COMMUNITY MEETING REPORT
Applicant: SLV NC 5 LLC and Weekley Homes LLC
Rezoning Application No. 2017-673

This Community Meeting Report is being filed with the Town of Matthews Planning Department pursuant to the provisions of the Town of Matthews Unified Development Ordinance.

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

A representative of the applicant mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on December 18, 2017. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Wednesday, December 27, 2017 at 12:00 p.m. at the Eden Hall Model Home/Sales Office located at 1144 Greenbridge Drive, Matthews, North Carolina.

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 B. The Applicant’s representatives at the Community Meeting were Mark Gibbs, Darren Price, Jason Cobb, Rachael Gruchawka and Teresa Severne of Weekley Homes LLC.

SUMMARY OF ISSUES DISCUSSED:

The Applicant’s representatives utilized a three page handout as part of the presentation during the Community Meeting, a copy of which is attached as Exhibit C.

Mark Gibbs welcomed everyone to the Community Meeting and introduced himself and the other applicant’s representatives. He stated that this is the official Community Meeting relating to Rezoning Application 2017-673 filed by SLV NC 5 LLC and Weekley Homes LLC with the Town of Matthews.

Mark Gibbs stated that the Applicant is requesting that the conditions associated with the current zoning be amended to allow for the construction of 31 detached, single family homes on a portion of the property (Eden Hall) instead of the 41 attached townhomes that are allowed under the current zoning conditions.

Mark Gibbs then provided the schedule of events relating to the rezoning request. He stated that the Public Hearing will be held on January 8, 2018 at 7:00 p.m. at Town Hall. The Planning Board will consider this rezoning request at its January 23, 2018 meeting, which starts at 7:00 p.m. at
Town Hall. The Town Board will render a decision on this rezoning request on February 12, 2018 at 7:00 p.m. at Town Hall. He stated that this information could also be obtained from the Town of Matthews.

Mark Gibbs then addressed the meeting.

Mark explained that the handouts showed the current site plan and the proposed site plan. The areas affected were highlighted and the requested change would reduce the number of home sites by 10.

He stated they plan or building single family homes from approximately 1,750 sf – 3,000 sf with base prices from approximately $420,000 to the low $500,000s. The homes will be all brick and in keeping with the architectural style of the existing homes. The homes along Marion Drive will face Marion Drive.

Although the single family homes have larger yards that the HOA will need to maintain, they do not have the structural maintenance expense like the townhomes. These savings/expenses will offset each other, and there will be no change to the current HOA annual dues.

Many potential homeowners have been interested in the lots at the rear of the neighborhood. In the past, they have lost sales based on the fact they have been unable to sell an entire building in order to begin construction in a timely fashion. Changing to single family homes will allow them to sell a home site and begin construction quickly.

An individual asked how the HOA dues could be the same for both townhomes and single family homes given the maintenance issues are different. Mark Gibbs stated that although the single family homes have larger landscaping costs associated with them, the expense to the HOA is offset by the savings realized with less townhomes needing roof/outside maintenance.

One individual felt mislead and stated that they purchased in this neighborhood because they wanted a strictly townhome community. Mark stated we will still have the townhome community at the center of the development but that another type of interested buyer had emerged: active adults interested in spending more to get a more customized home. Some of these homes will have crawl spaces and possible basements.

An adjacent homeowner requested curb and gutter along the opposite side of Marion Drive. Mark Gibbs stated that we are not in control of that and that the Town of Matthews would need to be contacted by that homeowner.

An individual asked why they haven’t been successful in selling the townhomes. Mark Gibbs stated that we have lost many sales due to homeowners who were unwilling or unable to wait until we could sell an entire townhome building in their preferred location in order to begin construction. The change to single family homes will allow us to sell and build more rapidly for our customers.

An individual asked if they will build homes that are not yet sold. Mark Gibbs stated that they will build a few showcase homes to have inventory ready for a buyer who is in a rush to purchase
a home and move in. Showcase homes also help buyers visualize their homes easier than strictly viewing paper plans.

An individual asked about what type of floor plans will be available. Mark Gibbs stated they will be adding a ranch plan to the current plans in response to requests for single floor living options.

An individual asked if they will still be gearing the neighborhood to age 55 and above. Mark Gibbs responded that they will not be changing the marketing of the neighborhood and will still be targeting active adults. Although we are not restricted and cannot disqualify potential buyers by age, they are still targeting active adults.

An individual asked if the amenities will remain the same. Mark Gibbs responded that they will remain the same. Another individual asked about the possibility of a clubhouse. A clubhouse was shown on the plan presented by the prior developer, Mel Graham, but was removed prior to the original rezoning when the homeowners along Marion Drive objected to it. Walking trails were added to the neighborhood instead. A clubhouse will not be added.

An individual asked why Waverly townhomes sold so well. Mark Gibbs stated that the Waverly community is a live-work-play development that targets a completely different type of buyer.

An adjacent homeowner who is friends with Mel Graham, the previous developer, stated that they spoke with him, that he was in agreement with the requested rezoning and that he thought it was the right thing to do.

An individual asked about the walking trails and who maintains them. Mark Gibbs stated that they currently maintain them twice per year and that the HOA will eventually maintain them.

One homeowners stated that they love living in their David Weekley home. They stated that they had an issue early on and that it was immediately addressed by Mr. Weekley, which meant a lot to them. The energy savings was also very beneficial.

Since there were no further questions or comments, Mark Gibbs thanked people for attending the meeting and it was adjourned.

**CHANGES MADE TO THE APPLICATION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

No changes have been made to the Rezoning Application as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted this 27th date of December, 2017.

Mark Gibbs, Agent for SLV NC 5 LLC and Weekley Homes LLC
<table>
<thead>
<tr>
<th>Tax Parcel</th>
<th>Property Owner Name(s)</th>
<th>Owner Mailing Address</th>
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<tbody>
<tr>
<td>22702538</td>
<td>Deborah J. Bumgarner</td>
<td>Matthews, NC 28105</td>
</tr>
<tr>
<td></td>
<td>1128 Greenbridge Drive</td>
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<tr>
<td>22702535</td>
<td>Earthenelle Eadie</td>
<td>Matthews, NC 28105</td>
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<td></td>
<td>1140 Greenbridge Drive</td>
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<td>22702566</td>
<td>Jill W &amp; William L Jackson Sr</td>
<td>Matthews, NC 28105</td>
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<td></td>
<td>9315 Highclere Court</td>
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<td>22702560</td>
<td>Ellen &amp; Richard Neely</td>
<td>Matthews, NC 28105</td>
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<td></td>
<td>9212 Rhettisbury Court</td>
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<td>22702565</td>
<td>Betsy H &amp; Richard E Parris</td>
<td>Matthews, NC 28105</td>
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<td>9311 Highclere Court</td>
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<td>22702602</td>
<td>Christ Covenant Presbyterian Church</td>
<td>800 Fullwood Lane</td>
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<tr>
<td>22702709 &amp; 22702710</td>
<td>Barbara Jean P. Bjork</td>
<td>Matthews, NC 28105</td>
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<td>600 Marion Drive</td>
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<tr>
<td>22702708</td>
<td>Maxine H &amp; Paul H Vandiver</td>
<td>Matthews, NC 28105</td>
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<td>630 Marion Drive</td>
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**Application for Change in Zoning Classification or Condition, Page 3**
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<tr>
<th>TAX PARCEL</th>
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<td>Paul H Vandiver Sr</td>
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<td>Matthews, NC 28105</td>
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<td>22702705 &amp; 22702706</td>
<td>Lara M Rhodes &amp; William G Palmer</td>
<td>720 Marion Drive</td>
<td>Matthews, NC 28105</td>
</tr>
<tr>
<td>22702743</td>
<td>Adult Communities Total Services Inc</td>
<td>PO Box 90</td>
<td>West Point, PA 19486</td>
</tr>
<tr>
<td>22702801</td>
<td>Avington Townhome Association Inc</td>
<td>PO Box 11906</td>
<td>Charlotte, NC 28220</td>
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</table>

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 3
List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.
See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

22702808
TAX PARCEL
Jennifer C & Charles W Gardner
PROPERTY OWNER NAME(S)
737 Treverton Drivee
OWNER MAILING ADDRESS
Matthews NC 28105
OWNER MAILING ADDRESS, CONTINUED

22702809
TAX PARCEL
Richard A Robberts
PROPERTY OWNER NAME(S)
745 Treverton Drive
OWNER MAILING ADDRESS
Matthews NC 28105
OWNER MAILING ADDRESS, CONTINUED

22702717
TAX PARCEL
Valentin & Florentina Moldovan
PROPERTY OWNER NAME(S)
720 Marion Drive
OWNER MAILING ADDRESS
Matthews NC 28105
OWNER MAILING ADDRESS, CONTINUED

22702750
TAX PARCEL
Eric & Mary Darrenkamp
PROPERTY OWNER NAME(S)
140 Bubbling Well Rd
OWNER MAILING ADDRESS
Matthews NC 28105
OWNER MAILING ADDRESS, CONTINUED

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 3
NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Application No. 2017-673 filed by SLV NC 5 LLC and Weekley Homes LLC to request and amendment of the zoning conditions that affect the property to allow the construction of 31 detached, single family homes instead of the 41 attached townhomes that are currently allowed on the property.

Date and Time
Of Meeting: Wednesday, December 27, 2017 at 12:00 p.m.

Place of Meeting: Eden Hall Model Home/Sales Office
1144 Greenbridge Drive, Matthews, NC 28105

We are assisting SLV NC 5 LLC and Weekley Homes LLC (the “Applicant”) in connection with a Rezoning Application it has filed with the Town of Matthews requesting the amendment of the zoning conditions that affect the property that is being developed as Eden Hall along Fullwood Lane near its intersection with Matthews Township Parkway. The purpose of this requested amendment is to allow for the construction of 31 detached, single family homes instead of 41 attached townhomes that are allowed under the current zoning conditions.

The Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing the rezoning proposal with nearby property owners. The Mecklenburg County tax records indicate that you are an owner of property that is located near the site.

Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this rezoning request on Wednesday, December 27, 2017 at 12:00 p.m. at the Eden Hall Model Home/Sales Office located at 1144 Greenbridge Drive in Matthews. Representatives of the Applicant look forward to sharing this rezoning proposal with you and answering any questions you may have.

In the meantime, should you have any questions or comments, please call Teresa Sevener at 704-972-4290.

Weekley Homes LLC

cc: Mary Jo Gollnitz, Town of Matthews (via Email)
Mr. Jay Camp, Town of Matthews (via Email)
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Telephone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Deborah Bumgamer</td>
<td>1128 Greenbridge Drive</td>
<td></td>
<td><a href="mailto:debie.be@hotmail.com">debie.be@hotmail.com</a></td>
</tr>
<tr>
<td>Richard &amp; Betsy Parris</td>
<td>9311 Highshore Ct.</td>
<td></td>
<td><a href="mailto:bparri5@carolina.com">bparri5@carolina.com</a></td>
</tr>
<tr>
<td>Paul &amp; Marjorie Vandiver</td>
<td>630 Marion Dr.</td>
<td>704-547-6154</td>
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<tr>
<td>William Jackson</td>
<td>9315 Highshore Ct.</td>
<td>980-339-3028</td>
<td><a href="mailto:btsjackson7e@yaho.com">btsjackson7e@yaho.com</a></td>
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<tr>
<td>Earthclay, Eddie</td>
<td>1140 Greenbridge Dr.</td>
<td>803-609-6448</td>
<td><a href="mailto:earthbreadio@yahoo.com">earthbreadio@yahoo.com</a></td>
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<tr>
<td>Dick &amp; Ellen Keely</td>
<td>9212 Rydesbury Ct.</td>
<td>980-339-7916</td>
<td><a href="mailto:smgnelly@gmail.com">smgnelly@gmail.com</a></td>
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</tbody>
</table>
We have requested an amendment to the zoning conditions that affect the property to allow for the construction of 31 detached, single family homes instead of 41 attached townhomes that are currently allowed.

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<td>Number of Single Family (Detached)</td>
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This change would mean a reduction of 10 home sites in Eden Hall.

This change will not cause any increase to the current HOA dues.

Public Hearing is scheduled for January 8, 2018.

If you have any questions, comments or concerns, please contact Teresa Sevener at David Weekley Homes at 704-972-4290 or tsevener@dwhomes.com