

COMMUNITY MEETING REPORT
Petitioner: West End Investment, LLC
& (Joinders) Mosaic Village Holdings,
LLC / Paul Edwin Clouer
Rezoning Petition No. 2018-149

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:

Shook Kelley, 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 12/10/2018. A copy of the written notice is attached hereto as Exhibit B.

Thursday, December 20, 2018 at 6:00 PM - 8:00 PM
Mosaic Village JSCU Student Residence Community Room on the Ground Floor. 1601 W. Trade St., Charlotte, NC 28216

The Community Meeting was held on 12/20/2018 at 6:00 PM –8:00 PM at 1601 W. Trade St., Mosaic Village JSCU Student Residence Community Room, Charlotte, NC 28216.

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 C. The Petitioner was represented at the Community Meeting by, Mike Griffin, Darrell Williams, Jon Allen and Frank Quattrocchi, representing the petitioner.

SUMMARY OF PRESENTATION/DISCUSSION:

The Petitioner and Property Owner, Mike Griffin, welcomed the attendees and introduced the Petitioner's team; Griffin Brothers/West End Investments, LLC, Neighboring Concepts and Shook Kelley. Darrell Williams from Neighboring Concepts outlined the existing Mosaic Village 1 and described the proposed Mosaic Village II property areas. The Petitioner indicated that the Petitioner proposed to rezone an approximately 4.134 acre site (the "Site") bounded by W. Trade St., Bruns Ave. and Duckworth Ave. from the B-1, B-1(PED-O), R-8 & R-8(CD) zoning district to the MUDD (CD) zoning district in order to develop the second phase of Mosaic Village with a mixed-use office building and future residential. Mike Griffin 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.

Via a visual presentation [Refer to attached Presentation Exhibit D], narrated by Mike Griffin, background information about the Petitioner's long history within the W. Trade St./ 5-Points neighborhood development experience was provided along with the typical nature of the developer's operations and facilities. As part of the presentation, Mike Griffin presented the site plan and pointed out various components

of the development and commitments made by the Petitioner. Descriptions of the development narrative included the following project highlights:

Unique office space, restaurant/retail and community space

CDOT Partnership – Multi-use Pedestrian Path

5-Points Business Corridor – Street Car is central. Will be same as LYNX light rail cars.

Striving for a different type of neighborhood street experience for live-work-play and Mosaic II will be start of this process.

CNIP will provide 20-Million in improvements in neighborhood commitment. This helps create a competitive advantage to lure tenants that are intentional, interested and committed to this West End Neighborhood.

Entrepreneurial – Project will include co-work spaces for start-up businesses. There is a need for more people working in corridor to support the entertainment components. West End Investments is looking to make investment in the neighborhood for the next 100 years.

Additional printed rezoning plans and proposed development renderings were provided by Neighboring Concepts and Shook Kelley that showed proposed conceptual architectural renderings and discussed the design of the proposed development.

Mike Griffin welcomed Councilman Harlow who had the following comments relative to the proposed development and rezoning. Councilman Harlow noted he was excited about the project, lives around the corner and that is was a good home-base project. He noted to the attendees that the rezoning process is important to the community. He suggested that the participants ask questions and requested that they show public support. He noted that he felt it would be a great project and great for the neighborhood. He noted for attendees to feel free to call him with any questions.

After the formal visual presentation, the group was welcomed to join the rezoning agent, Frank Quattrocchi/Shook Kelley and Darrell Williams/Neighboring Concepts to review the printed, hard-copy presentation board materials where they further explained the rezoning process and proposed dates of for Planning and City Council review.

Detailed minutes of the questions and conversations about the proposed development and rezoning are provided below, including questions, responses and any commitments made by the petitioner.

Q: Keeping Arts Factory?

R: Yes, parking in front will move to back

Q: Who will be leasing office space?

R: Neighboring Concepts, Shook Kelley and others. Ground level for retail and restaurant tenants.

Q: Shook Kelley helped start SouthEnd?

R: Correct

Q: Barbed wire fence along rear lot line. Can come down?

R: Yes

Q: Will parking for new office be an issue?

R: New office will use city partnered deck for future parking for M2 which was planned for future expansion. 400 Spaces existing – overbuilt by 200 spaces.

Q: What is future of the Arts Factory?

R: Future Plans (surrounded by tall buildings). Ped(O) desires taller buildings due to rail. Arts Factory structure will not be there in 20 years. Strong affinity for building - process will take years. Next phase of development will be on the other side of the Arts Factory.

Q: Further clarify green area [Development Area 4] behind existing building?

R: Some area will be storm-water. There is one existing house that may or may not be part of future phases. Future phases may consist of brownstone-style 3-story condos (+-12) behind existing parking deck with additional future housing on Duckworth. Retail and Mixed-Use development will be focused along W. Trade St.

Q: Construction Start?

R: May 2020, same time as Gold Line. *(applause)*

Q: Height?

R: Maximum height for code not to get into High Rise. Asking slightly higher. Normal height is 75', asking for 86'. Normal MUDD allows for 120'. Highrise is not economical for this development.

Q: Property Values?

R: Development initially proposes commercial uses; values should not negatively affect residential values. New development is typically a by-product; gentrification, higher property tax.

Q: Existing and Proposed Building areas?

R: Mosaic I building area is +- 200,000 SF and Mosaic II will be +-100,000 SF total as comparison. Both developments would like to include multiple restaurants.

Q: Discuss neighborhood/corridor 'History' – as far as design?

R: Art from local artists along pedestrian path, park to be relocated, existing mural to be located on other sides of Arts Factory. Development will be 'Colorful'; visually tie to Mosaic I. Office design challenge; needs a lot of glass. It is hard to mimic 'History'. Philosophy is for diversity – small businesses, community spaces, promote diversity. Inviting - visually draw people to and into building. Activity through passage way. Will provide better place to walk to access amenities.

Q: Lighting improvements?

R: Street car will improve streetscape. Project will have an 8' amenity area outside retail spaces

and Ped path will be lit per City standards

Q: How many lanes will W. Trade St. have?

R: 4-lanes but streetcar will share one lane each way. Will slow traffic down and make more pedestrian

Q: Public plans for street car parking?

R: No. Gold line is more for local use/community not like the BLE

Q: Street Car Stop locations associated with project?

R: Wesley Heights Way & Five-Points

Q: Area along Duckworth St. restrictions on height – limits.?

R: Rezoning is requesting 48'. Proposing 2-story with tuck-under garage – probably a town home product. Similar to Carson Blvd. 3-5 years out.

Q: Who Owns existing A&P across W. Trade St.?

R: JCSU and Duke Endowment. Future community development plans.

At the conclusion of the informal question and answer period, Mike Griffin and Shook Kelley noted to the attendees that they would be happy to answer any future questions or comments and directed them to the Agents contact information.

Respectfully submitted,
this (NO LATER THAN 1/14/2018)
by Frank Quattrocchi, Shook Kelley (Agent)

cc: LaQuett White, Charlotte-Mecklenburg Planning Departmen

EXHIBIT A
List of Property Owners Provided by the Charlotte-Mecklenburg Planning Department
and Based on Current Tax Records

2018-149	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-149	07101712	SRG INVESTMENTS LLC				10921 SORREL RIDGE DR		MINT HILL	NC	28227
2018-149	07101713	COLEMAN	JUDY			7227 CORMWELL LN		CHARLOTTE	NC	28217
2018-149	07101721	SRG INVESTMENTS LLC				10921 SORREL RIDGE DR		MINT HILL	NC	28227
2018-149	07101722	FLAVORS JR	GENE A	BERNADETTE	JOHNSON	201 AUTEN ST		CHARLOTTE	NC	28208
2018-149	07101723	BURRELL JR	LAWRENCE ALAN	JUNIQUE MICHELLE	BURRELL	205 AUTEN ST		CHARLOTTE	NC	28208
2018-149	07101724	DINMUZIO	JOSEPH J	JOANNA DANIELLE	DIBENEDETTO	209 AUTEN ST		CHARLOTTE	NC	28208
2018-149	07101725	DIXON	AMY S			213 AUTEN ST		CHARLOTTE	NC	28208
2018-149	07101817	VICTORY CHRISTIAN CENTER INCORPORATED				7228 KINGS RIDGE DR		CHARLOTTE	NC	28217
2018-149	07101818	BENFIELD	JAMES	BLAKE	BENFIELD	2819 HIGHWORTH LN		CHARLOTTE	NC	28214
2018-149	07101819	JARDINES	CATHERINE	BENJAMIN	JARDINES	214 AUTEN ST		CHARLOTTE	NC	28208
2018-149	07101820	RGPI LLC				1309 UNION RD		GASTONIA	NC	28054
2018-149	07101821	FEASTER	GEORGE RAY			1607 DUCKWORTH AVE		CHARLOTTE	NC	28208
2018-149	07101822	BUCH	ALAN			3621 FRENCH WOODS RD		CHARLOTTE	NC	28269
2018-149	07101823	CALDWELL	BONITA F			10939 BRANDIE MEADOW LN		HUNTERSVILLE	NC	28078
2018-149	07101824	DUCKWORTH DEVELOPMENT LLC				7427 MATTHEWS MINT HILL RD STE 105-215		MINT HILL	NC	28227
2018-149	07101825	LANE	BRANDON	VANJA	JUSUFHODZIC	1621 DUCKWORTH AVE		CHARLOTTE	NC	28208
2018-149	07101826	DUCKWORTH DEVELOPMENT LLC				7427 MATTHEWS MINT HILL RD STE 105-215		MINT HILL	NC	28227
2018-149	07101903	JAMES	JERELINE MRS E T JR			1697 OLD GROVE HILL RD		GROVE HILL	AL	35451
2018-149	07101904	JAMES				1697 OLD GROVE HILL RD		GROVE HILL	AL	35451
2018-149	07101905	GREENS ON TRADE HOLDINGS LLC				3001 IDLEWILD CIRCLC		CHARLOTTE	NC	28209
2018-149	07101907	WEST END INVESTMENTS-CHARLOTTE LLC				19141 W CATAWBA AV		CORNELIUS	NC	28031
2018-149	07101908	WEST END INVESTMENTS-CHARLOTTE LLC				19141 W CATAWBA AV		CORNELIUS	NC	28031
2018-149	07101909	WEST END INVESTMENTS-CHARLOTTE LLC				19141 W CATAWBA AV		CORNELIUS	NC	28031
2018-149	07101911	WEST END INVESTMENTS-CHARLOTTE LLC				19141 W CATAWBA AV		CORNELIUS	NC	28031
2018-149	07101915	MOASIC VILLAGE HOLDINGS LLC				19109 W CATAWBA AVE #200		CORNELIUS	NC	28031
2018-149	07101917	MOASIC VILLAGE HOLDINGS LLC				19109 W CATAWBA AVE #200		CORNELIUS	NC	28031
2018-149	07101919	WEST END INVESTMENTS-CHARLOTTE LLC				19109 W CATAWBA AV SUITE 200		CORNELIUS	NC	28031
2018-149	07101920	WEST END INVESTMENTS-CHARLOTTE LLC				19109 W CATAWBA AVE SU110		CORNELIUS	NC	28031
2018-149	07101921	CLOER	PAUL EDWIN			5512 MANNING RD		CHARLOTTE	NC	28269
2018-149	07101922	WEST END INVESTMENTS-CHARLOTTE LLC				19109 W CATAWBA AVE SU110		CORNELIUS	NC	28031
2018-149	07101923	WEST END INVESTMENTS-CHARLOTTE LLC				19109 W CATAWBA AV SUITE 200		CORNELIUS	NC	28031
2018-149	07101925	WEST END INVESTMENTS-CHARLOTTE LLC				19141 W CATAWBA AV		CORNELIUS	NC	28031
2018-149	07101926	WEST END INVESTMENTS-CHARLOTTE LLC				19109 W CATAWBA AV SUITE 200		CORNELIUS	NC	28031
2018-149	07101927	WEST END INVESTMENTS-CHARLOTTE LLC				19141 W CATAWBA AV		CORNELIUS	NC	28031
2018-149	07101928	WEST END INVESTMENTS-CHARLOTTE LLC				19141 W CATAWBA AV		CORNELIUS	NC	28031
2018-149	07101929	WEIDNER	ASHLEY C			1528 DUCKWORTH AVE		CHARLOTTE	NC	28208
2018-149	07101930	LUDDY	DAVID I			1524 DUCKWORTH AVE		CHARLOTTE	NC	28208
2018-149	07101931	WILES	LEIGH ELLEN BURLANDO	STEPHEN M	WILES	1518 DUCKWORTH AVE		CHARLOTTE	NC	28208
2018-149	07101932	NICHOLS	MARSHALL E			2115 MCKEE RD		FORT MILL	SC	29708
2018-149	07101933	MOASIC VILLAGE HOLDINGS LLC				19109 W CATAWBA AVE #200		CORNELIUS	NC	28031
2018-149	07110814	VICTORY CHRISTIAN CENTER INCORPORATED				7228 KINGS RIDGE DR		CHARLOTTE	NC	28217
2018-149	07110814E	VICTORY CHRISTIAN CENTER INC				7224 OLD PINEVILLE RD		CHARLOTTE	NC	28217
2018-149	07110816	UNITED HOUSE OF PRAYER FOR ALL	PEOPLE/CHURCH ON THE ROCK	VASILIKI	ATTN BISHOP C M BAILEY	1665 NORTH PORTAL DR NW		WASHINGTON	DC	20012
2018-149	07110817	EXARHOS	VASILIOS	VASILIOS	EXARHOS	2113 GALLANT FOX CT		WAXHAW	NC	28173
2018-149	07110818	EXARHOS	VASILIOS			7528 MORROWBROOK DR		CHARLOTTE	NC	28212
2018-149	07110819	BROWN	EARL G JR	ROBERTA W	BROWN	19017 ANGELUS RD		JEFFERSON	SC	29718
2018-149	07818101	HARRIS	KENNETH R	ELEANOR A	HARRIS	16428 PLANTATION WOODS DR		CHARLOTTE	NC	28278
2018-149	07818102	HARRIS	KENNETH R	ELEANOR A	HARRIS	16428 PLANTATION WOODS DR		CHARLOTTE	NC	28278
2018-149	07818105	TA&S ENTERPRISES OF NC INC				7801 BRIDLE CT		CHARLOTTE	NC	28214
2018-149	07818201	HDP TARLTON HILLS LLC				400 EAST BLVD		CHARLOTTE	NC	28203
2018-149	07818203	HARRIS	KENNETH R	ELEANOR A	HARRIS	16428 PLANTATION WOODS DR		CHARLOTTE	NC	28278
2018-149	07818204	HDP TARLTON HILLS LLC				400 EAST BLVD		CHARLOTTE	NC	28203
2018-149	07818209	MCCULLOUGH	LUCILLE HEIRS	VERNELM M	C/O HOWARD	1531 CAMDEN RD		CHARLOTTE	NC	28203
2018-149	07818210	MCCULLOUGH	ROSAL			3118 TIEMANN AVE		BRONX	NY	10469
2018-149	07818211	MONTGOMERY STREET APARTMENT LLC				8604 CLIFF CAMERON DR UNIT 161		CHARLOTTE	NC	28269
2018-149	07818212	CITY OF CHARLOTTE				600 EAST 4TH STREET		CHARLOTTE	NC	28202
2018-149	07818302	WEST TRADE STREET REAL ESTATE LLC				PO BOX 32721		CHARLOTTE	NC	28232
2018-149	07818303	HALLMAN	JOHN			111 N GREGG ST		CHARLOTTE	NC	28216
2018-149	07818304	QUICK	MAGGIE M			227 FLINT ST		CHARLOTTE	NC	28216
2018-149	07818305	STEPHENS	ALBERT MELTON III			177 BROOKSTONE DR		MT HOLLY	NC	28120
2018-149	07818306	AM STEPHENS III				108 POPLAR CT		MT HOLLY	NC	28120
2018-149	07818307	WAY	ODELL	MABLE WAY	DEJESUS	2522 DALEBROOK DR		CHARLOTTE	NC	28216
2018-149	07818308	NORTH BRUNS AVENUE REAL ESTATE LLC				PO BOX 32721		CHARLOTTE	NC	28232
2018-149	07819103	EASTERN PRIDE INC				2405 F W NASH ST		WILSON	NC	27896
2018-149	07819106	EASTERN PRIDE INC				2405 F W NASH ST		WILSON	NC	27896
2018-149	07819107	DORCELLIAN	JOHNNY	SONYA A	DORCELLIAN	6424 SPANISH MOSS LN		CHARLOTTE	NC	28262
2018-149	07819108	STROUD	ANGELA L	JERRY L	MARTIN	9135 MCDOWELL CREEK CT		CORNELIUS	NC	28031
2018-149	07819109	HOUSE OF GOD THE INC				PO BOX 16401		CHARLOTTE	NC	28297
2018-149	07819111	SMITH JOHNSON C	UNIVERSITY INC			100 BEATTIES FORD RD		CHARLOTTE	NC	28216
2018-149	07819112	BROOKS	VIVIAN SHUTE			5157 ILCHESTER WOODS WAY		ELICOTT CITY	MD	21043
2018-149	07819113	MOORE	CLARENCE LEE JR.	ROBERT DOUGLAS	MOORE	5332 WASHBURN DR		DAYTON	OH	45426

EXHIBIT A
List of Neighborhood & Community Associations

2018-149	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-149	Biddleville-Smallwood Community Organization	Ashley	Curtis	2220 Roslyn Ave		Charlotte	NC	28208
2018-149	Biddleville-Smallwood Community Organization	Charles	Jones, ESQ	2014 W Trade St		Charlotte	NC	28216
2018-149	Biddleville-Smallwood Community Organization	James L.	Turner	327 Campus St		Charlotte	NC	28216
2018-149	Biddleville-Smallwood Community Organization	Justin	Harlow	2300 Rozzelles Ferry Rd		Charlotte	NC	28208
2018-149	Biddleville-Smallwood Community Organization	Paul	VanGundy	2308 Rozzelles Ferry Rd		Charlotte	NC	28208
2018-149	Biddleville Residents & Friends	Gerald	Greenberg	2018 West Trade St		Charlotte	NC	28216
2018-149	Bradfield Farms Homeowners Association	Douglas W.	Morris	310 Mill Rd		Charlotte	NC	28216
2018-149	Charlotte Crown Realtist Association	Sandra	Norman	601 E. 5th Street	Ste 330A	Charlotte	NC	28202
2018-149	City of Charlotte/ HNS Communications	Leslie	Blaser	600 E. Trade Street		Charlotte	NC	28202
2018-149	Clarkson Place Town House Association	Laura	McClettie	303 S. Clarkson St		Charlotte	NC	28202
2018-149	Code for Charlotte	Jill	Bjers	322 Katonah Ave		Charlotte	NC	28208
2018-149	Greater Enderly Park Neighborhood Assoc	Annie	Anderson	1305 Camp Greene Street		Charlotte	NC	28208
2018-149	Greater West Coalition	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2018-149	Greenville Resident & Homeowners Association	Thomas L.	Sadler	1416 Whisnant Street		Charlotte	NC	28206
2018-149	Greenville Urban Area	Lucille	Smith	1217 Fontana Av		Charlotte	NC	28206
2018-149	Historic Washington Heights Community Association	Mattie	Marshall	2304 Booker Av		Charlotte	NC	28216
2018-149	Historic West End Partners	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2018-149	Historic West End Wellness Association	Beth	Marlin	508 Beatties Ford Rd		Charlotte	NC	28216
2018-149	McCrorey Heights-Oaklawn Assoc.	James	Turner	1633 Madison Avenue		Charlotte	NC	28216
2018-149	McCrorey Heights Neighborhood Association	Natalie	Beard	1615 Washington Av		Charlotte	NC	28216
2018-149	Oaklawn Park Community Improvement Organization	William	Worsley	1713 Miles Ct		Charlotte	NC	28216
2018-149	Office Of The Governor Of The North Carolina	Budd D.	Berro	600 E Fourth St		Charlotte	NC	28202
2018-149	Parkview Community Foundation, Inc	Gwendolyn	Johnson	1105 Pryor St		Charlotte	NC	28208
2018-149	Parkview Community Neighborhood Watch	Gwendolyn	Brown- Johnson	1100 Pryor St		Charlotte	NC	28208
2018-149	Parkview Neighborhood Association	Dorothy	Crowder	2931 Morson St		Charlotte	NC	28208
2018-149	Parkview Neighborhood Association	Sarah	Griffith	1000 Vanizir St		Charlotte	NC	28208
2018-149	Seversville Community Organization	Catherine	Jardines	214 Auten Street		Charlotte	NC	28208
2018-149	Seversville Community Organization	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2018-149	Seversville Community Organization	Janice	Shirley	509 State Street		Charlotte	NC	28208
2018-149	South Hall Homeowners Association	Brian	Gomsak	101 S Smallwood Pl		Charlotte	NC	28208
2018-149	Third Ward	Alexandra	Colello	316 S. Clarkson St		Charlotte	NC	28202
2018-149	Third Ward	David	Freeman	906 West 5th Street	2105	Charlotte	NC	28202
2018-149	Third Ward Neighborhood Association	John	Schwaller	245 Victoria Ave		Charlotte	NC	28202
2018-149	Third Ward Neighborhood Association	Mike	Sposato	807 Clarkson Mill Ct.		Charlotte	NC	28202
2018-149	Third Ward Neighborhood Association	Thomas	Blue	214 N Irwin St		Charlotte	NC	28202
2018-149	Third Ward, The Committee To Restore And Preserve	Virginia S.	Woolard	1001 West 1st Street		Charlotte	NC	28202
2018-149	Third Ward/Seversville Neighborhood Association	Brenda	McMoore	1001-4 Greenleaf Av		Charlotte	NC	28202
2018-149	Villages Of Leacroft (Fume)	Willie	Jefferson	417 Grandin Rd		Charlotte	NC	28208
2018-149	Wesley Heights Neighborhood Association	David	Luddy	1524 Duckworth Ave		Charlotte	NC	28208
2018-149	Wesley Heights Neighborhood Association	Shannon	Hughes	716 Grandin Road		Charlotte	NC	28208
2018-149	Wesley Heights Neighborhood Association	Stephen	Nett	133 S Summit Ave		Charlotte	NC	28208
2018-149	Wilmore Neighborhood Association	Colette	Forrest	209 S Summit Ave		Charlotte	NC	28208

EXHIBIT A

CITY OF CHARLOTTE

MAYOR AND CITY COUNCIL, 2017-2019

<p>Mayor Vi Alexander Lyles Mayor 600 East 4th Street Charlotte, NC 28202 704-336-2241 mayor@charlottenc.gov</p>	<p>Julie Eiselt Council member at large 600 East 4th Street Charlotte, NC 28202 704-336-4099 julie.eiselt@charlottenc.gov</p>
<p>James Mitchell Jr. Council member at large 600 East 4th Street Charlotte, NC 28202 704-509-6141 james.mitchell@charlottenc.gov</p>	<p>Braxton Winston, III Council member at large 600 East Fourth St Charlotte, NC 28202 Braxton.Winston@charlottenc.gov</p>
<p>Dimple Ajmera Council member at large 600 East 4th Street Charlotte, NC 28202 704-336-2777 dimple.ajmera@charlottenc.gov</p>	<p>Larken Egleston Council member, district 1 600 East Fourth St Charlotte, NC 28202 Larken.Egleston@charlottenc.gov</p>
<p>Justin Harlow Council member, district 2 600 East Fourth St Charlotte, NC 28202 Justin.Harlow@charlottenc.gov</p>	<p>LaWana Mayfield Council member, district 3 600 East 4th Street Charlotte, NC 28202 704-336-3435 (o) or 704-352-7305 (c) lmayfield@charlottenc.gov</p>
<p>Gregory A. Phipps Council member, district 4 600 East 4th Street Charlotte, NC 28202 704-336-3436 (office) gaphipps@charlottenc.gov</p>	<p>Matt Newton Council member, district 5 600 East Fourth St Charlotte, NC 28202 Matt.Newton@charlottenc.gov</p>
<p>Tariq Bokhari Council member, district 6 600 East Fourth St Charlotte, NC 28202 Tariq.Bokhari@charlottenc.gov</p>	<p>Edmund H. Driggs Council member, district 7 600 East 4th Street Charlotte, NC 28202 704-432-7077 edriggs@charlottenc.gov</p>

Subject: **Community Meeting – Rezoning Petition 2018-149** filed by West End Investments, LLC and Joinder, Paul Edwin Clouer to rezone approximately 4.134 acres located between West Trade Street, Bruns Ave. and Duckworth Avenue to allow the development of an office building and mixed-use along W. Trade St., future residential along Duckworth Ave. and a Multi-Use Pedestrian Path from Duckworth Ave. at Auten St. to W. Trade St.

Meeting Date & Time: **Thursday, December 20, 2018 at 6:00 PM - 8:00 PM**

Meeting Place: **Mosaic Village JSCU Student Residence Community Room on the Ground Floor. 1601 W. Trade St., Charlotte, NC 28216. Park on Ground Floor in parking deck and use main entrance on West Trade St, near the corner of S. Bruns Ave. & W. Trade St.**

Petitioner: **West End Investments, LLC**

Petition No.: **2018-149**

We are assisting West End Investments, LLC (the "Petitioner") in connections with a Rezoning Petition it has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 4.134 acre site (the "Site") located between West Trade Street, Bruns Ave. and Duckworth Avenue from the B-1, R-8, R-8(CD) and B-1(PED-O) zoning districts to the MUDD(O) zoning district. The purposed of the rezoning is to permit the development of an office building and mixed-use along W. Trade St., future residential along Duckworth Ave. and a Multi-Use Pedestrian Path from Duckworth Ave. at Auten St. to W. Trade St. The development is proposed to include public amenity areas along W. Trade St. and street-level Community Space within the proposed office building.

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 a 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 Petition on **Thursday, December 20, 2018 at 6:00 PM - 8:00 PM at the Mosaic Village JSCU Student Housing Community Room, 1601 W. Trade St., Charlotte, NC 28216.** Park on Ground Floor in parking deck and use main entrance on West Trade St, near the corner of S. Bruns Ave. & W. Trade St. The Petitioner's representatives look forward to sharing this rezoning proposal with you and answering any questions you may have with respect to this Rezoning Petition. Please use the parking deck with access off of W. Trade St.

In the meantime, should you have any questions or comments about this matter, please call Frank Quattrocchi at Shook Kelley, the Agent for the Petitioner, at (704) 944-2392.

cc: Justin Harlow, City Council District 2

Date Mailed: Monday 12/10/2018

Griffin Brothers



PINE ISLAND
COUNTRY CLUB



Griffin Brothers

COMPANIES



A Griffin Brothers Co.
Greenway Waste Solutions



Hospitality & Restaurant experience

- Griffin Brothers has an array of experience in hospitality/restaurant management
- Pine Island County Club, Northwest Charlotte
 - Griffin's acquired in 2004 and have helped grow membership to over 480 members
- Chillfire Bar & Grill, Denver, NC
 - Opened 2013
- Skyline Terrace





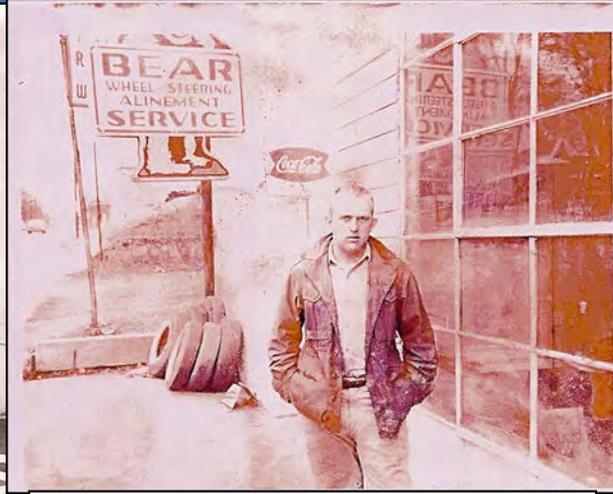
Property & Development

- ① Own & operate over 600,000 sq. ft. of Commercial Real Estate in Greater Charlotte
- ① Shoppes @ Waterside Retail Center
 - ① Harris Teeter anchored center
 - ① Seven restaurants
- ① Office buildings, flex space, & tire and auto centers
- ① Future focus is on urban development.....



THE BLUFFS AND
THE GATES

Deep roots in Historic West End



*Honest
Tire Service*

Deep roots in Historic West End



*Honest
Tire Service* GRIFFIN BROTHERS
 TIRE SALES, INC. GRIFFIN
BROTHERS
TIRE SALES, INC. Griffin Brothers
tires • wheels • auto repair

1927-1964 1965-1991 Our Logo Changes
Throughout the Years 1991-2006 2007-present



- | | | | | | |
|----------------------------------------|-----------------------------------------|--------------------------------------|-----------------------------------------|-----------------------------------------|-------------------------------------------|
| 1927
Honest
Tire
Store | 1961
Larry Sr
50%
Owner | 1965
GBTS
Est.
W-End | 2006
GBTS
Moves
P-Ville | 2010
Arts
Factory
Opens | 2012
Mosaic
Village
Opens |
|----------------------------------------|-----------------------------------------|--------------------------------------|-----------------------------------------|-----------------------------------------|-------------------------------------------|



14,000 sq ft Arts Factory partnership founded in 2010

125,000 sq ft mixed use facility founded in 2011

80 student housing apartments with 300 suites

400 space parking deck in partnership with Charlotte

7,200 square feet of office/retail (fully leased)

State-of-the-art rooftop event space- Skyline Terrace



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Phase II



Class A 97,000 sq ft, five story mixed use building

Recruit compatible companies and non-profits that embrace our culture & boost economic development

Tenants will bring hundreds of new employees and customers to our corridor

Up to 15,000 sf for Incubation, Acceleration, and co-working space

Retail, restaurants, and multi-purpose room on ground level

**Rezoning process started on November 2018
Groundbreaking late Spring 2019**



MSAIC
VILLAGE
AT HISTORIC WEST END



neighboring
concepts

shook kelley

Griffin Brothers
COMPANIES

Multi-purpose path to connect Seversville to Five Points Business Corridor

neighboring
concepts

shook kelley

Griffin Brothers
COMPANIES



Multi-purpose path walking between Duckworth Ave & West Trade Street

neighboring
concepts

shook kelley

Griffin Brothers
COMPANIES



Walking up West Trade Street from The Arts Factory

neighboring
concepts

shook kelley

Griffin Brothers
COMPANIES



Multi-purpose path looking from Duckworth Ave toward West Trade Street

neighboring
concepts

shook kelley

Griffin Brothers
COMPANIES



Five Points Business Corridor, Historic West End



Five Points deserves a vibrant “Live, Work, and Play” Main Street

- ⑥ The Gold Line holds the biggest commitment and change maker for the corridor at \$150 mm
- ⑥ CNIP has committed \$20 million in infrastructure improvements
- ⑥ The momentum is moving in the right direction, but Phase II will be the “canary in the coal mine”
 - ⑥ Co-Working space will develop collaborative opportunities for JCSU and JWU
 - ⑥ Opportunity to build an innovative, entrepreneurial corridor that’s unlike anything in Charlotte.
- ⑥ Healthier food options for students and families



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JOHNSON & WALES
UNIVERSITY



THANK YOU

The Griffin family has been a stakeholder in Historic West End for more than a century and making investments to stay in the corridor the next century

M2 Rezoning Package - R5

RZ5.1 WEST TRADE STREET CONCEPT VIEW FROM NORTHEAST [TOWARDS 4-77 & CENTER CITY]



RZ5.3 WEST TRADE STREET CONCEPT VIEW FROM SOUTHEAST [TOWARDS FIVE POINTS]



RZ5.2 WEST TRADE STREET CONCEPT VIEW FROM EAST



NOTE: "The RZ5.1, RZ5.2 AND RZ5.3 concept elevations and renderings are illustrative for the proposed Masoic Village II building and are included to reflect an architectural style and quality of the building that will be constructed on the site. These concept elevations are illustrating the use of varied materials, rooflines, glass (either opaque or clear), wall plane variation, and massing. The actual building and the nature and location of the individual building elements constructed on the site may vary from these illustrations provided that the design intent is preserved."

ENGAGE

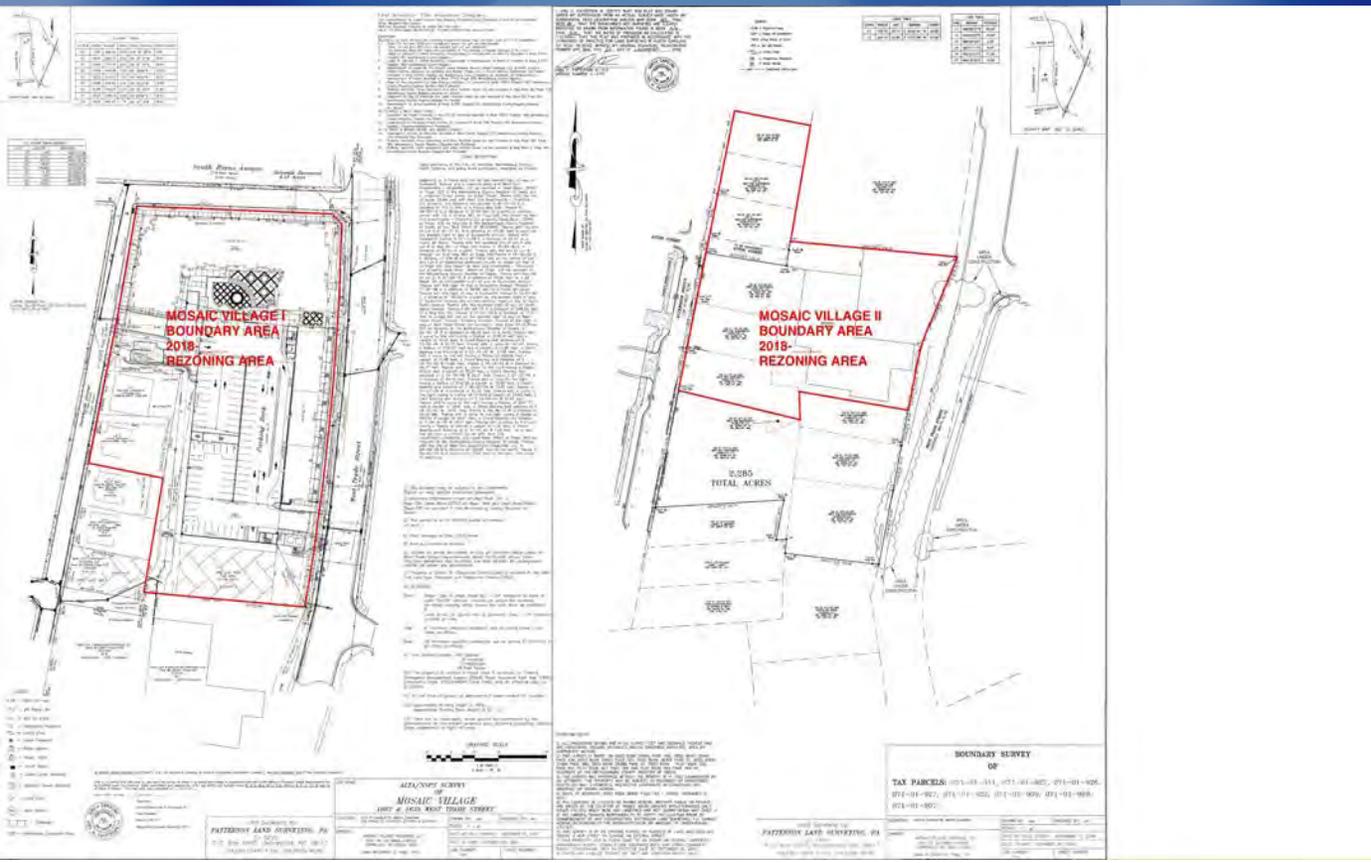
PROSPER

ENJOY

Historic West End Initiative 2016 Tactical Plan



M2 Rezoning Package - R6



ENGAGE

PROSPER

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Historic West End Initiative
2016 Tactical Plan



M2 Rezoning Package - R6

TABLE 1: DEVELOPMENT AREA SUMMARY (See *Development Standards* for more complete description which shall control)

	Zoning Proposed	Principle Uses Proposed	Required Front Yard to Duckworth ^a	Required Side Yard to R-8 ^a	Required Side Yard to B-1 ^a	Fire Lane Separation Dev. B & C	Max. HL Rear Yard ^a	Max. HT Front ^a
Development Area A	MUDD(CD)	[Existing Mixed-Use] ±255,430 sq. ft. Multi-family: 80 Suites Retail/Office/Restaurant Classrooms	(Exist)	(Exist)	N/A	N/A	(Exist.)	(Exist.)
Development Area B	MUDD(CD)	Mixed-Use: 100,000 sq. ft. Office/Retail/Restaurant Performing Arts Community Space	N/A	N/A	N/A	20'	80'	86'-6"
Development Area C	MUDD(CD)	Mixed-Use: 90,000 sq. ft. Multi-family: Up to 80 RDU Office/Retail/Restaurant Performing Arts Community Space	NA	10'	N/A	20'	80'	86'-6"
Development Area D	MUDD(CD)	Multi-family & SF (Attached/Detached): Up to 80 RDU	14'(B.O.C.)	10'	10'	N/A	Per Ordinance	48'

^a (measured per Ordinance)

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Historic West End Initiative 2016 Tactical Plan



M1 & M2 Neighborhood Impact

