

COMMUNITY MEETING REPORT

Petitioners: 410SG Partners, LLC & Savona II, LLC

Rezoning Petition No. 2024-113

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's Zoning Ordinance.

A representative of the Petitioners mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. Mail on July 15th, 2025. A copy of the written notice is attached hereto as Exhibit B.

The Community Meeting was held on Tuesday, July 29th, at 6:00PM at 411 S. Gardner Ave., Charlotte, NC 28208.

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 the following individuals:

Greg Pappanastos – Argos Real Estate Advisors

Michael Dunning – MEND Architecture

The Petitioner welcomed the attendees and introduced the Petitioners' team. The Petitioner gave a presentation of the existing site, development to date, and the proposed rezoning of the approximately 3-acre combined sites at 410 S. Gardner Ave. and 401 S. Gardner Ave. (collectively "the Site") from ML-2 and MUDD(O) to the Innovation Mixed Use (IMU) district. The Petitioner gave a history of the Site and previous rezonings, shared information about the intended tenant uses at the Site and received and answered questions regarding the Site from residents and property owners.

The Petitioner provided background information on the Petitioner's experience and its business focus. The Petitioner and the Petitioner's architect both discussed key elements of the Site plan and intent of development, sharing details about potential tenants and uses throughout the Site under the new proposed zoning district.

Upon the Petitioner's request, residents and property owners asked questions and made suggestions as to uses they would like to see at the Site. The following questions and suggestions were noted by the Petitioner:

- (Question) With the Stewart Creek Greenway so close-by, will there be ample bike racks for cyclists on the Site? Could these bike racks incorporate art into their design, so they aren't so ugly?
 - (Answer) The zoning district requires a minimum number of bike racks and storage, and we will look at additional areas for bike storage and creative ways to deliver the solution.
- (Comment) The neighborhood needs a "watering hole" or cocktail bar for residents to congregate.
 - (Answer) We very much see food and beverage as an integral part of the Site. The market will ultimately determine how much office and retail will make up the project, but we are interested in attracting uses that serve the hyper-local community.
- (Comment) The neighborhood needs everyday services like coffee, grab-and-go food (ex – Pasta & Provisions).
 - (Answer) Savona Mill expects to provide retail opportunities, including restaurants, bars and other food uses. We expect that there will be a number of quick serve options, once the mill and Site are fully stabilized.
- (Question) What kind of connectivity to the greenway is provided under the current plan?
 - (Answer) As part of the mill's redevelopment, we agreed to provide a private section of greenway on the east side of Stewart Creek in the larger previous master rezoning. Our project will include sidewalk that will eventually tie into Phase II of the Vera Apartments by Portman Residential. It is our hope that they will connect the private portion of the greenway via a future sidewalk along the Chamberlain Ave. side of their property, which will connect to the sidewalk we have already installed. We will look at providing wayfinding from the greenway to the Site. The Petitioner gave examples of well done greenway focused development projects, like Krog Street Market in Atlanta and the Swamp Rabbit Café & Grocery in Greenville, SC.
- (Question) Will the project tie into the history of the neighborhood(s)?
 - (Answer) We conveyed the naming rights for "Savona" to the Portman Holdings partnership, when we contributed the mill into the partnership and sold the remaining land to Portman Residential. We are reviewing the history of the Site to see if tying to the history of the buildings on the Site will be of value. We like to do that whenever possible for optimum story-telling.
- (Comment) The neighborhood needs a full-service restaurant for families and a brunch spot.

- (Answer) As previously discussed, it is our intent to provide opportunities for food and beverage within the Site. We are sizing utility capacity (water, gas and electricity), as well as installing grease traps, to accommodate these types of uses in advance.

Respectfully submitted, this 18th day of August, 2025.

cc: Charlotte Planning, Design & Development Department – Rezoning Staff

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2024-113	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2024-113	07110108	CAROLINA URBAN PROPERTIES LTD				PO BOX 668529		CHARLOTTE	NC	28266
2024-113	07110109	CAROLINA URBAN PROPERTIES LTD				PO BOX 668529		CHARLOTTE	NC	28266
2024-113	07110110	MARTINEZ	WILLIAM	DIANA	MARTINEZ	323 S TURNER AVE		CHARLOTTE	NC	28208
2024-113	07110117	REYES	JUAN CARLOS			331 S TURNER AVE		CHARLOTTE	NC	28208
2024-113	07110118	BRICKLEY	JOHN	JODI	BRICKLEY	327 S TURNER AVE		CHARLOTTE	NC	28208
2024-113	07110402	CAROLINA URBAN PROPERTIES LTD		MICHAEL J	DONEY	PO BOX 668529		CHARLOTTE	NC	28266
2024-113	07110403	CAROLINA URBAN PROPERTIES LTD				PO BOX 668529		CHARLOTTE	NC	28266
2024-113	07110404	CAROLINA URBAN PROPERTIES LTD				PO BOX 668529		CHARLOTTE	NC	28266
2024-113	07110405	CAROLINA URBAN PROPERTIES LTD				PO BOX 668529		CHARLOTTE	NC	28266
2024-113	07110406	CAROLINA URBAN PROPERTIES LTD			ATTN: MICHAEL DONEY	415 BEATTIES FORD RD		CHARLOTTE	NC	28216
2024-113	07111108	HC SWEST TERRACES LLC				1616 CLEVELAND AVE		CHARLOTTE	NC	28203
2024-113	07111110	CLENDENEN INVESTMENTS LLC		JAMES ROBERT III	CLENDENEN	11412 JAMES JACK LN		CHARLOTTE	NC	28277
2024-113	07111117	DAVE	SHIVANI	ARIJUN	PURI	2306 CHAMBERLAIN AV		CHARLOTTE	NC	28208
2024-113	07111118	HC SWEST TERRACES LLC				1616 CLEVELAND AVE		CHARLOTTE	NC	28203
2024-113	07111119	PIVETEAU	RYAN			2310 CHAMBERLAIN AV		CHARLOTTE	NC	28208
2024-113	07111120	HC ROZZELLES FERRY LLC				1616 CLEVELAND AVE		CHARLOTTE	NC	28203
2024-113	07111121	HC ROZZELLES FERRY LLC				1616 CLEVELAND AVE		CHARLOTTE	NC	28203
2024-113	07111122	HC ROZZELLES FERRY LLC				1616 CLEVELAND AVE		CHARLOTTE	NC	28203
2024-113	07111123	CZARUK	JONATHON	KELLY	HEPP	622 OLD DOMINION DR		CHARLOTTE	NC	28208
2024-113	07111124	TAFFRESHI	EHSAN			620 OLD DOMINION DR		CHARLOTTE	NC	28208
2024-113	07111125	MCCARTHY	SHANNON E	MALIK	PEDROSO	618 OLD DOMINION DR		CHARLOTTE	NC	28208
2024-113	07111126	FRESHWATER	HARRY BYRON	OLIVIA ANDERSON	FRESHWATER	616 OLD DOMINION DR		CHARLOTTE	NC	28208
2024-113	07111127	PATTERSON	MICAH			614 OLD DOMINION DR		CHARLOTTE	NC	28208
2024-113	07111128	SEYMORE	GABRIELLE PIERSON			610 OLD DOMINION DR		CHARLOTTE	NC	28208
2024-113	07111129	LU	MEGAN XIAOMENG			1910 WALTHAM LN		CHARLOTTE	NC	28270
2024-113	07111130	DE PHILLIPPI	CONNOR			606 OLD DOMINION DR		CHARLOTTE	NC	28208
2024-113	07111132	HC ROZZELLES FERRY LLC				1616 CLEVELAND AVE		CHARLOTTE	NC	28203
2024-113	07111151	THE HARTLEY DAVID LEROY	TRUST			310 S TURNER AVE		CHARLOTTE	NC	28208
2024-113	07111152	HC SWEST TERRACES LLC				1616 CLEVELAND AVE		CHARLOTTE	NC	28203
2024-113	07111153	HC SWEST TERRACES LLC				1616 CLEVELAND AVE		CHARLOTTE	NC	28203
2024-113	07111154	ALBERTO	ALAN OSCAR			318 S TURNER AVE		CHARLOTTE	NC	28208
2024-113	07111155	THE BURREN LLC				9935-D REA ROAD UNIT 317		CHARLOTTE	NC	28277
2024-113	07111156	MULLIGAN	BYRON			322 S TURNER AV		CHARLOTTE	NC	28208
2024-113	07111157	SILVERS	ALEXANDER	SHERRI P	SILVERS	324 S TURNER AV		CHARLOTTE	NC	28208
2024-113	07111158	HC ROZZELLES FERRY LLC				1616 CLEVELAND AVE		CHARLOTTE	NC	28203
2024-113	07111159	HC ROZZELLES FERRY LLC				1616 CLEVELAND AVE		CHARLOTTE	NC	28203
2024-113	07111202	NORTON	KIMBERLY A			2405 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2024-113	07111203	NEVILLE	ANDREW W			934 LAW LN		MOUNT PLEASANT	SC	29464
2024-113	07111204	COLBERT	D A HEIRS		% SARAH BROADIE	2415 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2024-113	07111205	KING	STEVEN OWEN	SARAH MARIE	HAZEL	2417 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2024-113	07111206	KEY	KEVIN			2421 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2024-113	07111207	SHAFFER	ROSS TYLER			2425 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2024-113	07111208	LAKSHMIPURAM	PRADYUMNA GOPALA			2429 ROZZELLES FERRY RD		CHARLOTTE	NC	28208
2024-113	07111209	SAVONA RESI PROJECT LLC			C/O PORTMAN HOLDINGS LLC	303 PEACHTREE CENTER AVE STE 175		ATLANTA	GA	30303
2024-113	07111211	MOTLEY	GREGORY	TRACEY	MOTLEY	5901 CRESTWOOD DR		CHARLOTTE	NC	28216
2024-113	07111212	MOTLEY	GREGORY M			5901 CRESTWOOD DR		CHARLOTTE	NC	28216
2024-113	07111213	MOTLEY	GREGORY M			5901 CRESTWOOD DR		CHARLOTTE	NC	28216
2024-113	07111214	MOTLEY	GREGORY M	TRACEY C	MOTLEY	5901 CRESTWOOD DR		CHARLOTTE	NC	28216-5410
2024-113	07111410	410 SG PARTNERS LLC				1800 CAMDEN RD STE 107-230		CHARLOTTE	NC	28203
2024-113	07111412	SAVONA RESI PHASE 1 OWNER (NC) LLC			C/O PORTMAN HOLDINGS LLC	303 PEACHTREE CENTER AVE NE STE 575		ATLANTA	GA	30303
2024-113	07111415	CUTTER	BRYANT W	NANCY	CUTTER	119 BREVARD CT		CHARLOTTE	NC	28202
2024-113	07111417	SAVONA MILL OFFICE (NC) LLC			C/O PORTMAN HOLDINGS LLC	303 PEACHTREE CENTER AVE NE	STE 575	ATLANTA	GA	30303
2024-113	07111418	SAVONA II LLC				1800 CAMDEN RD STE 107-230		CHARLOTTE	NC	28203
2024-113	07111419	SAVONA RESI PROJECT LLC			C/O PORTMAN HOLDINGS LLC	303 PEACHTREE CENTER AVE STE 175		ATLANTA	GA	30303

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY QUESTIONS. THANK YOU!

2024-113	full_name_neighborhood	first_name	last_name	physical_address	city	state	zip_code
2024-113	Biddleville-Smallwood Community	Charles	Jones	2014 W TRADE ST	CHARLOTTE	NC	28216
2024-113	Biddleville-Smallwood Community	James	Turner	327 CAMPUS ST	CHARLOTTE	NC	28216
2024-113	Biddleville-Smallwood Community	Justin	Harlow	2300 ROZZELLES FERRY RD	CHARLOTTE	NC	28208
2024-113	Biddleville-Smallwood Community	Lucas	Blanchard	2121 ROSLYN AVENUE	CHARLOTTE	NC	28208
2024-113	Biddleville-Smallwood Community	Paul	VanGundy	2308 ROZZELLES FERRY RD	CHARLOTTE	NC	28208
2024-113	Biddleville Residents & Friends	Gerald	Greenberg	2018 WEST TRADE ST	CHARLOTTE	NC	28216
2024-113	Bradfield Farms Homeowners Asso	Douglas	Morris	310 MILL RD	CHARLOTTE	NC	28216
2024-113	choice_1541	DON	JOHNSON	3100 AVALON AVE	CHARLOTTE	NC	28208
2024-113	Code for Charlotte	Jill	Bjers	322 KATONAH AVE	CHARLOTTE	NC	28208
2024-113	Eleanore Heights	Lois	Moore	2901 CORONET WAY	CHARLOTTE	NC	28208
2024-113	Enderly Park	Jon	Littlepage	1400 EFFINGHAM RD	CHARLOTTE	NC	28208
2024-113	Enderly Park Neighborhood Assoc	Don	Johnson	3100 AVALON AVE	CHARLOTTE	NC	28208
2024-113	Enderly Park Neighborhood Assoc	Pam	Roberson	3128 KIRKLAND AV	CHARLOTTE	NC	28208
2024-113	Fairies Farms Homeowners Associ	Johnny	White	2901 CORONET WY	CHARLOTTE	NC	28208
2024-113	Farmington	Thomas	Polys	1511 EFFINGHAM RD	CHARLOTTE	NC	28208
2024-113	Greater Enderly Park Neighborho	Annie	Anderson	1305 CAMP GREENE STREET	CHARLOTTE	NC	28208
2024-113	Greater Enderly Park Neighborho	Shamaiye	Haynes	2908 Tuckaseegee Rd	CHARLOTTE	NC	28208
2024-113	Greater West Coalition	JTanya	Adams	309 LIMA AV	CHARLOTTE	NC	28208
2024-113	Historic Washington Heights Com	Mattie	Marshall	2304 BOOKER AV	CHARLOTTE	NC	28216
2024-113	Historic Washington Heights Com	Mattie	Marshall	2304 BOOKER AVENUE	CHARLOTTE	NC	28216
2024-113	Historic West End Wellness Asso	Beth	Marlin	508 BEATTIES FORD RD	CHARLOTTE	NC	28216
2024-113	Lakewood Community Development	Scott	Terry	211 LAKEWOOD AV	CHARLOTTE	NC	28208
2024-113	Lakewood Neighborhood Alliance	Delores	Miller	309 HARRISON STREET	CHARLOTTE	NC	28208
2024-113	Lakewood Neighborhood Alliance	Jamall	Kinard	330 LAKEWOOD AVE	CHARLOTTE	NC	28208
2024-113	Lakewood Neighborhood Alliance	Jessica	Foster	400 JONES ST	CHARLOTTE	NC	28208
2024-113	Lakewood Neighborhood Alliance	Nola	Murphy	417 LAKEWOOD AVE	CHARLOTTE	NC	28208
2024-113	Lakewood Ridge	Leondra	Garrett	415 JONES STREET	CHARLOTTE	NC	28208
2024-113	Lamplighter Village South Homeo	Joel	Haecherl	308 JONES ST	CHARLOTTE	NC	28208
2024-113	McCrorey Heights-Oaklawn Assoc.	James	Turner	1633 MADISON AVENUE	CHARLOTTE	NC	28216
2024-113	McCrorey Heights-Oaklawn Assoc.	Nichelle	Bonaparte	1815 PATTON AVENUE	CHARLOTTE	NC	28216
2024-113	McCrorey Heights-Oaklawn Assoc.	Renee	Rubens	1822 PATTON AVE	CHARLOTTE	NC	28216
2024-113	National Black Child Developmen	Devonya	Govan-Hunt	7206 E WT BLVD SUITE J #276	CHARLOTTE	NC	28215
2024-113	Orchid Hill Homeowners Associat	Cora	Todd	200 FRAZIER AVENUE, APT D	CHARLOTTE	NC	28216
2024-113	Parkview Community Foundation,	Gwendolyn	Johnson	1105 PRYOR ST	CHARLOTTE	NC	28208
2024-113	Parkview Community Neighborhood	Gwendolyn	Brown-Johnson	1100 PRYOR ST	CHARLOTTE	NC	28208
2024-113	Parkview Neighborhood Associati	Daniel	Pentecost	3009 MORSON ST	CHARLOTTE	NC	28208
2024-113	Parkview Neighborhood Associati	Dorothy	Crowder	2931 MORSON ST	CHARLOTTE	NC	28208
2024-113	Parkview Neighborhood Associati	Sarah	Griffith	1000 VANIZIR ST	CHARLOTTE	NC	28208
2024-113	Seversville Community Organizat	Amar	Johnson	409 COXE AVENUE	CHARLOTTE	NC	28208
2024-113	Seversville Community Organizat	Catherine	Jardines	214 AUTEN STREET	CHARLOTTE	NC	28208
2024-113	Seversville Community Organizat	Janice	Shirley	509 STATE STREET	CHARLOTTE	NC	28208
2024-113	Severville	Tanis	Stewart	167 S BRUNS AVENUE	CHARLOTTE	NC	28208
2024-113	South Hall Homeowners Associati	Brian	Gomsak	101 S SMALLWOOD PL	CHARLOTTE	NC	28208
2024-113	Villages Of Leacroft (Fume)	Willie	Jefferson	417 GRANDIN RD	CHARLOTTE	NC	28208
2024-113	Wesley Heights	Colette	Forrest	209 S SUMMIT AVE	CHARLOTTE	NC	28208
2024-113	Wesley Heights Neighborhood Ass	David	Luddy	1524 DUCKWORTH AVE	CHARLOTTE	NC	28208
2024-113	Wesley Heights Neighborhood Ass	Shannon	Hughes	716 GRANDIN ROAD	CHARLOTTE	NC	28208
2024-113	Wesley Heights Neighborhood Ass	Stephen	Nett	133 S SUMMIT AVE	CHARLOTTE	NC	28208

July 15, 2025

OWNERFIRST OWNERLASTN

MAILADDR1

CITY, STATE ZIPCODE

RE: Notice of Community Meeting for Rezoning Petition 2024-113, at 401 & 410 S. Gardner Ave., Charlotte, NC 28208

Dear Neighbors & Neighborhood Stakeholders:

You're invited to attend a community meeting in advance of the public hearing for *Rezoning Petition 2024-113*, involving the properties at 401 & 410 S. Gardner Ave., Charlotte, NC 28208. Our company is proposing to rezone two parcels to accommodate our adaptive reuse plan for three buildings to retail, office and food and beverage uses.

Meeting Date, Time & Location:

Tuesday, July 29th, 2025,

6:00PM

411 S. Gardner Ave., Charlotte, NC 28208

Parking is available behind the building and is accessible from South Gardner Avenue. An entrance to the meeting space is accessible from the parking lot side of the building as well.

Please feel free to contact me with any questions via email at gpappanastos@argosadvisors.com, or at 704-343-7444, ext. 2.

Regards,

A handwritten signature in dark ink, appearing to read "GPappanastos", with a stylized flourish at the end.

Greg Pappanastos, President
Argos Real Estate Advisors

cc: Malcolm Graham, Charlotte City Council Member – District 2

