

**SUMMARY OF NOTICE OF
INTENT TO REDEVELOP A BROWNFIELDS PROPERTY**
Brownfields Property Name: Caraustar Mills
Brownfields Project Number: 23061-19-060

Pursuant to the North Carolina Brownfields Property Reuse Act (the “Act”) authorized by North Carolina General Statutes (NCGS) § 130A-310.30 through 130A-310.40, and specifically pursuant to NCGS § 130A-310.34, Savona, LLC, Savona II, LLC, 410SG Partners, LLC, and Savona Resi Phase I Owner (NC), LLC, as Prospective Developer, has filed with the North Carolina Department of Environmental Quality (“DEQ”) a Notice of Intent to Redevelop a Brownfields Property (“Brownfields Property”) located at 326, 401, 410, 411, 418, and 440 S. Gardner Ave.; 400, 404, 408, 412, 420, 428, 432, 500, and 528 S. Turner Ave.; 2425, 2426, 2429, and 2636 Chamberlain Ave.; 330 and 340 Savona Creek Drive; and 710, 720, 725, 809, and 815 Savona Mill Lane, Charlotte, Mecklenburg County. The Brownfields Property, which is the former site of Savona Manufacturing Company, Old Dominion Box Company, and Carolina Paperboard Corporation, a former textile mill after which operations transitioned to paperboard products through Caraustar Mill Group, Inc., and other commercial businesses, consists of 30.4 acres. Environmental contamination exists on the Brownfields Property in soil, groundwater, soil gas, sub-slab soil gas and indoor air. Savona, LLC, Savona II, LLC, 410SG Partners, LLC, and Savona Resi Phase I Owner (NC), LLC have committed themselves to redevelop the Brownfields Property for no uses other than high density residential, for-rent only townhomes, industrial, office, retail, restaurant, brewery or food production facility, recreation, institutional, entertainment, hotel, open space, parking, and with DEQ’s prior written approval, other commercial uses. The Notice of Intent to Redevelop a Brownfields Property includes: (1) a proposed Brownfields Agreement between DEQ and Savona, LLC, Savona II, LLC, 410SG Partners, LLC, and Savona Resi Phase I Owner (NC), LLC, which in turn includes (a) a map showing the location of the Brownfields Property, (b) a description of the contaminants involved and their concentrations in the media of the Brownfields Property, (c) the above-stated description of the intended future use of the Brownfields Property, and (d) proposed investigation and remediation; and (2) a proposed Notice of Brownfields Property prepared in accordance with NCGS § 130A-310.35.

The full Notice of Intent to Redevelop a Brownfields Property may be reviewed at the Charlotte-Mecklenburg Public Library – Plaza Midwood by contacting the library at 704.416.6200 or by visiting the library at 1623 Central Ave, Charlotte, NC 28205; or at the offices of the N.C. Brownfields Redevelopment Section, 217 West Jones Street, Raleigh, NC or by contacting Shirley Liggins at that address, at shirley.liggins@ncdenr.gov, or at (919) 707-8383. The full Notice of Intent to Redevelop a Brownfields Property may be reviewed online at the DEQ public record database, Laserfiche, by entering the project number 23061-19-060 into the search bar at the following web address:
<https://edocs.deq.nc.gov/WasteManagement/>

The Act requires a public comment period of at least 30 days. The first day of public comment is defined as the day after which all of the following public notice tasks have occurred: the date this Notice is: (1) published in a newspaper of general circulation serving the area in which the Brownfields Property is located; (2) conspicuously posted at the Brownfields Property; and (3) mailed or delivered to each owner of property contiguous to the Brownfields Property. Written public comments may be submitted to DEQ within 30 days after the public comment period begins. Written requests for a public meeting may be submitted to DEQ within 21 days after the public comment period begins. These periods will start no sooner than November 22, 2023, and will end no sooner than the later of: 1) 30 and 21 days, respectively, after that; or 2) 30 and 21 days, respectively, after completion of the latest of the three (3) above-referenced tasks, if such completion occurs later than the date stated herein. All public comments and public meeting requests should be addressed as follows:

Bruce Nicholson, Chief
Brownfields Redevelopment Section
Division of Waste Management

NC Department of Environmental Quality
1646 Mail Service Center
Raleigh, North Carolina 27699-1646