

COMMUNITY MEETING REPORT
Petitioner: Brookechase Properties, LLC
Rezoning Petition No. 2010-558

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

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

A representative of the 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-1 attached hereto by depositing such notice in the U.S. mail on November 4, 2010. 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 Thursday, November 18, 2010 at 7:00 P.M. at First Baptist Church of Matthews located at 185 South Trade Street, 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 Petitioner's representatives at the Community Meeting were Garry Smith and Jean Scoville of Brookechase Properties, LLC, Chip Cannon of Urban Design Partners, the Petitioner's land planner, and John Carmichael of K&L Gates, LLP.

SUMMARY OF ISSUES DISCUSSED:

John Carmichael opened the meeting by introducing himself, Garry Smith and Jean Scoville of Brookechase Properties, LLC and Chip Cannon of Urban Design Partners, the project planner. John Carmichael stated that we are here tonight for the Community Meeting relating to a Rezoning Petition filed by Brookechase Properties to rezone an approximately 3.16 acre site located on South Trade Street across from Main Street from the R-20 zoning district to the R-VS Innovative zoning district to accommodate the development of a residential community.

Prior to sharing the Rezoning Plan, John Carmichael provided the schedule of events relating to this rezoning request. He stated that the Public Hearing is currently scheduled for Monday, December 13, 2010 at 7:00 P.M. at the Matthews Town Hall. The Matthews Town Board is currently scheduled to render a decision on this rezoning request on Monday, January 10, 2011 at 7:00 P.M. at the Matthews Town Hall.

John Carmichael then shared the Rezoning Plan with those in attendance at the Community Meeting. He stated that under this rezoning proposal, a maximum of 27 single-family homes could be constructed on the Site. A maximum of 9 of the 27 single-family homes could be attached dwelling units and the remainder of the single-family homes would be detached dwelling units. The 9 attached dwelling units would be located in 3 duplex buildings located along South Trade Street, and 1 triplex building located in the center of the Site.

John Carmichael then pointed out the two access points into the Site from South Trade Street.

John Carmichael stated that the maximum height of the dwelling units would be 35 feet, and the homes would be cottage style homes. John Carmichael stated that front elevations of the proposed single-family homes have been submitted to the Town of Matthews Planning Department, and he shared the front elevations and an architectural perspective with those in attendance at the Community Meeting. John Carmichael advised that under the Rezoning Plan, vinyl siding would not be a permitted exterior building material. John Carmichael advised that this residential community would be marketed primarily to individuals 55 years of age and older, but it would not be an age restricted community.

John Carmichael then shared an architectural perspective of the clubhouse that would be part of this residential community.

John Carmichael stated that the Petitioner feels that this is a good location for this type of community because it is within walking distance of downtown Matthews and the restaurants, retail and entertainment opportunities located downtown. In addition, the Site is adjacent to a greenway access, and it is a beautiful parcel of land.

John Carmichael advised that the homeowners association would maintain the exteriors of the homes, the yards and the community's common areas.

Garry Smith then discussed his concept in a little more detail. He stated that it is his desire to create a pocket neighborhood community of authentic cottage homes, and a community where residents would socialize together and develop a genuine connection. The master bedroom in each home would be located on the first floor of the home, and the exterior building materials would be hardi-plank siding painted in multiple colors. Each home would have a large usable front porch. Garry Smith also stated that under his concept, each owner could name his or her cottage. Garry Smith also touched on the trees that would be preserved and discussed the clubhouse or community house that would be located within the Site.

Garry Smith reiterated that this proposed community would be in walking distance to downtown Matthews and the restaurants, services and entertainment opportunities it provides. It would also be within walking distance of churches, the library and the greenway.

John Carmichael asked Chip Cannon to discuss the trees that would be saved under this rezoning proposal. Chip Cannon then discussed the trees that would be preserved.

At this time, the Community Meeting was devoted to questions and comments from attendees, and responses from the Petitioner's representatives. The following is a summary of the questions and responses thereto, and a summary of the comments and concerns expressed by attendees.

- In response to a question, Garry Smith stated that a split rail fence would be installed around the perimeter of the Site, as well as vegetative screening.
- In response to a question, Garry Smith stated that the access road located between the Site and the Matthews Estates neighborhood would remain to his knowledge.

- In response to a comment, Garry Smith stated that when he initially started looking at this Site, his first thought was to propose a traditional condominium or townhome project. However, as he got further into the process, he determined that this concept tailored to individuals 55 years of age and older would be a wonderful development for the Site and the Town of Matthews.
- Garry Smith discussed other projects that he has developed in the Town of Matthews. Garry Smith mentioned Matthews Professional Center and Matthews Gateway.
- Garry Smith stated that he thinks this is an excellent location for a pocket neighborhood located in close proximity to downtown Matthews. Garry Smith stated that he envisions that residents in this community would have areas located near the Community House where they could plant gardens, and that the homeowners association would supply the necessary tools.
- In response to a question, Chip Cannon showed the trees to be preserved under this development proposal. Chip Cannon stated that the Site is relatively flat so that not much grading would be required. This should help the Petitioner save trees on the Site.
- An attendee at the Community Meeting noted that the homes did not have garages, so he asked Chip Cannon to discuss the parking that would be provided. Chip Cannon stated that under the Ordinance, two parking spaces are required to be provided per home. Therefore, 54 parking spaces are required to be provided. However, 63 parking spaces would be provided on Site. Chip Cannon also stated that in response to comments from the Planning Staff, some of the parking spaces on the Site may possibly be designated for certain homes.
- In response to a question, Garry Smith stated that if this rezoning request is approved, it would likely be one year before construction could start. It takes a while to prepare engineering plans and to obtain all the necessary approvals and permits. Therefore, construction would likely start in 2012.
- In response to a question, Garry Smith stated that he would like to start construction all of the homes at once rather than piece meal. Hopefully, the active adult market will be strong enough to enable him to do so.
- An area resident expressed his concern that there are already a lot of retirement communities approved for this area.

- Another area resident expressed his concern regarding traffic. He stated that Trade Street is already crowded and that this proposed community would add 27 more homes.
- In response to a question, Garry Smith stated that the price range at this point in time is estimated to range from the upper \$100,000s to the \$300,000s. Each home would be assessed homeowners dues.
- An area resident asked what the mix of single-story and two-story homes would be. Garry Smith stated that he did not know what the mix would be at this point but probably one-half of the homes would be one story and one-half would be two stories. In any event, each home would have a master bedroom located on the first floor.
- In response to a question, Garry Smith stated that the size of the homes would range from approximately 1,200 square feet to approximately 2,000 square feet.
- In response to a question, Chip Cannon stated that there would be a minimum separation of 10 feet between the adjacent single-family detached homes.
- In response to a question, Garry Smith stated that there would not be streets leading from the proposed community to the access road located between the Site and the adjoining Matthews Estates neighborhood.
- In response to a question, Chip Cannon stated that the backs of the homes would be located approximately 20 feet from the rear property line.
- In response to a question, Chip Cannon stated that the homes located adjacent to Trade Street would in fact front Trade Street, and they would be located 25 to 30 feet back from Trade Street. Chip Cannon stated that the project would address Trade Street and that the project would not have its back turned on Trade Street.
- Chip Cannon stated that they will try to maintain the hill on Trade Street as much as possible and that the developer would not touch that hill in any meaningful way unless he is required to install roadway improvements. John Carmichael advised that the developer will be meeting with NCDOT to discuss potential roadway improvements, such as a left turn lane.
- In response to a question, Garry Smith stated that he would try to pre-sale as many of the single-family homes as possible.
- An area resident asked if there is a chance that the Petitioner could get halfway through the development and then not complete it. Garry Smith

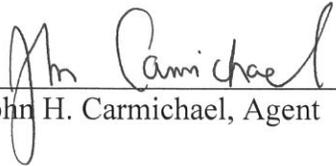
stated that he did not think that would be the case here but that scenario is always theoretically possible in a poor economy.

- An area resident asked how many homes were originally proposed under this rezoning request prior to adding the additional parcel of land. John Carmichael stated that the original proposal prior to the Petitioner's acquisition of the additional parcel of land called for 21 homes. Garry Smith stated that the revised proposal with the additional parcel of land is actually less dense than the original proposal on a per acre basis.
- In response to a question, Garry Smith stated that a school is located behind the Site.
- In response to a question regarding the amount of screening between the Site and the adjacent school, Chip Cannon stated that there is a good bit of existing vegetation.
- An area resident asked if there will be a stoplight at the Main Street and Trade Street intersection at some point in the future, and Garry Smith stated that he doubts that there will be.
- An area resident stated that there is a possible roundabout that could be installed at the intersection of Trade Street and Country Place.
- An area resident stated that he thought this was a beautiful project, but he is worried about other developments in the area and the density of the other developments. He generally fears the density in the entire neighborhood. This individual also felt that traffic on Trade Street is already congested.
- An area resident stated that he felt that this proposed project was too dense, and that he would like to see the density reduced.

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

No changes were made to the Conditional Rezoning Plan or to the Rezoning Petition solely as a result of the Community Meeting.

Respectfully submitted, this 3rd day of December, 2010.



John H. Carmichael, Agent

BROOKECHASE PROPERTIES, LLC, Petitioner

cc: Mr. Bill Sherrill, Senior Planner for the Town of Matthews (via email)
Mr. Garry Smith, Brookechase Properties, LLC (via email)

NOTICE OF COMMUNITY MEETING MAILING LIST

REZONING PETITION NO. 2010-558

Parcel No. 227-024-11

Matthews Morning Star Volunteer Fire Department, Inc.
130 East Charles Street
Matthews, NC 28105

Parcel No. 227-024-10

Donald McGee Honeycutt and Nancy N. Honeycutt
268 South Trade Street
Matthews, NC 28105

Parcel No. 227-022-02

William Henry Clayton
300 South Trade Street
Matthews, NC 28105

Parcel No. 227-022-01

Anna Lisa Johnson Trust
Anna Lisa Johnson, Trustee
733 Plantation Estates Drive #B411
Matthews, NC 28105-5871

Parcel No. 227-151-25

ACTS Retirement-Life Communities, Inc.
375 Morris Road
West Point, PA 19486

Parcel No. 227-218-05

Brian R. Swanson and Lisa C. Swanson
606 Meadow Lake Drive
Matthews, NC 28105



Parcel No. 227-218-06

Jai Namkoong and Kyoung Hye Namkoong
602 Meadow Lake Drive
Matthews, NC 28105

Parcel No. 227-218-07

William Dennis Bailey and Hazel Penni Bailey
603 Meadow Lake Drive
Matthews, NC 28105

Parcel No. 227-218-16

James M. Cunningham and Rebecca L. Cunningham
604 Edenwood Court
Matthews, NC 28105-0340

Parcel No. 227-218-17

Bradley W. Neblett and Shelly R. Neblett
600 Edenwood Court
Matthews, NC 28105

Parcel No. 227-218-18

Paul Scott Baxter and Angie Baxter
605 Edenwood Court
Matthews, NC 28105

Parcel No. 227-211-02

Charlotte-Mecklenburg Board of Education
701 East 2nd Street
Charlotte, NC 28204

Parcel No. 227-211-03

Southern Rentals, LLC
1182 County Home Road
Taylorsville, NC 28681

Parcel No. 227-218-08

Chad A. Coltrane and Tamera H. Coltrane
607 Meadow Lake Drive
Matthews, NC 28105

Parcel No. 227-218-09

Robert D. Kinniburgh III and Marsha J. Kinniburgh
611 Meadow Lake Drive
Matthews, NC 28105

Parcel No. 227-212-75

Town of Matthews
232 Matthews Station Drive
Matthews, NC 28105

Parcel No. 227-212-25

Matthews United Methodist Church (Trustees)
P.O. Box 518
Matthews, NC 28106

Parcel No. 227-024-13

Matthews Morning Star Volunteer Fire Department, Inc.
234 South Trade Street
Matthews, NC 28105

Parcel No. 227-024-14

Joseph P. Edwards, Jr. and Linda Lane
224 South Trade Street
Matthews, NC 28105

Parcel No. 227-024-15

Matthews Women's Club
208 South Trade Street
Matthews, NC 28106

Parcel No. 227-218-19

Brian Keith McCaw and Sheree Williams
609 Edenwood Court
Matthews, NC 28105-0341

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- Rezoning Petition filed by Brookechase Properties, LLC to rezone an approximately 3.16 acre parcel of land located on the east side of South Trade Street at its intersection with Main Street from the R-20 zoning district to the R-VS Innovative zoning district to accommodate the development of a residential community containing up to 27 dwelling units that will be comprised of single family detached homes and single family attached homes. A maximum of 9 of the dwelling units may be single family attached homes.

**Date and Time
of Meeting:** Thursday, November 18, 2010 at 7:00 P.M.

Place of Meeting: First Baptist Church of Matthews
185 South Trade Street
Matthews, NC 28105

Petitioner: Brookechase Properties, LLC

Petition No.: 2010-558

We are assisting Brookechase Properties, LLC (the "Petitioner") in connection with a Rezoning Petition it has filed with the Town of Matthews seeking to rezone an approximately 3.16 acre parcel of land located on the east side of South Trade Street at its intersection with Main Street from the R-20 zoning district to the R-VS Innovative zoning district to accommodate the development of a residential community containing up to 27 dwelling units that will be comprised of single family detached homes and single family attached homes. A maximum of 9 of the dwelling units may be single family attached homes.

In accordance with the requirements of the Town of Matthews Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with adjacent and nearby property owners. The Mecklenburg County tax records indicate that you are the owner of property that adjoins or is located across the street from the site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, November 18, 2010 at 7:00 PM at First Baptist Church of Matthews located at 185 South Trade Street, Matthews, NC. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please call John Carmichael at (704) 331-7509.

K & L Gates, LLP

cc: Ms. Kathi Ingrish, Town of Matthews (via email)
Mr. Bill Sherrill, Town of Matthews (via email)
Mr. Garry Smith, Brookechase Properties, LLC (via email)
Mr. Robb Rodgers, Brookechase Properties, LLC (via email)
Mr. Chip Cannon, Urban Design Partners (via email)
Mr. Frank Norwood, First Baptist Church of Matthews (via email)

Date Mailed: November 4, 2010



Brookechase Properties, LLC, Petitioner
Rezoning Petition No. 2010-558

Community Meeting Sign-in Sheet
First Baptist Church of Matthews
Thursday, November 18, 2010
7:00 P.M.

| | <u>NAME</u> | <u>ADDRESS</u> | <u>TELEPHONE</u> | <u>EMAIL ADDRESS</u> |
|-----|--------------------------|-----------------------|------------------|--------------------------------|
| 1. | Jon Youngblood | 822 Clearbrook Rd. | 7046509894 | jon.youngblood@carolina.rr.com |
| 2. | Brian & Courtney Swanson | 606 Meadow Lake Drive | 7048462841 | LSwanson8@carolina.rr.com |
| 3. | Chad Coltrane | 607 Meadow Lake Drive | 704-321-0033 | ccoltrane@americapush.org |
| 4. | Pewei Bailey | 603 Meadow Lake Dr | 11 849 9305 | bbailey@paper-solutions.com |
| 5. | Rob Kinniburgh | 611 MEADOW LAKE DR | 704 845 0402 | rkinn@carolina.rr.com |
| 6. | Messa Kinniburgh | " | " | mkinn@carolina.rr.com |
| 7. | William Clayton | 300 S Trade St | 704 847 9596 | william@clayton@hjt.com |
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