COMMUNITY MEETING REPORT
Applicant: The NRP Group
Rezoning Application No. 2021-744

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 Applicant 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 Tuesday, January 25, 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 Applicant’s representatives at the Community Meeting were Jason Mochizuki and Deanna Kelly of the Applicant, Andrew Eagle of Ramey Kemp & Associates and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Applicant’s 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 and the Applicant’s representatives. John Carmichael stated that this is the official Community Meeting relating to Rezoning Application No. 2021-744.

John Carmichael provided the current schedule of events relating to the rezoning request. He stated that these dates are the earliest dates that these events could occur, as it is always possible that one of these events could be deferred or delayed. The public hearing is scheduled for Monday, February 14, 2022 at 7 pm at Matthews Town Hall. I am not sure whether this will be an in-person meeting or a virtual meeting. The Town Board meeting starts at 7 pm. I do not know where this will fall on the agenda, so although the meeting starts at 7 pm, this matter could be reached much later than 7 pm. The public hearing is before the Town Board and the Planning Board. The Planning Board meeting is scheduled for Tuesday, February 22, 2022 at 7 pm at Town Hall. I do not know whether this will be a virtual meeting or an in-person meeting. Assuming we stay on the current schedule, this rezoning request will go to the Town Board for a decision on Monday, March 14, 2022 at 7 pm at Town Hall.

The site subject to this Rezoning Application contains just over 15 acres and the site is outlined in green on this slide. The site is located at the southwest corner of the intersection of Brigman Road and Sports Parkway. Sports Parkway goes from Brigman Road to the County Sports Complex to the south of the site. John Carmichael pointed out the streets and uses in the area of
the site. The site is approximately 1,900 feet from the Crestdale neighborhood located to the west of the site.

John Carmichael stated that they sent a Notice of the Community Meeting to property owners located within 300 feet of the entire tax parcel of which the site is a part.

John Carmichael shared a zoning map that shows the current zoning of the site. John Carmichael stated that the site is zoned R-15, which is a single-family residential zoning district. John Carmichael reviewed the zoning of adjacent and nearby parcels of land. John Carmichael stated that the County Sports Complex is zoned ENT as is the Briley development to the north of the site.

John Carmichael stated that The NRP Group is requesting that the site be rezoned to the ENT zoning district to accommodate a mixed-use development on the site that would be comprised of a maximum of 350 multi-family dwelling units and a minimum of 16,000 square feet and a maximum of 20,000 square feet of gross floor area devoted to office, retail, restaurant and/or other non-residential uses allowed in the ENT zoning district.

Jason Mochizuki then addressed the meeting. Jason Mochizuki stated that he is a VP of development at The NRP Group. He oversees site acquisition for the company in the Carolinas.

Jason Mochizuki then provided information on The NRP Group. He stated that The NRP Group is a vertically integrated builder and developer specializing in both market rate and affordable multi-family housing. Since our founding in 1994, we have built and developed over 40,000 units in over 15 states, and we have over 25,000 units currently under management across the company’s portfolio.

The NRP Group has been developing projects across the State of North Carolina since 1999 and we have built just under a 1,000 units in Charlotte since 2017. We are an award-winning developer. We were the number one affordable developer in 2016. We were the NAHB multi-family builder of the year in 2020 and the number three builder in 2021.

Jason Mochizuki then reviewed some of The NRP Group’s market rate developments in the Charlotte area. He reviewed Loft 135 that is located at the corner of West Morehead Street and Church Street. This development was completed in 2016 and it was one of the fastest leasing developments in the company’s history. He also reviewed a development now known as Courtland Noda.

Jason Mochizuki then reviewed the site plan. He stated that the site plan provides for 339 multi-family dwelling units and 16,000 square feet of commercial uses. The commercial uses would be located in Building Two at the corner.

Jason Mochizuki stated that there are five distinct building types. This is a deliberate design attempt to meet feedback that we have received from both the planning staff and Commissioners about the need for architectural diversity. We want the project to have a very strong sense of place. We are not bringing SouthEnd to Matthews. We want the project to be consistent with the character of the Town.

The buildings are a combination of heights. There are two four-story buildings, three three-four split buildings and one four-five split building which is Building Number One. Proposed Public Street A that runs down the middle of the site provides future connectivity to the remainder of the Brigman Tract, whenever that is developed.
Jason Mochizuki stated that there are multiple connection points to the four-mile creek greenway and the Sportsplex to the south. The majority of our residential amenities will be in Building Number One. A multi-use path would be located on the southern boundary of the site. This development would have a swimming pool, a dog park and other amenities.

Jason Mochizuki shared and discussed elevations of the proposed buildings. Building Number Two would contain the retail space. This building will contain our live work units as well.

The larger building on the bottom is where our leasing office and most of the amenities would be located. You have the distinctive storefront windows for the leasing and amenity areas and as you can see there are multiple types of brick and lots of building articulation to break up the elevations. All of the units would have balconies.

Jason Mochizuki then shared and discussed the renderings. The first rendering is the view looking south on Sports Parkway. We will be adding stoops to these buildings.

The second rendering is the view looking east towards Building One. The third rendering is essentially the front door of the project as if you were turning right into the development from Sports Parkway onto Public Street A. Building Number Two on the right features the 16,000 square feet of retail space. We envision this area as an activated community gathering space.

Jason Mochizuki concluded his presentation and John Carmichael asked if anyone had any questions or comments.

No one had any questions or comments. John Carmichael thanked the attendees for attending the meeting and the meeting was adjourned.

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

No changes have been made to the rezoning plan or to the Rezoning Application 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.

The NRP Group, Applicant

John Carmichael, Agent
Exhibit A-1

Tax Parcel #21503222
Transcontinental AC US LLC
Attn: Sam Bendavid
1 Place Ville Marie Suite 3240
Montreal, QC H3B 2B6, Canada

Tax Parcel #21508136
1100 Matthews Mint Hill LLC
1420 E 7th Street Suite 150
Charlotte, NC 28204

Tax Parcel #21508141
USCMF Briley LP
333 West Wacker Drive
28th Floor
Chicago, IL 60606

Tax Parcel #21508139
USCMF Briley LP
333 West Wacker Drive
28th Floor
Chicago, IL 60606

Tax Parcel #21508140
1100 Matthews Mint Hill LLC
1420 E 7th Street Suite 150
Charlotte, NC 28204

Tax Parcel #21508129
iStar Bowling Centers II LP
7313 Bell Creek Road
Mechanicsville, VA 23111
Tax Parcel #21508107

Francis Jean Brigman Grigston
Linda Little Brigman
Kyla Janelle Jones Sipprell
Sybil Brigman Jones
Robert Wayne Brigman
88 Gracelyn Road
Asheville, NC 28804

Tax Parcel #21508125

Woodspring Suites Charlotte Matthews LLC
8621 E 21st Street Suite 200
Wichita, KS 67206

Tax Parcel #21508106

JSKJ Properties LLC
285 Cannon Road
Salisbury, NC 28147

Tax Parcel #21508118

Sam’s Investments VIII LLC
PO Box 56607
Atlanta, Georgia 30343

Tax Parcel #21508132

Dallas Development LLC
5800 Old Pineville Road Suite 201
Charlotte, NC 28203

Tax Parcel #21508122

LJJ Partnership
c/o Southend Properties
1800 Camden Road Suite 200
Charlotte, NC 28202
Tax Parcel #21508130

Brigman Family Farm Properties
c/o Sybil Jones
88 Gracelyn Road
Asheville, NC 28804

Tax Parcel #21508128

Elevation Church
11416 E Independence Blvd Suite N
Matthews, NC 28105

Tax Parcel #21508133

Brigman Family Farm Properties
c/o Cybil Jones
88 Gracelyn Road
Asheville, NC 28804

Tax Parcel #21508142

Mecklenburg County
c/o Real Estate Finance Dept
600 E 4th Street, 11th Floor
Charlotte, NC 28202

Tax Parcel #21508115

Mecklenburg County
c/o Real Estate Finance Dept
600 E 4th Street, 11th Floor
Charlotte, NC 28202

Tax Parcel #21503219

Crestdale Crossing Homeowners Association Inc.
4957 Albemarle Road
Charlotte, NC 28205

Tax Parcel #21503270

Crestdale Crossing Homeowners Association Inc,
4957 Albemarle Road
Charlotte, NC 28205
Tax Parcel #21503269

Valerie S. Pool
1053 Crestdale Crossing Drive
Matthews, NC 28105

Tax Parcel #21503268

SWH 2017 1 Borrower LP
c/o Invitation Homes
1717 Main Street Suite 2000
Dallas, Texas 75201

Tax Parcel #21503267

Judy A. Dillingham
Richard F. Dillingham
6422 Laurel Valley
Dallas, Texas 75248

Tax Parcel #21503266

Neal J. Phillip
Ly T. Phillip
24754 Framingham Drive
Westlake, Ohio 44145

Tax Parcel #21503265

1037 Crestdale Crossing Matthews LLC
129 Thornton Road
New Boston, NH 03070

Tax Parcel #21503264

Michael Allen Osborne
Dana Bailey Vergara
1033 Crestdale Crossing Drive
Matthews, NC 28105

Tax Parcel #21503263

Sarah Galligan
1029 Crestdale Crossing Drive
Matthews, NC 28105

14486827v2 24689.00022
Tax Parcel #21503262

Mountaintop NC234 LLC
30856 Janlor Drive
Westlake Village, California 91362

Tax Parcel #21503261

Paula E. Rosenbaum
David Rosenbaum
708 Quintan Street
Summerville, SC 29483

Tax Parcel #21503260

Reid Gorecki
9 Sachem Street
East Rockaway, NY 11518

Tax Parcel #21503259

Eleana M. Patrick
Brenda M. Delugo Patrick
1013 Crestdale Crossing Drive
Matthews, NC 28079

Tax Parcel #21503258

Hanna Kobylas
1009 Crestdale Crossing Drive
Matthews, NC 28105

Tax Parcel #21503257

Kathryn L. Schill
1005 Crestdale Crossing Drive
Matthews, NC 28105

Tax Parcel #21503210

Keyo Park East LLC
338 S Sharon Amity Road Suite 131
Charlotte, NC 28211
Tax Parcel #21503224

United House of Prayer for All People
Of the Church on the Rock of the
Apostolic Faith
Attn: Bishop C. M. Bailey
1665 N Portal Drive NW
Washington, DC 20012

Tax Parcel #21503101

United House of Prayer for All People
Of the Church on the Rock of the
Apostolic Faith
Attn: Bishop C. M. Bailey
1665 N Portal Drive NW
Washington, DC 20012

Tax Parcel #21503201

Sonia Almengo De Cruz
Pedro Cruz Peralta
852 Matthews School Road
Matthews, NC 28105

Tax Parcel #21503209

Pamela Denise Stitt
PO Box 11
Matthews, NC 28106

Tax Parcel #21503208

Teresa H. McDow
10826 Kemptown Square Road
Mint Hill, NC 28227

Tax Parcel #21503207

Barry A. Alford, Sr.
206 Amir Cr
Matthews, NC 28105
Tax Parcel #21503206

Christopher C. Meda
Nolvia G. Castillo
5452 Hedgewest Pl
Charlotte, NC 28269

Tax Parcel #21503205

Henry Michael Graham
822 Matthews School Road
Matthews, NC 28105

Tax Parcel #21503271

Dan Moser Company Inc.
PO Box 350
Mineral Springs, NC 28108

Tax Parcel #21503204

Opal M. Dew
828 Matthews School Road
Matthews, NC 28105

Tax Parcel #21503203

Neal Sylvester Huntley
Willie Huntley Hunter
Iris Joe Huntley Pharr
Johney Wesley Huntley
840 Matthews School Road
Matthews, NC 28105

Tax Parcel #21503202

Teresa H. McDow
10826 Kemptown Square Road N
Mint Hill, NC 28227

Tax Parcel #21503248

Crestdale Crossing Homeowners Association Inc.
4957 Albemarle Road
Charlotte, NC 28205
Tax Parcel #21503249

Jeffrey N. Figueiredo
Shannon N. Figueiredo
1050 Crestdale Crossing Drive
Matthews, NC 28105

Tax Parcel #21503250

Lanny R. Trexler
1044 Crestdale Crossing Drive
Matthews, NC 28105

Tax Parcel #21503251

1040 Crestdale Crossing LLC
1040 Crestdale Crossing Drive
Matthews, NC 28105

Tax Parcel 21503252

Juan C. Santos
1036 Crestdale Crossing Drive
Matthews, NC 28105

Tax Parcel #21503253

Joyce R. Fischer
1032 Crestdale Crossing Drive
Matthews, NC 28105

Tax Parcel #21503254

Pamela E. Logan
1028 Crestdale Crossing Drive
Matthews, NC 28105

Tax Parcel #21503255

AMH NC Properties LP
30601 Agoura Road Suite 200
Agoura Hills, CA 91301
Tax Parcel #21503256
Arularasu Muruganandam
60 Shaffer Road
Bridgewater, NJ 08807

Tax Parcel #21503237
Joan Manuel Rodriguez Sari
Maria Margarita Rodriguez
839 Matthews School Road
Charlotte, NC 28104

Tax Parcel #21503238
Donald E. Estes, III
843 Matthews School Road
Matthews, NC 28105

Tax Parcel #21503239
Jerry P. Pressley
847 Matthews School Road
Matthews, NC 28105

Tax Parcel #21503240
Thien Tam Nguyen
Chau D. Nguyen
801 Carver Pond Lane
Waxhaw, NC 28173

Tax Parcel #21503241
Amber S. Eubanks
Joshua M. Eubanks
903 Matthews School Road
Matthews, NC 28105

Tax Parcel #21503242
Christine Schroeder
Timothy Schroeder
905 Matthews School Road
Matthews, NC 28105
Tax Parcel #21503243

SFR JV-1 Property LLC
PO Box 15087
Santa Ana, CA 92735

Tax Parcel #21503244

IH6 Property North Carolina LP
1717 Main Street Suite 2000
Dallas, Texas 75201

Tax Parcel #21503245

Natalie Boxell
911 Matthews School Road
Matthews, NC 28105

Tax Parcel #21503211

Timothy L. Mank
Michelle Mank
PO Box 78526
Charlotte, NC 28271

Tax Parcel #21503212

Martin Nunez Mora
921 Matthews School Road
Matthews, NC 28105

Tax Parcel #21503213

Town of Matthews
232 Matthews Station St
Matthews, NC 28105

Tax Parcel #21503214

Hnum Ktul
Tlar Buon Krong Y
935 Matthews School Road
Matthews, NC 28105
Tax Parcel #21503273
Mbenza Muanda
Do Eyenga Moseka
939 Matthews School Road
Matthews, NC 28105

Tax Parcel #21503274
Salah Elfaahal
Enam Abdelgadir
945 Matthews School Road
Matthews, NC 28105

Tax Parcel #21503275
Gilbert Okitapanya
Kombe Okitapanya
1001 Matthews School Road
Matthews, NC 28105

Tax Parcel #21503276
Fanny Koroma
1005 Matthews School Road
Matthews, NC 28105

Tax Parcel #21503277
Fatou Fatuma Alafu
Jose Omelonga Ngongo
1009 Matthews School Road
Matthews, NC 28105

Tax Parcel #21503278
Kisenda Miezi
Hardis Kingombe
1013 Matthews School Road
Matthews, NC 28105
Tax Parcel #21503119

Y Soai Nai
H Pher Siu
1019 Matthews School Road
Matthews, NC 28105

Tax Parcel #21503120

H Goai Rcham
Y Bein Ksor
1023 Matthews School Road
Matthews, NC 28105

Tax Parcel #21503121

Makalebo Kankienza
Clara Beyoko
1027 Matthews School Road
Matthews, NC 28105
NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting - Rezoning Application No. 2021-744 filed by The NRP Group to request the rezoning of an approximately 15.08 acre site located on the southwest corner of the intersection of Brigman Road and Sports Parkway (next to the bowling alley)

Date and Time of Meeting: Tuesday, January 25, 2022 at 6:30 p.m.

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

We are assisting The NRP Group (the “Applicant”) in connection with a Rezoning Application it has filed with the Town of Matthews requesting the rezoning of an approximately 15.08 acre site located on the southwest corner of the intersection of Brigman Road and Sports Parkway (next to the bowling alley) from the R-15 zoning district to the ENT zoning district. The purpose of this rezoning request is to accommodate a mixed use development on the site that would be comprised of a maximum of 350 multi-family dwelling units and a minimum of 16,000 square feet and a maximum of 20,000 square feet of gross floor area devoted to office, retail, restaurant and/or other non-residential uses.

The Applicant will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal 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 the Applicant, we invite you to participate in the virtual Community Meeting regarding this Rezoning Application on Tuesday, January 25, 2022 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their email addresses to communitymeeting@robinsonbradshaw.com to receive an electronic invitation and link to the virtual Community Meeting. If you do not have access to the internet or cannot otherwise participate in the 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 virtual Community Meeting, a presentation regarding the Rezoning Application will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review. The presentation will be posted after the virtual Community Meeting on the Planning Department’s webpage for this Rezoning Application (Rezoning Application No. 2021-744). You can also continue to contact us with questions after the virtual Community Meeting.

Representatives of the Applicant 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 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
<table>
<thead>
<tr>
<th>Name (Original Name)</th>
<th>User Email</th>
</tr>
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<tbody>
<tr>
<td>John Carmichael</td>
<td><a href="mailto:jcarmichael@robinsonbradshaw.com">jcarmichael@robinsonbradshaw.com</a></td>
</tr>
<tr>
<td>Jason Mochizuki</td>
<td><a href="mailto:jmochizuki@nrpgroup.com">jmochizuki@nrpgroup.com</a></td>
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<tr>
<td>Andrew Eagle</td>
<td><a href="mailto:aeagle@rameykemp.com">aeagle@rameykemp.com</a></td>
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<tr>
<td>Deanna Kelly</td>
<td><a href="mailto:dkelly@nrpgroup.com">dkelly@nrpgroup.com</a></td>
</tr>
<tr>
<td>Ms. Schill</td>
<td><a href="mailto:kschill11@gmail.com">kschill11@gmail.com</a></td>
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<tr>
<td>rhenderson</td>
<td><a href="mailto:bob@robertehendersonlaw.com">bob@robertehendersonlaw.com</a></td>
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<tr>
<td>DELL</td>
<td><a href="mailto:brig62@juno.com">brig62@juno.com</a></td>
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<tr>
<td>Marissa Markham</td>
<td><a href="mailto:marissa@proffittdixon.com">marissa@proffittdixon.com</a></td>
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<tr>
<td>Hattie Pavlochko-Reiter</td>
<td><a href="mailto:hpreiter@landdesign.com">hpreiter@landdesign.com</a></td>
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<tr>
<td>Teresa McDow</td>
<td><a href="mailto:mcdowth@gmail.com">mcdowth@gmail.com</a></td>
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<td>Natalie Boxell</td>
<td><a href="mailto:natalie.boxell@gmail.com">natalie.boxell@gmail.com</a></td>
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<tr>
<td>Owen Langston</td>
<td><a href="mailto:olangston@nrpgroup.com">olangston@nrpgroup.com</a></td>
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<tr>
<td>Sonia Cruz</td>
<td><a href="mailto:sonia.a-cruz05@gmail.com">sonia.a-cruz05@gmail.com</a></td>
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<td>Natalie Boxell</td>
<td><a href="mailto:natalie.boxell@gmail.com">natalie.boxell@gmail.com</a></td>
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<tr>
<td>Marc Momsen</td>
<td><a href="mailto:mmomsen@landdesign.com">mmomsen@landdesign.com</a></td>
</tr>
<tr>
<td>marc momsen</td>
<td><a href="mailto:mmomsen@landdesign.com">mmomsen@landdesign.com</a></td>
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<th>Duration (Minutes)</th>
<th>Guest</th>
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<tr>
<td>John Carmichael</td>
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<td>Jason Mochizuki</td>
<td>1/25/2022 18:21</td>
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<td>Andrew Eagle</td>
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<td>Ms. Schill</td>
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<td>rhenderson</td>
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<td>Hattie Pavlochko-Reiter</td>
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<td>Teresa McDow</td>
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<td>Natalie Boxell</td>
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<td>Owen Langston</td>
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<td>Sonia Cruz</td>
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<td>Marc Momsen</td>
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<td>1/25/2022 18:42</td>
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<tr>
<td>marc momsen</td>
<td>1/25/2022 18:43</td>
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Rezoning Application No. 2021-744

The NRP Group, Applicant

Community Meeting
January 25, 2022
Rezoning Team

- Jason Mochizuki, The NRP Group
- Deanna Kelly, The NRP Group
- Andrew Eagle, Ramey Kemp & Associates
- John Carmichael, Robinson, Bradshaw & Hinson
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 – 15.08 Acres
Site
Current Zoning of the Site and Surrounding Parcels
Rezoning Request

Requesting that the site be rezoned to the ENT zoning district to accommodate a mixed use development on the site that would be comprised of a maximum of 350 multi-family dwelling units and a minimum of 16,000 square feet and a maximum of 20,000 square feet of gross floor area devoted to office, retail, restaurant and/or other non-residential uses allowed in the ENT zoning district.
The NRP Group
The NRP Group

- National multifamily developer, contractor and manager founded in 1994
- Developed over 40,000 units in 15 states
- NRP has over 15 years of management experience with over 20,000 units under the supervision of NRP Management to date
- More than 300 years of collective team experience, and 900+ employees nationwide
- Closed over $6.2 Billion in Real Estate
- Annual Building Revenue of over $300M

MARKETS

EMPLOYEE BREAKDOWN

- 15 States
- 13 Offices
- 900+ Employees

PROPERTY & ASSET MANAGEMENT 66%
CONSTRUCTION 18%
ADMINISTRATION 5%
DEVELOPMENT 4%
FINANCE 3%
IT 2%
EXECUTIVE 1%

the NRP group llc
The NRP Group

National Association of Home Builders Pillars of the Industry Awards

Affordable Housing Finance Magazine
  • 2016 Ranked Number One in Top 50 Affordable Housing Developers
  • Ranked #1 or #2 in Top 50 Affordable Housing Developers (2005-2013)

Multifamily Executive Magazine/Multi-Family Housing News
  • 2020 Ranked #3 Developer
  • 2017 Ranked #6 Contractor and #7 Developer
  • 2016 Ranked #11

Builder Magazine
  • Currently Ranked 8th Largest Residential Builder
PROJECT OVERVIEW

- Located in the Uptown Neighborhood, Loft 135 offers walkability to downtown businesses and entertainment.

- Provides connective urban fabric linking Uptown and Southtown, and activates the former parking lot of the NFL Panthers football stadium.

- Loft 135 has established a new urban edge, and increased energy on the sidewalk of the major artery of W. Morehead Street.

QUICK FACTS

**Metro Area:** Charlotte  
**Location:** Charlotte, NC  
**Product Type:** Mid-Rise  
**Units:** 298  
**Cost/Unit:** $118,007  
**Average Rent:** $1,473  
**Average Sq. Ft.:** 893  
**$/SF:** $1.65  
**Total Cost:** $52  
**Sale Price:** $78  
**Value Created:** 50%
Site Plan
Proposed Buildings
Renderings
Questions and Comments