COMMUNITY MEETING REPORT

Applicants: Flagship Healthcare Properties, LLC and David W. Hoyle, Jr.
Rezoning Application Nos. 2021-742 and 2021-743

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 Applicants mailed a written notice of the date and time of the Community Meeting, and information on how to access 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 January 14, 2022. 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 Monday, January 31, 2022 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The representatives of Flagship Healthcare Properties, LLC ("Flagship") at the meeting were Thorn Baccich of Flagship, Wesley Sherrill of Benesch, Randy Goddard of Design Resource Group and John Carmichael of Robinson Bradshaw & Hinson, P.A.

The representatives of David W. Hoyle, Jr. at the meeting were Lat Purser of Lat Purser & Associates, Inc., David W. Hoyle, Jr., Randy Goddard of Design Resource Group and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Applicants’ representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Community Meeting and introduced himself. He stated that this is the official Community Meeting relating to Rezoning Application Nos. 2021-742 and 2021-743. The reason we are doing a joint meeting is because these parcels are adjacent to one another and they would tie together from a vehicular and pedestrian standpoint. Additionally, there is a combined traffic study for these Rezoning Applications. We also thought that it was more respectful of your time to have one meeting because it was the same invitation list for both Rezoning Applications.

John Carmichael stated that this is a virtual meeting and your microphones are muted and your cameras are turned off. After our presentation, I will allow you to unmute your microphones and turn your cameras on if you would like to do so. You can then ask questions and offer comments. If you would rather type your questions and comments, you can do so.
Presentation Regarding Rezoning Application No. 2021-742

The first Rezoning Application is Rezoning Application No. 2021-742 filed by Flagship. Our team is comprised of Thorn Baccich with Flagship, Wesley Sherrill with Benesch and Randy Goddard with Design Resource Group.

John Carmichael provided the current schedule of events. John Carmichael stated that these are the earliest dates that these events can occur and it is possible that one or more of these events could be deferred or delayed. The public hearing before the Town Board of Commissioners and the Matthews Planning Board will be held on Monday, February 14, 2022 at 7 PM at the Matthews Town Hall. The meeting starts at 7 PM but I do not know where this matter will fall on the agenda. John Carmichael stated that he does not know if this will be a virtual meeting or an in-person meeting.

The Planning Board Meeting will be held on Tuesday, February 22, 2022 at 7 PM at Matthews Town Hall. The Planning Board is an advisory board, and it will make a recommendation of approval or denial on this Rezoning Application to the Town Board. The Town Board is scheduled to make a decision on this Rezoning Application on Monday, March 14, 2022 at 7 PM at Town Hall.

John Carmichael shared slides that depict the site and the surrounding area. The site contains 4.35 acres and is located at the intersection of Matthews Township Parkway and Team Road. The site is currently zoned I-1 (CD) and I-1. I-1 is a conventional zoning district and I-1 (CD) is a conditional zoning district. They are both light industrial zoning districts.

John Carmichael stated that Flagship is requesting that the site be rezoned to the B-3 (CD) zoning district to accommodate the development of a maximum 45,000 square foot building on the site that could be devoted to medical office and professional and general office uses. The CD means it is a conditional rezoning request, so if the rezoning is approved, the site can only be developed and used in accordance with the approved rezoning plan.

John Carmichael then shared and discussed the site plan. John Carmichael stated that there would be a maximum 45,000 square foot building on the site and it would be a three-story building. The maximum height of the building would be 50 feet. Surface parking would be located to the rear of the building. There would be a few parking spaces to the side of the building. There would be no parking between the building and Matthews Township Parkway. There would be vehicular and pedestrian connectivity between this site and the site to the east.

John Carmichael shared elevations of the proposed building. He stated that the building would be primarily a brick and masonry building. He reviewed each elevation of the proposed building. Access into the site would be from Matthews Township Parkway and Lyle Crews Circle.

Thorn Baccich then addressed the meeting. He stated that Flagship is a local firm based in Charlotte. All we do is focus on outpatient healthcare, so this would be a medical office building that would operate during regular business hours. There would be no overnight beds or 24-hour emergency services. It would be your typical doctors’ offices. Flagship would own and manage the building. Flagship is a private REIT and we develop to own and manage our facilities.
Presentation Regarding Rezoning Application No. 2021-743

John Carmichael stated that the second Rezoning Application is Rezoning Application No. 2021-743. The Applicant is David W. Hoyle, Jr. Lat Purser is working with David on this rezoning request and this project. With me tonight are David Hoyle, Lat Purser and Randy Goddard of Design Resource Group.

As you can see, the schedule of events for this Rezoning Application is the same as the schedule of events for Rezoning Application No. 2021-742.

John Carmichael shared slides that depict the site. He stated that the site is a little over 3 acres in size and it is located at the hard corner of Sam Newell Road and Matthews Township Parkway. The site is currently zoned B-1, I-1, R-20, and I-1 (CD), so it has four different zoning classifications. The request is to rezone the site from the R-20, B-1, I-1, and I-1 (CD) zoning districts to the B-1 (CD) and B-H (CD) zoning districts to accommodate two buildings on the site. One building could have a maximum of 4,000 square feet of gross floor area and it could be devoted to a financial institution or other specified non-residential uses, and the other specified non-residential uses are general and professional office uses, medical office uses and general retail sales.

The second building could contain a maximum of 4,500 square feet of gross floor area and it could be devoted to a restaurant with drive-through or drive-in service or other specified non-residential uses. The other specified non-residential uses are general and professional office uses, medical office uses, a retail bakery, general retail uses and a restaurant without drive-through or drive-in service.

John Carmichael shared and discussed the site plan. He stated that there would be access from Matthews Township Parkway as well as from Sam Newell Road. The building on the right could contain a maximum of 4,000 square feet of gross floor area and it would have a maximum height of 40 feet. The building on the left could contain a maximum of 4,500 square feet of gross floor area and it would have a maximum height of 40 feet. The building on the left is the building that could be devoted to a restaurant with drive through windows. There would be a walking path along the site’s frontages on Matthews Township Parkway and Sam Newell Road. Parking would be located to the rear of the buildings. John Carmichael pointed out on the site plan the drive through ATM associated with a financial institution.

John Carmichael shared elevations of the proposed buildings. With respect to the restaurant building, Lat Purser is working with Panera Bread for this building. The rezoning would not require that the building be occupied by Panera. However, the building is being designed with Panera in mind. These elevations will be a part of the rezoning plan.

The Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

James Crawford, who owns the two parcels of land and the buildings located to the north of the medical building site across Lyle Crews Circle, addressed the meeting. He stated that bringing these two sites together and having a drive-through restaurant or any kind of drive-through where it will have a connection to Lyle Crews Circle does not seem like a good idea. Lyle Crews
Circle is basically a private driveway and there is already a pretty significant amount of traffic that cuts through down Team Road onto Lyle Crews Circle to beat the light at Sam Newell and 51.

James Crawford stated that we are responsible for the maintenance of Lyle Crews Circle. Traffic that turns in off of 51 onto Team Road takes a right onto Lyle Crews Circle and cuts up. If you put a drive-through restaurant that is popular, which I’m assuming you want to do, traffic is going to cut through this parking lot on the medical building site and use Lyle Crews Circle to go to that restaurant. That would be a concern. The office building part of it, I think everything with that piece of it, at least from a use perspective, is awesome. But tying those two lots together and then getting a drive-through use, there’s going to be a significant amount of traffic that's cutting through the parking lot to use Lyle Crews Circle.

James Crawford discussed the retention pond that is located to the west of his parcels. He stated that he is looking at a map that provides that the retention pond was developed for the use of Tracts 5, 6, and 3, and the medical building site is Tract 3. However, the other site (the site subject to Rezoning Application No. 2021-743) cannot use that retention pond.

In response to that comment, Thorn Baccich stated that the site subject to Rezoning Application No. 2021-743 would not connect to that pond. Lat Purser stated that storm water from the site subject to Rezoning Application No. 2021-743 would be handled on the site.

James Crawford asked Thorn Baccich if the retention pond would be enlarged because the site plan appears to show that it would be enlarged. Thorn Baccich stated that they would make any improvements that would be necessary to accommodate the storm water from the medical building site. Wesley Sherrill stated that any modifications would have to be approved by the Town and Mecklenburg County.

Wesley Sherrill stated that he does not know at this time what modifications would be required. It could be enlarging the surface area or we may have to do a small modification to the outlet control structure. We will know more when we get into the actual design of the storm water system. As you can imagine, we are not looking at designing just for our site. We have to gather data from the other sites that drain to that pond.

James Crawford stated that three lots drain to that pond. His two lots and the medical building lot. He stated that he is worried about the extra water that would come from the 3.5 acres. James Crawford asked if they are talking about tearing up the parking lot and both of those buildings. Thorn Baccich stated that we would only do improvements to the pond parcel. Wesley Sherrill stated that is correct and that there could be an additional culvert or upsizing of the existing culvert underneath Lyle Crews Circle. Thorn Baccich stated that they have not discovered anything that would require improvements on Mr. Crawford’s two parcels.

James Crawford stated that it looks like a beautiful facility and that it would fit in. These documents provide that Lyle Crews Circle is 30 feet wide with a 2.5-foot curb. I think I measured it one time and it’s only 30 feet wide curb-to-curb, so somebody might want to check that. Also, as an FYI, there have been occasions where we have parked tractor-trailers on that back road, which again is a driveway, it’s a private driveway. People use it as a thoroughfare but it’s not, and I’m just wondering if that’s clear. I am not saying that it’s something that we do all the time, but it has happened, and I just worry that, again, drive-through traffic could be a major
problem on that road, just for the people that already use it to get into the back of those buildings.

John Carmichael thanked James Crawford for his comments and suggested that Thorn Baccich reach out to James Crawford directly to discuss the storm water issues. Thorn Baccich stated that he would do so.

John Carmichael stated that he hoped that the attendees did not mind the joint meeting, and an attendee thanked the team for doing it.

Since there were no further questions or comments, John Carmichael thanked the attendees for attending the meeting and the meeting was adjourned.

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

No changes have been made to the rezoning plans or to the Rezoning Applications as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 2nd day of February, 2022.

**Flagship Healthcare Properties, LLC, Applicant**

[Signature]

John Carmichael, Agent

**David W. Hoyle, Jr., Applicant**

[Signature]

John Carmichael, Agent
Exhibit A-1

Tax Parcel #19324524
AD Bel Ltd
2110 Kings Pine Drive
Seabrook Island, SC 29455

Tax Parcel #19324508
Jane M. Hoyle
David W. Hoyle, Jr.
6811 Folger Drive
Charlotte, NC 28270

Tax Parcel #19324511
Jane M. Hoyle
David W. Hoyle, Jr.
6811 Folger Drive
Charlotte, NC 28270

Tax Parcel #19324520
LPA Crews LLC
4530 Park Road Suite 300
Charlotte, NC 28209

Tax Parcel #19324552
Matthews 1205 APL OC LLC
c/o MB Real Estate Services Inc.
800 W Madison Street Suite 400
Chicago, IL 60607

Tax Parcel #19324521
Crawford White Investments LLC
5237 Lancelot Drive
Charlotte, NC 28270
Tax Parcel #19324522

Crawford White Investments LLC
5237 Lancelot Drive
Charlotte, NC 28270
Tax Parcel #19324523

AD Bel Ltd
2110 Kings Pine Drive
Seabrook Island, SC 29455

Tax Parcel #19324202

Arthur B. Fowler, III
Elaine F. Mauldin
PO Box 549
Matthews, NC 28106

Tax Parcel #19324201

Apex Properties Development Company LLC
PO Box 187
Matthews, NC 28106

Tax Parcel #19324305

Matthews 710 APL OC LLC
c/o MB Real Estate Services Inc.
800 W Madison Street Suite 400
Chicago, IL 60607

Tax Parcel #19324307

The Proverbs 31 Ministry Inc.
720 Park Center Drive
Matthews, NC 28105

Tax Parcel #19324306

Morningstar Office LLC
c/o Morningstar Properties LLC
725 Park Center Drive
Matthews, NC 28105
Tax Parcel #19327120

Waltrust Properties Inc.
200 Wilmont Road
Deerfield, IL 60015

Tax Parcel #19338197

First Citizens Bank & Trust Co DAC50
PO Box 27131
Raleigh, NC 27611

Tax Parcel #19329213

BB&T
Property Tax Department
PO Box 167
Winston-Salem, NC 27102

Tax Parcel #19329212

7 Toes in the Sand LLC
Stewart Family Property LLC
5960 Fairview Road Suite 200
Charlotte, NC 28210

Tax Parcel #19329212

Robert T. Dickson
c/o CVS Curemo Store
Robert T. Dickson Trust
c/o CVS Curemo Store
ACT 4299-01 1 CVS DR
Woonsocket, RI 02895

Tax Parcel #19329201

AD Bel Ltd
2110 Kings Pine Drive
Seabrook Island, SC 29455
Tax Parcel #19329220

Mid America Apartments LP
c/o Schindler 124201 6815
Poplar Ave Suite 500
Germantown, TN 38138

1st set of Condos (193-24C-99)

Tax Parcel #19324543

1208 Mann Drive-100 LLC
c/o Patrick J. Haynes, III
230 West Monroe Street Suite 1920
Chicago, IL 60606

Tax Parcel #19324544

Dentec Lab Inc.
1208 Mann Drive Suite 200
Matthews, NC 28105

Tax Parcel #19324536

William N. Devere, II
PO Box 77433
Charlotte, NC 28271

Tax Parcel #19324537

Richland Properties LLC
137 Saddle Springs Drive
Blowing Rock, NC 28605

Tax Parcel #19324531

Chris G. Copsis
George C. Copsis
Maria C. Housiadas
310 Robinlynn Road
Matthews, NC 28105
Tax Parcel #19324532

Chris G. Copsis
George C. Copsis
Maria C. Housiadas
310 Robinlynn Road
Matthews, NC 28105

Tax Parcel #19324549

HLE2 Properties LLC
7336 Westcott Terrace
Charlotte, NC 28270

Tax Parcel #19324534

Michael W. Lash
1104 Cindy Carr Drive
Matthews, NC 28105

Tax Parcel #19324535

Eugene A. Zilber
Elena I. Zilber
1226 Mann Drive Unit 200
Matthews, NC 28105

Tax Parcel #19324539

Baldwin Office Properties LLC
2958 Euchid Terrace
The Villages, Florida 32163

Tax Parcel #19324541

RBTIII LLC
4064 Ancestry Cr
Weddington, NC 28104

Tax Parcel #19324542

Ping He
Yingming Tian
1101 Rea Quiet Lane
Waxhaw, NC 28173
Tax Parcel #19324540

Haxcolegary LLC
1238 Mann Drive Unit 100
Matthews, NC 28105

Tax Parcel #19324528

Accelerant Research LLC
1242 Mann Drive Suite 100
Matthews, NC 28105

Tax Parcel #19324529

Urban Architectural Group PA
1242 Mann Drive Suite 200
Matthews, NC 28105

Tax Parcel #19324545

YZK Properties LLC
1410 Avery Court
Weddington, NC 28104

Tax Parcel #19324546

B&G Investments LLC
1250 Mann Drive Unit 200
Matthews, NC 28105

Tax Parcel #19324530

YU Investments LLC
1254 Mann Drive Suite 100
Matthews, NC 28105

Tax Parcel #19324550

Trinity Real Estate Holdings LLC
1258 Mann Drive
Matthews, NC 28105
Tax Parcel #19324551

Trinity Real Estate Holdings LLC
1258 Mann Drive
Matthews, NC 28105

Tax Parcel #19324547

Gary Cooper Properties LLC
1262 Mann Drive Suite 100
Matthews, NC 28106

Tax Parcel #19324548

Susan K. Carpenter
Stanley J. Carpenter
1262 Mann Drive Unit 200
Matthews, NC 28105

Matthews Township Gateway Townhomes

Tax Parcel #19327246

Trade Street Towns Owners Association, Inc.
c/o Key Community Management
1201 Stallings Road
Matthews, NC 28104

Tax Parcel #19327245

Trade Street Towns Owners Association, Inc.
c/o Key Community Management
1201 Stallings Road
Matthews, NC 28104

Tax Parcel #19327244

Ehrenpreis Properties LLC
6934 Beverly Springs Drive
Charlotte, NC 28270
Tax Parcel #19327243

Brandon Allen Mills
1203 Overwood Drive
Matthews, NC 28105

Tax Parcel #19327201

Elaine Cohoon Miller
1206 Overwood Drive
Matthews, NC 28105

Tax Parcel #19327202

Michael M. Akers
1202 Overwood Drive
Matthews, NC 28105

Tax Parcel #19327205

Bradley Patrick
1171 Dean Hall Lane Unit 52
Matthews, NC 28105

Tax Parcel #19327204

Fredrick Lee Taylor
1165 Dean Hall Lane
Matthews, NC 28105

Tax Parcel #19327203

Robert M. Short
Joseph M. Short
1161 Dean Hall Lane
Matthews, NC 28105

Tax Parcel #19327241

Lori V. Nunn
1145 Dean Hall Lane Unit 36
Matthews, NC 28105
Tax Parcel #19327240

Tara Keener
1141 Dean Hall Lane Unit 36
Matthews, NC 28105

Tax Parcel #19327242

Trade Street Towns Owners Association, Inc.
c/o Key Community Management
1201 Stallings Road
Matthews, NC 28104

Tax Parcel #19327239

Deborah B. Trees
William G. Trees
6103 Gracemont Lane
Brunswick, GA 31525

Tax Parcel #19327238

James Edward Vonegidy
9508 Westchire Court
Matthews, NC 28105

Tax Parcel #19327237

Rodney K. Morrison
Norma Jean Morrison
9512 Westchire Court
Matthews, NC 28105

Tax Parcel #19327236

Adam K. Siechta
9516 Westchire Court
Matthews, NC 28105

Tax Parcel #19327235

Minji Kim
Paul Han
9520 Westchire Court
Matthews, NC 28105
Tax Parcel #19327234

Michelee P. Raphael
9524 Westchire Court
Matthews, NC 28105

Tax Parcel #19327233

Irene Han
2106 Kinder Oak Drive
Indian Trail, NC 28079

Tax Parcel #19327232

Keith Kasprak
Elizabeth Antolak
9535 Westchire Court
Matthews, NC 28105

Tax Parcel #19327231

Carmen Ramona Berdecia
9531 Westchire Court
Matthews, NC 28105

Tax Parcel #19327230

7822 Collins Corporation
2639 Huntman WY
Charlotte, NC 28226

Tax Parcel #19327229

Belinda J. Ward
9523 Westchire Court
Matthews, NC 28105

Tax Parcel #19327228

Charmaine Caperton Baker
9519 Westchire Court
Matthews, NC 28105
Tax Parcel #19327227
Meredith M. Glover
9515 Westchire Court
Matthews, NC 28105

Tax Parcel #19327226
Lori Anne Sword
Jason Sword
9511 Westchire Court
Matthews, NC 28105

Tax Parcel #19327225
Tawana Smith
9507 Westchire Court
Matthews, NC 28105

Tax Parcel #19327224
Edwin C. Borkey
9503 Westchire Court
Matthews, NC 28105

Tax Parcel #19327223
Hunter C. Penzer
1106 Dean Hall Lane
Matthews, NC 28105

Tax Parcel #1937222
Molly A. McKenzie
1110 Dean Hall Lane
Matthews, NC 28105

Tax Parcel #19327221
Christian Leheup Wilkins
Robert Jacob Wilkins
1114 Dean Hall Lane
Matthews, NC 28105
Tax Parcel #19327220

Marianna Shelest
1118 Dean Hall Lane
Matthews, NC 28105

Tax Parcel #19327219

Capitol Drive LLC
8917 Carneros Creek Road
Charlotte, NC 28214

Tax Parcel #19327218

Catherine Louise McEwan
1126 Dean Hall Lane
Matthews, NC 28105

Tax Parcel #19327217

Nihad Ajan
18 Long Bow Lane
Commack, NY 11725

Tax Parcel #19327216

Elizabeth M. Bridges
Janet M. Bridges
1134 Dean Hall Lane
Matthews, NC 28105

Tax Parcel #19327215

Stephen Pye
Karen Tyler
6416 Providence Farm Lane Unit 1403
Charlotte, NC 28277

Tax Parcel #19327214

John P. Kryder
1142 Dean Hall Lane
Matthews, NC 28105
Tax Parcel #19327213

Stephen Pye
Karen M. Tyler
3517 High Ridge Road
Charlotte, NC 28270

Tax Parcel #19327212

Barbara R. Shiffler
Ronald E. Shiffler
13236 Belle Grove Manor Lane
Matthews, NC 28105

Tax Parcel #19327211

Dean Hall Investments LLC
7340 Kennington Court
Charlotte, NC 28270

Tax Parcel #19327210

Sara Elizabeth Vander Horn
1158 Dean Hall Lane
Matthews, NC 28105

Tax Parcel #19327209

Tiffany S. White
2133 Mirrow Place
Charlotte, NC 28270

Tax Parcel #19327208

Kelli Alane Fountain
1166 Dean Hall Lane
Matthews, NC 28105

Tax Parcel #19327207

William Y. Garza
1170 Dean Hall Lane
Matthews, NC 28105
Tax Parcel #19327206

Jacqueline S. Morrison
Scott W. Morrison
1174 Dean Hall Lane
Matthews, NC 28105

Tax Parcel #19327117

Charlotte Metro Credit Union
718 Central Ave
Charlotte, NC 28204

Tax Parcel #19327154

TSG Matthews LLC
200 South College Street
Suite 200
Charlotte, NC 28202

Tax Parcel #19327153

TSG Matthews LLC
200 South College Street
Suite 200
Charlotte, NC 28202

Tax Parcel #19327147

TSG Matthews LLC
200 South College Street
Suite 200
Charlotte, NC 28202

Tax Parcel #19327146

TSG Matthews LLC
200 South College Street
Suite 200
Charlotte, NC 28202
Tax Parcel #19327151
TSG Matthews LLC
200 South College Street
Suite 200
Charlotte, NC 28202

Tax Parcel #19327145
Heer Bryant Eat LLC
928 Olmstead Park Place
Charlotte, NC 28203

Tax Parcel #19327150
WGASA LLC
2324 Ferncliff Road
Charlotte, NC 28211

Tax Parcel #19327154
TSG Matthews LLC
200 South College Street
Suite 200
Charlotte, NC 28202

Tax Parcel #19327149
WGASA LLC
2324 Ferncliff Road
Charlotte, NC 28211

Tax Parcel #19327153
TSG Matthews LLC
200 South College Street
Suite 200
Charlotte, NC 28202

Tax Parcel #19327152
TSG Matthews LLC
200 South College Street
Suite 200
Charlotte, NC 28202
Tax Parcel #19327148

WGASA LLC
2324 Ferncliff Road
Charlotte, NC 28211

30 condos 19338C99

Tax Parcel #19338109

E & G Holdings of North Carolina LLC
14135 Ballantyne Corporate Place Suite 175
Charlotte, NC 28277

Tax Parcel #19338110

E & G Holdings of North Carolina LLC
14135 Ballantyne Corporate Place Suite 175
Charlotte, NC 28277

Tax Parcel #19338111

E & G Holdings of North Carolina LLC
14135 Ballantyne Corporate Place Suite 175
Charlotte, NC 28277

Tax Parcel #19338112

E & G Holdings of North Carolina LLC
14135 Ballantyne Corporate Place Suite 175
Charlotte, NC 28277

Tax Parcel #19338113

E & G Holdings of North Carolina LLC
14135 Ballantyne Corporate Place Suite 175
Charlotte, NC 28277

Tax Parcel #19338114

E & G Holdings of North Carolina LLC
14135 Ballantyne Corporate Place Suite 175
Charlotte, NC 28277
Tax Parcel #19338115
E & G Holdings of North Carolina LLC
14135 Ballantyne Corporate Place Suite 175
Charlotte, NC 28277

Tax Parcel #19338138
Tyche Properties LLC
1320 Matthews Township Parkway Suite 203
Matthews, NC 28105

Tax Parcel #19338139
Tyche Properties LLC
1320 Matthews Township Parkway Suite 203
Matthews, NC 28105

Tax Parcel #19338140
Tyche Properties LLC
1320 Matthews Township Parkway Suite 203
Matthews, NC 28105

Tax Parcel #19338141
Tyche Properties LLC
1320 Matthews Township Parkway Suite 203
Matthews, NC 28105

Tax Parcel #19338145
LIQE Company LLC
10007 Devereaux Drive
Matthews, NC 28105

Tax Parcel #19338131
P&K Properties of Charlotte LLC
Matthews Family Township Parkway
1340 Matthews Township PY Unit C1
Matthews, NC 28105
Tax Parcel #19338132

EF&A Investments LLC
428 North Trade Street Suite 100
Matthews, NC 28105

Tax Parcel #19338133

Virginia Chandler
4123 Kuykendall Road Unit 121
Charlotte, NC 28270

Tax Parcel #19338134

Virginia Chandler
4123 Kuykendall Road Unit 121
Charlotte, NC 28270

Tax Parcel #19338135

Goodman & Lochary Real Estate Partnership
1340 Matthews Township Parkway Unit 201
Matthews, NC 28105

Tax Parcel #19338136

Goodman & Lochary Real Estate Partnership
1340 Matthews Township Parkway Unit 201
Matthews, NC 28105

Tax Parcel #19338137

CIC-Preferred Venture
CGH Properties LLC
13808 Professional Center Drive
Huntersville, NC 28078

Tax Parcel #19338101

MEE Properties LLC
2200 Providence Canyon Drive
Charlotte, NC 28270
Tax Parcel #19338102
MEE Properties LLC
2200 Providence Canyon Drive
Charlotte, NC 28270

Tax Parcel #19338103
MEE Properties LLC
2200 Providence Canyon Drive
Charlotte, NC 28270

Tax Parcel #19338104
MEE Properties LLC
2200 Providence Canyon Drive
Charlotte, NC 28270

Tax Parcel #19338105
OHM Hotels Management Inc.
1348 Matthews Township Parkway Unit 200
Matthews, NC 28105

Tax Parcel #19338106
OHM Hotels Management Inc.
1348 Matthews Township Parkway Unit 200
Matthews, NC 28105

Tax Parcel #19338107
OHM Hotels Management Inc.
1348 Matthews Township Parkway Unit 200
Matthews, NC 28105

Tax Parcel #19338108
OHM Hotels Management Inc.
1348 Matthews Township Parkway Unit 200
Matthews, NC 28105
Tax Parcel #19338142

Matthews Township RE LLC
PO Box 2534
Kernersville, NC 27285

Tax Parcel #19338143

Perisseuma Properties LLC
12009 Winghurst Drive
Pineville, NC 28134

Tax Parcel #19338144

Perisseuma Properties LLC
12009 Winghurst Drive
Pineville, NC 28134
NOTICE TO INTERESTED PARTIES
OF JOINT COMMUNITY MEETING

Subject: Joint Community Meeting - Rezoning Application No. 2021-742 filed by Flagship Healthcare Properties, LLC to request the rezoning of an approximately 4.35 acre site located generally on the northeast corner of the intersection of Matthews Township Parkway and Team Road and

Rezoning Application No. 2021-743 filed by David W. Hoyle, Jr. to request the rezoning of an approximately 3.27 acre site located generally on the northwest corner of the intersection of Matthews Township Parkway and Sam Newell Road

Date and Time of Meeting: Monday, January 31, 2022 at 6:30 p.m.

Place of Meeting: See Below for Information on How to Access the Joint Virtual Community Meeting

We are assisting Flagship Healthcare Properties, LLC ("Flagship") and David W. Hoyle, Jr. ("Hoyle") in connection with Rezoning Applications they have filed with the Town of Matthews. Flagship is requesting the rezoning of an approximately 4.35 acre site located generally on the northeast corner of the intersection of Matthews Township Parkway and Team Road from the I-1 and I-1 (CD) zoning districts to the B-3 (CD) zoning district to accommodate the development of a maximum 45,000 square foot building on the site that could be devoted to medical, dental, optical offices and clinics and professional and general offices.

Hoyle is requesting the rezoning of an approximately 3.27 acre site located generally on the northwest corner of the intersection of Matthews Township Parkway and Sam Newell Road from the R-20, B-1, I-1 and I-1 (CD) zoning districts to the B-1 (CD) and B-H (CD) zoning districts to accommodate a maximum 4,000 square foot building on the site that could be devoted to a financial institution or other specified non-residential uses and a maximum 4,500 square foot building on the site that could be devoted to a restaurant with drive-thru or drive-in service or other specified non-residential uses.

Because these two sites are adjacent to each other and these developments would have vehicular and pedestrian connectivity, Flagship and Hoyle will hold a joint virtual Community Meeting prior to the Public Hearings on these Rezoning Applications for the purpose of discussing these rezoning proposals with nearby property owners and organizations. The Mecklenburg County Tax Records indicate that you are an owner of property that is located near the site.

Accordingly, on behalf of Flagship and Hoyle, we invite you to participate in the joint virtual Community Meeting regarding these Rezoning Applications on Monday, January 31, 2022 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the joint virtual Community Meeting must email their email addresses to communitymeeting@robinsonbradshaw.com to receive an electronic invitation and link to the joint virtual Community Meeting. If you do not have access to the internet or cannot otherwise participate in the joint virtual Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the joint virtual Community Meeting, a presentation regarding these Rezoning Applications will be provided. After the presentation, attendees will have an opportunity to ask questions.

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The presentation will also be available on-line for review. The presentation will be posted after the joint virtual Community Meeting on the Planning Department’s webpage for these Rezoning Applications (Rezoning Application Nos. 2021-742 and 2021-743). You can also continue to contact us with questions after the joint virtual Community Meeting.

Representatives of Flagship and Hoyle look forward to sharing these rezoning proposals with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Jay Camp, Town of Matthews (via email)

Date Mailed: January 14, 2022
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<td>David Hoyle</td>
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Rezoning Application No. 2021-742

Flagship Healthcare Properties, LLC, Applicant

Community Meeting
January 31, 2022

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com
Rezoning Team

- Thorn Baccich, Flagship Healthcare Properties, LLC
- Wesley Sherrill, Benesch
- Randy Goddard, Design Resource Group
- John Carmichael, Robinson, Bradshaw & Hinson, P.A.
Current Rezoning Schedule

- Public Hearing: Monday, February 14, 2022 at 7:00 PM at the Matthews Town Hall

- Planning Board: Tuesday, February 22, 2022 at 7:00 PM at the Matthews Town Hall

- Town Board Decision: Monday, March 14, 2022 at 7:00 PM at the Matthews Town Hall
Site – 4.35 Acres
Site - 4.35 Acres
Current Zoning of the Site and Surrounding Parcels

Traditional Residential Districts
- R-20 (minimum lot size = 20,000 sf)
- R-15 (minimum lot size = 15,000 sf)
- R-12 (minimum lot size = 12,000 sf)
- R-9 (minimum lot size = 9,000 sf)
- R-MH (manufactured home district)
- R-15MF (minimum lot size = 15,000 sf)
- R-12MF (minimum lot size = 12,000 sf)

Conditional Only Districts
- B-1SCD (Shopping Center District)
- ENT (Entertainment District)
- MUD (Mixed Use District)
- SRN (Small Residential Neighborhood)
- R-VS (Varied Style; higher density)
- C MF (Concentrated Multi-Family)
- CRC (Crestdale Conservation District)
- CRC2 (Crestdale Conservation District)

Traditional Nonresidential Districts
- R/1 (minimum lot size = 2 acres)
- O (minimum lot size = 9,000 sf)*
- HUC (Historic Urban Core)
- B-1 (Neighborhood Business)
- B-3 (High-Rise)
- B-D (Business Distributive)
- B-H (Highway Business; formerly B-2)
- I-1 (Light Industrial)
- I-2 (General Industrial)
Rezoning Request

Requesting that the site be rezoned from the I-1 and I-1 (CD) zoning districts to the B-3 (CD) zoning district to accommodate the development of a maximum 45,000 square foot building on the site that could be devoted to medical, dental, optical offices and clinics and professional and general offices.
Site Plan
Proposed Building
Rezoning Application No. 2021-743

David W. Hoyle, Jr., Applicant

Community Meeting

January 31, 2022
Rezoning Team

- Lat Purser, Lat Purser & Associates, Inc.
- David W. Hoyle, Jr.
- Brian Upton, The Isaacs Group, P.C.
- Randy Goddard, Design Resource Group
- John Carmichael, Robinson, Bradshaw & Hinson, P.A.
Current Rezoning Schedule

- Public Hearing: Monday, February 14, 2022 at 7:00 PM at the Matthews Town Hall

- Planning Board: Tuesday, February 22, 2022 at 7:00 PM at the Matthews Town Hall

- Town Board Decision: Monday, March 14, 2022 at 7:00 PM at the Matthews Town Hall
Site – 3.27 Acres
Current Zoning of the Site and Surrounding Parcels

Entertainment Overlay
Downtown Overlay
Special Highway Overlay District
Independence Corridor
Pre 2012 Cluster Provision Subdivisions
Conditional District

Traditional Nonresidential Districts
- R/I (minimum lot size = 2 acres)
- O (minimum lot size = 9,000 sf)*
- HUC (Historic Urban Core)
- B-1 (Neighborhood Business)
- B-3 (High-Rise)
- B-D (Business Distributive)
- B-H (Highway Business; formerly B-2)
- I-1 (Light Industrial)
- I-2 (General Industrial)

Traditional Residential Districts
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- R-15 (minimum lot size = 15,000 sf)
- R-12 (minimum lot size = 12,000 sf)
- R-9 (minimum lot size = 9,000 sf)
- R-MH (manufactured home district)
- R-15MF (minimum lot size = 15,000 sf)
- R-12MF (minimum lot size = 12,000 sf)

Conditional Only Districts
- B-1SCD (Shopping Center District)
- ENT (Entertainment District)
- MUD (Mixed Use District)
- SRN (Small Residential Neighborhood)
- R-VS (Varied Style; higher density)
- C-MF (Concentrated Multi-Family)
- CRC (Crestdale Conservation District)
- CRC2 (Crestdale Conservation District)
Rezoning Request

Requesting that the site be rezoned from the R-20, B-1, I-1 and I-1 (CD) zoning districts to the B-1 (CD) and B-H (CD) zoning districts to accommodate a maximum 4,000 square foot building on the site that could be devoted to a financial institution or other specified non-residential uses and a maximum 4,500 square foot building on the site that could be devoted to a restaurant with drive-thru or drive-in service or other specified non-residential uses
Site Plan
Proposed Buildings
SOUTH ELEVATION

WEST ELEVATION

Matthews
HWY 51 AND SAM NEWELL RD, MATHEWS, NC

The colors shown in this drawing are close approximations. Due to variations and differences in printers, an exact match cannot be achieved. The viewer is advised to use the rendering as a guideline for the arrangement of colors on the building and to then refer to the actual color or material samples provided.
EXTERIOR ELEVATIONS

Front / Main Entry Elevation

Side / Drive Thru Window Elevation
EXTERIOR ELEVATIONS

Side / Parking Field Elevation

Back / Drive Thru Queue Elevation
Questions and Comments