Petitioner: Laurel Street Residential  
Rezoning Application No. 2022-755  
This Community Meeting Report is being filed with the Town of Matthews Planning Commission pursuant to the provisions of the Town of Matthews Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:  
Petitioner mailed a written notice of the date, time, and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on March 10, 2022. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:  
The Community Meeting was held on Wednesday, March 23, 2022, at 7:00 p.m. at Mt Moriah Missionary Baptist Church-381 Crestdale Rd, Matthews, NC 28105.

PERSONS IN ATTENDANCE AT MEETING (see attached sign-in sheet-Exhibit C):  
There were several community members in attendance. The Petitioner was represented at the Community Meeting by Lee Cochran, Senior Vice President and Kay Dodd, Development Manager.

SUMMARY OF PRESENTATION/DISCUSSION:  
The community meeting promptly started at 7:02pm. The meeting was opened by Pastor Larry Whitley with welcome and prayer. Petitioner Lee Cochran, introduced the Petitioner’s team and introduced Laurel Street Residential. Lee Cochran introduced Kay Dodd who then described the details of the proposed development with a Power Point presentation. The presentation was followed by a Q&A. By approximately 8:10PM all questions and concerns had been answered and the meeting was closed. No changes will be required to be made to the Text Amendment or Change in Conditions as a result of the Community Meeting. Meeting minutes of the Q&A session are provided on Exhibit D. A copy of the presentation and audio recording of the meeting was provided to the Town of Matthews via email to Rob Will.
Mount Moriah Seniors Community Meeting Report

Exhibit A

Community Meeting Notice Mailing List

Peggy A Lawrence  
PO Box 533  
Matthews, NC 28106

Timothy Lawrence  
618 Matthew Chapel Rd  
Matthews, NC 28106

Mount Moriah Missionary Baptist Church  
381 Crestdale Rd  
Matthews, NC 28105

Keyo Park East, LLC  
338 S Sharon Amity Rd STE 131  
Charlotte, NC 28211

Katherine Realty Company  
PO Box 851  
Matthews, NC 28106

Harris Teeter Inc  
701 Crestdale Rd  
Matthews, NC 28105

Sarah Young and Willie Young  
642 Matthews St  
Matthews, NC 28105

Margaret Vanasek  
625 Matthews St Ext  
Matthews, NC 28105

Stephen Espin  
624 Matthews St  
Matthews, NC 28105

Gerardo and Norma Almanza  
616 E Matthews St  
Matthews, NC 28105

Sun Moulton  
18829 Victoria Bay Dr  
Cornelius, NC 28031

Cynthia and Jewel Abbott  
324 Mcleod St  
Matthews, NC 28105
<table>
<thead>
<tr>
<th>Organization</th>
<th>Contact 1</th>
<th>Contact 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>HMS Investment</td>
<td>Frank and Verna Wright</td>
<td></td>
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<tr>
<td>7001 Park Lane</td>
<td>630 E Matthews St</td>
<td>Matthews, NC 28105</td>
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<tr>
<td>Sanford NC 27332</td>
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<tr>
<td>Hardin and Elchiver Wright</td>
<td>Shawn Nicole Bauknight</td>
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<tr>
<td>424 Linden St</td>
<td>PO Box 491491</td>
<td>College Park, GA 30349</td>
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<tr>
<td>Matthews, NC 28105</td>
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<tr>
<td>Williams Business Properties</td>
<td>Three and One Properties</td>
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<tr>
<td>624-101 Matthews Mint Hill Rd</td>
<td>PO Box 276</td>
<td>Matthews, NC 28106</td>
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<tr>
<td>Matthews, NC 28105</td>
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<tr>
<td>United House of Prayer</td>
<td>Keyo Park East LLC</td>
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<tr>
<td>Bishop CM Bailey</td>
<td>PO Box 3965</td>
<td>Mooresville, NC 28117</td>
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<tr>
<td>1665 N Portal Dr NW</td>
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<tr>
<td>Washington, DC 20012</td>
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<td>Chok Rahlan and H’nit Ksor</td>
<td>Greater Matthews Habitat for Humanity</td>
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<tr>
<td>362 Crestdale Rd</td>
<td>2447 E John St</td>
<td>Matthews, NC 28105</td>
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<td>Matthews, NC 28105</td>
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<tr>
<td>Harvey Boyd</td>
<td>Elizabeth Nixon</td>
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<tr>
<td>350 Crestdale Rd</td>
<td>PO Box 841</td>
<td>Matthews, NC 28105</td>
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</tbody>
</table>
Mount Moriah Seniors Community Meeting Report

Vernell Mills
425 Linden St
Matthews, NC 28105

Ester Ray and Marshall Sims
C/O Jerry Lee Pittman
434 Linden St
Matthews, NC 28105

Faye Anthony Brown
PO Box 1195
Matthews, NC 28106

Jonas Yaya Kuete
309 Linden St
Matthews, NC 28105

Lucia Rodriguez Alerci Mercedes
329 Linden St
Matthews, NC 28106

Sam Bendavid
Transcontinental AC US LLC
1 Place Ville Marie STE 3240
Montreal Canada H3B 2B6

Lawrence Scott Pharr
PO Box 1632
Matthews, NC 28106

Lissa and Gary Roseman
10700 Chestnut Hill Dr
Matthews, NC 28105

James Edward Clay
606 E Charles St
Matthews, NC 28105

Dorothy Taylor
PO Box 49188
Charlotte, NC 28277

Tandrala Wright
PO Box 284
Matthews, NC 28106

Katie Wright
PO Box 1581
Matthews, NC 28106
Gregory and Iris Whitley
5705 Mollys Pl
Charlotte, NC 28212

Teresa Lamar Coleman
106 George Clay Ln
Matthews, NC 28105

Addie Delores Dixon
PO Box 1913
Matthews, NC 28106
NOTICE TO INTERESTED PARTIES

OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Application No. 2022-755 filed by Laurel Street Residential, LLC to request the rezoning of an approximately 9.83-acre site -Parcel ID 21502111 located between Matthews Chapel Rd and Matthews Mint-Hill Rd (381 Crestdale Rd.) to amend CRC zoning designation to allow Independent Living Facilities.

Date and Time of Meeting: Wednesday, March 23, 2022, at 7:00 p.m.

Location of Meeting: Mt Moriah Missionary Baptist Church
381 Crestdale Rd, Matthews, NC 28105

The Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this 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, we present notice that the Applicant will hold a Community Meeting regarding this rezoning request on Wednesday, March 23, 2022, at 7:00 p.m. to be held at Mt Moriah Missionary Baptist Church located at 381 Crestdale Rd, Matthews, NC.

We look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call Kay Dodd at (704) 561-5234.

Regards,

Kay Dodd

Kay Dodd
Development Manager
Laurel Street Residential

c: Mr. Jay Camp, Mr. Rob Will Town of Matthews (via email)

Date Mailed: March 10, 2022
# Exhibit C

Mount Moriah Seniors Community Meeting Sign in Sheet

March 23, 2022

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>PHONE</th>
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<tbody>
<tr>
<td>1</td>
<td>Jean Whitely</td>
<td>3811 Crestdale Rd, Matthews, NC 28105</td>
<td>980-275-9999</td>
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<tr>
<td>2</td>
<td>Nathaniel Brown</td>
<td>2132 Torrid Rd, Charlotte, NC 28208</td>
<td>704-541-5232</td>
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<td>3</td>
<td>Melvin Carson</td>
<td>1001 Furman St, Indian Trail, NC 28208</td>
<td>980-234-8101</td>
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<tr>
<td>4</td>
<td>Lee Cranford</td>
<td>2132 Torrid Rd, Charlotte, NC 28208</td>
<td>704-541-5232</td>
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<tr>
<td>5</td>
<td>Kay Dobbie</td>
<td>2132 Torrid Rd, Charlotte, NC 28208</td>
<td>704-541-5232</td>
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<td>6</td>
<td>Terry B. Jones</td>
<td>3811 Crestdale Rd, Matthews, NC 28105</td>
<td>980-245-9090</td>
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<td>7</td>
<td>Edward Jones</td>
<td>2132 Torrid Rd, Charlotte, NC 28208</td>
<td>704-541-5232</td>
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<td>8</td>
<td>Verna Wright</td>
<td>3811 Crestdale Rd, Matthews, NC 28105</td>
<td>980-339-1661</td>
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<td>9</td>
<td>William laughing</td>
<td>630 E Matthews St, Matthews, NC 28105</td>
<td>704-555-5765</td>
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<tr>
<td>10</td>
<td>Janice Hemingway</td>
<td>630 E Matthews St, Matthews, NC 28105</td>
<td>980-339-9802</td>
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## Mount Moriah Seniors Community Meeting Sign in Sheet

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<th>NAME</th>
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<tr>
<td>Marie Smith</td>
<td>310 Pine Lake Dr</td>
<td>704-289-3039</td>
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<tr>
<td>Rev. Chris Whitley</td>
<td>1401 Rid Harley Rd</td>
<td>704-574-6742</td>
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<tr>
<td>Fred Baylor</td>
<td>916 Winterwood Dr</td>
<td>704-281-6083</td>
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<tr>
<td>Nell Baylor</td>
<td>916 Winterwood Dr</td>
<td>704/684-8287</td>
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<tr>
<td>Dave Campbell</td>
<td>3101 Fairmont Dr, Indiana, IN</td>
<td>704-621-8955</td>
<td><a href="mailto:dvc4140@yahoo.com">dvc4140@yahoo.com</a></td>
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<tr>
<td>Audrey Campbell</td>
<td></td>
<td></td>
<td><a href="mailto:dray_alice@yahoo.com">dray_alice@yahoo.com</a></td>
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<tr>
<td>Rev. Robert Barton</td>
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<tr>
<td>Henry Adams</td>
<td>1600 Mountain Ashe</td>
<td>704-849-2973</td>
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<tr>
<td>Peggy Lawrence</td>
<td>615 Matthew Chapel Rd</td>
<td>704-817-9346</td>
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<tr>
<td>Addie Barton</td>
<td>700 E Charles St</td>
<td>704-847-7753</td>
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<tr>
<td>James Smith</td>
<td>310 Pine Lake Dr</td>
<td>704-289-3039</td>
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<tr>
<td>Kristy Spruill</td>
<td>1004 Dawn Light Rd.</td>
<td>704-574-8482</td>
<td><a href="mailto:babywhit26@yahoo.com">babywhit26@yahoo.com</a></td>
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<tr>
<td>Nate Clement</td>
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Mount Moriah Seniors

Community Meeting
March 23, 2022
LAUREL STREET

We are a Charlotte-based firm that develops high quality mixed-income communities for working families and seniors that are affordable to households of a variety of incomes.
LAUREL STREET PROFILE

- Based in Charlotte, NC and operate throughout the Southeast with developments from Richmond to Atlanta
- Launched in 2011 - 11 years of successful operations
- Team of 23 highly capable professionals and growing
- Well-known for partnership approach, having worked with other developers, municipalities, housing authorities, community development corporations and faith-based institutions
- Certified minority-owned and woman-owned business
DEVELOPMENT PORTFOLIO

• Development portfolio of approximately 5,000 units
• Mixed income portfolio including affordable and workforce housing
• New construction and preservation development experience:
  • Housing for seniors (age 55 and older) totaling approximately 1,200 units
  • Housing for families totaling approximately 3,800 units
LAUREL STREET TEAM

Mount Moriah Seniors Development Team:

- Dionne Nelson, Principal and CEO
- Lee Cochran, Senior Vice President
- Kay Dodd, Development Manager
MOUNT MORIAH SENIORS

- Total Acreage of Rezoning: 9.78 acres
- Acreage of Mount Moriah Seniors: +/- 4.21 acres
- Zoning: Change in Conditions Required
  - Essentially an update to a plan that was previously approved - now have more detail
  - Request for current CRC zoning designation to allow Prescribed Conditions for Independent Living Facilities

E Charles and Crestdale Rd
SITE PLAN
MOUNT MORIAH SENIORS
FLOOR PLAN
PROPOSED AMENITIES

Building Amenities
• Interior hallways
• Elevator access
• On-site management offices
• Multi-purpose room
• Fitness center
• Covered patio
• Individual storage units
• Laundry facilities

Unit Amenities
• Fully equipped kitchen
• Luxury vinyl tile flooring
• Walk-in closets
• Ceiling fan in living and bedrooms

Outdoor Amenities
• Garden plots
• Sitting areas
• Potential for pocket park
DEVELOPMENT OVERVIEW

92 Proposed Senior Units

- Unit mix - 61 one-bedroom and 31 two-bedroom
- Unit square footages – From 700 SF to 900 SF
- Rents – From $400 to $1,450 per month

Financing from North Carolina Housing Finance Agency (NCHFA) allows the development to offer high quality new construction units affordably.
TIMELINE

Q1/Q2 2022
- Apply for tax credits
- Rezoning approval

Q3/Q4 2022
- Tax credit award
- Identify financing partners
- Begin detailed design and engineering process

Q3/Q4 2023
- Close on financing
- Begin construction

Q2/Q3 2025
- Complete construction
- Welcome residents to their new home
Q&A / DISCUSSION
Q: Have you set up qualifications that people have to acquire to move in the apartments when you get them ready? On Senior Developments the age is 55 and above you have to meet the income qualifications. The unit you qualify for is based on your income. Credit, criminal and rental history background checks. You apply at management office and out in an application.

Q: Will units have air conditioning. Yes. Units will have individual central air conditioning and heating

Q: Will there be handicap units? Yes. Every unit will have a level of accessibility. Type A or Type B. 10 units will be fully accessible. Which means there is minimum required turning radius in the bathroom and kitchen with a 5ft turning radius. Other units are visitable- a wheelchair can move in and out but doesn’t have turning radius. 10 units will have the grab bars. All units are adaptable- grab bars can be added.

Q: Will there be security? The building will have interior corridors which will require key fob access.

Q: What is the application process? You can be added to the interest list when the building is almost ready

Q: What side are the apartments being built? They will be to the East side off of Crestdale and

Q: How far are they reaching to where we at? They will be behind the basketball courts We will be building a new entrance off of Crestdale that doesn’t exist now. If you live in the apartments, you’ll use that entrance almost exclusively to enter the apartments rather than coming through the church parking lot. We will build enough new parking based on our experience with Senior Developments of how much parking is needed. Apartments and churches are good shared uses for parking.

Q: The Application Process is not a guarantee you get the apartment because you have to do a background check? Correct- You get your spot when you apply -when you put your application it holds your spot in line then you go through the application process.

Q: Will there be security? We haven’t typically needed security for senior housing-not physical, personal security- the building itself is very secure. Visitors have to call on the call box and you have to use a key fob to enter. The building itself is very secure. The residents in these developments are fantastic residents and this is a great area so.

Q: Follow-up on security- You’ll have cameras around the building? Yes Ample Parking? Yes, ample parking and well lit

Q: Will there be a sidewalk to access Yes, the sidewalk will be rebuilt

Q How many units? 92 units

Q: Where will the Leasing office be located? They are on the property normal business hours 9-5. Maintenance is on-call 24-7.
Q: Will there be a Laundry Room? At a minimum there is one on every other floor. I think they’re on every floor.

Q: Is there a service elevator? We have two elevators. During move-in, one will be padded and designated for move-in. We might move all units in within a few months. We
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Regards,

Kay Dodd

Kay Dodd
Development Manager
Laurel Street Residential

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

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