

**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  | DIMAUZIO                              | JOSEPH J                  | JOANNA DANIELLE        | DIBENEDETTO | 209 AUTTEN 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                                 | ET JR                     |                        |             | 1697 OLD GROVE HILL RD                 |           | GROVE HILL   | AL    | 35451   |
| 2018-149 | 07101905  | GREENS ON TRADE HOLDINGS LLC          |                           |                        |             | 3001 IDLEWILD CIRCLE                   |           | 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  | MOAIC VILLAGE HOLDINGS LLC            |                           |                        |             | 19109 W CATAWBA AVE #200               |           | CORNELIUS    | NC    | 28031   |
| 2018-149 | 07101917  | MOAIC 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 AV SUITE 110           |           | 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  | MOAIC 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 | ATTN BISHOP C M BAILEY | EXARHOS     | 1665 NORTH PORTAL DR NW                |           | WASHINGTON   | DC    | 20012   |
| 2018-149 | 07110817  | EXARHOS                               | VASILIOS                  | VASILIKI               | 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      | 164428 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  | T&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             | VERNELL M              | C/O HOWARD  | 1531 CAMDEN RD                         |           | CHARLOTTE    | NC    | 28203   |
| 2018-149 | 07818210  | McCULLOUGH                            | ROSA L                    |                        |             | 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                                   | OELL                      | 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  | DORCELIAN                             | JOHNNY                    | SONYA A                | DORCELIAN   | 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 Realist 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

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

**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

**COMMUNITY MEETING SIGN-IN SHEET PETITIONER:  
WEST END INVESTMENTS, LLC  
REZONING PETITION NO: 2018-149  
Date: Thursday, December 20, 2018**

Please **PRINT CLEARLY.**

2018-149

*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



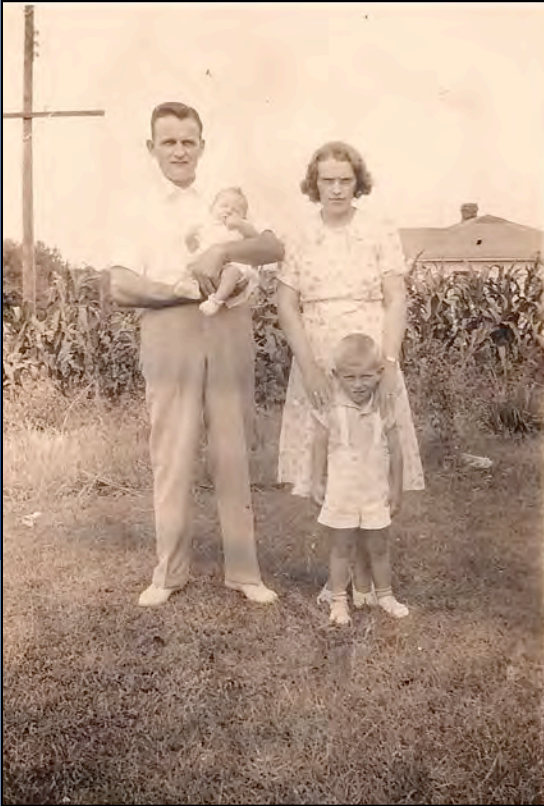


# Property & Development

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



# Deep roots in Historic West End



*Honest  
Tire Service*

# Deep roots in Historic West End



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



Johnson C. Smith University  
Become yourself. Change our world.





# 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

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



Johnson C. Smith University  
Become yourself. Change our world.



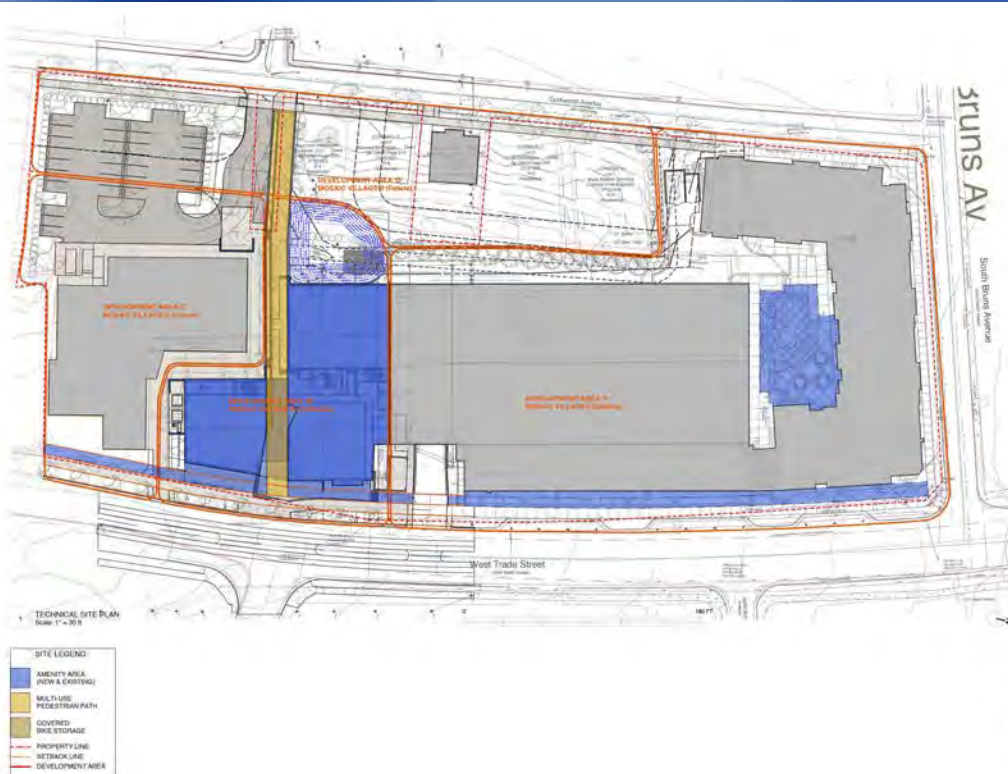
JOHNSON & WALES  
UNIVERSITY



# 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 - R1



ENGAGE

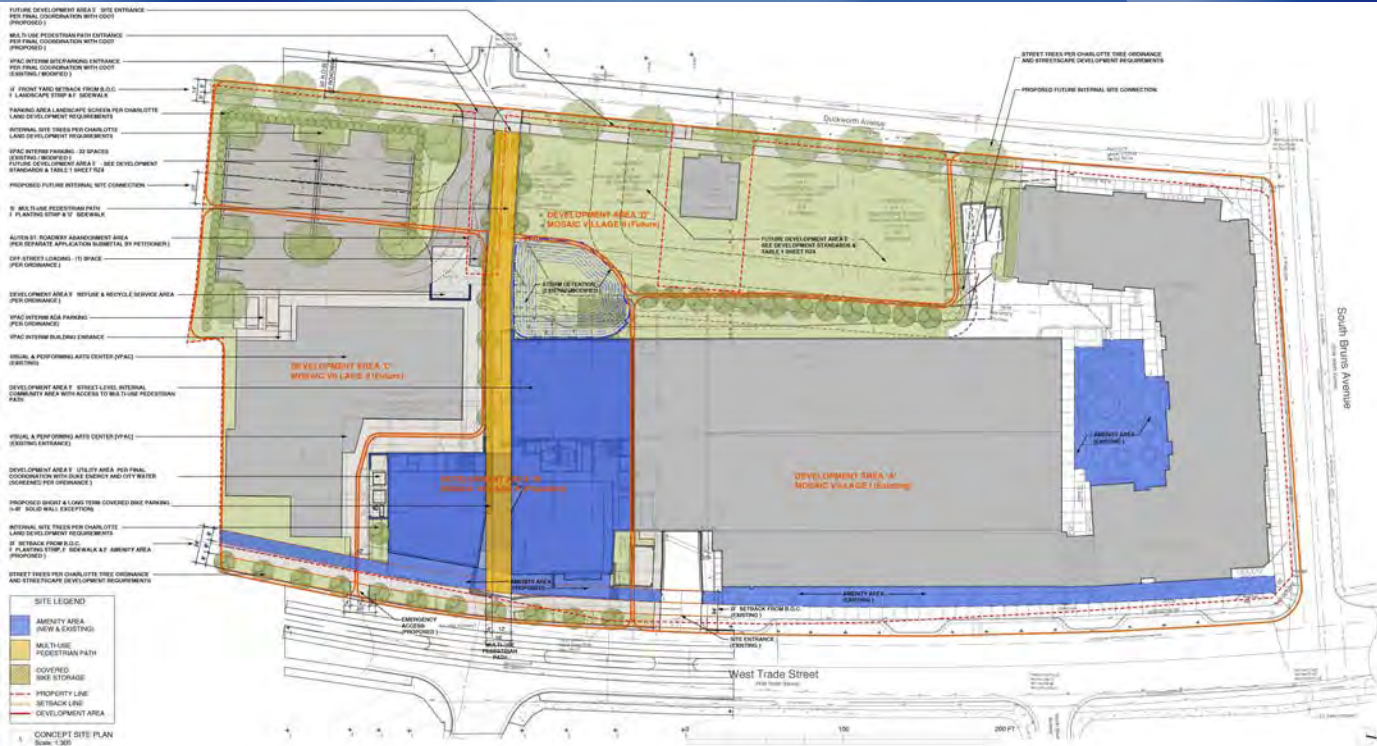
PROSPER

ENJOY

## Historic West End Initiative 2016 Tactical Plan



# M2 Rezoning Package - R2



ENGAGE

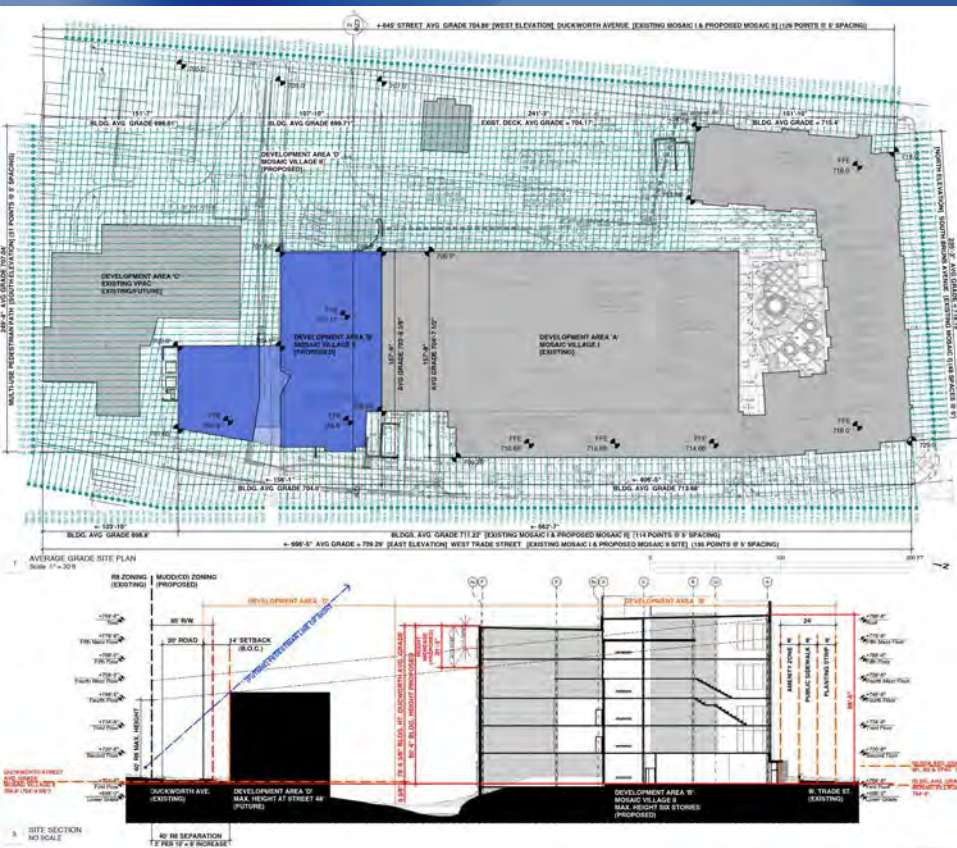
PROSPER

ENJOY

## Historic West End Initiative 2016 Tactical Plan



# M2 Rezoning Package - R3

[illegible]

## ENGAGE

**PROSPER**

**ENJOY**

# Historic West End Initiative 2016 Tactical Plan



# ENJOY

# 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 Mosaic 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

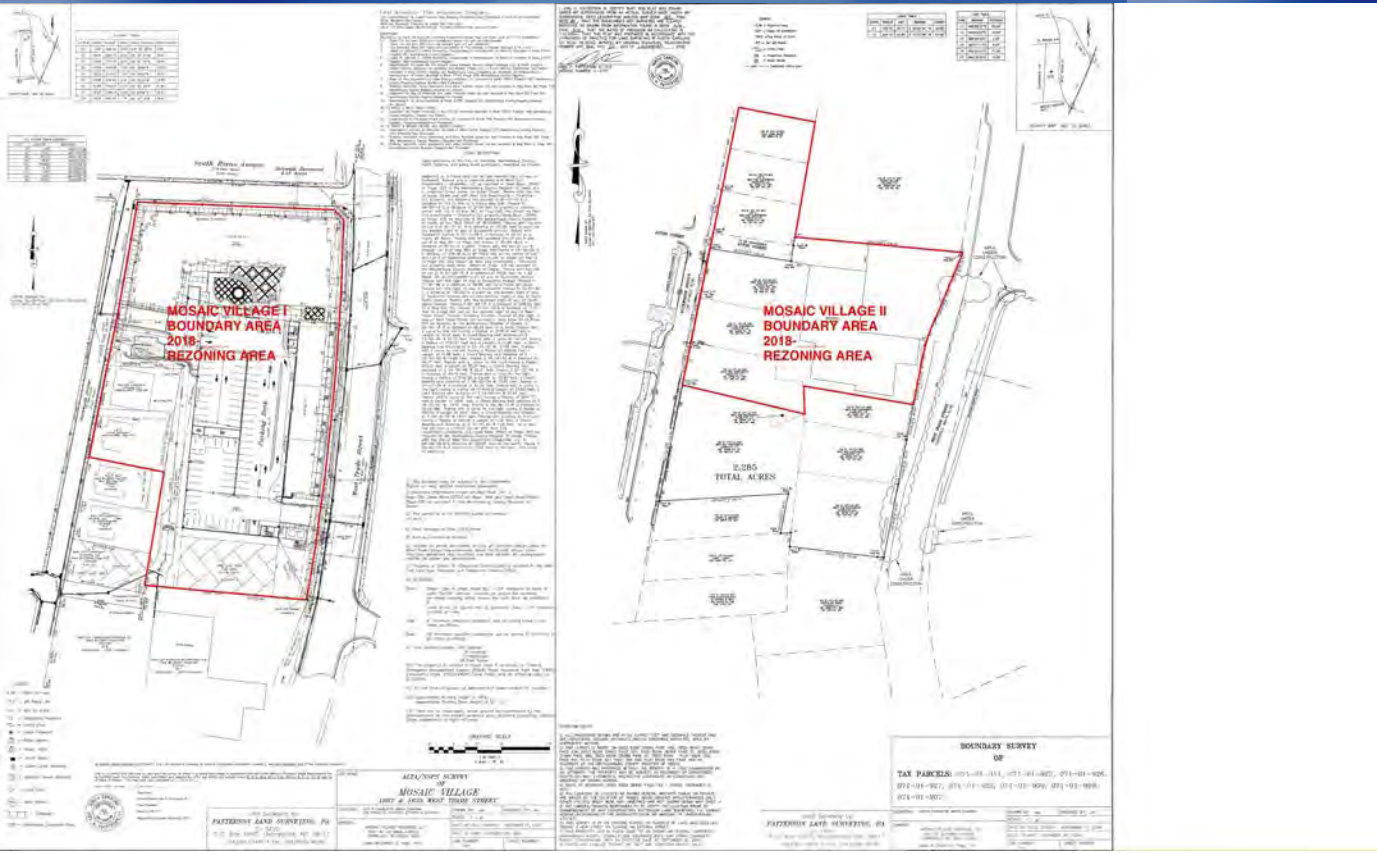
PROSPER

ENJOY

## Historic West End Initiative 2016 Tactical Plan



# M2 Rezoning Package - R6



ENGAGE

PROSPER

ENJOY

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

\* (measured per Ordinance)

ENGAGE

PROSPER

ENJOY

## Historic West End Initiative 2016 Tactical Plan



# M1 & M2 Neighborhood Impact

