

**Novant – Matthews Medical Center Zoning  
Citizen Information Meeting Report**

Held October 22, 2018 from 5:30 pm to 7:00 pm

The citizen information meeting was held at the Novant Matthews Medical Center, within the community room located at 1500 Matthews Township Parkway, Matthews, NC. A notification letter was mailed October 9, 2018. Sixty-four (64) invitations were sent to the surrounding property owners located within two-hundred (200') from the Medical Center. *(Please refer to the letter as Exhibit A and list of property owners attached as Exhibit B.)* Two (2) property owners attended the meeting consisting of five (5) individuals. *(Please refer to attached sign-in sheet as Exhibit C)*

The citizen information meeting was facilitated by representatives from Stimmel Associates, project land planners and a representative from Novant Health.

Stimmel Associates

Luke Dickey  
Dan Blackman

Novant Health

Matt Stiene

Two (2) identical stations were set-up with the following plans displayed on 24" x 36" boards (Please refer to Exhibit D):

1. Aerial Exhibit showing project location and adjacent property owners identified on the plan based on the neighborhood meeting invitations.
2. Color rendered Sketch Plan.

The meeting was conducted as a "drop-in session" where neighbors could arrive any time between 5:30 pm and 7:00 pm. Upon arrival and sign-in, neighbors were directed to one of the two available stations manned by representatives of Stimmel Associates. Each neighbor was identified on the Aerial Exhibit to provide a reference to the location/proximity to the proposed development. Then, each neighbor was shown the color rendered Sketch Plan and given an overview of the plan and reason for rezoning request. Neighbors were free to ask questions or voice concerns at any point.

Each property owner expressed their curiosity in what was being proposed. After walking them through the site plan and proposed zoning, they did not express any concerns with the proposed rezoning. Overall, the neighbors were very supportive of Novant Matthews Medical Center's presence in the community.

The neighbors appreciated the information shared at the meeting. Each was encouraged to contact Stimmel if they had any additional questions and to attend the Public Hearings.

Respectfully submitted,



Luke Dickey  
Partner/Senior Project Manager  
Stimmel Associates, P.A.



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
LAND PLANNING

601 N Trade Street, Suite 200  
Winston-Salem, NC 27101  
www.stimmelpa.com 336.723.1067

EXHIBIT A

October 9, 2018

CURRENT 10/31/2018  
2018-690

You are invited to: **A Neighborhood Drop-In Meeting**

Regarding: The proposed rezoning of an approximately 1.57 acre parcel from O (CD) to RI (CD) for incorporation into the overall Matthews Medical Center Campus.

### Drop-In to See the Plans and Ask Questions

WHEN? Monday, October 22, 2018  
Anytime between 5:30 - 7:00 p.m.

WHERE? Novant Health Matthews Medical Center  
1500 Matthews Township Parkway  
Matthews, NC 28105

Meeting will be held in the Community Rooms.  
Park in designated patient or visitor parking and enter through the main lobby.



For more information please contact Luke Dickey at 336-723-1067

AD BEL LTD  
PO BOX 1395  
MATTHEWS, NC 28106

ALL STOR NC LLC  
9226 TEDDY LN  
LONE TREE, CO 80124

~~2018-690~~  
MATTHEWS HOLDING GROUP LLC  
201 S TRYON ST SUITE 915  
CHARLOTTE, NC 28202

BAR-FOR-ONE LLC  
452 MATTHEWS MINT HILL RD #2  
MATTHEWS, NC 28105

BB & T  
PROPERTY TAX DEPARTMENT PO  
BOX 167  
WINSTON-SALEM, NC 7102

BUTCHER-THE BAKER OF MATTHEWS  
LLC  
C/O W ALLAN JOHNSTON  
160 CONGRESS BLVD STE C  
DUNCAN, SC, 29334

CARMEL DEVELOPMENT CO  
6729 FAIRVIEW RD STE E  
CHARLOTTE, NC 28210

CHANDLER, VIRGINIA  
103 PRIVATE DRIVE  
PROCTORVILLE, OH 45669

CHANDLER, VIRGINIA  
203 TOWNSHIP RD 1370  
PROCTORVILLE, OH 45669

CHARLOTTE METRO CREDIT UNION  
718 CENTRAL AVE  
CHARLOTTE, NC 28204

CHP MATTHEWS NC MOB OWNER  
LLC;  
C/O LIFESTYLE PROPERTIES INC  
450 S ORANGE AVE  
ORLANDO, FL 32801

CHRISTLIFE CHURCH  
PO BOX 665  
MATTHEWS, NC 28106

CIC-PREFERRED VENTURE  
6404 CARMEL RD STE 201  
CHARLOTTE, NC 28226

CGH PROPERTIES LLC;  
CIC-PREFERRED VENTURE  
13808 PROFESSIONAL CENTER DR  
HUNTERVILLE, NC 28078

DICKINSON, CLYDE C JR & ROBERT T;  
STEWART FAMILY PROPERTY LLC  
C/O CVS CUREMO STORE ACT 4299-01  
1 CVS DR  
WOONSOCKET, RI 02895

DINALLI LLC  
1130 HARDING PL  
CHARLOTTE, NC 28204

DOBJ INVESTMENTS LLC  
434 N TRADE ST STE 103  
MATTHEWS, NC 28105

E & G HOLDINGS OF NORTH  
CAROLINA LLC  
14135 BALLANTYNE CORPORATE PL  
STE 175  
CHARLOTTE, NC 28277

E F A INVESTMENT LLC  
428 N TRADE ST STE 100  
MATTHEWS, NC 28105

F & N PROPERTIES LLC  
PO BOX 3405  
MATTHEWS, NC 28106

FRINK, WILLIAM BUNN JAMES  
MONROE  
335 MATTHEWS MINT HILL RD  
MATTHEWS, NC 28105

FIRST CITIZENS BANK & TRUST CO  
DAC50  
PO BOX 27131  
RALEIGH, NC 27611

FROSH-MAYBERRY LLC  
18301 VON KARMEN STE 330  
IRVINE, CA 92612

FUNDERBIRK, CHARLES;  
MADRID F 13  
PO BOX 941  
MATTHEWS, NC 28106

FUTERMAN, RONALD VICTOR &  
SUSAN ALLEN;  
FUSEY, CHRISTOPHER A & KATHY A  
PO BOX 1539  
MATTHEWS, NC 28106

GENESIS VENTURES LLC  
1635 MATTHEWS TOWNSHIP OY  
MATTHEWS, NC 28105

GOODE LUCK LLC;  
MACTHREE INVESTMENTS LLC  
1300 BAXTER ST STE 370  
CHARLOTTE, NC 28204

GORDON, GAILE E & JOANNE R  
PO BOX 322  
MATTHEWS, NC 28106

HAGLER, JEFFERY PAUL;  
HICKS, TERRIE  
440 MCLEOD ST  
MATTHEWS, NC 28105

HEER BRYANT EAT LLC  
628 OLMSTEAD PARK PLACE  
CHARLOTTE, NC 28203

HMS INVESTMENT PARTNERS LLC  
7001 LARK LANE  
SANFORD, NC 27332

HOWARD, LEVONDE GORDON  
503 COURTNEY LN  
MATTHEWS, NC 28105

JORDAN, JUANITA H  
PO BOX 151  
MATTHEWS, NC 28106

KJ GREEN INVESTMENTS LLC  
428 N TRADE ST STE 103  
MATTHEWS, NC 28105

LIQE COMPANY LLC  
10007 DEVEREAUX DR  
MATTHEWS, NC 28105

LJW LAND LLC  
C/O WILLIAM W WATERS (MANAGER)  
7804-C FAIRVIEW RD STE 275  
CHARLOTTE, NC 28226

LMD REAL ESTATE HOLDINGS LLC  
434 N TRADE ST STE 100  
MATTHEWS, NC 28105

MATTHEWS COMMERCIAL  
PROPERTIES LLC  
616 BUBBLING WELL RD  
MATTHEWS, NC 28105

MATTHEWS EXECUTIVE CENTER LLC  
PO BOX 578  
MATTHEWS, NC 28106

MATTHEWS GATEWAY II LLC;  
PARK CENTER HOLDINGS LLC  
PO BOX 578  
MATTHEWS, NC 28106

MATTHEWS MEDICAL PROPERTIES  
LLC  
434 N TRADE ST STE 104  
MATTHEWS, NC 28105

MATTHEWS TOWNSHIP RE LLC  
PO BOX 2534  
KERNERSVILLE, NC 27285

MEE PROPERTIES LLC  
2200 PROVIDENCE CANYON DR  
CHARLOTTE, NC 28270

NORTHEND 324 LLC  
PO BOX 578  
MATTHEWS, NC 28106

NOVANT HEALTH INC  
2085 FRONTIS PLAZA BLVD  
WINSTON-SALEM, NC 27103

NOVANT HEALTH INC  
ATTN: PROPERTY MANAGEMENT  
PO BOX 33549  
CHARLOTTE, NC 28233

OHM HOTELS MANAGEMENT INC  
1348 MATTHEWS TOWNSHIP PY  
STE 200  
MATTHEWS, NC 28105

P&K PROPERTIES OF CHARLOTTE  
LLC;  
MATTHEWS FAMILY TOWNSHIP PY  
1340 MATTHEWS TOWNSHIP PY #C1  
MATTHEWS, NC 28105

PARTNERSHIP GOODMAN &  
LOCHARY REAL ESTATE  
1340 MATTHEWS TOWNSHIP PKWY  
#201  
MATTHEWS, NC 28105

PERISSEUMA PROPERTIES LLC  
12009 WINGHURST DR  
PINEVILLE, NC 28134

PFT-ABQ LLC  
C/O SKYE INC  
ATTN: BRIAN T PRINN  
26 CORPORATE PLAZA STE 150  
NEWPORT BEACH, CA 92660

PHELPS DENTAL HOLDINGS LLC  
6016 HATHAWAY LN  
WAXHAW, NC 28175

PITTSBORO LP  
C/O BINACO REAL ESTATE  
112 S TRYON ST #1415  
CHARLOTTE, NC 28284

PPF/AHP OFF 1401 MATTHEWS TOWNSHIP  
OWNER LLC  
C/O ANCHOR HEALTH PROPERTIES INC  
MB344 ATTN: BRET M REED  
977 SEMINOLE TRAIL  
CHARLOTTESVILLE, VA 22901

RAC HOLDINGS LLC  
428 N TRADE ST #102  
MATTHEWS, NC 28105

ROWELL, EVAN DANIEL & STEPHANIE  
MARIE  
8156 SAPWOOD CT  
MATTHEWS, NC 28104

SOURCE PROPERTIES LLC  
PO BOX 10200  
MATTHEWS, NC 28106

STEWART FAMILY PROPERTY LLC  
5960 FAIRVIEW RD STE 200  
CHARLOTTE, NC 28210

STONE, ELAINE A & ROBERT C JR  
1005 ASHLEY LN  
MONROE, NC 28110

TH PROPERTY OWNER 4 LP  
400 GALLERIA PKWY STE 1450  
ATLANTA, GA 30339

THREE AND ONE PROPERTIES LLC  
PO BOX 276  
MATTHEWS, NC 28106

TSG MATTHEWS LLC  
1023 W MOREHEAD ST STE 301  
CHARLOTTE, NC 28208

**CURRENT** 10/31/2018  
TYCHE PROPERTIES LLC 2018-20  
MATTHEWS TWSHP PKWY STE 203  
MATTHEWS, NC 28105

WILLIAMS BUSINESS PROPERTIES  
LLC  
624-101 MATTHEWS MINT HILL RD  
MATTHEWS, NC 28105

Luke Dickey  
504 Miller Street  
Winston-Salem, NC 27103

NEIGHBORHOOD MEETING ATTENDANCE

Presbyterian Hospital - Matthews  
 Matthews, NC

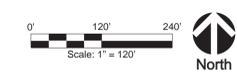
CURRENT 10/31/2018  
 2018-690

	Name	Address:	Phone:	Email:
1	Barbara Williams	616 Bubbink Hill Rd	704-321-1222	600, 608, 632 matthews Mint Hill
2	Bill Williams	"	"	"
3	Bob Williams	208 BUBBINK HILL RD	704-847-4075	624, 664 matthews-Mint Hill
4	Pamela Sieder	913 Wandering Way Dr	704-243-3332	
5	Ashley Johnson	720 MATTHEWS MINT HILL RD	(704)-843-6300	AAJOHNSON1969@YAHOO.COM
6				
7				
8				
9				
10				
11				
12				



**Property Owner Key**

1	Heer Bryant Eat LLC Matthews Gateway II LLC; Park Center Holdings LLC TSG Matthews LLC
2	Charlotte Metro Credit Union
3	DOBJ Investments LLC E F A Investment LLC KJGreen Investments LLC LMD Real Estate Holdings LLC Matthews Medical Properties LLC PHELPS Dental Holdings LLC RAC Holdings LLC
4	CIC-Preferred Venture
5	CGH Properties LLC; CIC-Preferred Venture Chandler, Virginia E & G Holdings Of North Carolina LLC Futerman, Ronald Victor & Susan Allen; Fusey, Christopher A & Kathy A LIQE Company LLC Matthews Township RE LLC Mee Properties LLC Novant Health Inc OHM Hotels Management Inc P&K Properties of Charlotte LLC; Matthews Family Township Py Partnership Goodman & Lochary Real Estate Perisseuma Properties LLC Tyche Properties LLC
6	First Citizens Bank & Trust Co Dac50
7	Carmel Development Co
8	Dickinson, Clyde C Jr & Robert T; Stewart Family Property LLC
9	Ad Bel Ltd
10	BB & T
11	PPF/AHP Off 1401 Matthews Twnshp Owner LLC C/O Anchor Health Properties Inc MB344
12, 13	TH Property Owner 4 LP
14	Genesis Ventures LLC
15	Christlife Church
16	At Matthews Holding Group LLC
17	Butcher-The Baker of Matthews LLC C/O W Allan Johnston
18	Novant Health Inc
19	LJW Land LLC C/O William W Waters (Manager)
20	Frosh-Mayberry LLC; PFT-ABQ LLC C/O Skye Inc
21	All Stor NC LLC
22	Source Properties LLC
23, 26	Three And One Properties LLC
24, 29	Williams Business Properties LLC
25	Hms Investment Partners LLC
27, 30	F & N Properties LLC
28, 31, 32	Matthews Commercial Properties LLC
33	Rowell, Evan Daniel & Stephanie Marie
34	Hagler, Jeffery Paul; Hicks, Terrie
35	Gordon, Gaile E & Joanne R
36	Bar-For-One LLC
37	Howard, Levonde Gordon
38	Stone, Elaine A & Robert C Jr
39	Jordan, Juanita H
40	Frink, William Bunn & James Monroe
41	Matthews Executive Center LLC
42	Funderbirk, Charles; Madrid F 13
43	Pittsboro LP C/O Binaco Real Estate
44	Dinalli LLC
45	Northend 324 LLC
46	Goode Luck LLC; Macthree Investments LLC





### Site Data

**Owner:** Novant Health Inc  
200 Hawthorne Lane  
Charlotte, NC 28204

**Parcel Numbers:** 19329110, 19329113, 19329114, 19329115, 19329135, 19329141, 19329165

**Address:** 1500 MattheWs Township Parkway

**Total Acreage:** 56.64 Acres +/-

**Right-of-Way Dedication:**

MattheWs Township Parkway:	1.57 Acres +/-
MattheWs-Mint Hill Road	1.01 Acres +/-
Future Andrew Caroline Drive Extension	1.31 Acres +/-
<b>Total Site Acreage:</b>	<b>52.75 Acres +/-</b>

**Existing Zoning:** RI (CD) & O (CD)

**Proposed Zoning:** RI (CD)

**Parking Summary:**

Hospital: One space per bed intended for patients, plus one space per each medical staff member, plus one space per each two other employees on shift of greatest employment.

Beds:	157	157 Required
Medical Staff:	40	40 Required
Employees:	406	203 Required
<b>Total Required for Hospital:</b>		<b>400 Required</b>

Medical Office: One space per 200 SF      500 Required

**Total Required:** 900 Required

**Existing:**

North Lot:	492 Existing
East Lot:	307 Existing
South Lot:	123 Existing
West Lot:	405 Existing
<b>Total Existing:</b>	<b>1,327 Existing</b>

**To Be Removed:**

East Lot:	5 Remove
South Lot:	5 Remove
West Lot:	29 Remove
<b>Total To Be Removed:</b>	<b>39 Remove</b>

**Phase D Proposed:** 287 Proposed

Phase D parking includes parking additions for the Development Area D buildings in the southwest corner of the site.

**Total Provided:** 1,575 Provided

**Bicycle Parking:** 5% of Auto

80 Required
83 Provided

**Tree Canopy Preservation:**

SA: Total Site Area  
U: Utility Easements, ROW, etc.  
NLD: Net Land Disturbance Area  
RTC: Required Total Tree Canopy

SA - U = NLD  
NLD x 0.15 = RTC

2,467,031 sf - 182,468 sf  
2,284,563 sf x 0.15 = 342,684 sf

**Total Tree Canopy Preserved:** 466,629 sf +/-

