

## **SUBMITTED FOR PUBLIC INPUT**

**TO:** Town of Matthews Planning Board Members  
**FROM:** Monroe Road Advocates – Matthews  
**DATE:** December 19, 2016  
**SUBJECT:** Petition 2016-652

### **OUR VISION**

To provide a community voice regarding the evolution of the Monroe Road corridor in Matthews.

### **OUR WORK WITH DEVELOPER**

We have proactively worked closely with Taft Development Group by attending four community meetings. We provided specific feedback and ideas to improve the site plan.

It is important to note that at the first community meeting, Taft stated that one of the primary improvements of their site plan from the plan submitted in 2015 was that they would force a 'right only' onto Nolley Court to limit traffic into the neighborhood. Taft later learned that the 'right only' onto Nolley would not be possible due to feedback from DOT and because the access would be needed for City BBQ Restaurant. Consequently one of the major improvements that Taft highlighted was gone.

While we appreciate Taft's willingness to reduce units (from 280 to 250), add tree save, protect and restore Roseland, and contribute towards Swim Club and Patio Homes privacy fencing, we have not resolved the neighborhood's primary concerns.

### **OUR PRIMARY CONCERNS**

- Immediate area is oversaturated with rental units. There are four apartment complexes within walking distance from this site. This area is tipping to more and more rental which will negatively impact the adjacent ownership properties as well as the area as a whole. The market is ready and the Town would benefit from more ownership properties on the Monroe Road Corridor to help stabilize the area for the long term.
- Significant increase in traffic on neighborhood roads. This will be a safety hazard for our community and will diminish our quality of life.
- Significant increase in traffic on Monroe Road on a segment that is overburdened and backed up each day during rush hour. It does not make sense to add a 250-unit apartment complex right in the middle of this, particularly directly across from a major corporate distribution center.
- Additional traffic/safety hazards with apartment residents turning left onto Monroe Road and using middle turn lane while Dollar Tree/Family Dollar distribution trucks turn left and also attempt to use middle turn lane. Dollar Tree Headquarters reported they have between 90-100 trucks in and out each day (Monday-Friday).
- Access road to Nolley Court goes through a portion of the City BBQ access/parking lot; please drive by to get a visual and imagine hundreds of cars using this each day to access

the light at Galleria and Monroe Road and to cut over to Sardis Road North to get to Sardis Road. Infrastructure is not in place.

- Size and scope of project is too large given position of tract of land. Concentrating on density per acre is misleading. The primary obstacle is the position of this tract on Monroe Road. The raw number of units must be reduced for any feasible project. (Please see attachment *Missing Middle Housing* for interesting ideas about the importance of developing alternatives to single family and large multifamily complexes.)

#### LIMITATIONS OF TRAFFIC STUDY

- Cites three access points to site (page 1). This has been reduced to two access points and one possible emergency only access as requested by fire department.
- Does not adequately address the number of cars that will use Nolley Court (page 3 and page 20).
- Does not consider the recently constructed Sardis Trace apartments (on Nolley Court) or the City BBQ restaurant (directly adjacent to site) to calculate the increase in vehicles entering the neighborhood.
- Contains outdated accident data (p. 8, Table 2: High Frequency Crash Locations). Majority of table data appears to be from 2007-2011.

#### SUMMARY

The burdens of this project outweigh the benefits. We urge the Town to work towards an alternative type of project such as outlined in the *Missing Middle Housing*. Since any project that will go on this tract of land will be connected to existing long-established ownership communities, we urge efforts towards a project which is congruent with existing ownership residential in size and scope.

The Monroe Road Small Area Plan suggests “limiting uses that generate significant new **traffic**”. Per Matthews Town Memo from 2015: “By far, the biggest issue facing the Town of Matthews is **traffic**.” This was the overwhelming result from the 2015 Matthews Citizen Survey where 73% of Matthews residents listed **traffic** as a major concern. Please hear the citizens’ voices as you consider this petition.

The Monroe Road corridor is rapidly evolving and we have one chance to get this right. Although the current proposal is better quality than what we saw last year, many of the primary concerns remain.

Thank You.



# MISSING MIDDLE Housing

By  
Daniel Parolek

Responding to the Demand for  
Walkable Urban Living

**T**he mismatch between current US housing stock and shifting demographics, combined with the growing demand for walkable urban living, has been poignantly defined by recent research and publications by the likes of Christopher Nelson and Chris Leinberger, and most recently by the Urban Land Institute's publication, *What's Next: Real Estate in the New Economy*. Now it is time to stop talking about the problem and start generating immediate solutions! Are you ready to be part of the solution?

Unfortunately, the solution is not as simple as adding more multifamily housing stock using the dated models/types of housing that we have been building. Rather, we need a complete paradigm shift in the way that we design, locate, regulate, and develop homes. As *What's Next* states, "It's a time to rethink and evolve, reinvent and renew." Missing Middle housing types, such as duplexes, fourplexes, bungalow courts, mansion apartments,

**Above:** Missing Middle Housing types like these stacked duplexes in Habersham, SC, achieve medium-density yields and are easily integrated into existing single-family neighborhoods (Photo: Bob Taylor).

MissingMiddleHousing.com is a new online resource for planners and developers seeking to implement Missing Middle projects. Discover examples and analysis, as well as information on how to integrate these types into existing neighborhoods, how to regulate them, and the market demographic that demands them.



and live-work units, are a critical part of the solution and should be a part of every architect's, planner's, real estate agent's, and developer's arsenal.

Well-designed, simple Missing Middle housing types achieve medium-density yields and provide high-quality, marketable options between the scales of single-family homes and mid-rise flats for walkable urban living. They are designed to meet the specific needs of shifting demographics and the new market demand, and are a key component to a diverse neighborhood. They are classified as "missing" because very few of these housing types have been built since the early 1940s due to regulatory constraints, the shift to auto-dependent patterns of development, and the incentivization of single-family home ownership.

## Characteristics of Missing Middle Housing

### A walkable context

Probably the most important characteristic of these types of housing is that they need to be built within an existing or newly created walkable urban context. Buyers or renters of these housing types are choosing to trade larger suburban housing for less space, no yard to maintain, and proximity to services and amenities such as restaurants, bars, markets, and often work. Linda Pruitt of the Cottage Company, who is building creative bungalow courts in the Seattle area, says the first thing her potential customers ask is, "What can I walk to?" So this criteria becomes very important in her selection of lots and project areas, as is it for all Missing Middle Housing.

### Medium density but lower perceived densities

As a starting point, these building types typically range in density from 16 dwelling units per acre (du/acre) to up to 35 du/acre, depending on the building type and lot size. It is important not to get too caught up in the density numbers when thinking about these types. Due to the small footprint of the building types and the fact that they are usually mixed with a variety of building types, even on an individual block, the perceived density is usually quite lower—they do not look like dense buildings.

A combination of these types gets a neighborhood to a minimum average of 16 du/acre. This is important because this is generally used as a threshold at which an environment becomes transit-supportive and main streets with neighborhood-serving, walkable retail and services become viable.

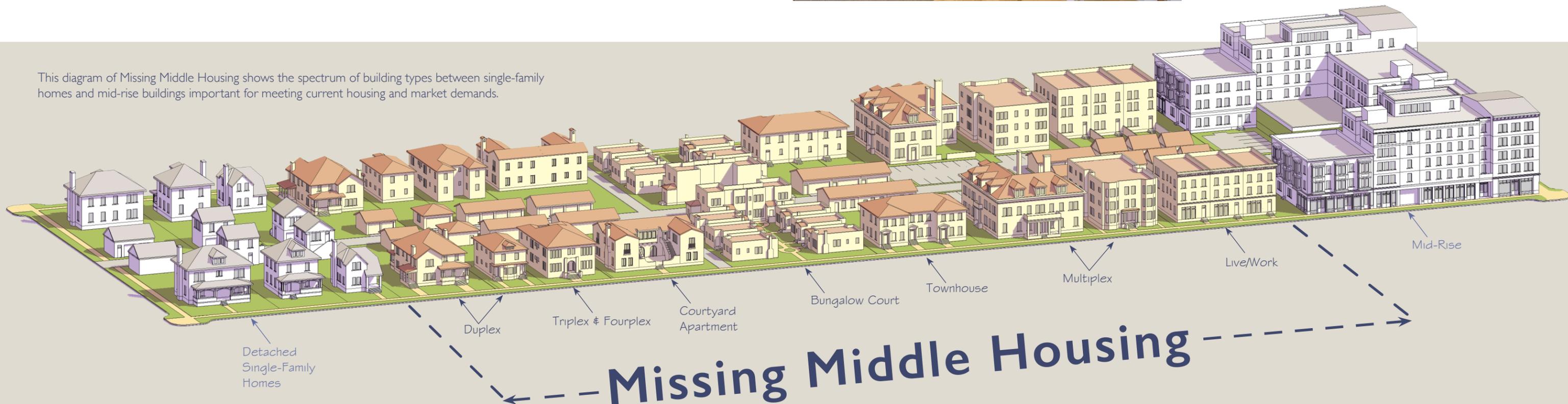
### Small footprint and blended densities

As mentioned above, a common characteristic of these housing types are small- to medium-sized building footprints. The largest of these types, the mansion apartment or side-by-side duplex, may have a typical main body width of about 40 to 50 feet, which is very comparable to a large estate home. This makes them ideal for urban infill, even in older neighborhoods that were originally developed as single-family but have been designated to evolve with slightly higher intensities. As a good example, a courtyard housing project in the Westside Guadalupe Historic District of Santa Fe, NM, sensitively incorporates six units and a shared community-room building onto a quarter-acre lot. In this project, the buildings are designed to be one room deep to maximize cross ventilation/passive cooling and to enable the multiple smaller structures to relate well to the existing single-family context.



*Clockwise from top left:* A live/work unit designed by Opticos in Buena Vista, CO; a bungalow court opposite single-family homes in Alameda, CA; a key characteristic of Missing Middle Housing is smaller, well-designed units (Photo: Courtesy of Allison Ramsey Architects).

This diagram of Missing Middle Housing shows the spectrum of building types between single-family homes and mid-rise buildings important for meeting current housing and market demands.





**Right:** Missing Middle housing types have historically been integrated into neighborhoods side-by-side with single-family homes.

## Smaller, well-designed units

One of the most common mistakes by architects or builders new to the urban housing market is trying to force suburban unit types and sizes into urban contexts and housing types. The starting point for Missing Middle Housing needs to be smaller-unit sizes; the challenge is to create small spaces that are well designed, comfortable, and usable. As an added benefit, smaller-unit sizes can help developers keep their costs down, improving the pro-forma performance of a project, while keeping the housing available to a larger group of buyers or renters at a lower price point.

## Off-street parking does not drive the site plan

The other non-starter for Missing Middle Housing is trying to provide too much parking on site. This ties back directly to the fact that these units are being built in a walkable urban context. The buildings become very inefficient from a development potential or yield standpoint and shifts neighborhoods below the 16 du/acre density threshold, as discussed above, if large parking areas are provided or required. As a starting point, these units should provide no more than one off-street parking space per unit. A good example of this is newly constructed mansion apartments in the new East Beach neighborhood in Norfolk, VA. To enable these lower off-street parking requirements to work, on-street parking must be available adjacent to the units. Housing design that forces too much parking on a site also compromises the occupant's experience of entering the building or "coming home" and the relationship with its context, especially in an infill condition, which can greatly impact marketability.

## Simple construction

The days of easily financing and building complicated, expensive Type I or II buildings with podium parking are behind us, and an alternative for providing walkable urban housing with more of a simple, cost-effective construction type is necessary in many locations. *What's Next* states, "Affordability—always a key element in housing markets—is taking on a whole new meaning as developers reach for ways to make attractive homes within the means of financially constrained buyers." Because of their simple forms, smaller size, and Type V construction, Missing Middle building types can help developers maximize affordability and returns without compromising quality by providing housing types that are simple and affordable to build.

## Creating community

Missing Middle Housing creates community through the integration of shared community spaces within the types, as is the case for courtyard housing or bungalow courts, or simply from the proximity they provide to the community within a building and/or the neighborhood. This is an important aspect, in particular within the growing market of single-person households (which is at nearly 30% of all households) that want to be part of a community. This has been especially true for single women who have proven to be a strong market for these Missing Middle housing types, in particular bungalow courts and courtyard housing.

## Marketability

The final and maybe the most important characteristic in terms of market viability is that these housing types are very close in scale and provide a similar user experience (such as entering from a front porch facing the street versus walking down a long, dark corridor to get to your unit) to single-family homes, thus making the mental shift for potential buyers and renters much less drastic than them making a shift to live in a large mid-rise or high-rise project. This combined with the fact that many baby boomers likely grew up in similar housing types in urban areas or had relatives that did, enables them to easily relate to these housing types.

This is a call for architects, planners, and developers to think outside the box and to begin to create immediate, viable solutions to address the mismatch between the housing stock and what the market is demanding—vibrant, diverse, sustainable, walkable urban places. Missing Middle housing types are an important part of this solution and should be integrated into comprehensive and regional planning, zoning code updates, TOD strategies, and the business models for developers and builders who want to be at the forefront of this paradigm shift.

The market is waiting. Will you respond?

*Dan Parolek is principal of Opticos Design, an architecture and urban design firm with a passion for vibrant, sustainable, walkable urban places. This article originally appeared on Logos Opticos: Composing Vibrant Urban Places.*



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COMMUNITY MEETING REPORT  
**Applicant: Income Investments, LLC**  
Rezoning Application No. 2016-652

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, 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 17, 2016. 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 Wednesday, November 30, 2016 at 6:30 PM at the Crews Recreation Center located at 1201 Crews Road in 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 Applicant's representatives at the Community Meeting were Dustin Mills of the Applicant, Chip Cannon of Urban Design Partners, John Urban of Urban Architectural Group, Mark Cauley of Urban Architectural Group and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

The Applicant's representatives utilized a PowerPoint presentation at the Community Meeting, a copy of which is attached hereto as Exhibit C.

Dustin Mills of the Applicant welcomed everyone to the Community Meeting and stated that this meeting is the official Community Meeting relating to the rezoning request. Dustin Mills briefly discussed the prior meetings that the Applicant has held with area residents to discuss this rezoning request.

John Carmichael then addressed the meeting. John Carmichael stated that he believes that everyone is familiar with the site subject to this rezoning request, however, he shared an aerial photograph of the site and the surrounding area.

John Carmichael then shared the agenda for the Community Meeting, and he introduced the Applicant's development team.

John Carmichael then provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing will be held on Monday, December 12, 2016 at 7:00 PM at Matthews Town Hall. The Planning Board meeting at which this rezoning request will be considered by the Planning Board will be held on Tuesday, December 27, 2016 at 7:00 PM at Matthews Town Hall. John Carmichael stated that it is possible that the Planning Board could reschedule this meeting since it is currently scheduled to occur only two days after Christmas. John Carmichael stated that the development team will notify those in attendance at the meeting if they become aware of the rescheduling of the Planning Board meeting. John Carmichael then

stated that the Town Board is scheduled to render a decision on this rezoning request on Monday, January 9, 2017 at 7:00 PM at Matthews Town Hall.

Dustin Mills, utilizing the PowerPoint presentation, provided information on Taft Development Group, which would be the developer and owner of this residential community, and discussed some of Taft Development Group's recent development projects. Dustin Mills stated that Taft Development Group is a long-term owner of the projects it develops, and that Taft Development Group has sold only two of its projects in the last decade.

John Carmichael then briefly discussed the Monroe Road Small Area Plan and some of its recommendations for the site. John Carmichael stated that the small area plan recommends mixed residential for the site. John Carmichael stated that the mixed residential category is intended to support a mix of housing types from detached single-family to attached condo and townhomes. Densities for an entire development project should not exceed 16 units per acre. John Carmichael stated that the density of this proposed residential community is approximately 11.5 dwelling units per acre.

John Carmichael stated that although the small area plan does not specifically mention multi-family dwelling units in the description of mixed residential, the Applicant believes that the proposed multi-family dwelling units are appropriate for the site because the proposed buildings would be similar to buildings containing condos and buildings containing townhomes. The only difference would be the form of ownership.

John Carmichael stated that the Applicant believes that this proposed residential community would provide a mix of housing types because the project would have townhome-style multi-family dwelling units and more traditional style multi-family dwelling units, namely flats. John Carmichael stated that reasonable minds can certainly disagree as to whether or not there is a sufficient mixture of housing types within this proposed residential community, however, the Applicant believes that there is a sufficient mix.

John Carmichael stated that the Applicant also feels that this is an appropriate use for this site in view of the substantial open space and tree save areas, and in view of the design of this project.

John Carmichael stated that a transit stop for the CATS Silver Line light rail is expected to be located at the Galleria. A transit stop in close proximity to the site supports increased density on the site in the view of the Applicant.

John Carmichael then briefly reviewed certain elements of the site plan. All the buildings would have a maximum height of three stories except for townhome buildings 9 and 10 located on the westerly portion of the site. Townhome buildings 9 and 10 would have a maximum height of two stories. John Carmichael stated that the ten-foot wide multi-use trail located on the westerly portion of the site would be subject to a public access easement, so it would be available for use by the public. This ten-foot wide trail would run from the southern boundary of the site adjacent to the Legacy Apartments project to the north to the future vehicular connection to Nolley Court.

An area resident asked where the townhome project empties into the Sardis Forest neighborhood. Dustin Mills discussed this issue.

An individual asked if the barbecue restaurant site was located adjacent to this site, and Dustin Mills stated that the barbecue restaurant site is adjacent to the northern boundary line of this site.

John Carmichael stated that the Roseland Cemetery would be preserved and maintained by the Applicant. John Carmichael stated that the Applicant would install a fence around the Roseland

Cemetery, and a decorative entry gate into the cemetery. John Carmichael stated that the fence and the decorative entry gate would have to be approved by the Charlotte-Mecklenburg Historic Landmarks Commission and the Matthews Historical Foundation. John Carmichael then introduced Hoke Thompson, who is a high school senior that has been involved with the preservation of a historic cemetery, and who would have an involvement in some of the preservation and restoration work to be performed on the Roseland Cemetery. Hoke Thompson described this process. Hoke Thompson stated that he would get other volunteers to assist him in his efforts. Hoke Thompson and Dustin Mills both stated that they have been working with Paula Lester on issues relating to the Roseland Cemetery.

Chip Cannon then addressed the community meeting and provided more specific information on the site plan.

An attendee asked what would be the distance from the single-family homes in Sardis Forest to the townhome buildings (buildings 9 and 10) on the westerly portion of the site. Chip Cannon stated that the distance would be approximately 311 feet to building 9.

An individual asked what would be the heights of the buildings located on the site, and John Carmichael stated that all of the buildings would have a maximum height of three stories except for townhome buildings 9 and 10, which would have a maximum height of two stories.

Chip Cannon stated that in the initial plan there were two buildings located along the southerly portion of the site, and there is now one. Chip Cannon stated that in designing the site, they tried to pull the buildings as far away as possible from the property lines.

Chip Cannon stated that the buildings located along Monroe Road would create an urban edge. Chip Cannon stated that there would be a minimum 50-foot wide landscape area along the site's frontage on Monroe Road, and trees twelve inches in caliper and larger would be preserved within the 50-foot wide landscape area.

Chip Cannon stated that an eight-foot wide sidewalk would be installed along the site's frontage on Monroe Road, and that the sidewalk would meander through the landscape area. Chip Cannon stated that a water fountain, landscape and hardscape area would be installed between buildings 1 and 2 on the site's frontage on Monroe Road.

Chip Cannon then described the vehicular entrances into the site and certain open space elements.

Chip Cannon stated that the storm water ponds located on the westerly portion of the site would be wet ponds, and the multi-use trail would travel around the wet ponds.

Chip Cannon then showed and described the tree save areas. Chip Cannon stated that they have performed a grading study for this proposed development, and they will be able to save a generous amount of the trees currently located on the site.

Chip Cannon stated that the driveway to Monroe Road that was planned for the northern portion of the site had to be eliminated because of comments received from the North Carolina Department of Transportation. However, the Applicant is preserving the option to have that driveway in the future should NCDOT allow it.

Chip Cannon stated that the units located in townhome buildings 7 and 8 would have garages. The front of these units would face the neighbors to the north.

Chip Cannon stated that building 9 is located approximately 311 feet from the rear property line, and building 10 is located approximately 370 feet from the rear property line.

Chip Cannon stated that buildings 7 and 8 are located approximately 120 feet from the northern property line, and building 2 is located approximately 120 feet from the northern property line.

Chip Cannon stated that approximately 19% of the site, or 4.2 acres, would be located in tree save areas. Approximately 47% of the site, or 10.1 acres, would be passive open space, and approximately 12% of the site, or 2.75 acres, would be programmed open space. In total, 59% of the site would be located in open space areas. The 59% open space areas include the tree save areas.

An individual asked what type of trees would be planted, and Chip Cannon stated that primarily native trees would be planted. Additionally, some non-native elms would be planted.

In response to a question, Dustin Mills stated that they typically get an 18 month warranty on trees that they install, and that they would anticipate replacing dead trees. Dustin Mills stated that they have engaged a surveyor to survey the existing trees located on the site of a certain size, and that the Applicant will specifically commit to the preservation of certain trees.

Dustin Mills stated that CDOT will not allow a median to be installed at the intersection of the private drive and Nolley Court.

Dustin Mills and John Carmichael then provided information on which buildings would be served by an elevator. It was stated that buildings 1, 2, 3, 5 and 6 would be served by an elevator. Buildings 1, 2 and 3 would have fully enclosed and conditioned internal access corridors. The internal access corridors for buildings 4, 5 and 6 would be open breezeway style corridors.

An area resident stated that she would prefer that townhome buildings 9 and 10 be removed and relocated to the southern portion of the site. Dustin Mills stated that he feels that having buildings 9 and 10 back up to the open space areas makes the units located in these buildings more marketable.

In response to a question, Dustin Mills stated that the townhome style units would likely rent from \$1,500 per month to \$2,000 per month.

In response to a question, Dustin Mills stated that the maximum number of units that could be located on the site under this rezoning request continues to be 250 units. Dustin Mills stated that they cannot go lower than 250 total units from a financial standpoint.

Chip Cannon then described the grading of the site. Chip Cannon stated that the townhome style buildings located on the northerly portion of the site would be a few feet above the elevation of the adjacent property. Chip Cannon stated that a six-foot tall wood shadowbox fence with brick columns would be installed along portions of the northerly boundary of the site. An attendee stated that she preferred an eight-foot tall fence, and John Carmichael and Dustin Mills both stated that they had been advised by a representative of the Town that an eight-foot fence could not be installed. However, John Carmichael and Dustin Mills stated that they will confirm this.

Dustin Mills described the improvements to Galleria Boulevard at its intersection with Monroe Road that the Applicant would be required to install. An attendee stated that she wants a left turn lane and a dedicated signal on northbound Monroe Road at Galleria Boulevard because it is difficult to make a left turn onto Galleria Boulevard from Monroe Road.

In response to a question, Chip Cannon stated that there would be adequate parking on the site.

In response to a question, Dustin Mills stated that the residents of this community would not have reserved parking. However, the Applicant carefully plans the location of parking spaces so that no dwelling unit is located too far from a parking space.

John Urban, the architect designing the proposed buildings, then addressed the meeting. John Urban specifically utilized slides 18 through 29 of the PowerPoint presentation during his discussion.

John Urban stated that he has worked with Taft Development Group previously. John Urban stated that he has been in Matthews for over twenty years, and he is sensitive to the area. John Urban stated that they looked at the local context and character of existing buildings in Matthews in designing the proposed buildings. They looked at the style of buildings in downtown Matthews, and the exterior materials, window patterns and other elements. John Urban stated that they are trying to utilize brick on the proposed buildings that are consistent with the local context. John Urban reviewed design details from local buildings that have inspired his design. John Urban then reviewed the proposed buildings to be constructed on the site.

John Urban stated that the buildings located along Monroe Road would have an urban design and character, and create a true urban edge. These buildings would have a brick masonry front facade. John Urban stated that as you progress to the rear of the site, the style of the buildings becomes more residential with pitched roofs and other residential details. There would be a true variety and mixture of building styles within this development. John Urban described the fountain and mill tower elements that would be located in the residential community, as well as the urban park and other open space areas.

John Urban stated that there would be a variety of brick styles utilized within the project.

John Urban stated that building 3 would be a true hybrid building with a flat and a pitched roof.

Building 4 would have more of a Charleston type flair, it would be more residential in character. A good deal of masonry would be utilized on building 4.

Buildings 5 and 6 would be more residential in nature.

John Urban shared the proposed elevations of the two-story townhome style buildings, and he stated that this is their first stab at designing these buildings. There could be some brick incorporated into these buildings. John Urban stated that a positive feature is that these buildings would only contain five units each. John Urban stated that the design of the townhome style buildings, and all of the buildings in fact, will be refined as this rezoning request continues to go through the process.

In response to a question, John Urban stated that 75% of the elevations of buildings 1 and 2 would have brick. The internal elevations of buildings 1 and 2 would not have as much brick. John Urban reiterated that these buildings will be very urban.

In response to a question, Dustin Mills confirmed that the name of the project would be Proximity Matthews.

John Urban stated that there would be a variety of colors utilized on the buildings within the project.

In response to a question, Dustin Mills stated that the locations of the dumpster, compactor and recycling areas have not been tied down yet. However, he wants to place them in locations

where they are least visible. Chip Cannon pointed out some potential locations for the dumpster, compactor and recycling areas.

The meeting was then adjourned, and Dustin Mills thanked everyone for attending the meeting.

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

No changes have been made to the Conditional 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 1<sup>st</sup> day of December, 2016.



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John Carmichael, Agent

Income Investments, LLC, Applicant

cc: Mr. Dustin Mills (via email)

## 200' Adjacent Property Owners

Parcel No. 19310313

Galleria Partners II, LLC  
8514 McAlpine Park Drive #190  
Charlotte, NC 28211

Parcel No. 19310116

Galleria Partners I, LLC  
8514 McAlpine Park Drive #190  
Charlotte, NC 28211

Parcel No. 19310133

Fifth Third Bank  
38 Fountain Square  
MD10ATA1 Corp  
Cincinnati, OH 45263

Parcel No. 19310130

Galleria Partners I, LLC  
8514 McAlpine Park Drive #190  
Charlotte, NC 28211

Parcel No. 19355101

Monroe Road Holdings LP  
10401 Monroe Road  
Matthews, NC 28105

Parcel No. 19355102

Monroe Road Holdings LP  
10401 Monroe Road  
Matthews, NC 28105

Parcel No. 19355103

Brayton Racing Inc.  
2431 Coltsview Lane  
Matthews, NC 28105

Parcel No. 21323102

Legacy Matthews LLC  
c/o Peter Nintcheff  
25101 Chagrin Bv Ste 300  
Beechwood, Ohio 44122

Parcel No. 21322203

National Retail Properties LP  
450 South Orange Ave Ste 900  
Orlando, Florida 32801



Parcel No. 21322175

Jon H. Friesell, Trustee  
Marcia M. Friesell, Trustee  
Friesell Family Revocable Trust  
PO 350  
Aptos, CA 95001

Parcel No. 21322247

Dorothe Keller Schmidt  
9104 Nolley Ct Apt A  
Charlotte, NC 28270

Parcel No. 21322248

Charles E. Napier  
Vicki L. Napier  
2035 Brook View CT  
Weddington, NC 28104

Parcel No. 21322249

Allison Rector  
9104 C Nolley CT  
Charlotte, NC 28270

Parcel No. 21322250

Deborah D. Wilson, Trustee  
Ricky Lee Wilson, Trustee  
1042 Wilson Valley Drive  
Marion, NC 28750

Parcel No. 21322251

William G. Helms  
9104 Nolley Ct Apt E  
Charlotte, NC 28270

Parcel No. 21322252

Florence W. Stanley Family Trust  
Florence W. Stanley  
9104 Nolley Ct Apt F  
Charlotte, NC 28270

Parcel No. 21322253

Brenda W. Whitley  
9104 Nolley Court Apt G  
Charlotte, NC 28270

Parcel No. 21322254

Arthur Charles Hooker, Jr.  
406 W 9<sup>th</sup> Street Unit 204  
Charlotte, NC 28202

Parcel No. 21322255

Kathleen Meloy  
9104 Nolley Court Apt I  
Charlotte, NC 28270

Parcel No.21322299

Sardis Forest Patio Homes Association  
PO Box 10503  
Charlotte, NC 28212

Parcel No. 21322256

Heather Graham  
9108 Nolley Court #A  
Charlotte, NC 28270

Parcel No. 21322257

Joan W. Mussel White  
1243 Mill Race Lane  
Matthews, NC 28104

Parcel No. 21322258

Denice Valentine-Boone  
3514 Wylie Meadow Lane  
Charlotte, NC 28269

Parcel No. 21322259

Louise Marie Broderick  
Robert Broderick  
9108 Nolley Court Unit B  
Charlotte, NC 28270

Parcel No. 21322260

Tracey P. Hudson  
9108 Nolley Court Apt E  
Charlotte, NC 28270

Parcel No. 21322261

Gray Harr Properties LLC  
PO Box 220395  
Charlotte, NC 28222

Parcel No. 21322268

Brunhilde S. Schmid  
Raimund K. Schmid  
143 N Sardis View Lane  
Charlotte, NC 28270

Parcel No. 21322267

John R Martin  
9112 Nolley Court Apt B  
Charlotte, NC 28270

Parcel No. 21322266

Karen A. Gorski  
9112 Nolley Court Apt C  
Charlotte, NC 28270

Parcel No. 21322265

Dora Price Steinek  
Karl Lawson Steinek  
Steinek Family Trust  
7537 Surreywood Pl  
Charlotte, NC 28270

Parcel No. 21322264

Katherine J. Windley  
9112 Nolley Court Apt E  
Charlotte, NC 28270

Parcel No. 21322263

Mary E. Carnes  
9112 Nolley Court Apt F  
Charlotte, NC 28270

Parcel No. 21322262

Brenda C. Porter  
Gary D. Porter  
126 Norcross Lane  
 Mooresville, NC 28117

Parcel No. 21322269

Geraldine McCoy  
9120 Nolley Court Apt A  
Charlotte, NC 28270

Parcel No. 21322270

Norvel Jean Hogsed  
9120 B Nolley Ct  
Charlotte, NC 28270

Parcel No. 21322271

Craig A. Carr  
9120 Nolley Ct Apt C  
Charlotte, NC 28270

Parcel No. 21322272

A Charlene Bush  
9120 Nolley Court Apt D  
Charlotte, NC 28270

Parcel No. 21322273

Linda C. Hall  
9120 Nolley Court Apt E  
Charlotte, NC 28270

Parcel No. 21322274

Michael James Callahan  
Marybeth Greziak  
9120 Nolley Court Apt F  
Charlotte, NC 28270

Parcel No. 21322281

Sylvia May Brice  
9128 Nolley Court Unit A  
Charlotte, NC 28270

Parcel No. 21322280

Joseph A. Williams  
9128 Nolley Court Unit B  
Charlotte, NC 28270

Parcel No. 21322279

Liam J. Newnan  
Christine A. Splaine  
9128 Nolley Court Apt C  
Charlotte, NC 28270

Parcel No. 21322278

Jordan G. Ray  
9128 Nolley Court #D  
Charlotte, NC 28270

Parcel No. 21322277

Michael James Whittington  
9128 Nolley Court Apt E  
Charlotte, NC 28270

Parcel No. 21322276

William Edward McClellan, Jr.  
9128 Nolley Court Apt F  
Charlotte, NC 28270

Parcel No. 21322275

Patricia L. Gignilliat  
9128 Nolley Court #G  
Charlotte, NC 28270

Parcel No. 21322298

Sardis Forest Patio Homes Association  
PO Box 10503  
Charlotte, NC 28212

Parcel No. 21322198

Sardis Forest Patio Homes Association  
PO Box 10503  
Charlotte, NC 28212

Parcel No. 21324110

Jason Kenneth Seaman  
Rachel L. Seaman  
1431 Renfrow Lane  
Charlotte, NC 28270

Parcel No. 21324111

Kenneth R. Kissiah  
1437 Renfrow Lane  
Charlotte, NC 28270

Parcel No. 21324112

Mary Gail Kieklak  
Norbert A Kieklak  
1443 Renfrow Lane  
Charlotte, NC 28270

Parcel No. 21324113

Bemie W. Stogner  
Carolyn N. Stogner  
9114 New Towne Drive  
Matthews, NC 28105

Parcel No. 21324114

Chase Martin Clemens  
Madeline Leigh Clemens  
9108 New Towne Drive  
Matthews, NC 28105

Parcel No. 21325323

Lolene Chambers  
1432 Renfrow Lane  
Charlotte, NC 28270

Parcel No. 21325322

Katherine L. Griffin  
1440 Renfrow Lane  
Matthews, NC 28105

Parcel No. 21324115

Jeremy J. Dreyer  
Sandra R. Dreyer  
9100 New Towne Drive  
Matthews, NC 28105

Parcel No. 21324116

Bob Hudson  
Brenda Hudson  
Trustees under the Hudson Family Legacy Trust  
9101 New Towne Drive  
Matthews, NC 28105

Parcel No. 21324117

Richard S. Stout  
Tamatha S. Stout  
9103 New Towne Drive  
Matthews, NC 28105

Parcel No. 21324118

Herbert M. Winegard  
Pamela C. Winegard  
9109 New Towne Drive  
Matthews, NC 28105

Parcel No. 21324119

Carl Martin Obek  
9201 New Towne Drive  
Matthews, NC 28105

Parcel No. 21324162

Sue Anne Wrenn  
1005 Black Oak Drive  
Matthews, NC 28105

Parcel No. 21324163

Charles B. Brown  
Marcela Brown  
6546 Quail Hollow Road  
Unit 1B  
Charlotte, NC 28210

Parcel No. 21324164

Cathy L. McKinnon  
Philip R. McKinnon  
1019 Black Oak Drive  
Matthews, NC 28105

Parcel No. 21324165

Penelope A. Pezdirtz  
1024 Back Oak Drive  
Matthews, NC 28105

Parcel No. 21324166

Adam Woodcock  
Amanda Woodcock  
1016 Black Oak Drive  
Matthews, NC 28105

Parcel No. 21324167

Norman Larry Cross  
Hazel Elizabeth Cross  
1010 Black Oak Drive  
Matthews, NC 28105

Parcel No. 21324168

Joerg Kuehni  
Lynda D. Kuehni  
1008 Black Oak Drive  
Matthews, NC 28105

Parcel No. 21324182

Justin D. Ridge  
Sharon M. Ridge  
811 Old Pine Lane  
Matthews, NC 28105

Parcel No. 21324183

Cuba R. Singleton  
1916 Nash Road  
Wingate, NC 28174

Parcel No. 21324161

John Moyle  
935 Black Oak Drive  
Matthews, NC 28105

Parcel No. 21322146

Tamara V. Eberhardt  
9101 Nolley Court Apt A  
Charlotte, NC 28270

Parcel No. 21322147

Janet R. Sutton  
Steven Sutton  
9101 B Nolley Court  
Charlotte, NC 28270

Parcel No. 21322148

Steven Michael Shugrue  
9101 Nolley Court #C  
Charlotte, NC 28270

Parcel No. 21322149

David F. Johns  
William S. Johns, Jr.  
7006 Olde Sycamore Drive  
Mint Hill, NC 28227

Parcel No. 21322150

Michelle Youngs  
9101 Nolley Court Unit E  
Charlotte, NC 28270

Parcel No. 21322151

Rebecca A. Helms  
9101 Nolley Court Apt F  
Charlotte, NC 28270

Parcel No. 21322152

Linda B. Acuff  
27585 Hines Valley Road  
Loudon, TN 37774

Parcel No. 21322153

Amanda N. Sugg  
9101 Nolley Court Apt H  
Charlotte, NC 28270

Parcel No. 21322154

Alexandra J. Smith  
9131 Nolley Court Unit A  
Charlotte, NC 28270

Parcel No. 21322155

William O. Niven  
9131 Nolley Court Apt B  
Charlotte, NC 28270

Parcel No. 21322156

Deborah Malcolm  
9131 C Nolley Court  
Charlotte, NC 28270

Parcel No. 21322157

Douglas J. Dykstra  
Lolly J. Dykstra  
9131 Nolley Court #D  
Charlotte, NC 28270

Parcel No. 21322158

Stephen L. Sperry  
Susan B. Sperry  
9139 Nolley Court #F  
Charlotte, NC 28270

Parcel No. 21322159

Kristen Horsley  
9139 Nolley Court Apt E  
Charlotte, NC 28270

Parcel No. 21322160

Harley P. Conrad  
Tamara Conrad  
9139 Nolley Court #D  
Charlotte, NC 28270

Parcel No. 21322161

David P. Homles  
9139 Nolley Court Unit C  
Charlotte, NC 28270

Parcel No. 21322162

Daniel M. Turner  
9139 Nolley Court #B  
Charlotte, NC 28270

Parcel No. 21322163

Nancy P. Williams  
PO Box 3405  
Matthews, NC 28106

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Application No. 2016-652** filed by Income Investments, LLC to request the rezoning of an approximately 21.66 acre site located on the west side of Monroe Road, south of Galleria Boulevard and north of Gander Cove Lane, from the R-VS zoning district to the R-12 MF (CD) zoning district

**Date and Time of Meeting:** Wednesday, November 30, 2016 at 6:30 p.m.

**Place of Meeting:** Crews Recreation Center  
1201 Crews Road  
Matthews, NC 28105

We are assisting Income Investments, LLC (the "Applicant") in connection with a Rezoning Application it has filed with the Town of Matthews requesting the rezoning of an approximately 21.66 acre site located on the west side of Monroe Road, south of Galleria Boulevard and north of Gander Cove Lane, from the R-VS zoning district to the R-12 MF (CD) zoning district. The address of this site is 10252 Monroe Road. The purpose of this rezoning request is to accommodate the development of a residential community on the site that would contain a maximum of 250 multi-family dwelling units. A minimum of 20 of the multi-family dwelling units would be required to be townhome style multi-family dwelling units.

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 within 200 feet of the site.

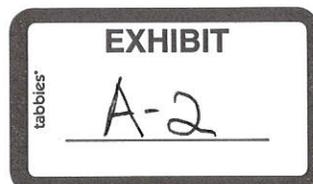
**Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this rezoning request on Wednesday, November 30, 2016 at 6:30 p.m. at the Crews Recreation Center located at 1201 Crews Road in Matthews.** Representatives of the 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.

Robinson, Bradshaw & Hinson, P.A.

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

Date Mailed: November 17, 2016



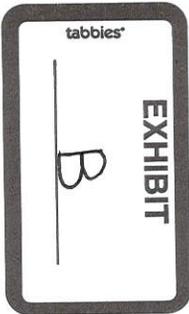
**Income Investments, LLC, Applicant  
Rezoning Application No. 2016-652**

**Community Meeting Sign-in Sheet**

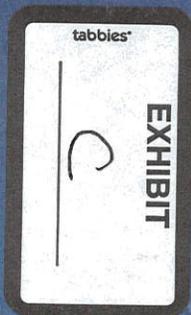
**Crews Recreation Center  
1201 Crews Road  
Matthews, NC 28105**

**Wednesday, November 30, 2016**

**6:30 P.M.**



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Starence Stanley	9104-F Nolley Court	704-841-1731	flo910@carolina.rr.com
2.	Bob + Brenda Hudson	9101 New Towne	704-847-6428	hudsonbrenda@AOL.com
3.	Brad Faber	9813 Carlsbad Rd	(704) 919-2159	brad.faber@gmail.com
4.	Elizabeth McCollom	934 Tadlock Pl.	704-221-0445	eamccollom@gmail.com
5.	Jim McCollom	" " "	704-942-1585	jim.mccollom@LPL.com
6.	Mac Musselwhite	9004-A Nolley Ct	704-893-2836	emusselwhite@gmail.com
7.	J. Dreyer	9100 New Towne Dr	704-844-9374	JAY DREYER @ WINDSTREAM.NET
8.				
9.				
10.				
11.				
12.				

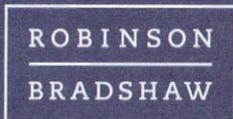


# Rezoning Application No. 2016-652

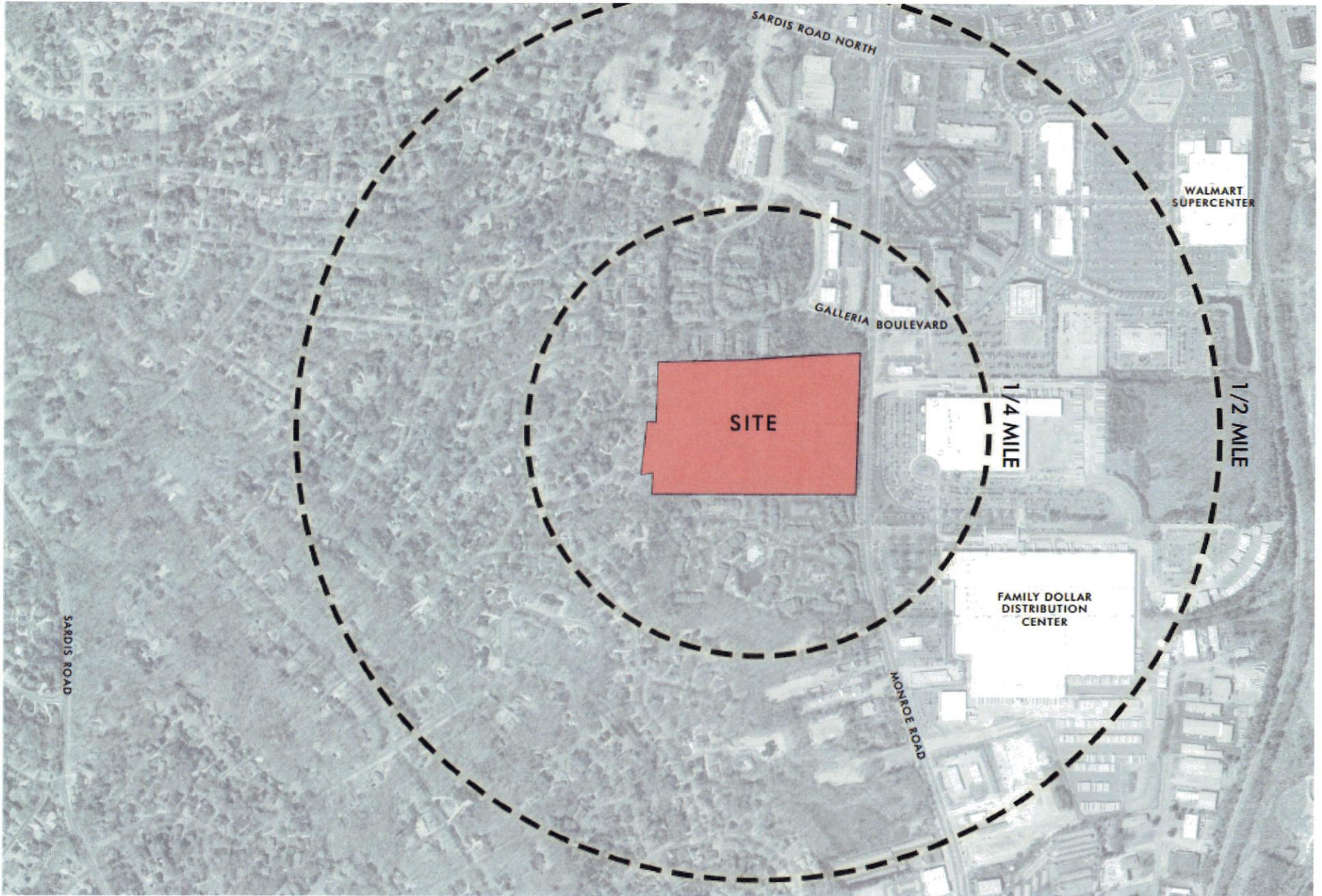
Income Investments, LLC, Applicant

Community Meeting

November 30, 2016



Charlotte : Research Triangle : Rock Hill  
[robinsonbradshaw.com](http://robinsonbradshaw.com)



# PROXIMITY MATTHEWS | CONTEXT MAP

# Agenda

- I. Introduction of Development Team Members
- II. Rezoning Schedule
- III. Information on Taft Development Group
- IV. Brief Discussion of the Monroe Road Small Area Plan
- V. Review and Discussion of the Site Plan
- VI. Review and Discussion of Building Architecture
- VII. Question, Answer and Comment Session.

## Development Team

- Dustin Mills, Taft Development Group
- Chip Cannon, Urban Design Partners
- John Urban, Urban Architectural Group
- Mark Cauley, Urban Architectural Group
- John Carmichael, Robinson, Bradshaw & Hinson

## Rezoning Schedule

- Public Hearing: Monday, December 12, 2016 at 7 PM  
at Matthews Town Hall
- Planning Board: Tuesday, December 27, 2016 at 7 PM  
at Matthews Town Hall
- Town Board Decision: Monday, January 9, 2017 at  
7 PM at Matthews Town Hall



**CORPORATE OVERVIEW**

401 Oberlin, Raleigh, NC

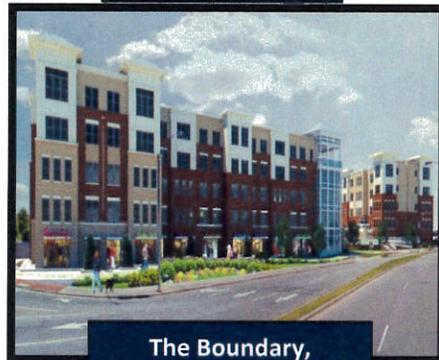
# CORPORATE OVERVIEW

Taft Development Group, an affiliate of Greenville, NC based Taft Family Offices, is an owner/developer/builder/manager of residential, retail, office and commercial real estate throughout a multi-state footprint. The firm, managed by former North Carolina State Senator Thomas F. Taft, Sr., has been in business since 1983.

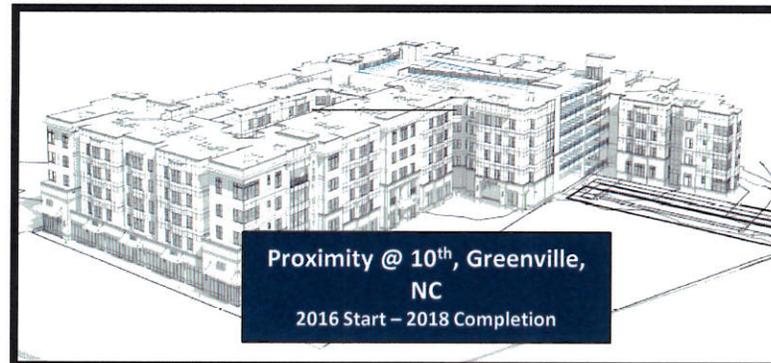
Taft currently manages in excess of 2 million square feet of company owned commercial real estate. In addition, the firm has developed more than 2,000 multi-family and student housing units throughout North and South Carolina.



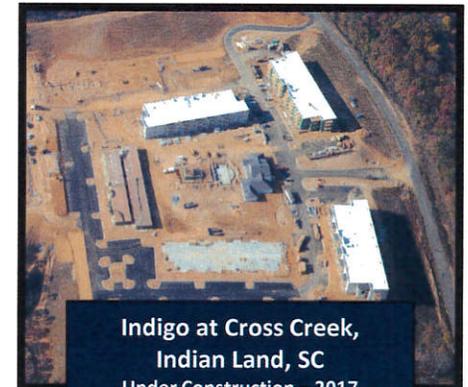
**Heritage,  
 Greenville, NC  
 Completed 2015**



**The Boundary,  
 Greenville, NC  
 Completed 2015**



**Proximity @ 10<sup>th</sup>, Greenville,  
 NC  
 2016 Start – 2018 Completion**



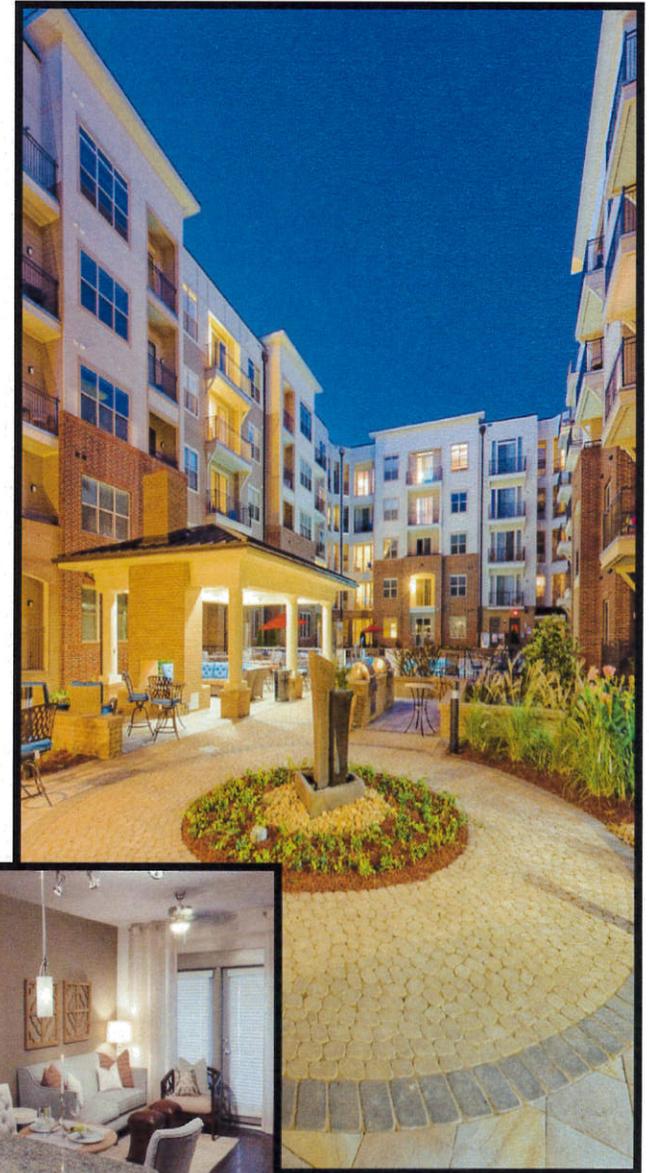
**Indigo at Cross Creek,  
 Indian Land, SC  
 Under Construction – 2017  
 Completion**



**401 Oberlin, Raleigh, NC  
 Completed 2014**

[www.TaftDevelopmentGroup.com](http://www.TaftDevelopmentGroup.com)

401  
OBERLIN

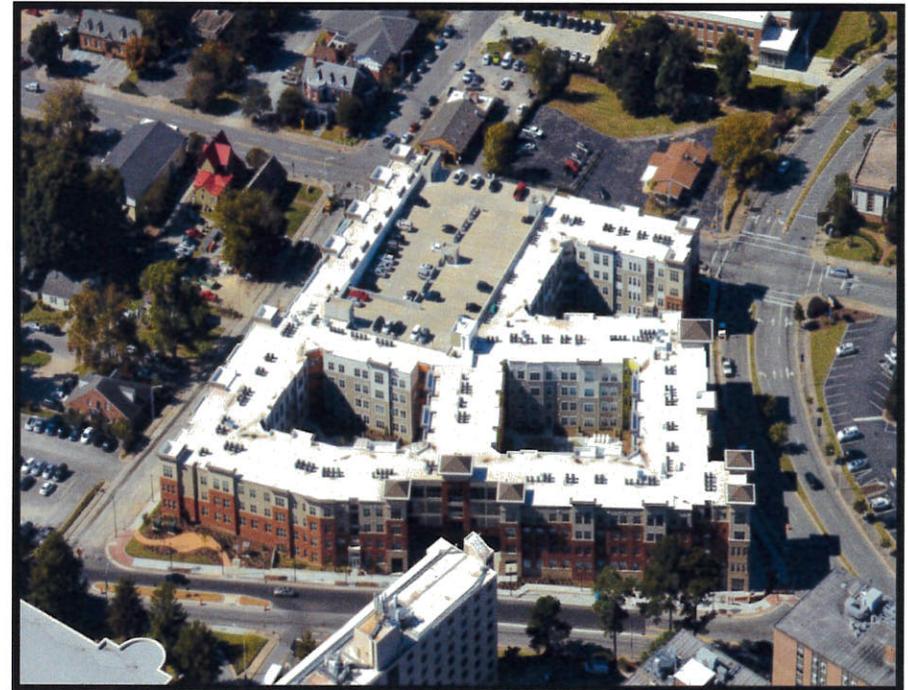


401 Oberlin – Raleigh, NC

- 244 Residential Units
- Mixed-Use (Residential/Retail)
- Completed September 2014
- Total Development Cost - \$41mm



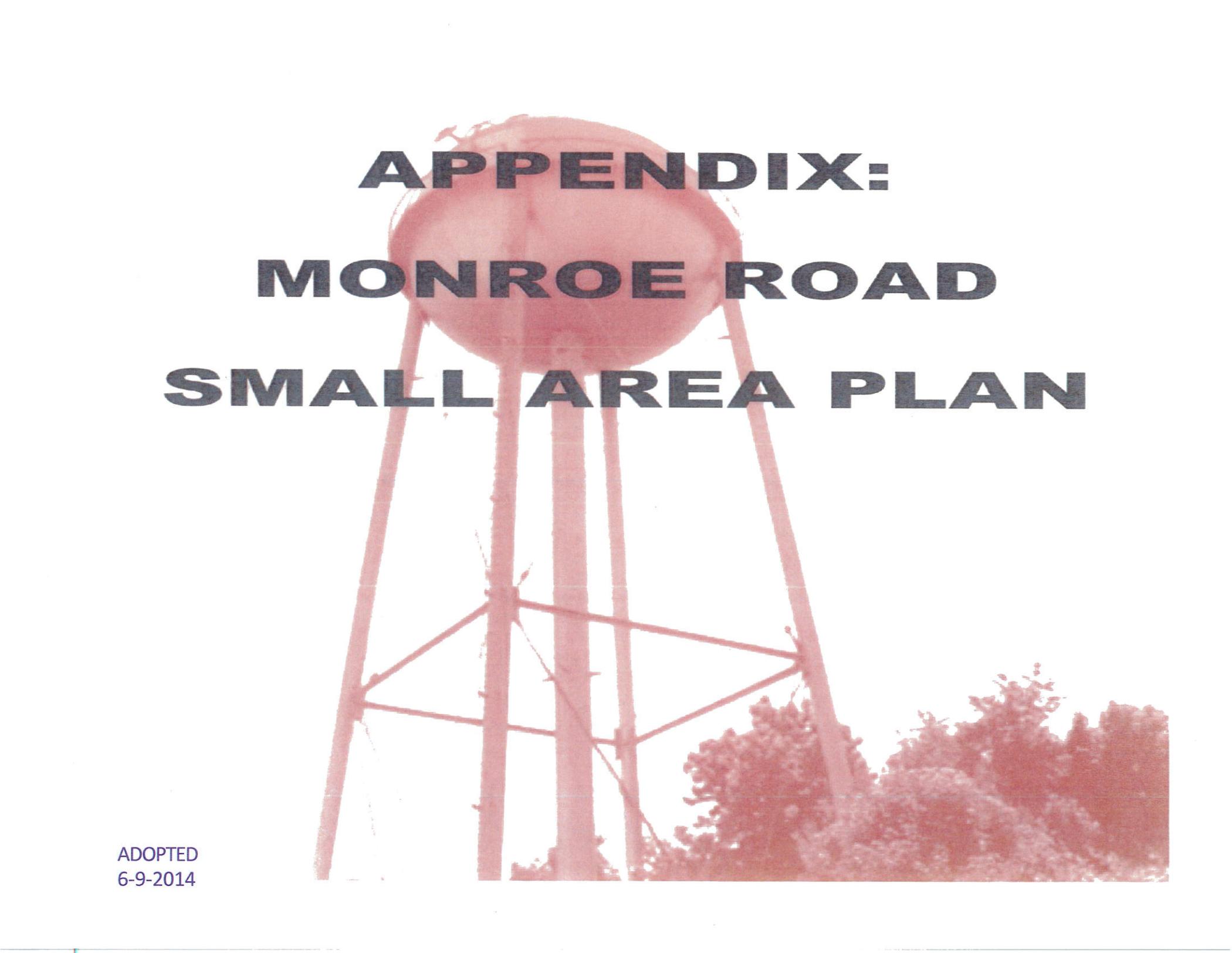
# 3 THE BOUNDARY @ WEST END



## The Boundary at West End – Greenville, NC

- 244 Residential Units
- 550 Beds – Student Targeted
- Mixed-Use (Residential/Retail)
- Completed August 2015
- Total Development Cost - \$45mm
- 100% Leased Prior to Completion

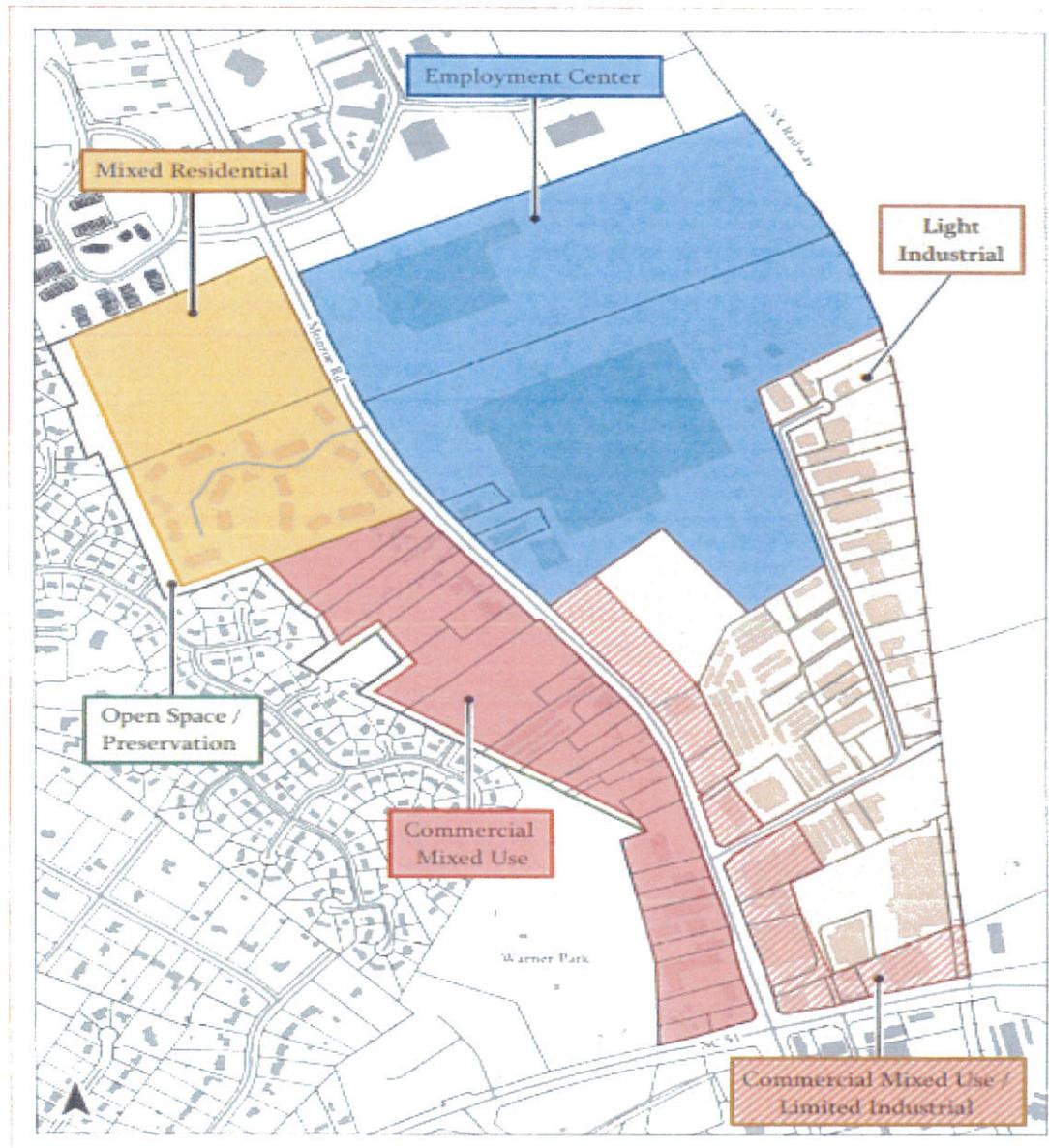




**APPENDIX:  
MONROE ROAD  
SMALL AREA PLAN**

ADOPTED  
6-9-2014

# Land Use Plan



### Land Use Terminology

*Mixed Residential* - This category is intended to support a mix of housing types from detached single family to attached condo and town homes. Densities for an entire development project should not exceed 16 units per acre.

*Employment Center*- This type of use is intended to support large corporate offices and headquarters within a single structure or campus setting. Buildings may be set back off the road with parking to the side and rear creating a park like setting to the campus which is warm and inviting. In order to get maximum use of the property vertical construction and structured parking is preferred. Employment centers should be located on tracts of 20 acres or greater.

*Commercial Mixed Use* - This type of use should consist of two and three story buildings located in close proximity to Monroe Road with parking to the side and rear of the building. The principle commercial establishments may consist of restaurants, cafes, print/copy shops, dry cleaners, live-work units, office, and other services targeted to support local employers/employees and the surrounding neighborhoods. While retail may be allowed as a first floor use within the study area, it should not be the dominate use on a property, and big box uses should not be allowed within the study area. Where allowed, drive through service windows and gas station canopies should to be located behind the principal structure and out of view from the public street.

*Commercial Mixed Use / Light Industrial* - This type of use is similar to commercial mixed use and is located on the frontage conditions along the east side of Monroe Road. Buildings should be two and three stories and located in close proximity to Monroe Road. All the uses in the commercial mixed use category are allowed along with light industrial uses.

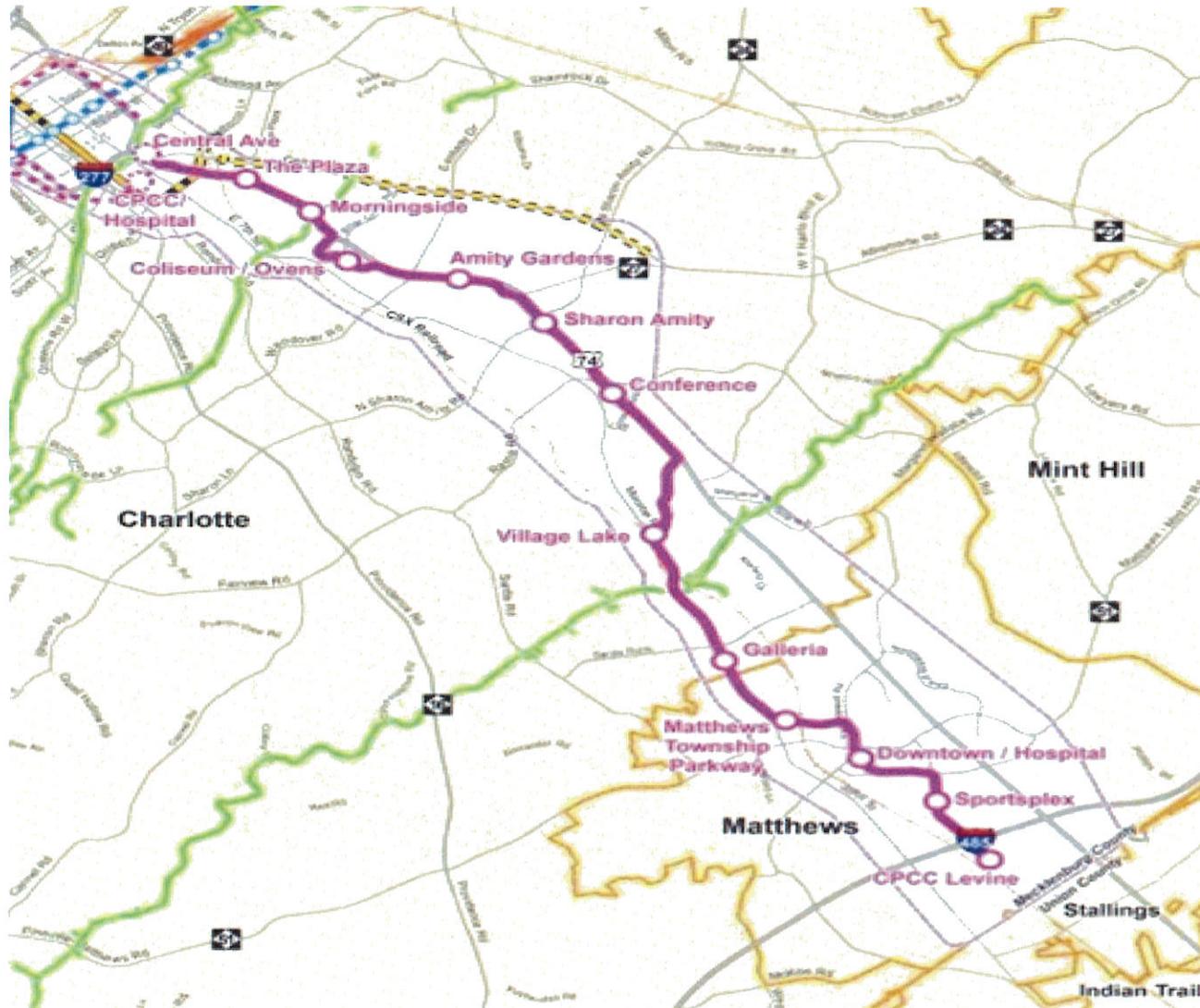
*Light Industrial* - This land use is intended to support employment uses. The principle uses supported by this category include office, employment center, research and development, and light manufacturing with indoor storage of products and materials. Limited on-site retail, wholesale, and outdoor storage uses are permitted.

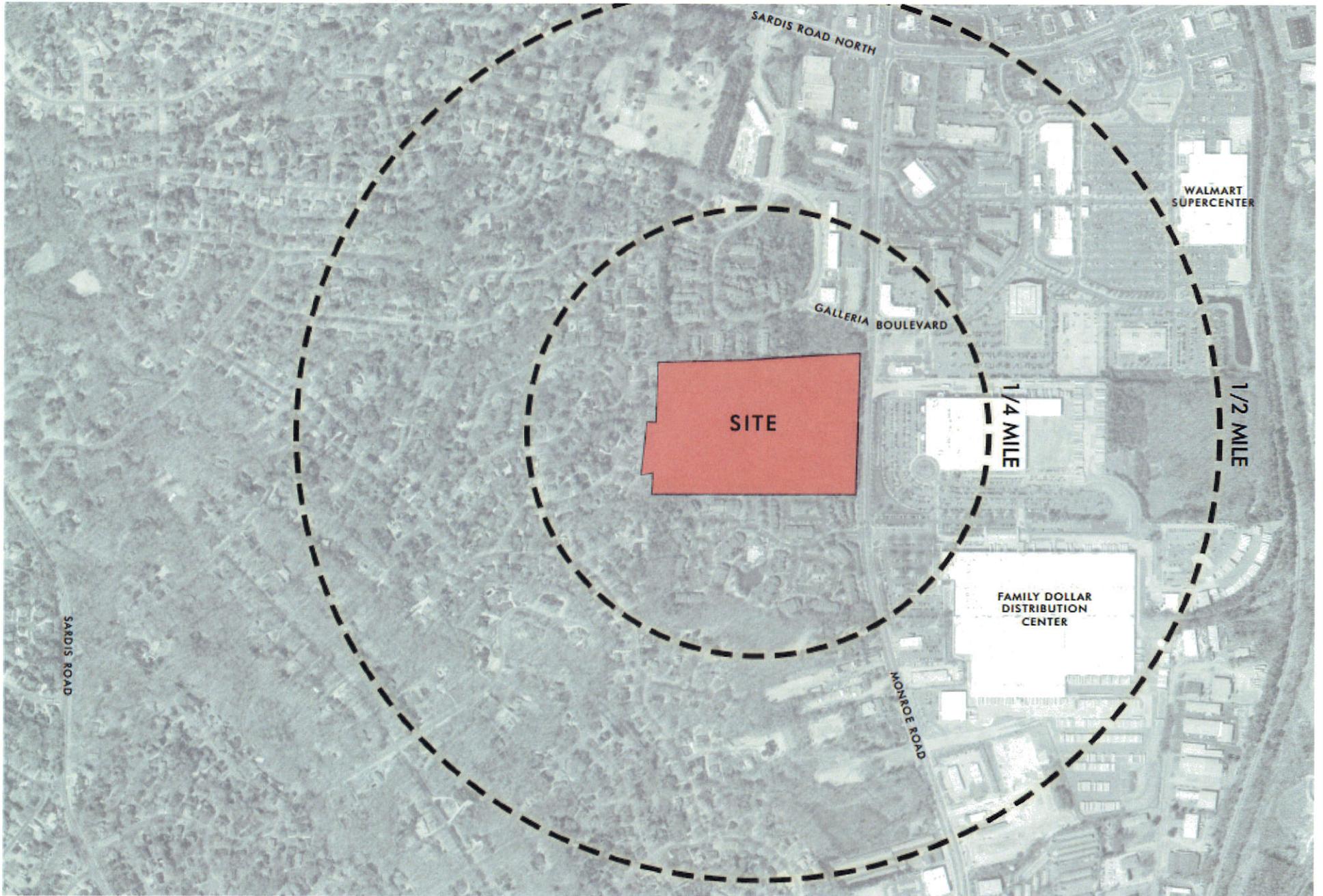
*Open Space Preservation / Buffer* - When located next to Sardis Forest neighborhood, the open space, much of which is existing tree canopy, will serve as a buffer between existing residential and new development or redevelopment. This land use category supports passive recreational uses.

Land Use Category	UDD Districts
Mixed Residential	R-15MF, R-VS, SRN
Employment Center	O, B-1, B-3, I-1, MUD
Commercial Mixed Use	B-1, B-3, MUD
Commercial Mixed Use/Light Indust.	B-1, B-3, B-D, I-1, MUD
Light Industrial	B-D, I-1
Open Space Preservation/Buffer	Any

Source: City of Sardis, 2015. City of Sardis Comprehensive Zoning Ordinance.

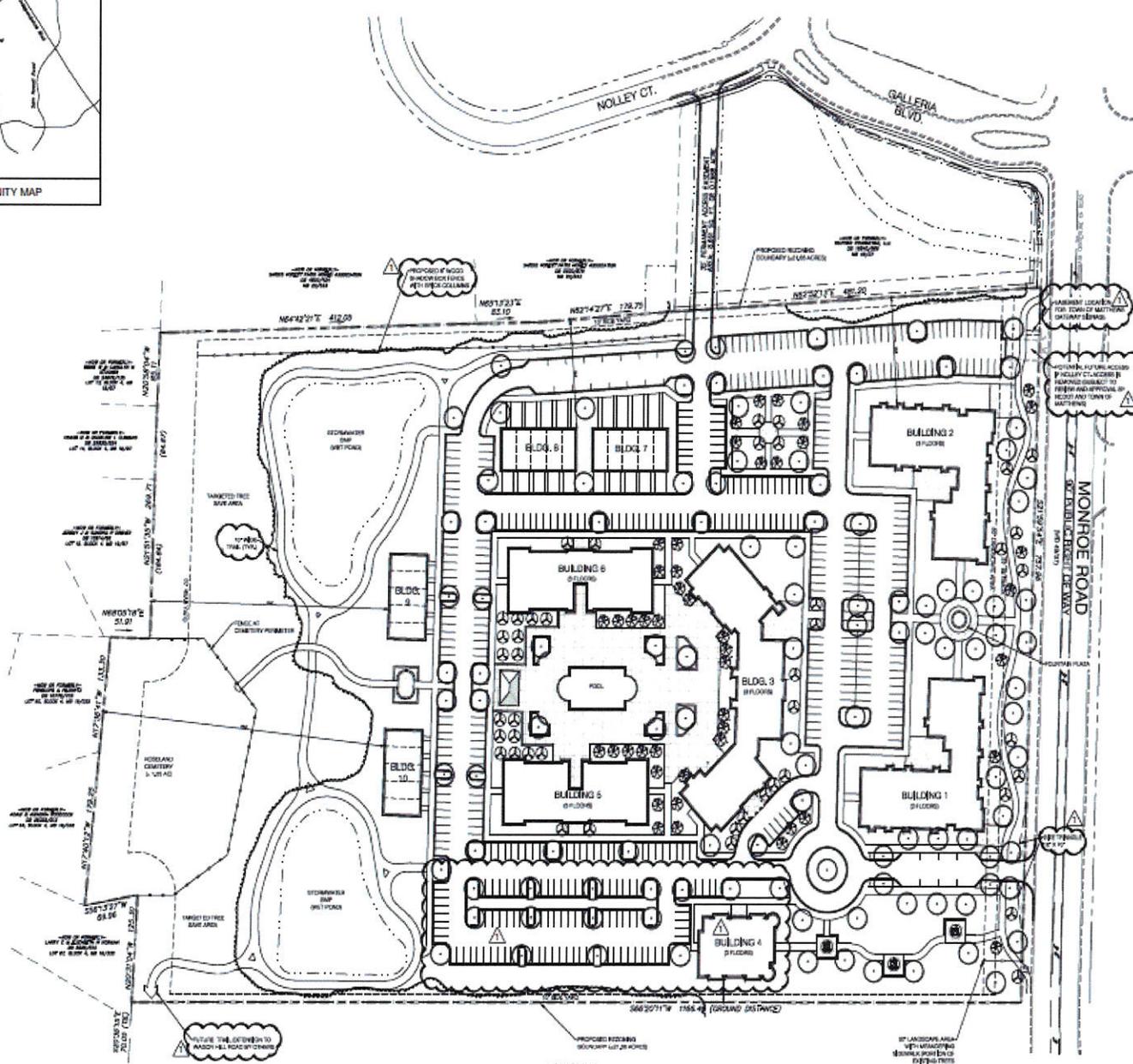
# CATS Silver Line Light Rail Route







VICINITY MAP



**DEVELOPMENT SUMMARY**

TAX PARCEL ID #	21323101
TOTAL SITE AREA	+ 21.46 ACRES
EXISTING ZONING	R-10
PROPOSED ZONING	R-12 MFC(D)
PROPOSED UNITS	230 UNITS
APARTMENTS	230 UNITS
TOWNHOMES	0 UNITS
TOTAL	230 UNITS
PROPOSED PARKING	142 SPACES

<b>SETBACKS</b>	
FRONT	35'
SIDE	10'
REAR	60'

<b>VEHICULAR PARKING</b>	
REQUIRED:	
+ 110 UNITS (220-750 SF) * 1.25	140 S
+ 110 UNITS (1000 SF) * 2	220
+ 10 UNITS (1300 SF) * 2.25	22.5
20 TOWNHOMES * 2	40
TOTAL	182.5 SPACES
PROVIDED	142 SPACES



Mr. Dustin Mills  
Mr. Mike McCarthy

Income Investments, LLC  
T&T Development Group  
2011 Birmingham Road  
Gainesville, TX 77958

**Proximity Matthews**  
**Rezoning Site Plan**  
Matthews, North Carolina

NO. DATE	BY	REVISIONS



Project No. 15-01  
Date: 03.28.16  
Drawn By: MFB  
Scale: 1" = 60'  
Sheet of 10

**RZ-1**



NOLLEY COURT

GALLERIA BOULEVARD

FUTURE CONNECTION

PROPOSED 6' WOOD SHADOW BOX FENCE WITH BRICK COLUMNS

STORMWATER BMP

10' WIDE TRAIL, TYP.

FENCE AT CEMETERY PERIMETER

ROSELAND CEMETERY

TARGETED TREE SAVE AREA

STORMWATER BMP

FUTURE TRAIL EXTENSION TO WAGON HILL ROAD BY OTHERS

MONROE ROAD

50' VEGETATED BUFFER WITH MEANDERING SIDEWALK (PORTION OF EXISTING TREES TO REMAIN)

BLDG. 8

BLDG. 7

BUILDING 2 (3 FLOORS)

BUILDING 6 (3 FLOORS)

POOL

BLDG. 3 (3 FLOORS)

BUILDING 5 (3 FLOORS)

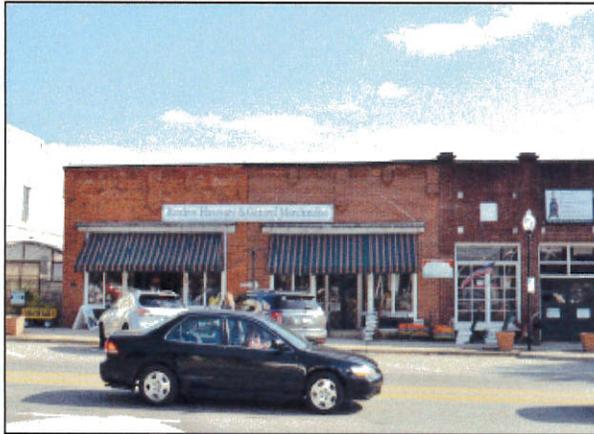
BUILDING 1 (3 FLOORS)

BLDG. 9

BLDG. 10

BUILDING 4 (2 FLOORS)





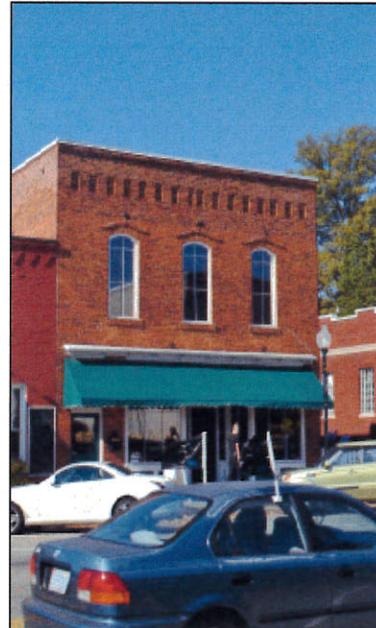
**Renfrow Hardware & General Merchandise**



**Post Office (Temple Mojo's)**



**Weaver Bennett & Bland Building**



**Planet Ballroom Dance Studio**



**Matthews Community Center**

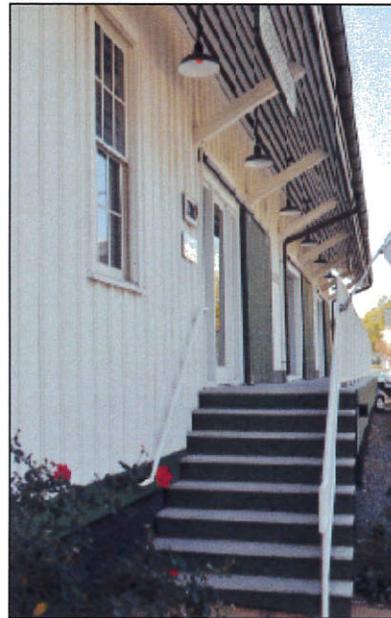


**URBAN  
DESIGN  
PARTNERS**  
URBAN DESIGN PARTNERS  
1000 W. 10TH STREET, SUITE 100  
DALLAS, TX 75201-2808  
214.742.0000

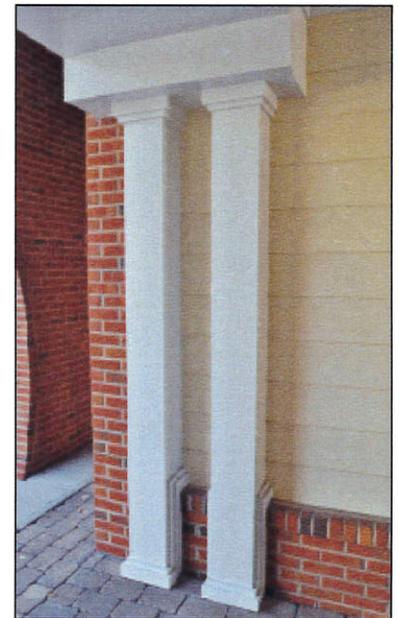
# PROXIMITY MATTHEWS | Local Context



**Grist Mill Window Detail**



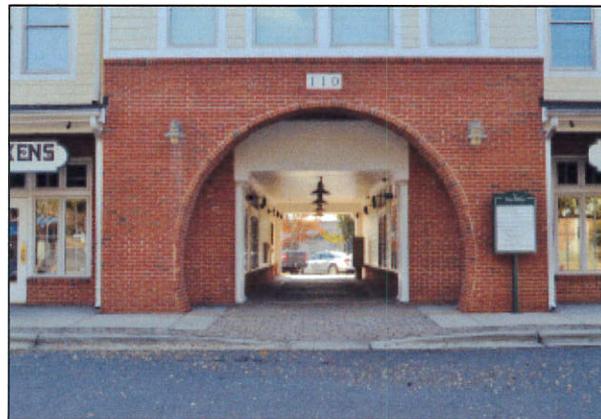
**Depot Siding & Bracket Details**



**MS Column Detail**



**Matthews Station Tower Element**



**Matthews Station Pedestrian Passage**



**Pedestrian Way**



# PROXIMITY MATTHEWS | Design Details



**URBAN  
DESIGN  
PARTNER**

1200-10 South 8th Street, Suite 200  
Charlotte, NC 28202  
704.375.1111

# PROXIMITY MATTHEWS | Birdseye View



# PROXIMITY MATTHEWS | Aerial



View from North to South

PROXIMITY MATTHEWS | Views



URBAN  
DESIGN  
PARTNERS  
© 2014 URBAN DESIGN PARTNERS, LLC  
ALL RIGHTS RESERVED



View from Northeast to Southwest

PROXIMITY MATTHEWS | Views





View from East to West



URBAN  
DESIGN  
PARTNERS

12100 - 12100 12100 12100  
12100 - 12100 12100 12100  
12100 - 12100 12100 12100

PROXIMITY MATTHEWS | Views



URBAN  
DESIGN  
PARTNERS  
1200 W. 10TH AVE. SUITE 311  
DENVER, CO 80202  
303.733.2222

# PROXIMITY MATTHEWS | Buildings 1 & 2



# PROXIMITY MATTHEWS | Building 3



URBAN  
DESIGN  
PARTNERS  
1100 N. 10th Street, Suite 200  
Durham, NC 27601  
919.286.1100

# PROXIMITY MATTHEWS | Building 4



# PROXIMITY MATTHEWS | Buildings 5 & 6



# PROXIMITY MATTHEWS | Townhomes

# Questions and Comments

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Community Meeting -- **Rezoning Application No. 2016-652** filed by Income Investments, LLC to request the rezoning of an approximately 21.66 acre site located on the west side of Monroe Road, south of Galleria Boulevard and north of Gander Cove Lane, from the R-VS zoning district to the R-12 MF (CD) zoning district

**Date and Time of Meeting:** Wednesday, November 30, 2016 at 6:30 p.m.

**Place of Meeting:** Crews Recreation Center  
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Matthews, NC 28105

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Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Jay Camp, Town of Matthews (via email)  
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Date Mailed: November 17, 2016