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           Novant Health
Luke Dickey                 Matt Stiene
Dan Blackman

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.

601 N. Trade Street, Suite 200
Winston Salem, NC 27101
P: 336.723.1067 F: 336.723.1069
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
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<tr>
<td>AD BEL LTD</td>
<td>PO BOX 1395 MATTHEWS, NC 28106</td>
<td>ALL STOR NC LLC</td>
<td>9226 TEDDY LN LONE TREE, CO 80124</td>
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<td>BAR-FOR-ONE LLC</td>
<td>452 MATTHEWS MINT HILL RD #2 MATTHEWS, NC 28105</td>
<td>BB &amp; T</td>
<td>PROPERTY TAX DEPARTMENT PO BOX 167 WINSTON-SEAL, NC 7102</td>
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<td>CARMEL DEVELOPMENT CO</td>
<td>6729 FAIRVIEW RD STE E CHARLOTTE, NC 28210</td>
<td>BUTCHER-THE BAKER OF MATTHEWS LLC</td>
<td>C/O W ALLAN JOHNSTON 160 CONGRESS BLVD STE C DUNCAN, SC 29334</td>
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<td>CHARLOTTE METRO CREDIT UNION</td>
<td>718 CENTRAL AVE CHARLOTTE, NC 28204</td>
<td>CHANDLER, VIRGINIA</td>
<td>103 PRIVATE DRIVE PROCTORVILLE, OH 45669</td>
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<td>CIC-PREFERRED VENTURE</td>
<td>6404 CARME RD STE 201 CHARLOTTE, NC 28226</td>
<td>CGH PROPERTIES LLC;</td>
<td>C/O LIFESTYLE PROPERTIES INC 450 S ORANGE AVE ORLANDO, FL 32801</td>
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<td>DINALLI LLC</td>
<td>1130 HARDING PL CHARLOTTE, NC 28204</td>
<td>DOBJ INVESTMENTS LLC</td>
<td>434 N TRADE ST STE 103 MATTHEWS, NC 28105</td>
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<td>E F A INVESTMENT LLC</td>
<td>428 N TRADE ST STE 100 MATTHEWS, NC 28105</td>
<td>F &amp; N PROPERTIES LLC</td>
<td>335 MATTHEWS MINT HILL RD MATTHEWS, NC 28105</td>
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<td>FIRST CITIZENS BANK &amp; TRUST CO DAC50</td>
<td>PO BOX 27131 RALEIGH, NC 27611</td>
<td>FROSH-MAYBERRY LLC</td>
<td>18301 VON KARMEN STE 330 IRVINE, CA 92612</td>
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<td>FUTERMAN, RONALD VICTOR &amp; SUSAN ALLEN; FUSEY, CHRISTOPHER A &amp; KATHY A</td>
<td>PO BOX 1539 MATTHEWS, NC 28106</td>
<td>GENESIS VENTURES LLC</td>
<td>1635 MATTHEWS TOWNSHIP OY MATTHEWS, NC 28105</td>
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<td>GORDON, GAILE E &amp; JOANNE R</td>
<td>PO BOX 322 MATTHEWS, NC 28106</td>
<td>GOODE LUCK LLC;</td>
<td>1300 BAXTER ST STE 370 CHARLOTTE, NC 28204</td>
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<td>HEER BRYANT EAT LLC</td>
<td>628 OLMSTEAD PARK PLACE CHARLOTTE, NC 28203</td>
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<td>Organization</td>
<td>Address</td>
<td>Contact Name</td>
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<td>THREE AND ONE PROPERTIES LLC</td>
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<td>TSG MATTHEWS LLC</td>
<td>1023 W MOREHEAD ST STE 301 CHARLOTTE, NC 28208</td>
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<td>TYCHE PROPERTIES LLC</td>
<td>MATTHEWS TWSHP PKWY STE 203 MATTHEWS, NC 28105</td>
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<td>WILLIAMS BUSINESS PROPERTIES LLC</td>
<td>624-101 MATTHEWS MINT HILL RD MATTHEWS, NC 28105</td>
<td>Luke Dickey</td>
<td>504 Miller Street Winston-Salem, NC 27103</td>
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<tr>
<td>1</td>
<td>Barbara Williams</td>
<td>616 Bubbling Wells Rd</td>
<td>704-391-1232</td>
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<td>2</td>
<td>Bill Williams</td>
<td>208 Bubbling Wells Rd</td>
<td>&quot;</td>
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<td>3</td>
<td>Bob Williams</td>
<td>208 Bubbling Wells Rd</td>
<td>704-847-4675</td>
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<td>4</td>
<td>Pamela Sieker</td>
<td>913 Wandering Way Dr</td>
<td>704-243-3332</td>
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<td>5</td>
<td>Ashley Johnson</td>
<td>720 Matthews Mint Hill Rd</td>
<td>(704)-343-6300</td>
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10.22.2018
Owner: Novant Health Inc
200 Hawthorne Lane
Charlotte, NC 28204

Parcel Numbers: 19329110, 19329113, 19329114, 19329115, 19329130, 19329141, 19329165

Address: 1000 Matthews Township Parkway

Total Acreage:
- Site 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 +/-

Total Site Acreage: 59.52 Acres +/-

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 Required
- Medical Staff: 40 Required
- Employees: 203 Required
- Total Required for Hospital: 400 Required

Medical Office: One space per 200 SF
- 900 Required

Existing:
- North Lot: 492 Existing
- East Lot: 307 Existing
- South Lot: 123 Existing
- West Lot: 405 Existing
- Total Existing: 1,327 Existing

To Be Removed:
- East Lot: 29 Remove
- South Lot: 5 Remove
- West Lot: 5 Remove
- Total To Be Removed: 39 Remove

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:
- 80 Required

Tree Canopy Preservation:
- SA: Total Site Area
- U, L, Utility Easements, RD, etc.
- RTC: Required Total Tree Canopy
- 466,629 sf +/-