APPLICATION FOR CHANGE IN ZONING CLASSIFICATION
OR CHANGE IN CONDITIONS
(SEE FILING INSTRUCTIONS)

TO: Town of Matthews Board of Commissioners
   Town of Matthews Planning Board
   232 Matthews Station Street
   Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

X    A change in zoning classification of the property hereinafter described; or

    A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 215-081-13 and 215-081-33

Address of property: None

Location of property: South of Matthews-Mint Hill Road, north of the Mecklenburg County Sportsplex and generally between the Crestdale community and Brigman Road

Title to the property was acquired on September 6, 1980 (215-081-13) and September 21, 1976 (215-081-33) and was recorded in the name of *Brigman Family Farm Properties, a North Carolina general partnership

whose mailing address is c/o Ms. Sybil Brigman, 88 Gracelyn Road, Asheville, NC 28804

* Title is vested in P.F. Brigman Properties, LLC (successor by name change to Brigman Family Farm Properties)

The deeds are recorded in Book 4341 and Page 865 in the office of the Register of 3885 060

Deeds for Mecklenburg County.

Present zoning classifications: R-15    Requested zoning classification: ENT
List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.
See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

See Exhibit A Attached Hereto

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED
SUMMARY OF THE REZONING PROCESS

APPLICANT: Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

PROPERTY OWNERS: These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office ________________

March 30, 2022

Town Board of Commissioners formally accepts application and sets Public Hearing date ________________

April 11, 2022

Notices sent via mail to affected/adjacent property owners on or before ________________

May 30, 2022

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning ________________

June 13, 2022

Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request ________________

June 28, 2022

Town Board of Commissioners approves or denies application ________________

July 11, 2022

The Matthews Board of Commissioners General Procedures Policy on Zoning and Development Case Appearances Before the Town Board, initially adopted October 8, 2018, explains the Board of Commissioners' expectations that this application is ready for public review and action, and that the above schedule can be followed without delays. By signing below, the property owner(s) and all other parties involved in preparing and presenting this zoning application indicate they have read and understand their responsibility to submit complete and accurate documents in a timely manner throughout the review process. Late or missing (new or revised) documents may limit the applicants opportunity to present updated information, which may result in an unfavorable decision.

P. F. Brignone Properties, LLC

Signature of ________________ Property Owner

Agent for Property Owner

Other (please identify) ________________

Date ________________

Signature of ________________ Property Owner

Agent for Property Owner

Other (please identify) ________________ Petitioner

Date ________________

Signature of ________________ Property Owner

Agent for Property Owner

Other (please identify) ________________

Date ________________

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 4
SUMMARY OF THE REZONING PROCESS

APPLICANT: Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

PROPERTY OWNERS: These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office March 30, 2022

Town Board of Commissioners formally accepts application and sets Public Hearing date April 11, 2022

Notices sent via mail to affected/adjacent property owners on or before May 30, 2022

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning June 13, 2022

Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request June 28, 2022

Town Board of Commissioners approves or denies application July 11, 2022

The Matthews Board of Commissioners General Procedures Policy on Zoning and Development Case Appearances Before the Town Board, initially adopted October 8, 2018, explains the Board of Commissioners' expectations that this application is ready for public review and action, and that the above schedule can be followed without delays. By signing below, the property owner(s) and all other parties involved in preparing and presenting this zoning application indicate they have read and understand their responsibility to submit complete and accurate documents in a timely manner throughout the review process. Late or missing (new or revised) documents may limit the applicants opportunity to present updated information, which may result in an unfavorable decision.

Signature of Property Owner

Agent for Property Owner

Other (please identify)

Date

Signature of Property Owner

Agent for Property Owner

Other (please identify) Petitioner

Date

Signature of Property Owner

Agent for Property Owner

Other (please identify)

Date
P.F. BRIGMAN PROPERTIES, LLC

By: [Signature]

Name: Sybil Brigman

Title: Manager

Mailing Address:

c/o Ms. Sybil Brigman
88 Gracelyn Road
Asheville, NC 28804

Phone: 828-250-0069

Email: sabrigman@charter.net
PROFFITT DIXON PARTNERS, LLC

By: ____________________________

Name: WYATT DIXON

Title: MANAGER

Mailing Address:

c/o Wyatt Dixon
Proffitt Dixon Partners, LLC
1420 East 7th Street, Suite 150
Charlotte, NC 28204

Phone: 704-817-9126

Email: wyatt@proffittdixon.com
ROBINSON BRADSHAW & HINSON, P.A.

By: John Carmichael

Agent: John Carmichael

Mailing Address:

101 N. Tryon St., Suite 1900
Charlotte, NC 28246

Phone: (704) 377-2536

Email: jcarmichael@robinsonbradshaw.com
<table>
<thead>
<tr>
<th>TAXPID</th>
<th>OWNERLAST</th>
<th>OWNERFIRST</th>
<th>COWNERFIRS</th>
<th>COWNERLAST</th>
<th>MAILADDR1</th>
<th>MAILADDR2</th>
<th>CITY</th>
<th>STATE</th>
<th>ZIPCODE</th>
</tr>
</thead>
<tbody>
<tr>
<td>21503219</td>
<td>Crestdale Crossing Homeowners Association Inc.</td>
<td>Valerie S.</td>
<td>Pool</td>
<td>4957 Albermarle Road</td>
<td>Charlotte</td>
<td>NC</td>
<td>28205</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21503270</td>
<td>Crestdale Crossing Homeowners Association Inc.</td>
<td>Richard F.</td>
<td>Dillingham</td>
<td>4957 Albermarle Road</td>
<td>Charlotte</td>
<td>NC</td>
<td>28205</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21503269</td>
<td>Pool</td>
<td>Judy A.</td>
<td>Dillingham</td>
<td>1053 Crestdale Crossing Drive</td>
<td>Matthews</td>
<td>NC</td>
<td>28105</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21503268</td>
<td>SWE 2017 1 Borrower LP</td>
<td>Neal I.</td>
<td>Ly T.</td>
<td>1717 Main Street Suite 2000</td>
<td>Dallas</td>
<td>TX</td>
<td>75201</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21503267</td>
<td>Dillingham</td>
<td>Phillip</td>
<td>6422 Laurel Valley</td>
<td>Dallas</td>
<td>TX</td>
<td>75248</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21503266</td>
<td>Phillips</td>
<td>24754 Framingham Drive</td>
<td>Westlake</td>
<td>Ohio</td>
<td>44145</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21503265</td>
<td>1037 Crestdale Crossing Matthews LLC</td>
<td>129 Thorntons Road</td>
<td>New Boston</td>
<td>NH</td>
<td>3070</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21503264</td>
<td>Vergara</td>
<td>1033 Crestdale Crossing Drive</td>
<td>Matthews</td>
<td>NC</td>
<td>28105</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21503263</td>
<td>Galligan</td>
<td>1029 Crestdale Crossing Drive</td>
<td>Matthews</td>
<td>NC</td>
<td>28105</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21503262</td>
<td>Mountaintop NC234 LLC</td>
<td>30856 Janor Dr</td>
<td>Westlake</td>
<td>CA</td>
<td>91362</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21503261</td>
<td>Rosenbaum</td>
<td>708 Quintar Street</td>
<td>Summerville</td>
<td>SC</td>
<td>29483</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21503260</td>
<td>Reid</td>
<td>9 Sachem Street</td>
<td>East Rockaway</td>
<td>NY</td>
<td>11518</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21503259</td>
<td>Patrick</td>
<td>1013 Crestdale Crossing Drive</td>
<td>Indian Trail</td>
<td>NC</td>
<td>28079</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21503258</td>
<td>Kobyas</td>
<td>1009 Crestdale Crossing Drive</td>
<td>Matthews</td>
<td>NC</td>
<td>28105</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21503257</td>
<td>Schill</td>
<td>1005 Crestdale Crossing Drive</td>
<td>Matthews</td>
<td>NC</td>
<td>28105</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21503210</td>
<td>Matthews School Road Developers LLC</td>
<td>2805 Julian Glen Circle</td>
<td>Waxhaw</td>
<td>NC</td>
<td>28173</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21503248</td>
<td>Crestdale Crossing Homeowners Association Inc.</td>
<td>4957 Albermarle Road</td>
<td>Charlotte</td>
<td>NC</td>
<td>28205</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21503221</td>
<td>Transcontinental AC US LLC</td>
<td>Attn: Sam Bendavid</td>
<td>1 Place Ville Marie STE 3240</td>
<td>Montreal</td>
<td>Canada</td>
<td>H3B 3B6</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21508136</td>
<td>Matthews Mint Hill LLC</td>
<td>1420 E 7th St Suite 150</td>
<td>Charlotte</td>
<td>NC</td>
<td>28204</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21508140</td>
<td>Matthews Mint Hill LLC</td>
<td>1420 E 7th St Suite 150</td>
<td>Charlotte</td>
<td>NC</td>
<td>28204</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21508129</td>
<td>iStar Bowling Centers II LP</td>
<td>7313 Bell Creek Road</td>
<td>Mechanicsville</td>
<td>VA</td>
<td>23111</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21508141</td>
<td>USCMF Briley LP</td>
<td>333 West Wacker Dr 28th Floor</td>
<td>Chicago</td>
<td>IL</td>
<td>60606</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21508139</td>
<td>USCMF Briley LP</td>
<td>333 West Wacker Dr 28th Floor</td>
<td>Chicago</td>
<td>IL</td>
<td>60606</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21508143</td>
<td>Mecklenburg County</td>
<td>88 Gracelyn Road</td>
<td>Asheville</td>
<td>NC</td>
<td>28804</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21508142</td>
<td>Mecklenburg County</td>
<td>600 E 4th Street 11th Floor</td>
<td>Charlotte</td>
<td>NC</td>
<td>28202</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21508115</td>
<td>Mecklenburg County</td>
<td>600 E 4th Street 11th Floor</td>
<td>Charlotte</td>
<td>NC</td>
<td>28202</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>21508113</td>
<td>Bigman Family Farm Properties</td>
<td>88 Gracelyn Road</td>
<td>Asheville</td>
<td>NC</td>
<td>28804</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>TAXPID</td>
<td>OWNERTAXN</td>
<td>OWNERFIRST</td>
<td>OWNERLAST</td>
<td>MAILADDR1</td>
<td>MAILADDR2</td>
<td>CITY</td>
<td>STATE</td>
<td>ZIPCODE</td>
<td></td>
</tr>
<tr>
<td>--------</td>
<td>-------------------------------</td>
<td>-------------</td>
<td>-------------</td>
<td>-----------------------</td>
<td>-----------</td>
<td>-------------</td>
<td>-------</td>
<td>---------</td>
<td></td>
</tr>
<tr>
<td>21508128</td>
<td>Elevation Church</td>
<td></td>
<td></td>
<td>11416 E Independence Blvd Suite N</td>
<td>Matthews</td>
<td>NC</td>
<td>28105</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21508130</td>
<td>Brigmam Family Farm Properties</td>
<td>c/o Cybil Jones</td>
<td></td>
<td>88 Gracelyn Road</td>
<td>Asheville</td>
<td>NC</td>
<td>28804</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21508129</td>
<td>iStar Bowling Centers II LP</td>
<td>c/o AMF Bowling Centers Inc.</td>
<td></td>
<td>7313 Bell Creek Road</td>
<td>Mechanicsville</td>
<td>VA</td>
<td>23111</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21508125</td>
<td>Woodsping Suites Charlotte Matthews LLC</td>
<td></td>
<td></td>
<td>8621 E 21st Street Suite 200</td>
<td>Wichita</td>
<td>KA</td>
<td>67206</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21508122</td>
<td>LJ Partnership</td>
<td>c/o Southend Properties</td>
<td></td>
<td>1800 Camden Road Suite 200</td>
<td>Charlotte</td>
<td>NC</td>
<td>28203</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21508132</td>
<td>Dallas Development, LLC</td>
<td></td>
<td></td>
<td>5800 Old Pineville Road Suite 201</td>
<td>Charlotte</td>
<td>NC</td>
<td>28203</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21508143</td>
<td>Brigmam Family Farm Properties</td>
<td>c/o Cybil Jones</td>
<td></td>
<td>88 Gracelyn Road</td>
<td>Asheville</td>
<td>NC</td>
<td>28804</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21508142</td>
<td>Mecklenburg County</td>
<td>c/o Real Estate Finance Dept</td>
<td></td>
<td>600 E 4th Street 11th Floor</td>
<td>Charlotte</td>
<td>NC</td>
<td>28202</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21508115</td>
<td>Mecklenburg County</td>
<td>c/o Real Estate Finance Dept</td>
<td></td>
<td>600 E 4th Street 11th Floor</td>
<td>Charlotte</td>
<td>NC</td>
<td>28202</td>
<td></td>
<td></td>
</tr>
<tr>
<td>21508133</td>
<td>Brigmam Family Farm Properties</td>
<td>c/o Cybil Jones</td>
<td></td>
<td>88 Gracelyn Road</td>
<td>Asheville</td>
<td>NC</td>
<td>28804</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
March 30, 2022

BY HAND DELIVERY

Mr. Jay Camp, Planning Director
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Rezoning Application filed by Proffitt Dixon Partners, LLC Requesting the Rezoning of an Approximately 66.85 Acre Site Located South of Matthews-Mint Hill Road, North of the Mecklenburg County Sportsplex and Generally Between the Crestdale Community and Brigman Road (Tax Parcel Nos. 215-081-13 and 215-081-33)

Dear Jay:

I hope this letter finds you well.

This letter is being submitted with the above-captioned Rezoning Application pursuant to the requirements of Paragraph 12 of the Instructions for Filing an Application for a Change in a Zoning Classification or Change in Conditions (the “Instructions”). As you are aware, Paragraph 12 of the Instructions requires the Applicant to submit documentation regarding the land use recommendations for the subject site as set out in adopted land use plans and a statement as to how this rezoning proposal complies with such recommendations.

The subject site contains approximately 66.85 acres and is located south of Matthews-Mint Hill Road, north of the Mecklenburg County Sportsplex and generally between the Crestdale community and Brigman Road (Tax Parcel Nos. 215-081-13 and 215-081-33). The site is currently zoned R-15.

Pursuant to the above Rezoning Application, the Applicant is requesting the rezoning of the site to the ENT zoning district. The purpose of this rezoning request is to accommodate a multi/mixed use development on the site that would be comprised of a maximum of 814 multi-family dwelling units, a maximum of 200 one-family attached dwelling units, a maximum of 237,750 square feet of gross floor area devoted to non-residential uses permitted in the ENT
zoning district and a maximum of 120 hotel rooms (and any accessory uses relating to a hotel use). The proposed development is more particularly described and depicted on the Conditional Rezoning Plan associated with this Rezoning Application, and the proposed development would be an urban, pedestrian friendly development. This 66.85 acre site is a portion of the area that is envisioned by the Town to ultimately be located in the ENT zoning district.

The Entertainment District Small Area Plan adopted by the Board of Commissioners on December 8, 2014 (the “Plan”) provides land use and design recommendations for the site and the ENT zoning district. On Page 142 of the Plan, the Plan provides that “the Entertainment District shall incorporate spaces for permanent residences, transitory housing, employment opportunities, indoor and outdoor recreation, shopping, dining, and daily living services in a compact pedestrian-friendly neighborhood.” In the Applicant’s view, the proposed development would satisfy this statement because the Conditional Rezoning Plan provides for a mixture of residential and non-residential uses on the site, and the Conditional Rezoning Plan depicts a compact pedestrian-friendly development.

The Plan sets forth multiple guiding principles for the ENT zoning district, and this proposed development furthers these guiding principles in the Applicant’s view. The Plan calls for an urban scale neighborhood. The proposed development, as seen from the Conditional Rezoning Plan, would be a dense, urban scale neighborhood with multi-story buildings that would front and be pulled up to the relevant streets.

The Plan calls for a mixture of uses on the site to serve the residents living on the site and visitors to the site. As noted above, the Applicant’s Conditional Rezoning Plan provides for a mixture of residential and non-residential uses on the site.

The Plan recognizes that a potential transit station could be located in close proximity to the site. The density proposed under the Conditional Rezoning Plan would help support this potential transit station.

The Plan speaks to the creation of a walkable, pedestrian-friendly development on the site. The Applicant’s proposed development would be a walkable, pedestrian-friendly development. The pedestrian environment would be enhanced through the location of the buildings next to the streets, the exterior design of the buildings and the pedestrian improvements.

The proposed development would serve as an economic engine for the surrounding area, increase the tax base and add value to the already successful Sportsplex. The proposed development could provide dining and retail options for visitors to the Sportsplex, and the adjacent Sportsplex would be beneficial to the residents living on the site.

In summary, the Applicant is of the opinion that the proposed development satisfies the overall intent of the Plan and the policies adopted by the Board of Commissioners with respect to the ENT zoning district.
Jay, the Applicant and I look forward to working with you and the Town on this rezoning request.

Should you have any questions or comments, please do not hesitate to call me.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.

[Signature]

John H. Carmichael