

COMMUNITY MEETING REPORT

Applicants: Ridge Ministries, Inc. and M&G Duarte, LLC

Rezoning Application No. 2016-654

Property: 10835 Independence Pointe Parkway; 1021 Matthews-Mint Hill Road; 1031 Matthews-Mint Hill Road, Matthews, NC

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

PERSONS AND ORGANIZATIONS CONTACTED:

A representative of the Applicant 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 January 20-21, 2017. 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 Tuesday, January 31, 2017 at 6:00 p.m. at Ridge Church located at 10835 Independence Pointe Parkway, Matthews, North Carolina.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by those individuals identified on the Sign-in Sheet attached hereto as Exhibit B. The Applicants' representatives were Chip Cannon and Dan Lambert of Urban Design; Christopher Brown of the Applicant, Ridge Ministries, Inc.; Ann Pilkington of Pilkington Law, PLLC; and Timothy Sayles of Cool Solutions Group, LLC.

SUMMARY OF ISSUES DISCUSSED:

The meeting began at 6:05 p.m. There were 2 community neighbors in attendance as reflected on the Sign-In Sheet attached hereto as Exhibit B.

Chris Brown began the meeting and welcomed the neighbors who were present. He explained the dream of Ridge Church for the future and partners with the community. He explained that they want the neighbors to also value and enjoy the facilities. To accomplish the dream of Ridge Church, they need to unify some properties and he presented the phases of the designs. Chip Cannon of Urban Design Partners explained the site plan and the rezoning process to a Conditional District of B-1 (CD).

Tom Holt asked a question as to the identity of the Co-Applicant M&G Duarte, LLC. Ann Pilkington explained that Ridge Ministries will purchase the Savour Building from M&G Duarte, LLC but that the closing hasn't occurred yet so M&G Duarte is also an Applicant for the rezoning. It was also explained that both Ridge Church and M&G Duarte a/k/a Savour will share parking.

Pastor Chris Brown stated that the Church wants to partner with the Community and to provide its buildings and facilities to "give back" to the Community. Pastor Brown said that the activities during the week are not anticipated to be high traffic activities. The Church wanted to be part of Matthews and are happy that they are able to stay in Matthews.

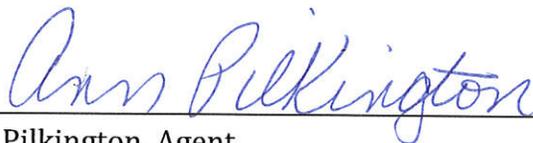
Pam Holt asked the question as to who Ridge Church is affiliated with. Pastor Chris Brown explained that Ridge Ministries, Inc. was part of other partner churches all over the United States which are part of North Point headed up by Andy Stanly. However, each partner church, including Ridge Church, is autonomous and is locally funded.

The meeting was adjourned at 6:50 p.m.

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

There were no changes made to the Application as a result of the Community Meeting.

Respectfully submitted, this 15th day of February, 2016.



Ann Pilkington, Agent
Ridge Ministries, Inc and M&G Duarte, LLC, Applicants

cc: Mayor and Members of the Matthews Board of Commissioners
Jay Camp, Matthews Planning Department
Pastor Chris Brown, Ridge Ministries, Inc.
Mike and Gale Duarte, M & G Duarte, LLC
Chip Cannon, Urban Design Partners
Tim Cool/Tim Sayles, Cool Solutions Group

Exhibit A-1

Second Chance Financial LP c/o Pamela Holt
8422 Prince Valiant Dr
Waxhaw, NC 28173

Silver Independence, LLC
1805 Sardis Rd N., Ste. 120
Charlotte, NC 28270

Communications Alltel Mobile
P.O. Box 2177
Little Rock, Arkansas 72203

US Industrial Crestdale LP
40 Airport Road
Lakewood, New Jersey 08701

Mr. Robert E. Estridge, Jr.
215 N. Ames Street
Matthews, North Carolina 28105

Independence Pointe Investments, LLC
2925 Carnegie Blvd, Ste. 200
Charlotte, NC 28209

Sell Ethics Management Group, LLC
941 Matthews-Mint Hill Rd
Matthews, NC 28105

The Leon Levine Foundation
6000 Fairview Rd, Ste. 1525
Charlotte, NC 28210

Mr. Robert Hudgins
9317 Hunting Court
Matthews, North Carolina 28105

Park Tae Kyu
Oh Seon
3216 Old Monroe Road
Stallings, North Carolina 28104



Exhibit A-2

JUSTICE YOU CAN TRUST

Notice of Neighborhood Meeting to Parties of Interest

Subject: Neighborhood Meeting – Rezoning Application Number 2016-654 filed by Ridge Ministries, Inc. and M&G Duarte, LLC seeking to rezone the three parcels described below from Conditional zoning district to a new zoning classification of B-1CCD

Date and Time of Meeting: Tuesday, January 31, 2017 at 6:00 p.m.

Place of Meeting: Ridge Church
10835 Independence Pointe Parkway
Matthews, North Carolina 28105

Applicant: Ridge Ministries, Inc. and M&G Duarte, LLC

Application No.: 2016-654

Property: Parcel 1 -- TAX ID No. 193-294-04
1021 Matthews-Mint Hill Road
Matthews, North Carolina 28105

Parcel 2 -- TAX ID No. 193-294-02
10835 Independence Pointe Parkway
Matthews, North Carolina 28105

Parcel 3 -- TAX ID No. 193-294-05
1031 Matthews-Mint Hill Road
Matthews, North Carolina 28105

To Whom it May Concern:

We are assisting Ridge Ministries, Inc. and M&G Duarte, LLC (the “Applicant”) in connection with a Rezoning Application that has been filed with the Town of Matthews. In accordance with the requirements of the Town of Matthews Unified Development Ordinance, the Applicant will hold a Neighborhood Meeting prior to the Public Hearing on

this Rezoning Application for the purpose of discussing this rezoning proposal with adjacent and nearby property owners. The Mecklenburg County Tax Records indicate that you are an owner of property that adjoins the site or is located across the street from or near the site.

Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Neighborhood Meeting regarding this Rezoning Application on Tuesday, January 31, 2017 at 6:00 p.m. at Ridge Church located at 10835 Independence Pointe Parkway in Matthews, North Carolina. Representatives of the Applicant look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this matter.

In the meantime, should you have any questions or comments, please call Ann Pilkington at (704) 846-0683.

Sincerely,

PILKINGTON LAW, PLLC

A handwritten signature in cursive script that reads "Ann Pilkington".

WAP/srs
Date mailed: 01/20/2017

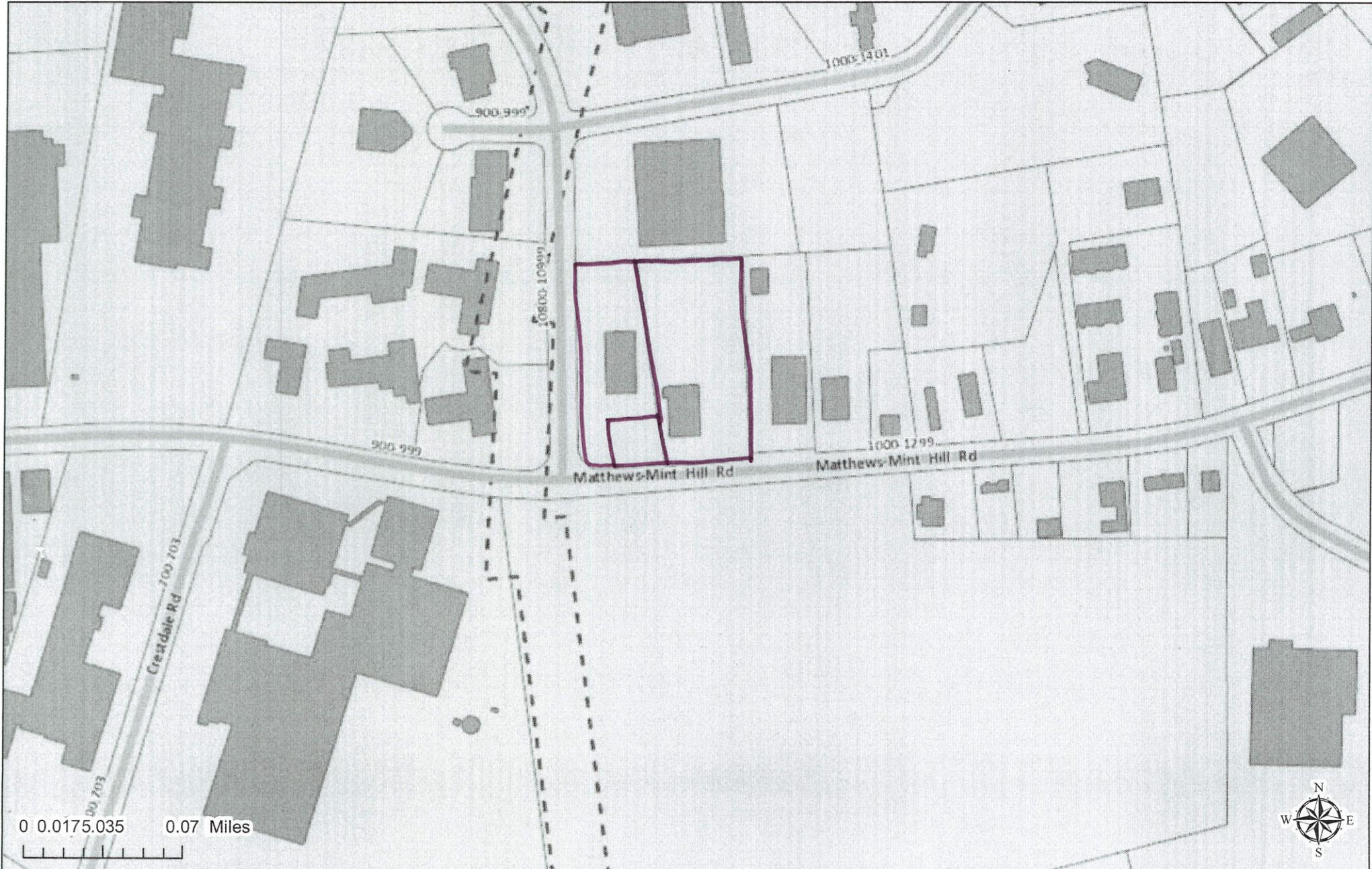
Polaris 3G Map – Mecklenburg County, North Carolina

Ridge Ministries, Inc.

2016-654
02/02/2017

Subject Property

Date Printed: 1/19/2017 4:24:42 PM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

Exhibit B

2016-654
02/02/2017

Right Ministries, Inc.
M&G Duarte, LLC
Rezoning Application No. 2016-654

Community Meeting Sign-in Sheet

Ridge Church
10835 Independence Pointe Parkway
Matthews, North Carolina 28105

Tuesday, January 31, 2017
6:00 p.m.

	Name	Address	Phone Number	Email Address
1.	Pam Holt	8422 Princevalant	704 602 6331	Pholt35@yahoo.com
2.	Tom Holt	"	"	"
3.				
4.				
5.				
6.				
7.				
8.				
9.				