

OFFICIAL COMMUNITY MEETING REPORT

Petitioner: Argos Real Estate Advisors, Inc.

Rezoning Petition No. 2016-112

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

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on November 19, 2018. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, December 5th at 6:30 p.m. at the Wallace Pruitt Recreation Center, 440 Tuckaseegee Road, Charlotte, NC 28208.

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 Greg Pappanastos, as well as by Petitioner's agents Adam Martin with LandDesign and Collin Brown and Brittany Lins with K&L Gates. Dr. Justin Harlow, City Council district representative for District 2, was also in attendance.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D. Mr. Brown explained that this petition involves approximately 28 acres of land located at the south-east intersection of South Turner Avenue and Chamberlain Avenue, within approximately two miles of Uptown. The rezoning property includes the existing Savona Mill, which the Petitioner intends to renovate and preserve. Mr. Greg Pappanastos, the property owner and rezoning Petitioner, gave a brief history of Savona Mill and his efforts to preserve its history and the history of the trolley car.

Mr. Brown then gave a brief overview of the rezoning process and redevelopment considerations, generally. The property is currently zoned I-1 and I-2, which generally allows for heavy industrial uses but does not allow residential uses. Mr. Brown explained that the Petitioner is seeking MUDD-O (mixed use development district) to accommodate the evolution of a heavy industrial property into a vibrant mixed use community with a residential component. The MUDD-O district allows the Petitioner to preserve existing buildings and conditions where desired while maintaining enough flexibility to develop new buildings incrementally in response to market demands.

Mr. Brown displayed the current rezoning proposal which requests up to 275,000 square feet of commercial and office uses (with retail uses limited to 45,000 square feet), 390 residential units, and 23,000 square feet of existing non-conforming light industrial and studio space. Mr. Brown then turned the discussion over to Adam Martin of LandDesign to talk through the details of the proposed site plan, including optional requests and proposed streetscape conditions.

Although the Petitioner still expects additional comments from Planning Staff, one CDOT comment was posed to the group. CDOT has requested an extension of Stewart Avenue from Rozzelles Ferry Road to Chamberlain Avenue, through an existing (but unmaintained) alleyway. The general consensus of attendees was a preference against making this connection. Several members of adjacent homes directly affected by this proposed connection voiced their strong aversion to CDOT's requested vehicular connection. The attendees seemed more amenable to a pedestrian connection in this location.

Mr. Brown displayed several conceptual renderings and explained that the Petitioner's rezoning timeline could potentially result in a public hearing as soon as January, but that a February or March hearing was much more likely, with a City Council decision the month after. Mr. Brown then opened the meeting up to questions and discussion.

Councilman Harlow emphasized that this is a transformative project. He stated that he likes the project overall and wants to work with Staff on streetscapes and design details. He also stated that it is important to have collaborative support from the community.

In response to an attendee's question regarding the benefit of limiting the amount of retail on the site, the Petitioner's agents explained that the restriction on retail not to exceed 45,000 square feet was provided in order to limit the amount of traffic produced by the development. Retail uses are projected to produce more traffic than office and other commercial uses. Another attendee asked for a trip comparison of the former traffic study and the new trip count after the mill property was added into the rezoning plan.

One attendee stated that a future lightrail may be proposed in this area and wondered how this rezoning plan may affect that proposal. The Petitioner's agents explained that there is not enough certainty around the feasibility of a potential lightrail at this time. Several members of the community voiced their opinion that they did not want a lightrail here and preferred the Petitioner's trolley plan.

In response to an attendee's question about the feasibility of a chain grocery store, the Petitioner's agents stated that the market is not likely to support a large grocery store at this location and the infrastructure is not favorable for a grocery chain. Additionally, the Petitioner's goal is to avoid creating large parking fields, as would be required as part of the development for a major chain retailer.

In response to an attendee's inquiry regarding racial equity principals, the Petitioner's agent recognized that a diverse spectrum of ethnic and socioeconomic status is desirable and the Petitioner is dedicated to the opportunity to be inclusive with this project. Several attendees spoke highly of the developer's inclusionary attitude.

A representative of the 5 Points Community Collaborative spoke of the Lakewood Park Experience and trolley renovation for a historic heritage tourism experience. Future plans for the Lakewood Park Experience may include a temporary amusement park, carnival, zoo, and/or trolley rides for a weekend event. The Petitioner is involved and supportive of the 5 Points Community Collaborative's efforts.

The formal meeting concluded at approximately 7:30 p.m. and the Petitioner's representatives continued to answer individual questions until approximately 7:45 p.m.

Respectfully submitted, this 17th day of December, 2018.

cc: Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department