COMMUNITY MEETING REPORT
Petitioners: Griffith Equities LLC and E.C. Griffith Company
Rezoning Petition No. 2017-080

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 Petitioners mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on May 26, 2017. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:
The Community Meeting was held on Wednesday, June 7, 2017 at 6:30 PM at the Offices of Andrew Roby General Contractor located at 2000 West Morehead Street in Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):
The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Petitioners’ representatives at the Community Meeting were Jim Griffith and Preston Griffith of the Petitioners, Kevin Ammons and Casey Werner of ColeJenest & Stone, Omar Alberto of The Housing Studio and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:
The Petitioners’ representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed everyone to the Community Meeting and introduced himself and the Petitioners’ representatives. Since there were only three attendees other than the Petitioners’ representatives at the Community Meeting, the Community Meeting was very informal.

Utilizing the power point presentation, John Carmichael provided the schedule of events relating to this rezoning request.

John Carmichael stated that the site subject to this rezoning request contains approximately 17.68 acres and is located on the north side of West Morehead Street across from Suttle Avenue. An approximately 2.26 acre portion of the site is currently owned by Mecklenburg County and this 2.26 acre portion of the site would be conveyed by Mecklenburg County to the Petitioners if this Rezoning Petition is approved. John Carmichael pointed out this 2.26 acre portion of the site.

John Carmichael stated that the Petitioners would convey a greenway and storm water easement to Mecklenburg County over an approximately 3.76 acre portion of the site located along the northern boundary of the site. Petitioners would pay cash to Mecklenburg County for the difference in value between the 2.26 acre portion of the site that would be conveyed to the
Petitioners by Mecklenburg County and the greenway and storm water easement that would be conveyed by the Petitioners to Mecklenburg County.

John Carmichael stated that the site is zoned I-1 and the Petitioners are requesting that the site be rezoned to the MUDD-O zoning district. The purpose of the rezoning request is to accommodate a development that could contain up to 280 multi-family dwelling units and up to 9,000 square feet of office uses.

The three proposed buildings located along the site’s frontage on West Morehead Street would be townhome style dwelling units, but they would be rental units. Office uses could be located on the ground floors of these buildings.

John Carmichael stated that the three proposed buildings along the site’s frontage on West Morehead Street are optional buildings that may or may not be constructed by the Petitioners. If these buildings are not constructed, then the Petitioners would install an urban green edge along the site’s frontage on West Morehead Street.

Preston Griffith then addressed the meeting. Preston Griffith stated that his family has owned this site since 1920. Preston Griffith provided a brief history of his family’s company. Utilizing two slides in the power point presentation, Preston Griffith provided a brief history of the site and the surrounding area and his family’s involvement in the area.

Preston Griffith stated that his family owns the Pinky’s site and the site between the rezoning site and the Pinky’s site.

In response to a question, Preston Griffith stated that they will develop the site behind Pinky’s at some point in the future, however, there are no current plans to do so. Preston Griffith stated that the site behind Pinky’s could be developed by right under the site’s existing zoning classification.

Casey Werner then reviewed the rezoning plan in detail. Among other things, Casey Werner stated that there would be three multi-family buildings on the site, and these buildings would have a maximum height of 5 stories. These buildings would be 4 to 5 story splits. The buildings proposed along the site’s frontage on West Morehead Street would be townhome style buildings, but they would be rental units. The buildings along the site’s frontage on West Morehead Street are optional, and if they are not built, an urban green edge would be installed. The townhome buildings would have a maximum height of 4 stories.

Casey Werner and Kevin Ammons discussed and showed the greenway and storm water easements that would be conveyed to Mecklenburg County.

Casey Werner discussed and showed the fire lane on the site. The fire lane would be turf.

Casey Werner showed the location of the amenities for the multi-family community.

In response to a question, Casey Werner discussed and showed the locations of the tree save areas, and he stated that the trees in these areas would be maintained.

Jim Griffith stated that the County would restore the creek that runs through the site.

Casey Werner and Kevin Ammons then showed and discussed the location of the greenway and the connection points.
Omar Alberto, the project architect, then addressed the meeting. Omar Alberto shared and discussed a conceptual site plan for the proposed townhome style buildings and a series of conceptual elevations of the proposed townhome style buildings.

Omar Alberto discussed the pedestrian elements of the plan. Omar Alberto stated that the Petitioners are considering placing public art in the areas identified by the blue circles adjacent to the townhome style buildings.

Omar Alberto stated that the conceptual elevations of the townhome buildings speak to the history of West Morehead Street, and they also have an art deco element. Omar Alberto noted the amount of glass on the elevations.

Jim Griffith stated that there could be an entry guardhouse at the driveway into the site but not a gate.

A discussion ensued about the timing of the installation of the greenway. An attendee stated that it is on the County’s 2018 plan.

Preston Griffith stated that they are in sync with the County on the greenway.

An attendee stated that the funding is in place for the installation of the greenway.

Preston Griffith stated that the greenway is an amenity for the area and this proposed development.

In response to a question, Casey Werner stated that the parking areas would be required to be screened.

In response to a question, Casey Werner stated that a tree survey for the site has been prepared, and that they will try to save as many trees as possible on the site.

In response to a question, Casey Werner pointed out the locations on the site where retaining walls could be installed.

In response to a question, Preston Griffith stated that the maximum number of dwelling units that could be built under the rezoning plan is 280. However, they may build less than 280 dwelling units. The number of dwelling units could range from 150 to 280.

In response to a question regarding why the townhome buildings would not be built, Jim Griffith stated that they would not be built if they are too costly.

John Carmichael stated that an urban green edge would be installed along the site’s frontage on West Morehead Street if the townhome buildings are not constructed.

In response to a question regarding a timeline for the development of this project, Jim Griffith stated that it would be a function of vacancy rates and the market. If the market remains strong, they would move forward with the development. If the market slows down, they would wait until the market is strong again to develop the project.

In response to a question, Preston Griffith stated that the plan would be to retain the ownership of the project after it is developed. Jim Griffith pointed out that they developed Eastover Ridge and they have retained the ownership of that project.

In response to a question, Omar Alberto stated that an elevation for the multi-family buildings would be ready by the time of the Public Hearing on the rezoning request.
The meeting was then adjourned and John Carmichael thanked the attendees for attending the meeting.

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

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 12	extsuperscript{th} day of June, 2017.

Griffith Equities LLC and E.C. Griffith Company, Petitioners

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via e-mail)
Ms. Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department (via e-mail)
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via e-mail)
<table>
<thead>
<tr>
<th>Pet_No.</th>
<th>Neighborhood</th>
<th>First_Name</th>
<th>Last_Name</th>
<th>Street_Add</th>
<th>City</th>
<th>State</th>
<th>zip</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017-080</td>
<td>Ashley Park</td>
<td>Victoria</td>
<td>Corwin</td>
<td>2310 Belfast Dr</td>
<td>Charlotte</td>
<td>NC</td>
<td>28208</td>
</tr>
<tr>
<td>2017-080</td>
<td>Farmington Homeowners Association</td>
<td>Thomas John</td>
<td>Polys</td>
<td>1511 Effingham Rd</td>
<td>Charlotte</td>
<td>NC</td>
<td>28208</td>
</tr>
<tr>
<td>2017-080</td>
<td>Historic Camp Greene Neighborhood Association</td>
<td>Tommy</td>
<td>Harris</td>
<td>2331 Morton Street</td>
<td>Charlotte</td>
<td>NC</td>
<td>28208</td>
</tr>
<tr>
<td>2017-080</td>
<td>Taylor-Lasalle Crime Watch Committee</td>
<td>Lillian K.</td>
<td>Roberts</td>
<td>1001 W 1st St</td>
<td>Charlotte</td>
<td>NC</td>
<td>28202</td>
</tr>
<tr>
<td>2017-080</td>
<td>Third Ward Neighborhood Association</td>
<td>Mike</td>
<td>Sposato</td>
<td>245 Victoria Ave</td>
<td>Charlotte</td>
<td>NC</td>
<td>28202</td>
</tr>
<tr>
<td>2017-080</td>
<td>Wedgewood North Homeowners Association</td>
<td>Mike</td>
<td>Cimbotti</td>
<td>2604 Columbus Cr</td>
<td>Charlotte</td>
<td>NC</td>
<td>28208</td>
</tr>
</tbody>
</table>
NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition No. 2017-080 filed by Griffith Equities LLC and E.C. Griffith Company to request the rezoning of an approximately 17.69 acre site located on the north side of West Morehead Street at the intersection of West Morehead Street and Suttle Avenue from the I-1 zoning district to the MUDD-O zoning district

Date and Time of Meeting: Wednesday, June 7, 2017 at 6:30 PM

Place of Meeting: Offices of Andrew Roby General Contractor  
2000 West Morehead Street  
Charlotte, NC 28208

We are assisting Griffith Equities LLC and E.C. Griffith Company (the “Petitioners”) in connection with a Rezoning Petition they have filed with the Charlotte-Mecklenburg Planning Department requesting the rezoning of an approximately 17.69 acre site located on the north side of West Morehead Street at the intersection of West Morehead Street and Suttle Avenue from the I-1 zoning district to the MUDD-O zoning district. The purpose of this rezoning request is to accommodate the development of a multi-family residential community on the site that could contain up to 280 dwelling units and up to 9,000 square feet of office uses.

The Petitioners 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 Department’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 Petitioners, we give you notice that representatives of the Petitioners will hold a Community Meeting regarding this Rezoning Petition on Wednesday, June 7, 2017 at 6:30 PM at the Offices of Andrew Roby General Contractor located at 2000 West Morehead Street in Charlotte. Representatives of the Petitioners look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Ms. LaWana Mayfield, Charlotte City Council District 3 (via email)  
Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department (via email)  
Mr. Richard Hobbs, Charlotte-Mecklenburg Planning Department (via email)

Date Mailed: May, 26, 2017

EXHIBIT A-2
Griffith Equities LLC and E.C. Griffith Company, Petitioners  
Rezoning Petition No. 2017-080  
Community Meeting Sign-in Sheet  
Offices of Andrew Roby General Contractor  
2000 West Morehead Street  
Charlotte, NC  
Wednesday, June 7, 2017  
6:30 P.M.

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>TELEPHONE</th>
<th>EMAIL ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Joshua Prescott</td>
<td>1224 Caderly Rd 28208</td>
<td>704-448-4062</td>
<td><a href="mailto:jdsd82@gmail.com">jdsd82@gmail.com</a></td>
</tr>
<tr>
<td>2. Tina Adams</td>
<td>3723 Dolly Madison 28208</td>
<td>704-996-2011</td>
<td>parecpe@ yahoo.com</td>
</tr>
<tr>
<td>3. Travis Fender</td>
<td>3618 Dolly Madison 28208</td>
<td>928-474-1325</td>
<td><a href="mailto:tgfender@gmail.com">tgfender@gmail.com</a></td>
</tr>
<tr>
<td>4.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Rezoning Petition No. 2017-080

Griffith Equities LLC and E.C. Griffith Company, Petitioners

Community Meeting

June 7, 2017
Agenda

I. Introduction of Development Team Members
II. Rezoning Schedule
III. Site/Existing Zoning/Rezoning Request
IV. Information on the Petitioners and the Site
V. Review and Discussion of the Site Plan/Architecture
VI. Question, Answer and Comment Session
Development Team

- Jim Griffith, Griffith Equities LLC
- Preston Griffith, Griffith Equities LLC
- Kevin Ammons, ColeJenest & Stone
- Casey Werner, ColeJenest & Stone
- Omar Alberto, The Housing Studio
- John Carmichael, Robinson, Bradshaw & Hinson
Rezoning Schedule

- **Public Hearing:** Monday, July 17, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center

- **Zoning Committee:** Tuesday, August 1, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center

- **City Council Decision:** Monday, September 18, 2017 at 5:30 PM at the Charlotte-Mecklenburg Government Center
Existing Zoning of the Site
Rezoning Request

- Requesting the rezoning of this 17.68 acre site from the I-1 zoning district to the MUDD-O zoning district to accommodate the development of up to 280 multi-family dwelling units and up to 9,000 square feet of office uses on the site.
View Showing Wesley and Dowd Heights with the proposed extension of West Morehead Street.
Questions and Comments