

## 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

# **Exhibit A**

2016-112 TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2016-112 06902703	CHERRY	STEPHANIE V			2514 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2016-112 06902704	MARTIN	ASHLEY MICHELLE EMANUEL			2508 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2016-112 06902705	ROZZELLES FERRY LLC				1115 ROYAL ST GEORGE DR		ORLANDO	FL	32828
2016-112 06902803	HAGAN	HEATHER J			2434 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2016-112 06902804	BOYD	COLLIE JR			2424 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2016-112 06902805	THOMPSON	CARNELL	CLARA	THOMPSON	1016 MOUNT KISCO DR		CHARLOTTE	NC	28213
2016-112 06902806	SPANN	JOHN WELTON JR			2416 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2016-112 06902807	WUOR	ROLAND S	YEI R	WUOR	2412 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2016-112 06902808	SHELTON	SCOTT M	LESLIE	COONS	2408 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2016-112 06902809	BAKER	FLORISTINE			2400 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2016-112 07107202	CRAWFORD	JAMES JR & W		JUANITA G	405 STATE ST		CHARLOTTE	NC	28208
2016-112 07107207	SHIRLEY	JANICE			509 STATE ST		CHARLOTTE	NC	28208
2016-112 07107208	QUEENER	ELIZABETH VIRGINIA			515 STATE ST		CHARLOTTE	NC	28208
2016-112 07107209	WEBB CUSTOM HOMES LLC				P O BOX 12336		CHARLOTTE	NC	28220
2016-112 07107210	JACKSON	MONICA D			523 STATE ST		CHARLOTTE	NC	28208
2016-112 07107212	DAVID	ALEX			3010 LOCUS ST UNIT 301		ST LOUIS	MO	63103
2016-112 07107213	MCCLENDON	MICHAEL LEWIS			2400 HEYWOOD AVE		CHARLOTTE	NC	28208
2016-112 07107214	COMMUNITY BUILDING INVESTMENTS LLC				5901 SARDIS RD		CHARLOTTE	NC	28270
2016-112 07107215	WHITEHEAD	MICHAEL T			222 S CALDWELL ST UNIT 1509		CHARLOTTE	NC	28202
2016-112 07107216	BLACKMON	JAMES JUNIOR	BARBARA S	BLACKMON	528 KATONAH AVE		CHARLOTTE	NC	28208
2016-112 07107217	WALTON	JASON MICHAEL			524 KATONAH AV		CHARLOTTE	NC	28208
2016-112 07107218	DAE	WANDA ERWIN			520 KATONAH AVE		CHARLOTTE	NC	28208
2016-112 07107219	CONROW	KEVIN SCOTT	CYNTHIA ELLEN	CONROW	2112 SHENANDOAH AVE		CHARLOTTE	NC	28205
2016-112 07107220	ESTATE OF	GLADYS MCMANUS	RONALD	MCCLINTON	512 KATONAH AVE		CHARLOTTE	NC	28208
2016-112 07107221	GREENE	MARGIE H			508 KATONAH AVE		CHARLOTTE	NC	28208
2016-112 07107222	SEYMOUR	ADELAIDA A			504 KATONAH AV		CHARLOTTE	NC	28208
2016-112 07107223	A PLUS REAL ESTATE SOLUTIONS LLC				4003 AINSDALE RD		MATTHEWS	NC	28104
2016-112 07107224	LITTLE	CAFFIE M			426 KATONAH AVE		CHARLOTTE	NC	28208
2016-112 07107230	DRAWDY	RESTIN	LUKE	DRAWDY	423 STATE STREET		CHARLOTTE	NC	28208
2016-112 07107231	AQUINO	AIMEE IRENE			429 STATE ST		CHARLOTTE	NC	28208
2016-112 07107232	WATTS	ELISABETH A	BRYAN A	WATTS	433 STATE ST		CHARLOTTE	NC	28208
2016-112 07107233	SAWHNEY	GABRIEL M	TIFFANY	SAWHNEY	437 STATE ST		CHARLOTTE	NC	28208
2016-112 07107234	PHILLIPS	PAUL D	CANDICE KIRKLAND	PHILLIPS	501 STATE ST		CHARLOTTE	NC	28208
2016-112 07107235	ABELON	BENJAMIN A	ERIN P	ABELON	505 STATE ST		CHARLOTTE	NC	28208
2016-112 07107802	DUKE POWER CO	ATTN: TAX DEPT - PBO5B			422 S CHURCH ST		CHARLOTTE	NC	28242
2016-112 07107803	MECKLENBURG COUNTY			C/O REAL ESTATE /FINANCE DEPT	600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2016-112 07107806	CYPRRESS ENTERPRISES LLC				8021 KIRKBRIDGE BAY LN		TEGA CAY	SC	29708
2016-112 07110106	KUEHN	JOEL A	ERIN LUNSFORD	KUEHN	2223 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2016-112 07110107	BAUGH	KEYNA R			2225 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2016-112 07110108	PERIOD DESIGN CONCEPTS LLC				415 BEATTIES FORD RD		CHARLOTTE	NC	28216
2016-112 07110109	PERIOD DESIGN CONCEPTS LLC				415 BEATTIES FORD RD		CHARLOTTE	NC	28216
2016-112 07110110	MARTINEZ	WILLIAM	DIANA	MARTINEZ	323 S TURNER AVE		CHARLOTTE	NC	28208
2016-112 07110111	R-CUBED CHARLOTTE INVESTMENT GROUP LLC				906 B WESTBROOK DR		CHARLOTTE	NC	28202
2016-112 07110112	CRANDALL	MATTHEW	MARGARET	YACKEL	328 BACON AVE		CHARLOTTE	NC	28208
2016-112 07110113	SHANE	HEATHER JUDITH	TIMOTHY H	SWINK	1120 SCALEYBARK RD #319		CHARLOTTE	NC	28209
2016-112 07110114	KRIEGER	EVELYN			5153 RED CEDAR LN		CHARLOTTE	NC	28226
2016-112 07110116	STREET	BRANDYN			2229 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2016-112 07110401	CITYSIDE PROPERTIES LLC				PO BOX 32866		CHARLOTTE	NC	28232
2016-112 07110402	CITYSIDE PROPERTIES LLC				PO BOX 32866		CHARLOTTE	NC	28232
2016-112 07110403	CAROLINA URBAN PROPERTIES LTD				PO BOX 668529		CHARLOTTE	NC	28266
2016-112 07110404	CAROLINA URBAN PROPERTIES LTD				PO BOX 668529		CHARLOTTE	NC	28266
2016-112 07110405	CAROLINA URBAN PROPERTIES LTD				PO BOX 668529		CHARLOTTE	NC	28266
2016-112 07110406	DELANEY (HEIRS)	LTD			1301 QUEENS RD APT 502		CHARLOTTE	NC	28207
2016-112 07110407	CAROLINA URBAN PROPERTIES LTD	E S SR			PO BOX 668529		CHARLOTTE	NC	28266
2016-112 07110408	CAROLINA URBAN PROPERTIES LTD				PO BOX 668529		CHARLOTTE	NC	28266
2016-112 07110409	BROWN	LONNIE M			426 COXE AVE		CHARLOTTE	NC	28208
2016-112 07110410	HFC CHARLOTTE APARTMENTS LLC				6014 FLATTOP ST		GOLDEN	CO	80403
2016-112 07110456	CITYSIDE PROPERTIES LLC				PO BOX 32866		CHARLOTTE	NC	28232
2016-112 07110457	GUERRERO	RAMON	CHARLOTTE INC	C/O HABITAT FOR HUMANITY OF	PO BOX 220287		CHARLOTTE	NC	28222
2016-112 07110458	WILLIAMS	LESLIE			PO BOX 220287	%HABITAT FOR HUMANITY OF CHARLOTTE INC	CHARLOTTE	NC	28222
2016-112 07110501	SAVONA LLC				1800 CAMDEN RD SUITE 107-230		CHARLOTTE	NC	28203
2016-112 07110502	WHITEHEAD	MICHAEL T	ELIZABETH M	WHITEHEAD	5901 SARDIS RD		CHARLOTTE	NC	28270
2016-112 07110503	2030 SOUTH TRYON LLC				1800 CAMDEN RD UNIT 107		CHARLOTTE	NC	28203
2016-112 07110504	DAEDALUS LLC				PO BOX 31514		CHARLOTTE	NC	28231
2016-112 07110505	JONES JR	NATHANIEL			430 STATE ST		CHARLOTTE	NC	28208
2016-112 07110506	JONES JR	NATHANIEL E			430 STATE ST		CHARLOTTE	NC	28208
2016-112 07110507	HFC CHARLOTTE APARTMENTS LLC				6014 FLATTOP ST		GOLDEN	CO	80403
2016-112 07110508	HFC CHARLOTTE APARTMENTS LLC				6014 FLATTOP ST		GOLDEN	CO	80403
2016-112 07110509	HAILEGIORGIS	SAMUEL			445 BRADFORD DR		CHARLOTTE	NC	28208
2016-112 07110544	JOHNSON	AMAR			409 COXE AVE		CHARLOTTE	NC	28208
2016-112 07110545	L & B EQUITIES INC				4561 LANSTONE CT SW		CONCORD	NC	28027
2016-112 07110546	AMERICAN IRA LLC			CATAYOON S BEHDANI IRA	417 COX AVE		CHARLOTTE	NC	28208
2016-112 07110548	LAURY	FREDERICK J			917 WESTBROOK DR UNIT B		CHARLOTTE	NC	28202
2016-112 07110549	DELANEY (HEIRS)	E S SR			1301 QUEENS RD APT 502		CHARLOTTE	NC	28207
2016-112 07110550	CITY OF CHARLOTTE			C/O REAL ESTATE DIVISION	600 E 4TH ST		CHARLOTTE	NC	28202
2016-112 07110551	SAVONA LLC				1800 CAMDEN RD STE 107-230		CHARLOTTE	NC	28203
2016-112 07110552	SAVONA LLC				1800 CAMDEN RD SUITE 107-230		CHARLOTTE	NC	28203
2016-112 07110557	DAEDALUS LLC				PO BOX 31514		CHARLOTTE	NC	28231
2016-112 07110558	HENSHAW	GEORGE			3010 GOLDEN EAGLE DR EAST		TALLAHASSEE	FL	32312
2016-112 07110559	HENSHAW	GEORGE			3010 GOLDEN EAGLE DR EAST		TALLAHASSEE	FL	32312
2016-112 07111101	DAM HOLDINGS LLC				PO BOX 280		LAKE GENEVA	WI	53147
2016-112 07111103	DAM HOLDINGS LLC				PO BOX 280		LAKE GENEVA	WI	53147
2016-112 07111104	DAM HOLDINGS LLC				PO BOX 280		LAKE GENEVA	WI	53147
2016-112 07111105	DAM HOLDINGS LLC				PO BOX 280		LAKE GENEVA	WI	53147
2016-112 07111106	DAM HOLDINGS LLC				PO BOX 280		LAKE GENEVA	WI	53147
2016-112 07111107	DAM HOLDINGS LLC				PO BOX 280		LAKE GENEVA	WI	53147
2016-112 07111108	RYAN	MACY K		%TIM O HICKS	513 JULIAN ST		GREENSBORO	NC	27406
2016-112 07111110	GARDNER LAND TRUST		CATHERINE	HUNTER	7804 FAIRVIEW RD PMB 311		CHARLOTTE	NC	28226
2016-112 07111112	DAM HOLDINGS LLC				PO BOX 280		LAKE GENEVA	WI	53147
2016-112 07111113	DAM HOLDINGS LLC				PO BOX 280		LAKE GENEVA	WI	53147
2016-112 07111114	DAM HOLDINGS LLC				PO BOX 280		LAKE GENEVA	WI	53147
2016-112 07111115	DAM HOLDINGS LLC				PO BOX 280		LAKE GENEVA	WI	53147
2016-112 07111116	DAM HOLDINGS LLC				PO BOX 280		LAKE GENEVA	WI	53147
2016-112 07111201	MOTLEY	GREGORY M	TRACEY C	MOTLEY	5901 CRESTWOOD DR		CHARLOTTE	NC	28216
2016-112 07111202	NORTON	KIMBERLY A	NICHOLAS P	KRECKER	2405 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2016-112 07111203	NEVILLE	ANDREW W			1337 OVERCREEK CT		MT PLEASANT	NC	29464
2016-112 07111204	COLBERT	D A HEIRS		% SARAH BROADIE	2415 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2016-112 07111205	BRISLEY	WILLIAM	WINFREE S	BRISLEY	2417 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2016-112 07111206	VAN ROEKEI	CHRISTOPHER JOEL	HOLLY DYAN	VAN ROEKEI	2421 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2016-112 07111207	TAM 2013-1 BORROWER LLC				PO BOX 15087		SANTA ANA	CA	92735
2016-112 07111208	HARRISON MANAGEMENT LLC				425 NORTH FEDERAL HIGHWAY		HALLANDALE	FL	33009
2016-112 07111209	SAVONA II LLC				1800 CAMDEN RD SUITE 107-230		CHARLOTTE	NC	28203
2016-112 07111211	MOTLEY	GREGORY	TRACEY	MOTLEY	5901 CRESTWOOD DR		CHARLOTTE	NC	28216
2016-112 07111212	MOTLEY	GREGORY M			5901 CRESTWOOD DR		CHARLOTTE	NC	28216
2016-112 07111213	MOTLEY	GREGORY M			5901 CRESTWOOD DR		CHARLOTTE	NC	28216
2016-112 07111214	MOTLEY	GREGORY M	TRACEY C	MOTLEY	5901 CRESTWOOD DR		CHARLOTTE	NC	28216
2016-112 07111301	VANDER LUGT	WESLEY	STEPHANIE VANDER	VANDER LUGT	2435 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2016-112 07111302	FOX	MEGAN LYNN			2439 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2016-112 07111303	ALLGOOD	DEVONA S			2509 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2016-112 07111305	HUGHEY	MARY ANN			2521 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2016-112 07111306	DAY	JOHN A	CARRIE	DAY	2525 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2016-112 07111307	CAYCO REALTY & INVESTMENTS INC				PO BOX 12060		CHARLOTTE	NC	28220
2016-112 07111311	LOIACONO	MICHAEL	KATHERINE	LOIACONO	2529 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2016-112 07111312	2517 ROZZELLES FERRY LLC				2224 SANDY DR		CHARLOTTE	NC	28208
2016-112 07111313	COX	RYAN T	KALI R	NELSON	2517 ROZZELLES FERRY RD		CHARLOTTE	NC	28203
2016-112 07111403	SAVONA II LLC				1800 CAMDEN RD SUITE 107-230		CHARLOTTE	NC	28203
2016-112 07111410	WIKOFF COLOR CORP				PO BOX W		FT MILL	SC	29715
2016-112 07111412	SAVONA II LLC				1800 CAMDEN RD SUITE 107-230		CHARLOTTE	NC	28203
2016-112 07111415	CUTTER	BRYANT W	NANCY	CUTTER	119 BREVARD CT		CHARLOTTE	NC	28202
2016-112 07111416	MECKLENBURG COUNTY				600 E 4TH ST 11TH FLOOR		CHARLOTTE	NC	28202
2016-112 07111417	SAVONA LLC				1800 CAMDEN RD SUITE 107-230		CHARLOTTE	NC	28203

2016-112	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2016-112	Biddleville-Smallwood Community Organization	Ashley	Curtis	2220 Roslyn Ave		Charlotte	NC	28208
2016-112	Biddleville-Smallwood Community Organization	Charles	Jones, ESQ	2014 W Trade St		Charlotte	NC	28216
2016-112	Biddleville-Smallwood Community Organization	James L.	Turner	327 Campus St		Charlotte	NC	28216
2016-112	Biddleville-Smallwood Community Organization	Justin	Harlow	2300 Rozzelles Ferry Rd		Charlotte	NC	28208
2016-112	Biddleville-Smallwood Community Organization	Paul	VanGundy	2308 Rozzelles Ferry Rd		Charlotte	NC	28208
2016-112	Biddleville Residents & Friends	Gerald	Greenberg	2018 West Trade St		Charlotte	NC	28216
2016-112	Bradfield Farms Homeowners Association	Douglas W.	Morris	310 Mill Rd		Charlotte	NC	28216
2016-112	Code for Charlotte	Jill	Bjers	322 Katonah Ave		Charlotte	NC	28208
2016-112	Eleanore Heights Community Association	Nichelle	Bonaparte	2916 Coronet Wy		Charlotte	NC	28208
2016-112	Enderly Park Neighborhood Association	Pam E.	Roberson	3128 Kirkland Av		Charlotte	NC	28208
2016-112	Fairies Farms Homeowners Association	Johnny	White	2901 Coronet Wy		Charlotte	NC	28208
2016-112	Farmington Homeowners Association	Thomas John	Polys	1511 Effingham Rd		Charlotte	NC	28208
2016-112	Greater Enderly Park Neighborhood Assoc	Annie	Anderson	1305 Camp Greene Street		Charlotte	NC	28208
2016-112	Greater West Coalition	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2016-112	Historic Washington Heights Community Association	Mattie	Marshall	2304 Booker Av		Charlotte	NC	28216
2016-112	Historic West End Partners	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2016-112	Historic West End Wellness Association	Beth	Marlin	508 Beatties Ford Rd		Charlotte	NC	28216
2016-112	Lakewood Community Development Corporation	Scott	Terry	211 Lakewood Av		Charlotte	NC	28208
2016-112	Lakewood Neighborhood Alliance	Delores	Miller	309 Harrison Street		Charlotte	NC	28208
2016-112	Lakewood Neighborhood Alliance	Jamall	Kinard	330 Lakewood Ave		Charlotte	NC	28208
2016-112	Lakewood Neighborhood Alliance	Nola	Murphy	417 Lakewood Ave		Charlotte	NC	28208
2016-112	Lamplighter Village South Homeowners Association	Joel	Haecherl	308 Jones St		Charlotte	NC	28208
2016-112	McCrorey Heights-Oaklawn Assoc.	James	Turner	1633 Madison Avenue		Charlotte	NC	28216
2016-112	Parkview Community Foundation, Inc	Gwendolyn	Johnson	1105 Pryor St		Charlotte	NC	28208
2016-112	Parkview Community Neighborhood Watch	Gwendolyn	Brown- Johnson	1100 Pryor St		Charlotte	NC	28208
2016-112	Parkview Neighborhood Association	Dorothy	Crowder	2931 Morson St		Charlotte	NC	28208
2016-112	Parkview Neighborhood Association	Sarah	Griffith	1000 Vanizir St		Charlotte	NC	28208
2016-112	Regal Heights Homeowners Association	Eugene & Angela	Perkins	3129 Columbus Cr		Charlotte	NC	28208
2016-112	Seversville Community Organization	Catherine	Jardines	214 Auten Street		Charlotte	NC	28208
2016-112	Seversville Community Organization	J'Tanya	Adams	309 Lima Av		Charlotte	NC	28208
2016-112	Seversville Community Organization	Janice	Shirley	509 State Street		Charlotte	NC	28208
2016-112	South Hall Homeowners Association	Brian	Gomsak	101 S Smallwood Pl		Charlotte	NC	28208
2016-112	Third Ward	Alexandra	Colello	316 S. Clarkson St		Charlotte	NC	28202
2016-112	Third Ward	David	Freeman	906 West 5th Street	2105	Charlotte	NC	2822
2016-112	Third Ward Neighborhood Association	John	Schwaller	245 Victoria Ave		Charlotte	NC	28202
2016-112	Third Ward Neighborhood Association	Thomas	Blue	214 N Irwin St		Charlotte	NC	28202
2016-112	Third Ward, The Committee To Restore And Preserve	Virginia S.	Woolard	1001 West 1st Street		Charlotte	NC	
2016-112	Third Ward/Seversville Neighborhood Association	Brenda	McMoore	1001-4 Greenleaf Av		Charlotte	NC	28202
2016-112	Villages Of Leacroft (Fume)	Willie	Jefferson	417 Grandin Rd		Charlotte	NC	28208
2016-112	Wellesford	Darlene	Jones	2415 Columbus Cr		Charlotte	NC	28208
2016-112	Wellington Homeowners Association	Glenn	Gulley	2700 Columbus Cr		Charlotte	NC	28208
2016-112	Wesley Heights Neighborhood Association	David	Luddy	1524 Duckworth Ave		Charlotte	NC	28208
2016-112	Wesley Heights Neighborhood Association	Nevada	Graham	2727 Columbus Cr		Charlotte	NC	28208
2016-112	Wesley Heights Neighborhood Association	Shannon	Hughes	716 Grandin Road		Charlotte	NC	28208
2016-112	Wesley Heights Neighborhood Association	Stephen	Nett	133 S Summit Ave		Charlotte	NC	28208
2016-112	Wessex Square Homeowners Association	Jeff	Horton	2415 Columbus Cr		Charlotte	NC	28208
2016-112	Westerly Hills Neighborhood Association	Ben	Chambers	2720 Columbus Cr		Charlotte	NC	28208
2016-112	Westerly Hills Neighborhood Association	Cherez	McClellan	2627 Columbus Cr		Charlotte	NC	28208
2016-112	Westerly Hills Neighborhood Association	Doma	Herring	2610 Columbus Cr		Charlotte	NC	28208
2016-112	Westerly Hills Neighborhood Association	Dwight	Campbell	3141 Columbus Cr		Charlotte	NC	28208
2016-112	Westerly Hills Neighborhood Association	Herbert	Bellamy	2446 Columbus Cr		Charlotte	NC	28208
2016-112	Wilmore Neighborhood Association	Colette	Forrest	209 S Summit Ave		Charlotte	NC	28208

# **Exhibit B**

November 19, 2018

Collin W. Brown  
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**NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING**

**Date:** Wednesday, December 5th at 6:30 p.m.  
**Location:** Wallace Pruitt Recreation Center  
440 Tuckaseegee Road  
Charlotte, NC 28208  
**Petitioner:** Argos Real Estate Advisors, Inc.  
**Petition No.:** 2016-112

Dear Charlotte Resident,

We represent Argos Real Estate Advisors, Inc. (the "Petitioner") in its plans to accommodate the evolution of a heavy industrial property into a vibrant mixed use community at an approximately 30-acre site generally surrounded by Stewart Avenue, Chamberlain Avenue, Turner Avenue, State Street and Stewart Creek, including the historic Savona Mill building (the "Property"). The Petitioner requests a rezoning from the I-1 and I-2 zoning districts to the MUDD-O zoning district in order to accommodate mixed use redevelopment with the intent of preserving existing buildings.

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

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Wednesday, December 5th at 6:30 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,



Collin W. Brown

cc: Dr. Justin Harlow, Charlotte City Council District 2



# **Exhibit C**

Official Community Meeting  
 Petitioner: Argos Real Estate Advisors, Inc.  
 Petition No. 2016-112  
 Wallace Pruitt Recreation Center  
 440 Tuckaseegee Road Charlotte, NC 28208  
 December 5, 2018  
 6:30 PM

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

Name	Address	Phone No.	Email
Bernice Mender	3931 Barlowe Rd		bernice@gmail.com
Eric Hardin	331 Bacon Ave		eric.hardin@gmail.com
Michael Tyler	331 Bacon Ave		mtaylor2182@gmail.com
Shannon Hughes	716 Grandview Rd		ShannonH Hughes@gmail.com
Juan Gomez	527 State St		
Emily Johnston	337 Cox Ave		
Taylor "	" " "		
Justin Campbell + Megan Fox	2439 Pezzelles Ferry Rd		
Megan Barnes	1923 Caldwins Ave		barnes.mgn@gmail.com
Jordan Craig	319 Cox Ave		jordancraig@argosad.com
GREG Godley	701 CLEMENT AVE		EGodley@LEGACYCRE.
CATHER MURPHY	1522 W 14 Ave		cathermurphy@gmail.com
Jeff Kellogg	624 Selden Dr		jkellogg68@gmail.com
York Brady	2212 Pezzelles Ferry		ybrady@gmail.com
Restin Dandy	423 State		restindandy@gmail.com
Luke Dandy	"		LukeC14@gmail.com
Greg Jarrell	2110 Parkway		gjarrell@gmail.com
LAUREN Woods	227 S Gilmore		LWoods2@icloud.com
Jesse Stephen	142 Selden		Jesse.Stephen133@gmail.com
Matt Doss	316 Mill Road		matt.doss219@yahoo.com
James Cass	820 Woodruff Pl		JRCASSE@GMAIL.COM
J'Tanya Adams	309 Lima Ave		jtanyaadams@gmail.com
Chris Logan	401 Bacon Ave		chris.logan@jocresco.com

Official Community Meeting  
**Petitioner: Argos Real Estate Advisors, Inc.**  
**Petition No. 2016-112**  
 Wallace Pruitt Recreation Center  
 440 Tuckaseegee Road Charlotte, NC 28208  
**December 5, 2018**  
**6:30 PM**

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

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# **Exhibit D**

The logo for K&L Gates is displayed in white text on an orange rectangular background in the top left corner. The rest of the slide features a blue background with a bokeh effect of light spots.

K&L GATES

Official Community Meeting

# Rezoning Petition 2016-112 Argos Real Estate Advisors, Inc.

December 5, 2018

# AGENDA

- **Introductions**
- **Property Location**
- **Savona Mill History**
- **Current Zoning**
- **Land Use Plan**
- **Proposed Zoning**
- **Conceptual Renderings**
- **Timeline**
- **Discussion**

# Petitioner: Argos Real Estate Advisors, Inc.



Adam Martin & Richard Petersheim



Randy Goddard



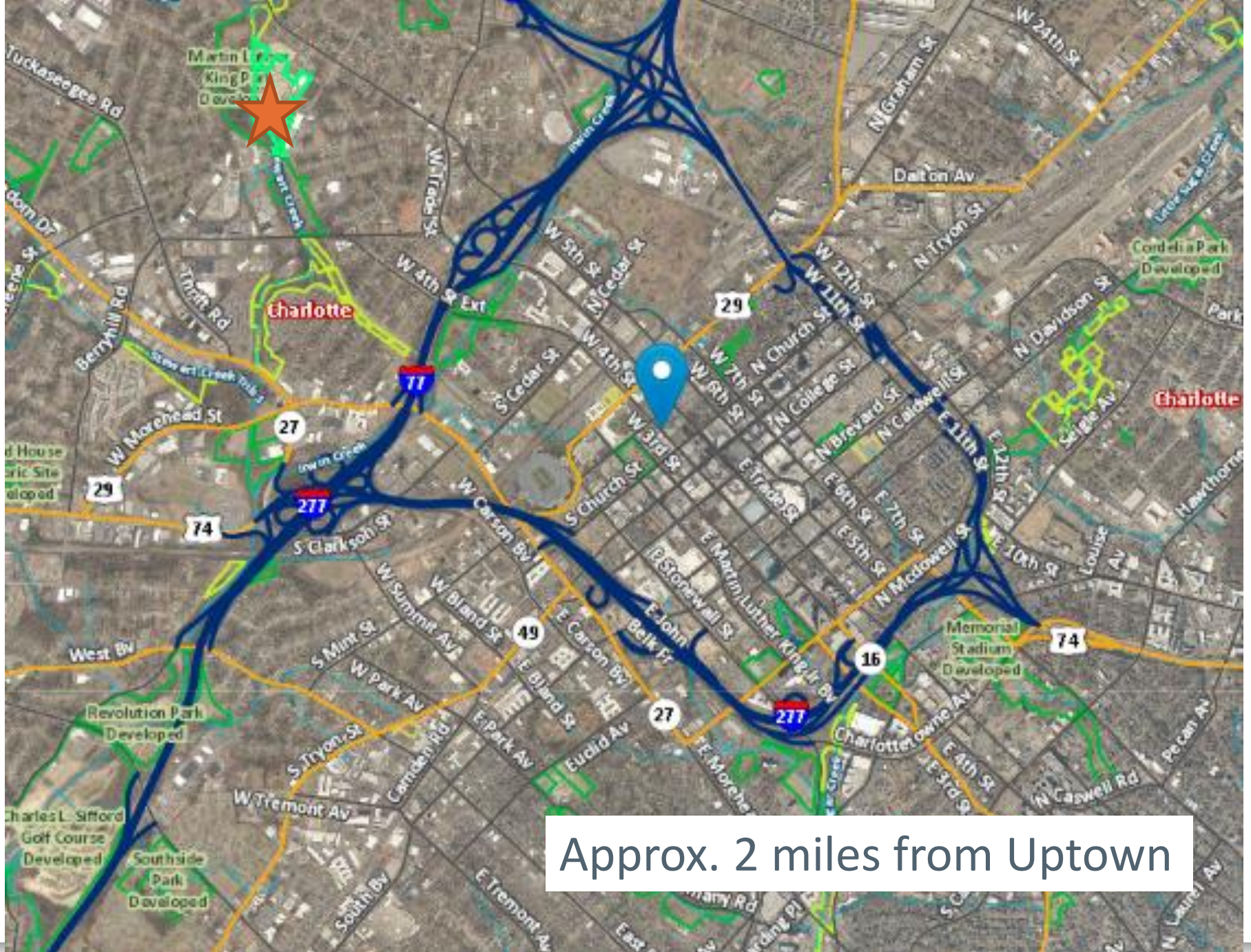
Collin Brown & Brittany Lins



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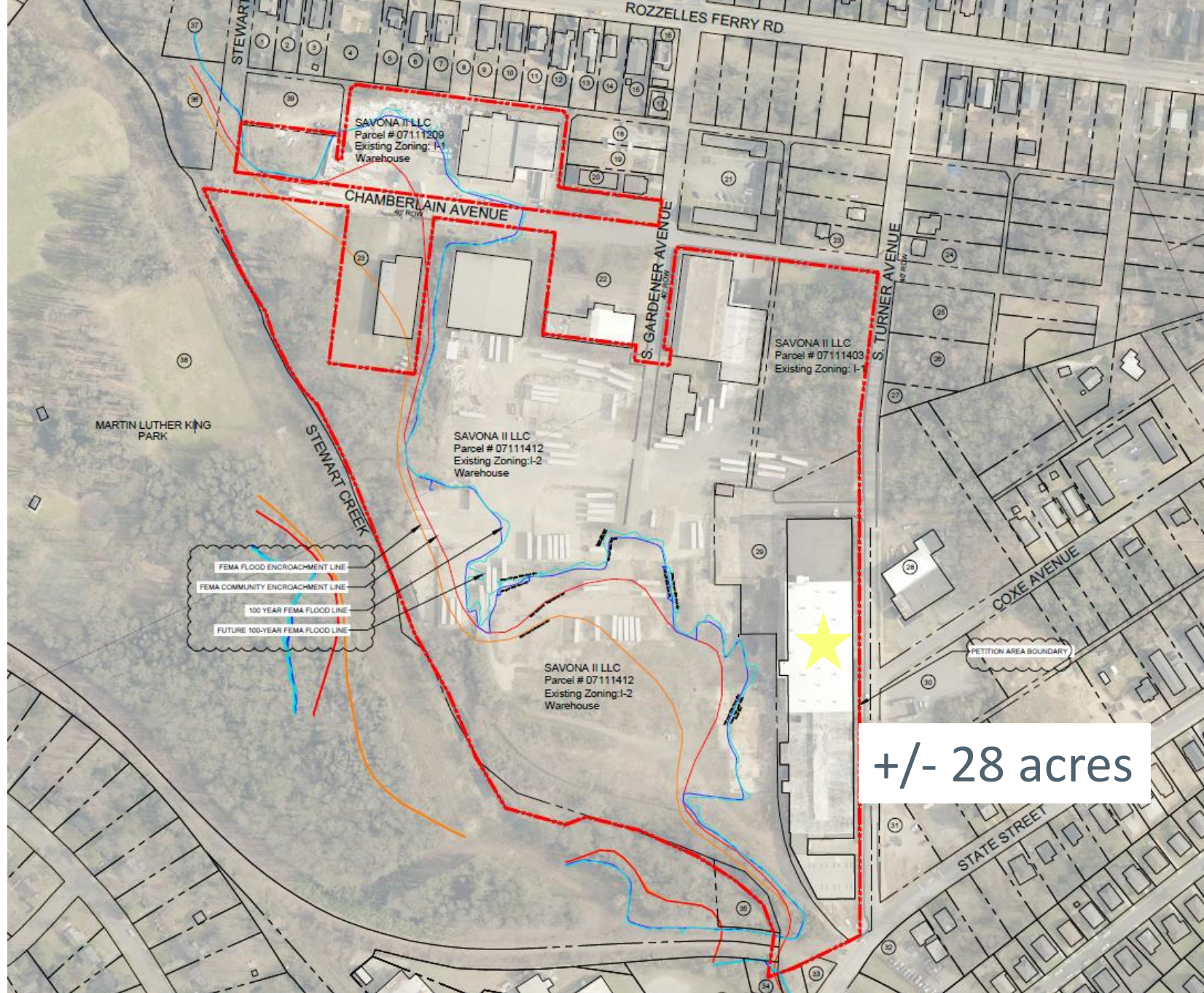
# Property Location





Approx. 2 miles from Uptown





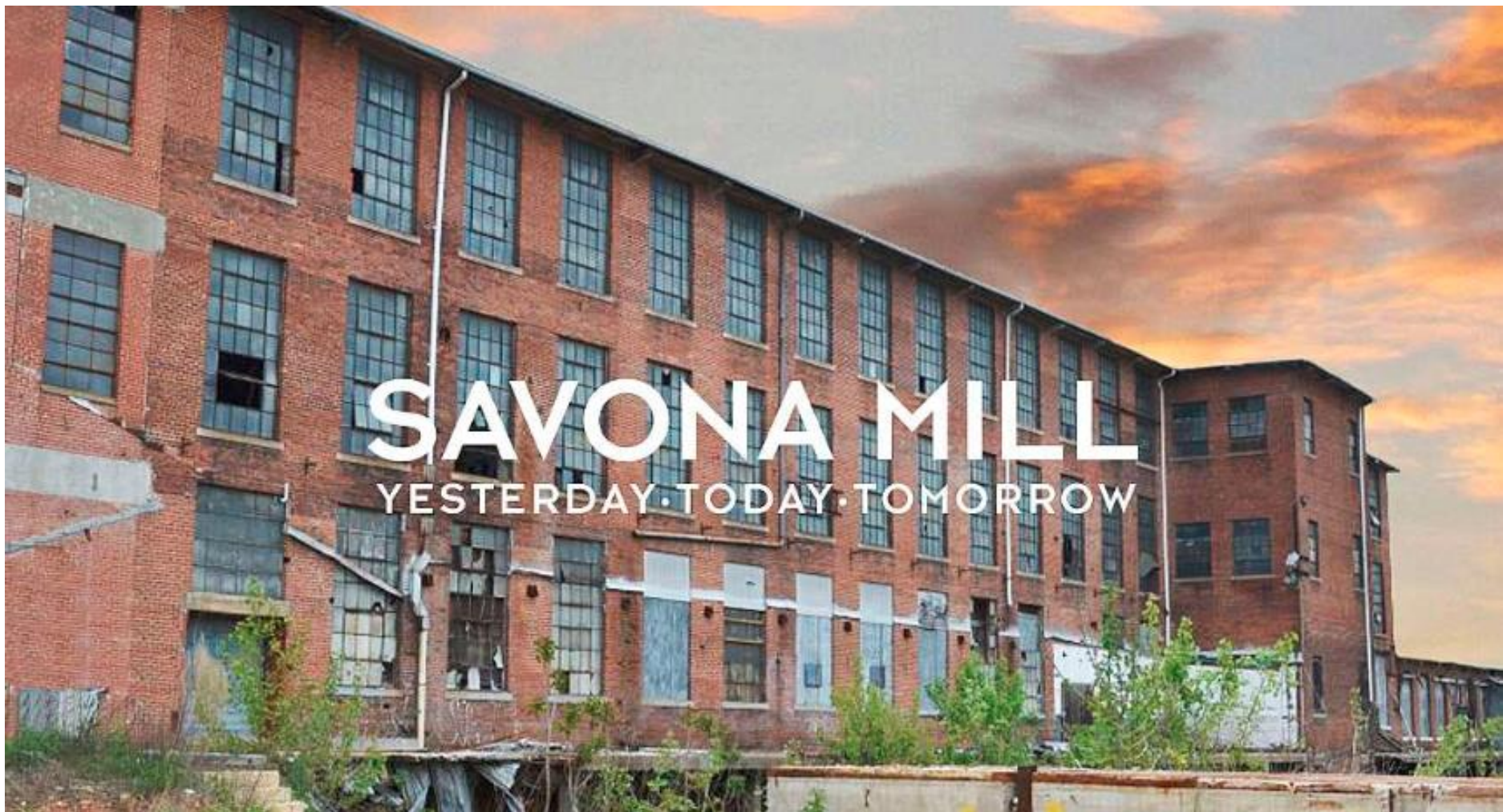




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# Savona Mill History



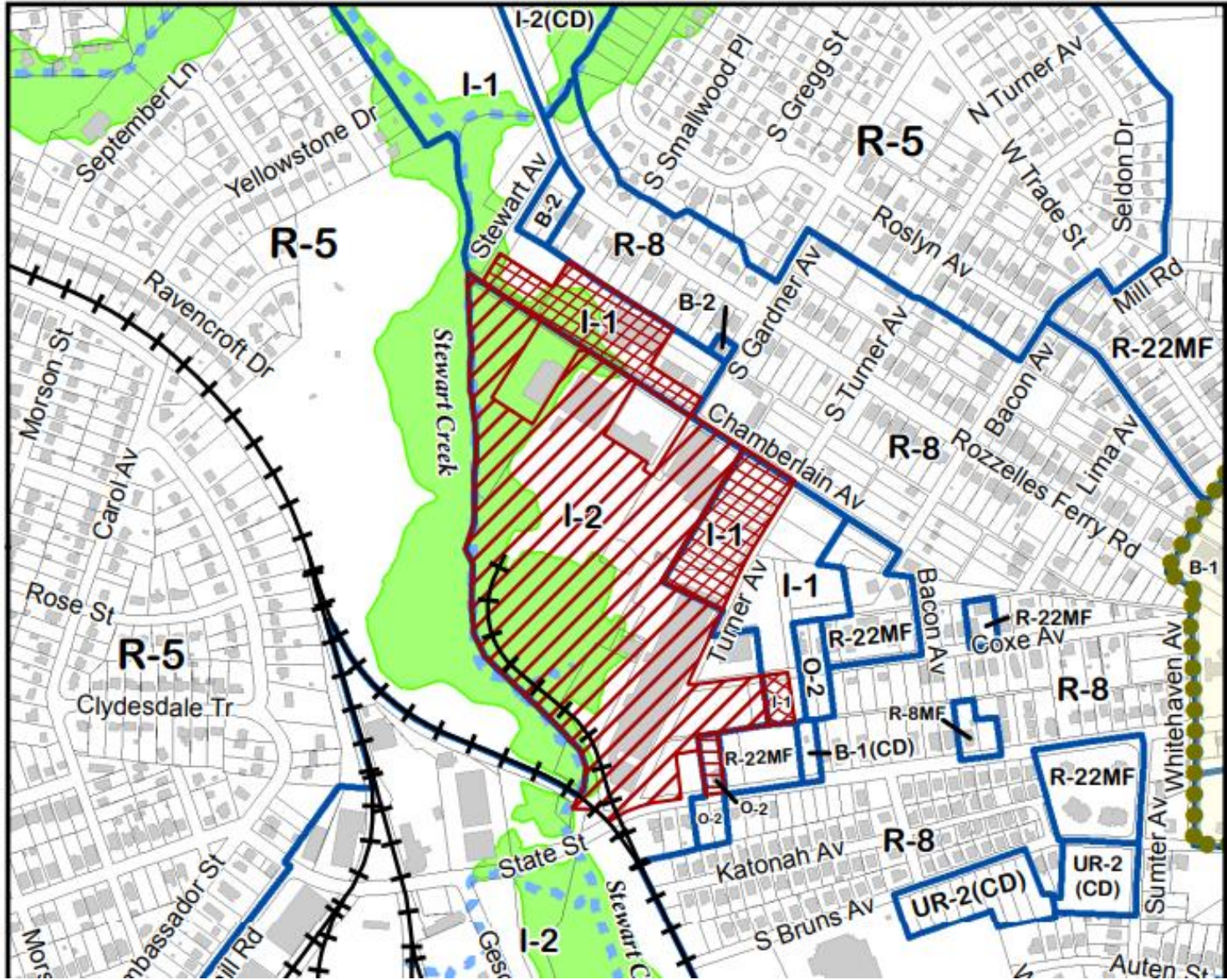


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# Current Zoning



# Current Zoning: I-1 and I-2 (Industrial)



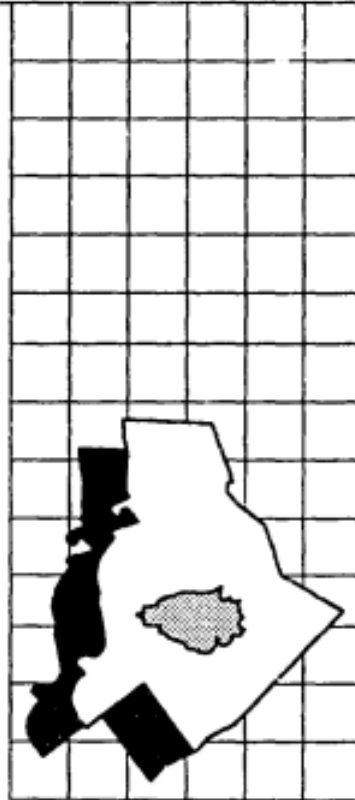
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# Adopted Area Plan



# Central

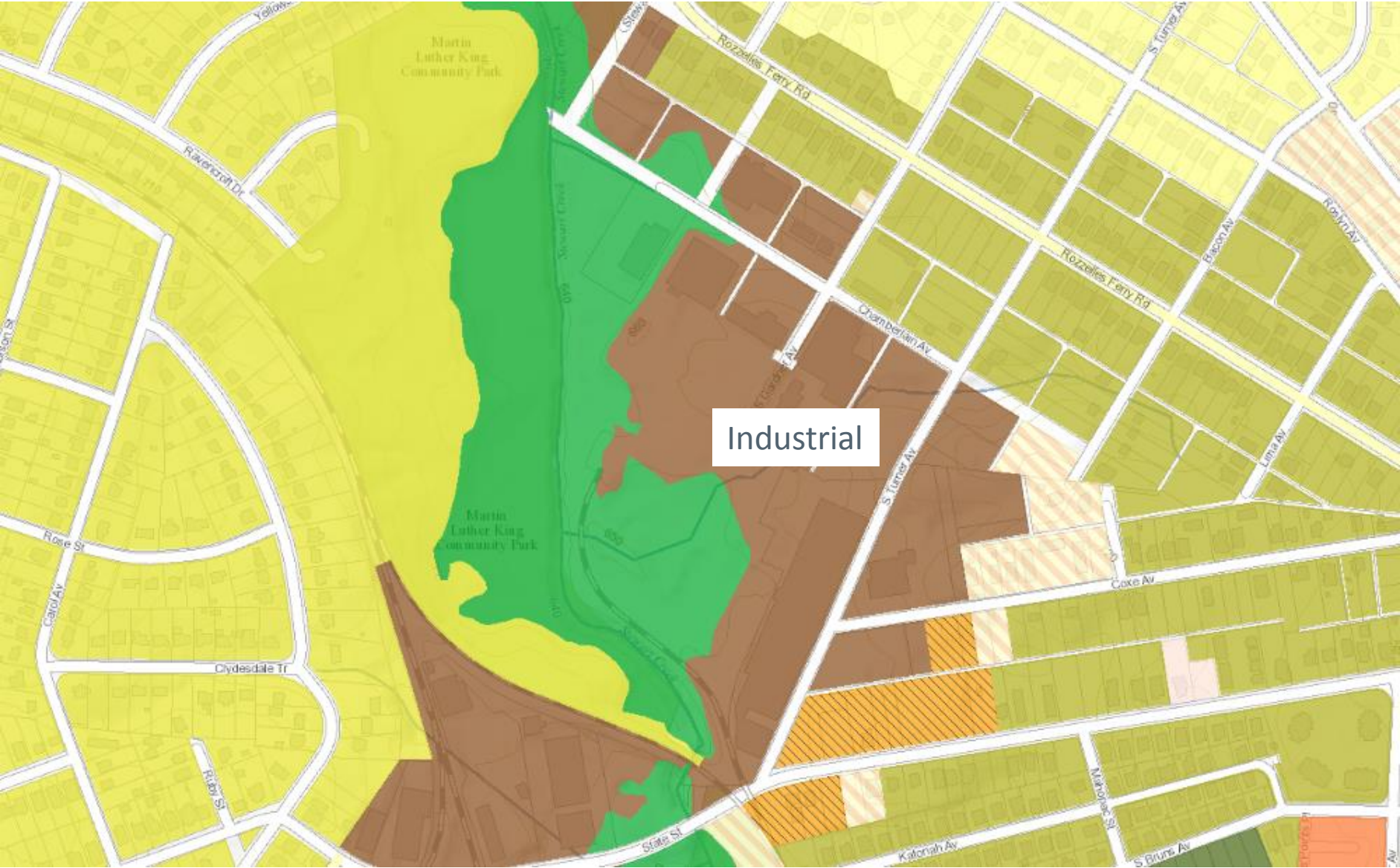
## *District Plan*



Adopted by City Council

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January 1993



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# Conditional Zoning



## How to identify Conditional Rezoning:

Conventional	Conditional
O-1	O-1(CD)*
TOD-M	TOD-MO**
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

*\* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.*

*\*\* Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.*

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# Proposed Rezoning

## Proposed Zoning : MUDD-O

### Section 9.8508. Mixed Use Development District (Optional); purpose.

The Mixed Use Development District (MUDD) establishes minimum standards for design and development in the uptown area. Those standards, however, might not at all times be appropriate to the particular development. Also, there might be unforeseen circumstances that the MUDD regulations do not address which impede appropriate site development.

MUDD-Optional is an alternative process that addresses new development concepts, innovative design, special problems, public/private ventures, and other unique circumstances that MUDD cannot accommodate. The MUDD standards, however, shall be guidelines for the development of MUDD-O rezoning petitions. The Board of Adjustment shall not have jurisdiction to grant variances from the MUDD design standards.



### **SITE DEVELOPMENT DATA**

--Acreage: ± 28 acres

--Tax Parcels: 071-114-03, 071-114-12, 071-114-17 and 071-112-09

--Existing Zoning: I-1 and I-2

--Proposed Zoning: MUDD-O with five (5) year vested rights.

--Existing Uses: Industrial

--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district.

--Maximum Development (subject to conversion rights as defined herein):

a. Up to 275,000 square feet of commercial and/or office uses, however retail uses shall not exceed 45,000 square feet total.

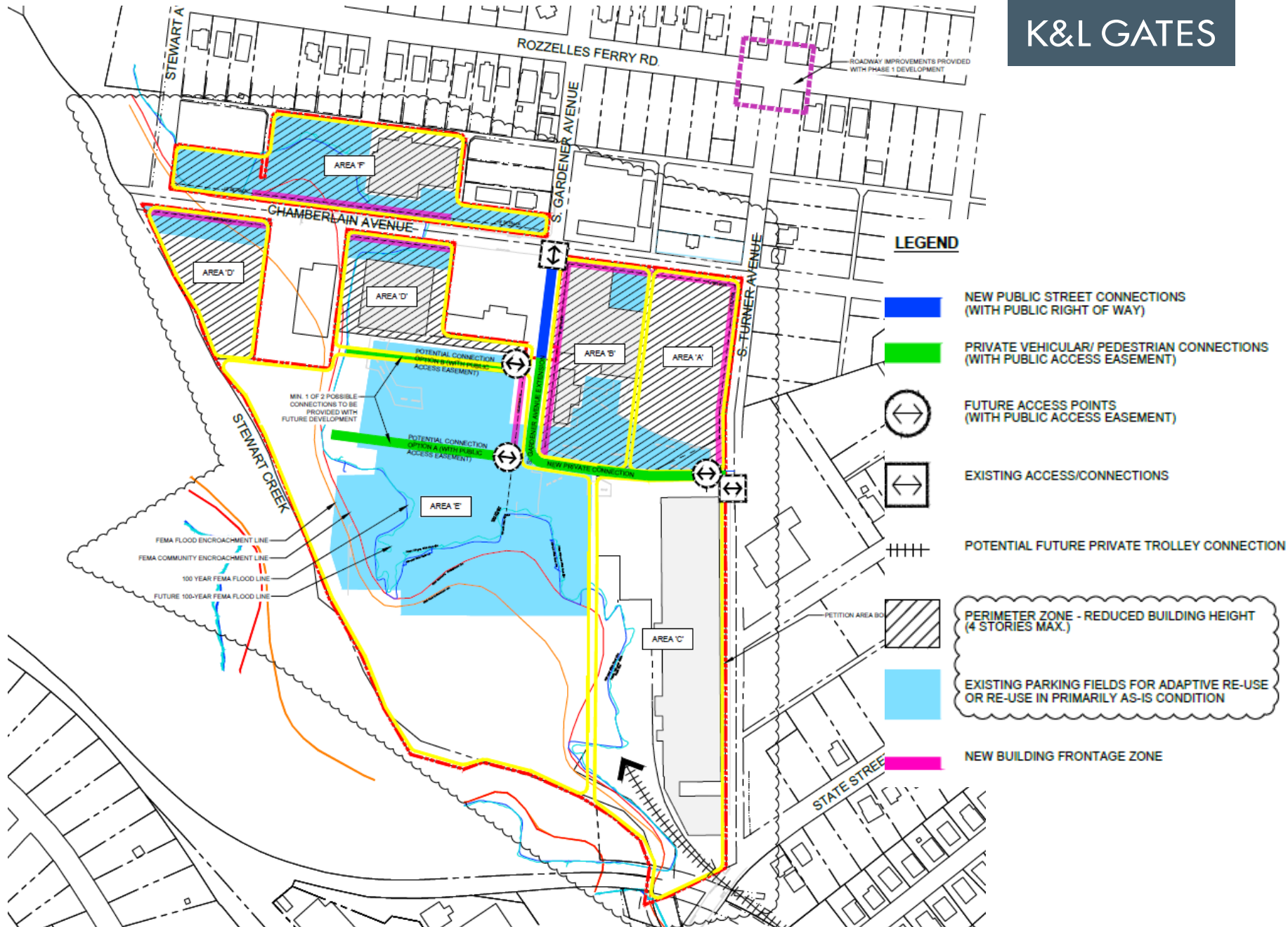
b. Up to 390 residential units.

c. Up to 23,000 square feet of existing non-conforming light industrial uses and/or adaptive reuse studio space as permitted in the MUDD zoning district.

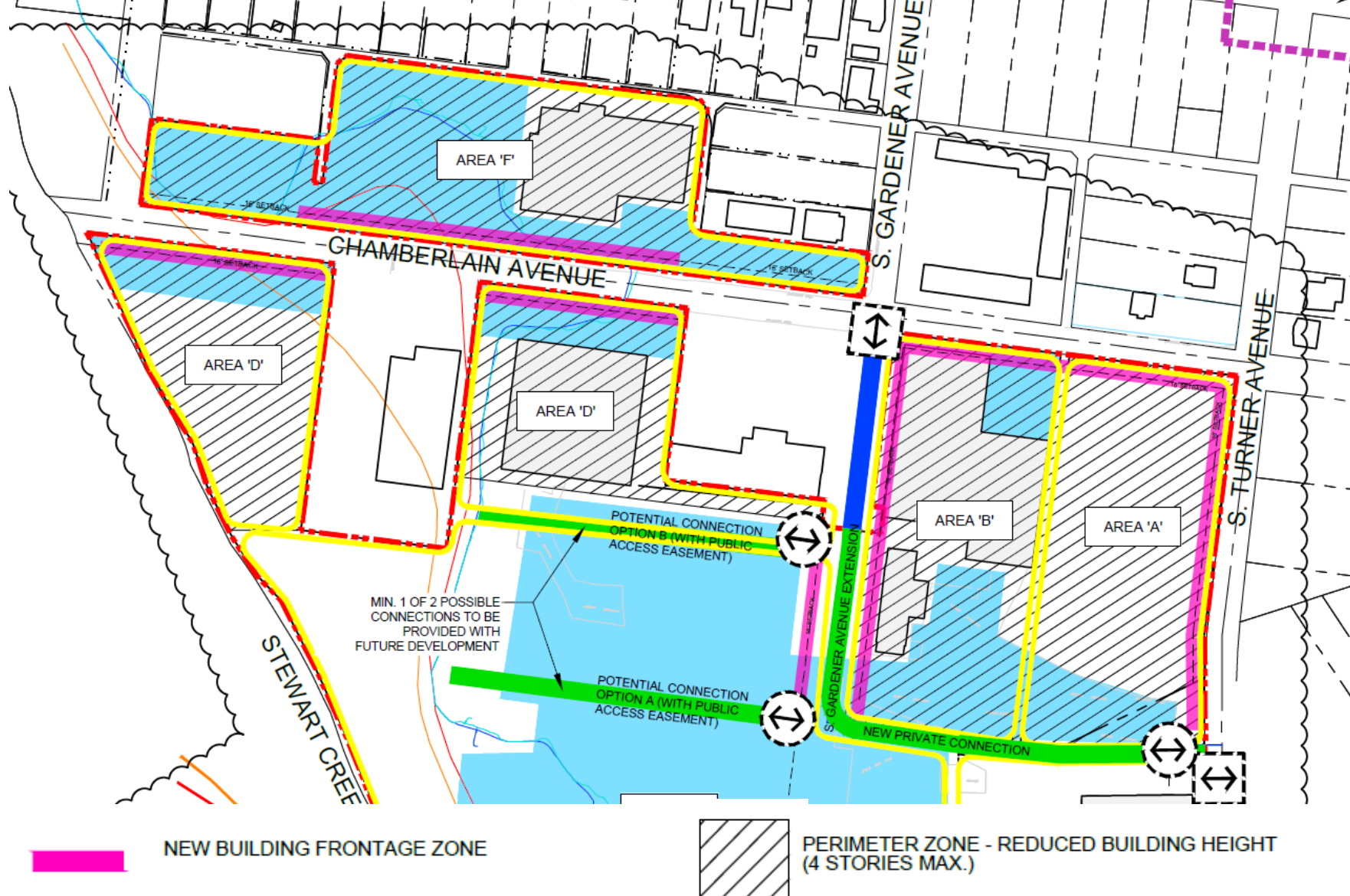
--Maximum Building Height: Up to eight (8) stories for buildings internal to the Site, and further limited to a maximum of four (4) stories around the perimeter of the Site, in the areas as indicated on the Rezoning Plan as the Perimeter Height Zone Area.

--Parking: As required by the Ordinance for the MUDD zoning district.

- (b) **Intent.** This Rezoning is intended to accommodate the evolution of a heavy industrial property into a vibrant mixed use community. The Petitioner seeks to preserve existing buildings and infrastructure where possible while maintaining enough flexibility to develop new improvements in a manner and at a time that is responsive to market demand. The Petitioner proposes to create an internal street network through the Site to create a more complete street network that will allow pedestrian, bicycle, and automobile traffic to travel through the Site. The Petitioner seeks to create a public realm with the pedestrian experience in mind. The overall development plan is intended to allow the Site to evolve with the surrounding area, resulting in a well-designed, quality experience for the residents, employees, and visitors, as well as the larger community.







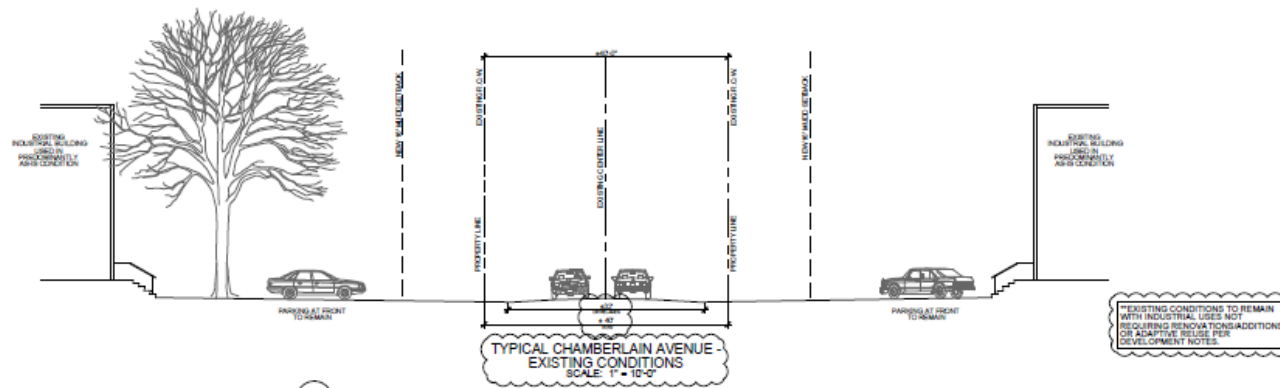
2. "New Building Frontage Areas" are generally depicted on the Technical Data Sheet. Within these areas, building frontages shall include principal uses. Within these areas, no structured parking areas or parking and maneuvering areas shall be visible from streets or open spaces. However, driveway access points into "wrapped" parking structures and loading areas are permitted within any New Building Frontage Area.

## 2. MUDD-O Optional Provisions

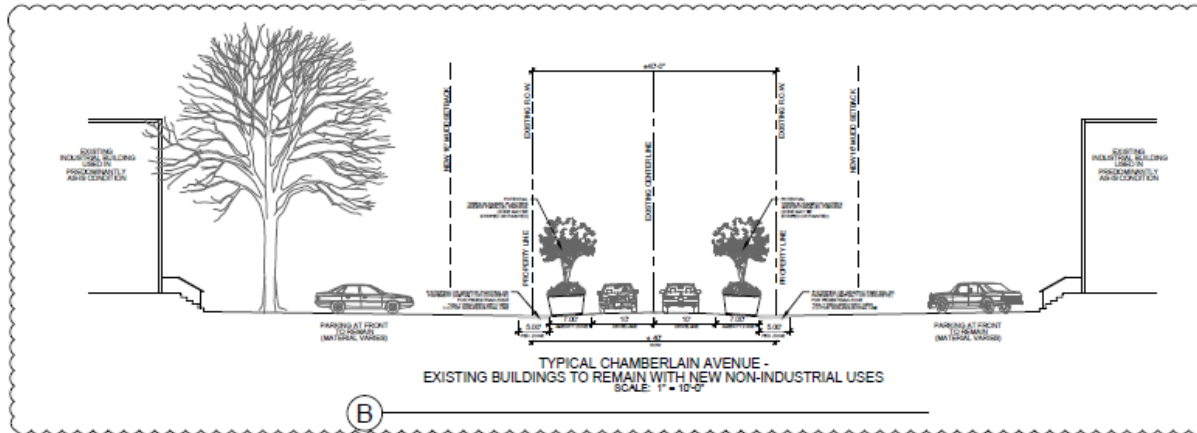
The following Optional Provisions are provided to accommodate deviations from the MUDD standards:

- (a) To allow existing structures to remain and to permit changes of use within existing buildings without having to bring buildings into compliance with MUDD design or streetscape standards. However, at such time when an existing structure in any development Area is demolished, the Petitioner must comply with all MUDD design and streetscape standards for that Area.
  - (b) To allow existing off-street, surface level, vehicular parking and maneuvering areas to remain between existing buildings and public and private streets in the areas generally depicted on the Rezoning Plan.
  - (c) To allow porte-cocheres or valet parking service areas between buildings and a street in Areas B, D and F.
  - (d) To not require doorways to be recessed into the face of existing buildings.
  - (e) To allow water quality and stormwater detention facilities to be located beneath sidewalks and private streets, but outside of the public right-of-way.
  - (f) To allow alternative cross sections if approved by the Charlotte Department of Transportation (CDOT), as shown on Sheet RZ-02.
  - (g) To allow signs that vary from the MUDD standards to be permitted as set forth in Section 10 below.
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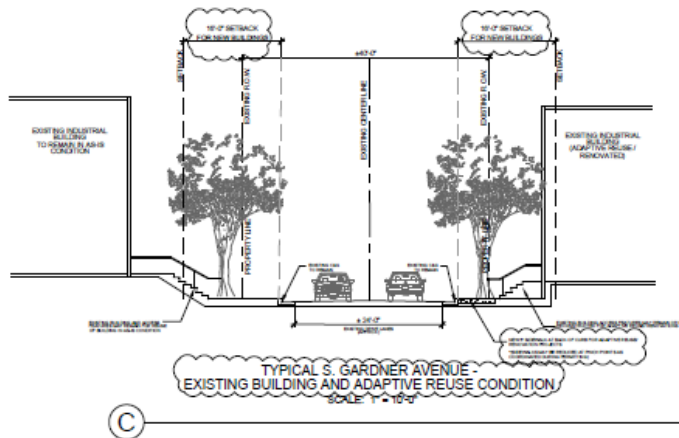
- (b) Amenitized Publicly Accessible Open Space: Prior to the issuance of a certificate of occupancy for greater than 100,000 square feet of development throughout the Site, the Petitioner shall provide at least 10,000 square feet of amenitized, publicly accessible open spaces designed as amenity areas throughout the Site. The majority of the required open space will be at the ground level in locations that are visible and accessible from streets or sidewalks. These areas may include elements such as: water features, specialty graphics, landscaping, specialty paving, seating areas, signage, art work and/or other site elements.



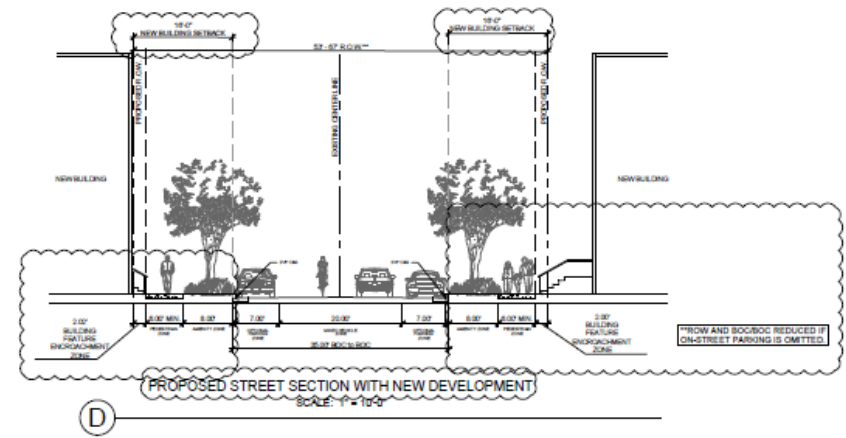
A



B



C



D



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# Conceptual Renderings





**cluck**  
DESIGN COLLABORATIVE





**cluck**  
DESIGN COLLABORATIVE





**cluck**  
DESIGN COLLABORATIVE



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# Timeline



# **BEST SCENARIO**

**Public Hearing: January 22, 2018**

**Zoning Committee Meeting: February 5, 2018**

**City Council Decision: February 18, 2018**

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# Discussion

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