

COMMUNITY MEETING REPORT  
Matthews Church of God  
Zoning Application No. 2015-627

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

**PERSONS AND ORGANIZATIONS CONTACTED WITH THE DATE AND EXPLANATIONS OF HOW CONTACTED:**

Matthews Church of God mailed the attached written notice of April 20th of the date, time and location of the Community Meeting to the individuals and organizations as listed in the attached Mecklenburg County, NC Polaris 3G Deed Report to the addresses within 200' of both 517 E. John St. and 420 East Charles Street by U.S. Mail

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Monday, April 20, 2015 at 6:30pm in the Fellowship Hall of Matthews Church of God at 517 E. John Street, Matthews.

**PERSONS IN ATTENDANCE AT THE MEETING:**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached. Representatives from Matthews Church of God included Sheron Dinno and Amy Griffin.

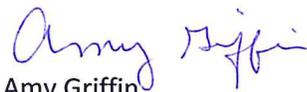
**SUMMARY OF ISSUES DISCUSSED:**

We had one community member join us. Ms. Peggy Lawrence wanted to understand how the current property was zoned and why the need to rezone. We went over the current zoning status and our need to have the property zoned correctly and to have continuity of the property. We also talked about our desire to put up a new electronic sign in accordance to the Town of Matthews ordinance and showed her a graphic. We also talked about potential parking that may be added in the future.

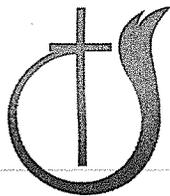
**ASSESSMENT OF THE COMMUNITY MEETING:**

We anticipated the majority of the questions would regard the new sign. However, we found that Ms. Lawrence simply wanted to understand the need for the rezone. She also wanted to be certain that there were no plans to change the traffic shift relating to the back of the property in reference to the Charles Street address. We assured her that this rezone would in no way impact the traffic on Charles Street. We did not receive any negative community feedback. Matthews Church of God requests that the Town of Matthews makes this part of their consideration regarding our current application.

Submitted by:



Amy Griffin  
Matthews Church of God  
April 21, 2015



# Matthews Church of God

*Bishop Rick D. Brackett, Senior Pastor/District Overseer*

517 E. John Street  
Matthews, NC 28105  
Office - 704.847.5625  
Fax - 704.846.2039  
Senior Pastor - 704-893.2854  
www.matthewscog.org  
mcog@matthewscog.org

April 10, 2015

## **NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING**

**Re:** Zoning Application for 517 East John Street & 420 E. Charles Street  
Tax Parcel # 215-014-19, 05  
Petition # 2015-627

**Subject:** Re-zoning of property to R/I(CD)  
**Date & Time of Meeting:** Monday, April 20, 2015 – 6:30 – 8:30pm  
**Place of Meeting:** Matthews Church of God,  
Fellowship Hall  
517 East John Street  
Matthews, NC 28105

The current zoning for the property is R-12 (residential) and I-1 (industrial). We have submitted to have the property zoned into R/I(CD) (residential/industrial). This reclassification will properly represent the property for the church as the dwelling for the property and for continuity of the property. This correct classification will allow for an electronic sign to be erected in accordance with the Town of Matthews Ordinance Sec. 155.608.11. Potential future parking may be added to the back of the property once the rezoning process has been completed.

**This notice is to advise you that representatives of Matthews Church of God will hold a Community Meeting regarding the Rezoning Application on Monday, April 20, 2015 at 6:30pm in the Fellowship Hall of the Church at 517 East John Street, Matthews, NC.**

We look forward to answering any questions you may have regarding this application.

cc: Kathi Ingrish, Matthews Planning Director  
Mary Jo Gollnitz, Zoning Administrator/Planner II  
Betty Lynd, Zoning Tech./Deputy Town Clerk  
Bishop Rick D. Brackett, Matthews Church of God Senior Pastor/  
District Overseer  
John Rollins III, Matthews Church of God Business Administrator

MECKLENBURG COUNTY, NC POLARIS 3G DEED REPORT

Date Printed: 04/06/2015

Buffer Distance: 200 Feet

No	Parcel ID	Owner Name	Mailing Address	Legal Description	Deed Book	Deed Page	Land Area
1	21501402	1. BROADMOOR AVOCET LLC,	2538 CLEARKIRK CT MATTHEWS NC 28105	NA	26390	555	1.3 AC
2	21501404	1. LEFLER, MYRTLE D	325 MIDDLETON DR MATTHEWS NC 28104	NA	26881	32	0.655 AC
3	21501405	1. CHURCH OF GOD,	PO BOX 2754 MATTHEWS NC 28106	M4-17 CHARLES ST	03860	744	3.32 AC
4	21501406	1. 433 EAST JOHN STREET CORPORATION, 2. C/O HOOD CONTAINER CORPORATION,	PO BOX 1828 HATTIESBURG MS 39403	L7 M4-17	28957	67	2.45 AC
5	21501419	1. CHURCH OF GOD - MATTHEWS,	OLD MONROE RD MATTHEWS NC 28105	M4-17	01700	022	1.68 AC
6	21501420	1. TALOVIE, ADNAN	533 JOHN ST E MATTHEWS NC 28105	NA	21338	686	0.462 AC
7	21501421	1. LEFLER, MYRTLE D	325 MIDDLETON DR MATTHEWS NC 28104	NA	26881	32	1.1 AC
8	21501422	1. KUNTZ, RONETTE C	101 NORTHEAST 60TH OAK ISLAND NC 28465	NA	09501	022	0.22 AC
9	21501425	1. KOKENES, DENNIS D 2. KOKENES, KATHRYN B	601 E JOHN ST MATTHEWS NC 28105	L1 U/MAP	29776	616	0.22 AC
10	22701102	1. PHILBROOK, HETTIE M	608 E JOHN ST MATTHEWS NC 28105	L26 M10-147	03636	837	1 LT (0.264 GIS Acres)
11	22701307	1. QUEEN, ABEL CHRISTOPHER	116 KENT DR MATTHEWS NC 28105	L9 M10-147	28953	431	1 LT (0.242 GIS Acres)
12	22701308	1. MADISON JRH PROPERTIES LLC,	3009 GRIFFITH ST CHARLOTTE NC 28203	L8 M10-147 532 E JOHN ST	27937	926	1 LT (0.254 GIS Acres)
13	22701309	1. RAINER, PHILIP JOHN	524 E JOHN ST MATTHEWS NC 28105-4834	L7 M10-147	09733	959	1 LT (0.226 GIS Acres)
14	22701310	1. ZELEDON, RICARDO B 2. ZELEDON, REYNA	516 E JOHN ST MATTHEWS NC 28105	L6 M1923-283	24305	373	1 LT (0.225 GIS Acres)
15	22701311	1. POPE, LULA MAE H	508 E JOHN ST MATTHEWS NC 28105	L5 M1923-283 508 E JOHN ST	02963	449	1 LT (0.230 GIS Acres)
16	22701312	1. THR NORTH CAROLINA II LP, 2. C/O ALTUS GROUP US INC,	21001 N TATUM BLVD STE 1630-630 PHOENIX AZ 85050	L4 M1923-283	03612	010	1 LT (0.220 GIS Acres)
17	22701313	1. MENDEZ, DANIELLE CARMEN MOYA	448 E. JOHN ST MATTHEWS NC 28105	L3 M1923-283	28675	55	1 LT (0.234 GIS Acres)
18	22701314	1. YANDLE, THOMAS REID	3615 COUNTRY CLUB DR CHARLOTTE NC 28205	L2 M1923-283	23082	395	1 LT (0.228 GIS Acres)

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

MECKLENBURG COUNTY, NC POLARIS 3G DEED REPORT

Date Printed: 04/06/2015

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2015-627  
04-21-2015

No	Parcel ID	Owner Name	Mailing Address	Legal Description	Deed Book	Deed Page	Land Area
19	22701315	1. FAHM LLC,	3919 PLEASANT PLAINS RD MATTHEWS NC 28104-5955	L1 M1923-283	26806	507	1 LT (0.216 GIS Acres)

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## MECKLENBURG COUNTY, NC POLARIS 3G DEED REPORT

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No	Parcel ID	Owner Name	Mailing Address	Legal Description	Deed Book	Deed Page	Land Area
1	21501212	1. TURNER, LESTER WAYNE 2. TURNER, SHELIA H	309 CLUBVIEW ST MATTHEWS NC 28105-2706	L N M12-257 309 CLUB VIEW LANE	03468	181	0.45 AC
2	21501401	1. KUVILA, ALEKSANDER	528 E CHARLES ST MATTHEWS NC 28277	NA	21854	82	0.585 AC
3	21501402	1. BROADMOOR AVOCET LLC,	2538 CLEARKIRK CT MATTHEWS NC 28105	NA	26390	555	1.3 AC
4	21501404	1. LEFLER, MYRTLE D	325 MIDDLETON DR MATTHEWS NC 28104	NA	26881	32	0.655 AC
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12	21502101	1. MATTHEWS CHAPEL PRESBYTERIAN, CHURCH	PO BOX 533 CHARLOTTE NC 28211	624 MATTHEWS CHAPEL RD	00377	191	0.49 AC
13	21502148	1. ROSEMAN, LISSA 2. ROSEMAN, GARY E	308 MCLEOD ST MATTHEWS NC 28106	PF M12-257	18118	986	0.729 AC
14	21502149	1. LAWRENCE, PEGGY A	PO BOX 533 MATTHEWS NC 28106-0533	620 MATTHEWS CHAPEL RD	22410	287	0.4 AC
15	21502301	1. TEW PROPERTIES LLC,	1804 MEADOWOOD LN CHARLOTTE NC 28211	LG M12-257	24858	935	0.773 AC
16	21502311	1. SINGH, BHUPINDER	308 CLUBVIEW ST MATTHEWS NC 28105-4761	LM M12-257	17443	414	0.46 AC

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MATTHEWS CHURCH OF GOD  
Rezoning Application

Community Meeting  
Monday, April 20, 2015  
6:30pm

SIGN-IN SHEET (Please Print)

Name	Address	Phone	Email
1. Amy Griffin (MCOG)	4957Aalesbrook Dr. Monroe	980-239-0200	griffa2123@phoo.com
2. Sheron Durrence (MCOG)		704-277-0888	sc.durin1@earthlink.net
3. Peggy Durrence		704-847-9346	
4.			
5.			
6.			
7.			