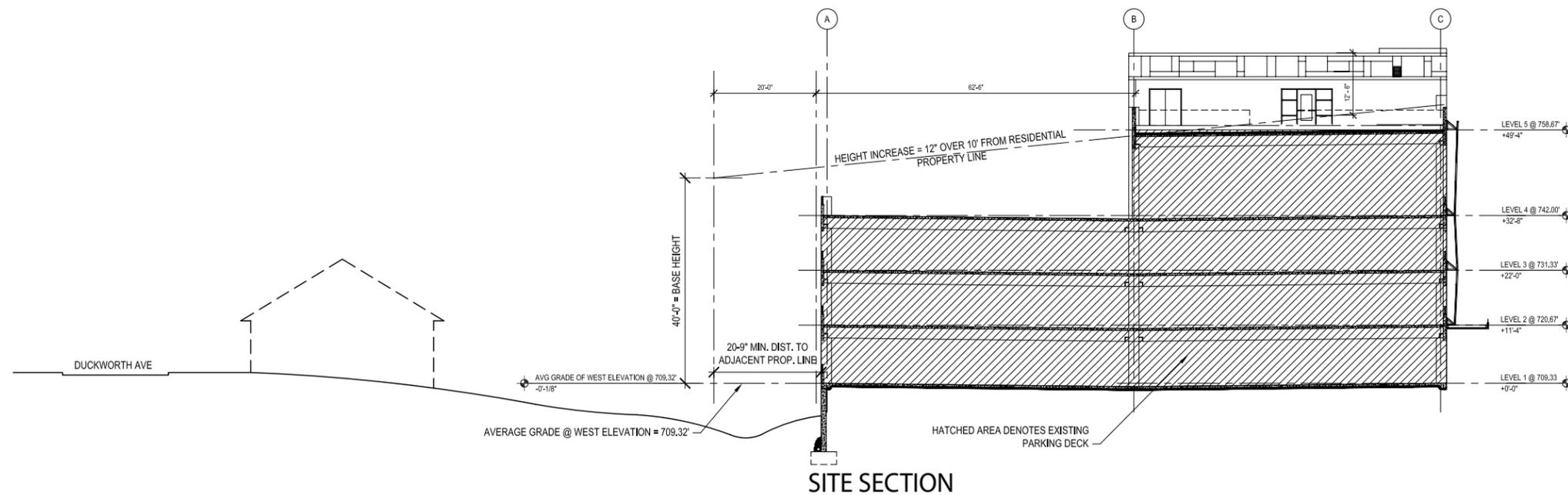
renovation **TOTALS**

RENOVATION SIZE	3,922 sf
INDOOR EVENT	2,587 sf
WARMING PAN.	486 sf
STORAGE	407 sf
COAT ROOM	222 sf
CHANGING ROOM	220 sf





VIEW FROM DUCKWORTH AVE SIDEWALK

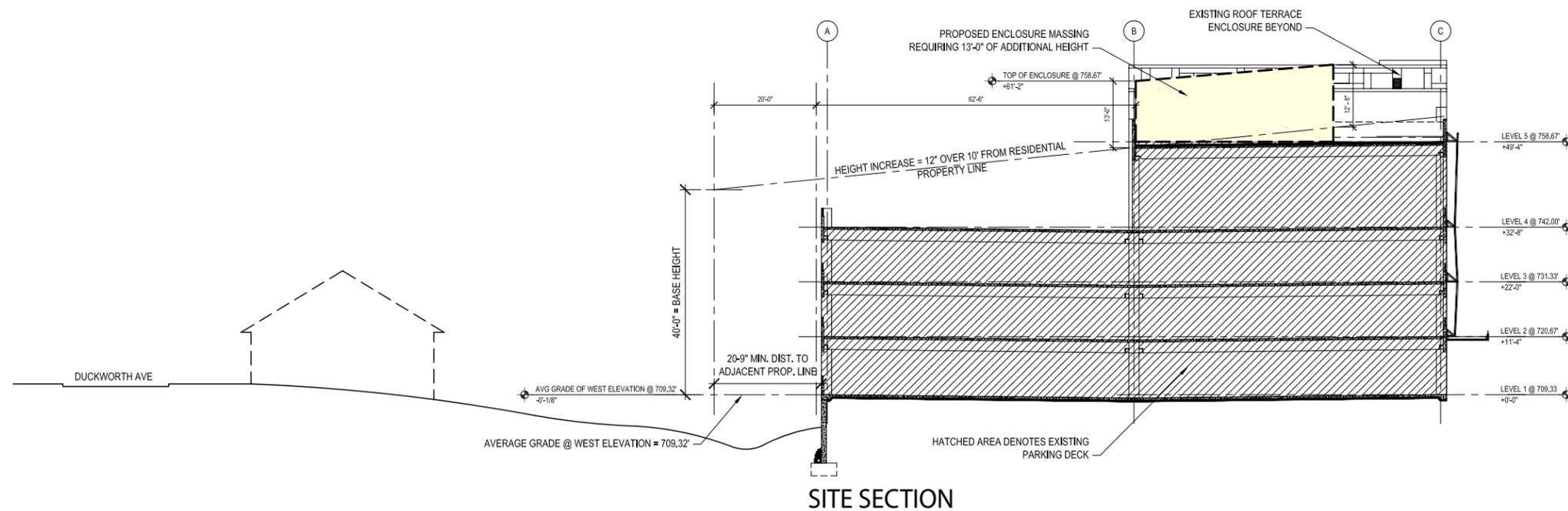


development **TOTALS**

Existing Zoning: B-1 PED Overlay  
 Proposed Zoning: B-1 with PED-O



VIEW FROM DUCKWORTH AVE SIDEWALK



development **TOTALS**

Existing Zoning: B-1 PED Overlay  
 Proposed Zoning: B-1 with PED-O

Exhibit E



**Rezoning Community Meeting  
December 15, 2015**

**Meeting Agenda**

- I. Introduction
- II. Project Overview
- III. Community Meeting for Petition number: 2016-002
  - a. From B-1 with Ped Overlay / R-8 to B-1 with PED Overlay (Optional) / R-8 (CD) to accommodate the addition of an enclosed event space on top of the site's parking deck.
- IV. Next Steps
- V. Questions

Please be sure to sign the Sign In Sheet

Thank you for your support!

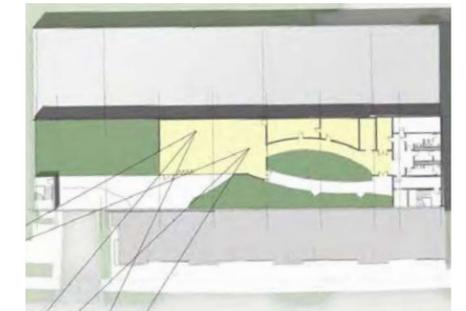
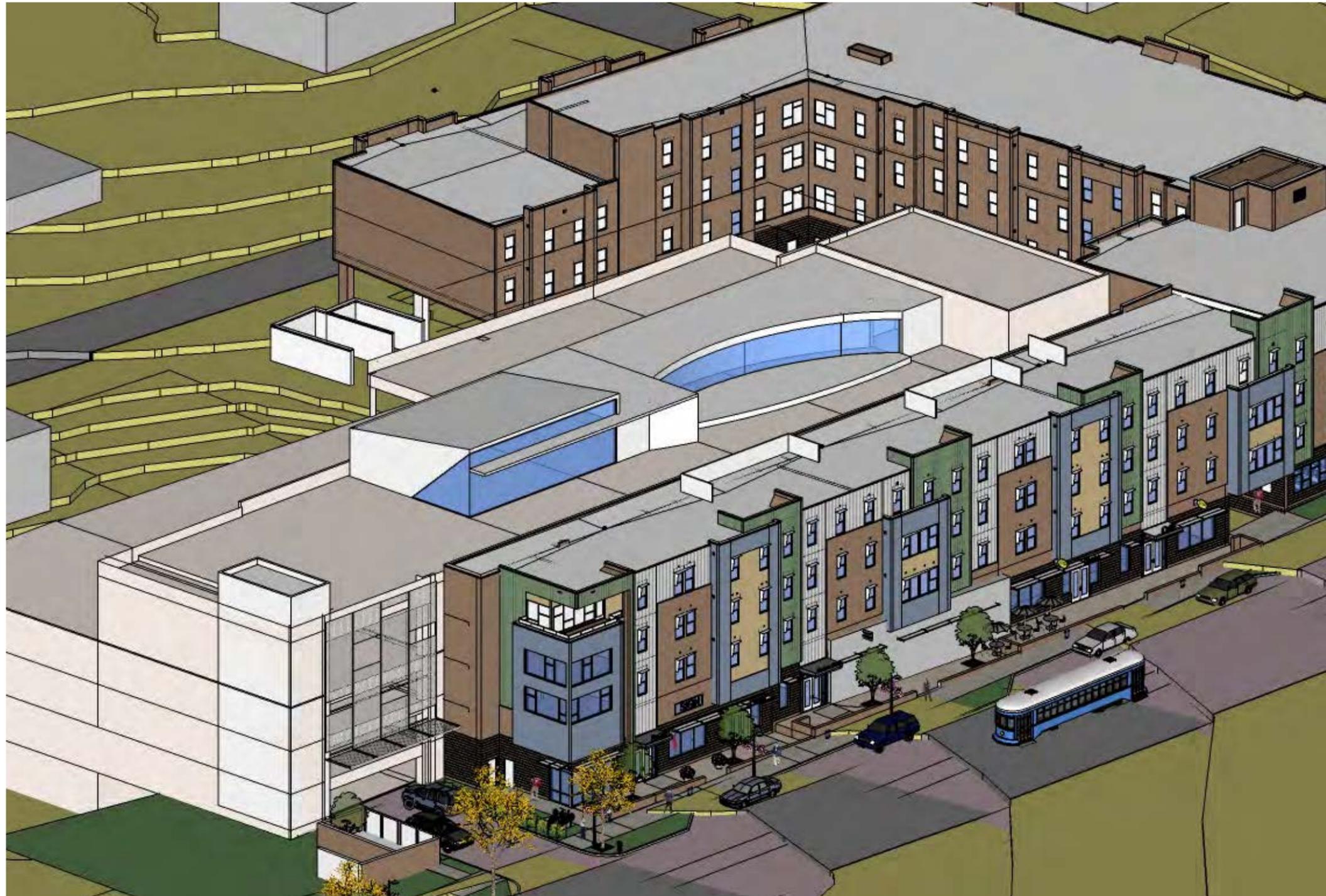


development **TOTALS**

ADDITION SIZE	5,140 sf
INDOOR EVENT	2,845 sf
OUTDOOR EVENT	1,575 sf

OCCUPANCY ~300  
 Required to add sprinklers to full deck

■ ADDITION



development **TOTALS**

ADDITION SIZE	5,140 sf
INDOOR EVENT	2,845 sf
OUTDOOR EVENT	1,575 sf
OCCUPANCY	~300