



DATE FILED 11-1-2016  
 APPLICATION NUMBER 2016-653  
*For office use only*

**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:

- 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): 193-251-19

Address of property: 500 WEST JOHN ST, MATTHEWS, NC 28105

Location of property:

Title to the property was acquired on AUSTIN SPORTSWEAR, INC  
 and was recorded in the name of AUSTIN SPORTSWEAR, INC  
 whose mailing address is 1200 HOME PLACE, MATTHEWS, NC 28105

The deed is recorded in Book 22389 and Page 029 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: O(CD) Requested zoning classification: O(CD)

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List reason(s) why zoning should be changed (use separate sheet if necessary):

- Change signage to Historic Landmark Guidelines  
And town UDO Requirements (~~50~~ 50 SQ FT)
- Additions per attached / changes to CD  
And compliance
- SAFETY OF ACCESS FOR EMPLOYEES / GUESTS



Signature of property owner (must be original)

Paul Jamison

Print name of property owner

same

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

704-819-0010 / PAUL@MYJAMISONHOMES.COM

Property owner's phone number/email address

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of agent (if any)

Print name of agent

Agent's mailing address

Agent's mailing address, continued

Agent's mailing address, continued

Agent's phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

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."

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See attached

TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

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OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

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TAX PARCEL

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OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

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OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

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## 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 NOVEMBER 2, 2016

Town Board of Commissioners formally accepts application and sets Public Hearing date NOVEMBER 14th, 2016

Notices sent via mail to affected/adjacent property owners on or before NOVEMBER 28, 2016

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 DECEMBER 12, 2016

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 DEC 27th, 2016 ?

Town Board of Commissioners approves or denies application JANUARY 9th, 2016

2016-653

PARCEL_ID	OWNER_NAME	MAILING_ADDRESS	CITY	STATE	ZIP_CODE
19325107	PCM HOLDINGS LLC,	PO BOX 67 MATTHEWS NC 28106	MATTHEWS	NC	28106
19325109	MEETZE, WILLIAM SCOTT BLACK GST IRREVOCABLE TRUST,	2616 KIRKHOLM MATTHEWS NC 28105	MATTHEWS	NC	28105
19325116	BRECOLE INVESTMENTS LLC,	11136 VILLA TRACE PL CHARLOTTE NC 28277	CHARLOTTE	NC	28277
19325117	MATTHEWS DENTAL HOLDING COMPANY LLC,  C/O THOMAS D GRIMES,	4 RIDGELAND ST PINEHURST NC 28374	PINEHURST	NC	28374
19325118	AV8TOR SPORTSWEAR, INC,	1200 HOME PLACE MATTHEWS NC 28105	MATTHEWS	NC	28105
19325119	ABERNATHY, MARY BOYD	2017 FAIR FOREST DR MATTHEWS NC 28105	MATTHEWS	NC	28105
19325120	FIDLER, WILLIAM VICTOR JR JULIA DOROTHEA S,	424 W JOHN ST MATTHEWS NC 28105	MATTHEWS	NC	28105
19325134	BLACK GST IRREVOCABLE TRUST,  MEETZE, WILLIAM SCOTT	2616 KIRKHOLM MATTHEWS NC 28105	MATTHEWS	NC	28105
21301106	C/O CAROLINAS CANCER CARE,  TOKA PROPERTIES LLC,	4200 CAMERON OAKS DR CHARLOTTE NC 28211	CHARLOTTE	NC	28211
21301107	CASSIDY LIVING TRUST THE,	3546 LAWRENCE RD ORANGE PARK FL 32065	ORANGE PARK	FL	32065
22702613	David Lee Kinney	2758 LAKE SHORE RD 5 DENVER	DENVER	NC	28037



**PROJECT SUMMARY:** 500 West John Street,  
Matthews, NC 28105

**Owners:** Av8lor Sportsware INC

**Applicant:** Paul Jamison

**Current Zoning:** Office - O(CD)

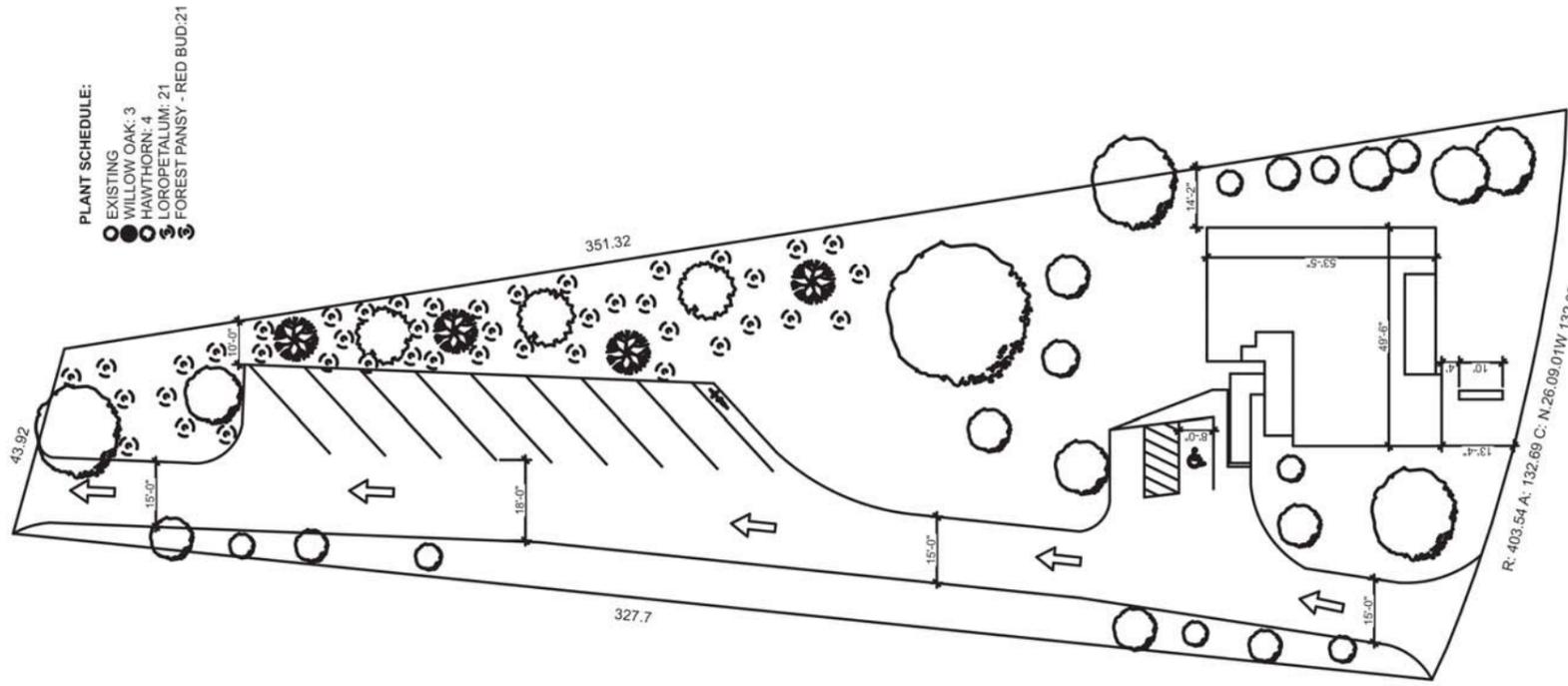
**Existing Use:** Office

**Proposed Zoning:** Office - O(CD)

**Proposed Use:** Office

**Summary Request:**

- Change signage to Historic Landmark Guidelines and Town UDO Requirements -- 50 SQFT.
- Additions per attached/changes to CD and compliance.
- Safety of access for employees and guests.



1 SITE PLAN  
SCALE: 1" = 20'

500 WEST JOHN  
STREET  
MATTHEWS, NC  
28105

MARK	DATE	DESCRIPTION

PROJECT NO:  
DATE:  
DRAWN BY:  
COPYRIGHT

SHEET TITLE

Site Plan

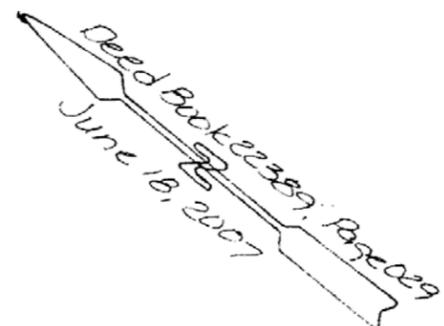
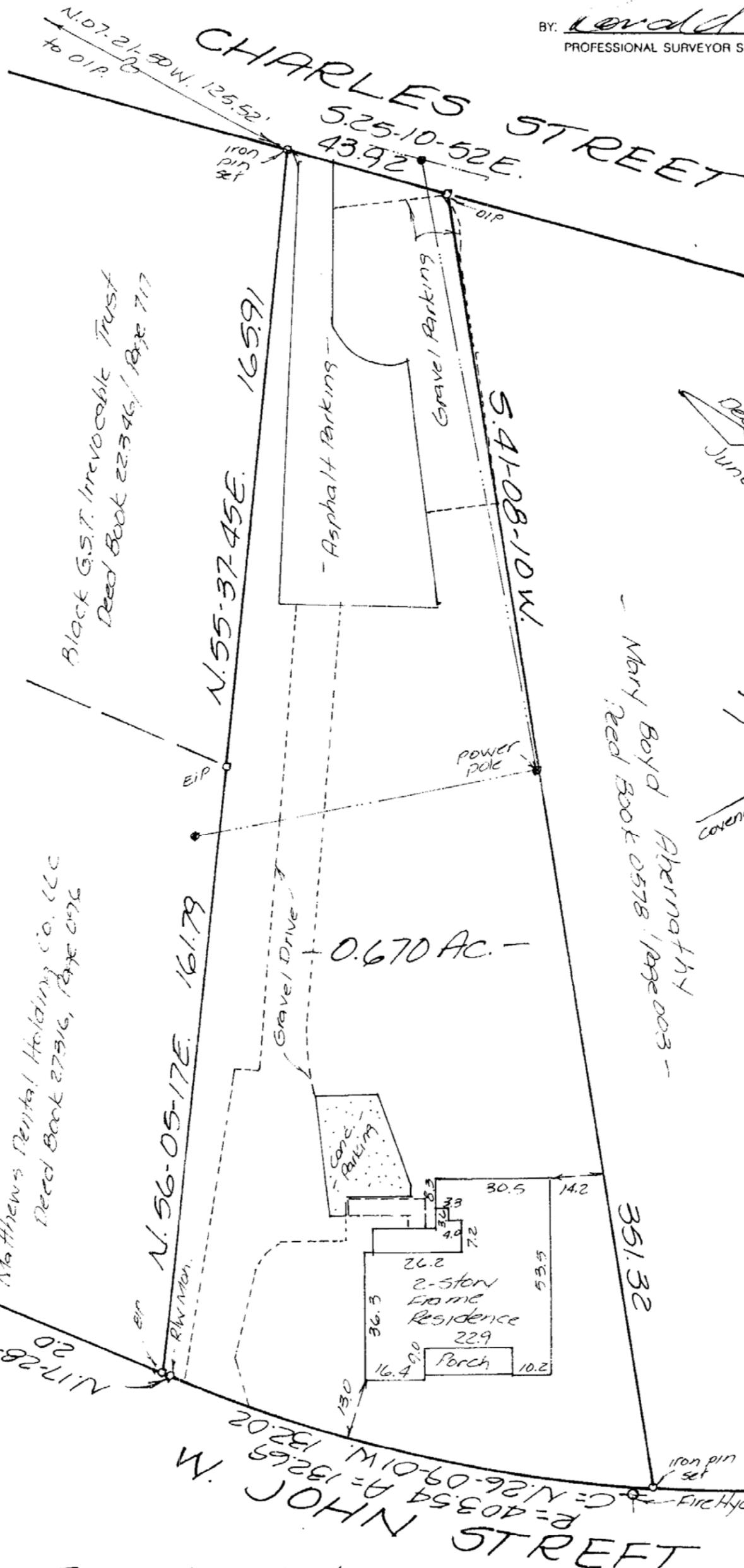
A-2

SHEET 2 OF 7

THIS IS TO CERTIFY THAT ON THE 3rd DAY OF October 2016, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE PROPERTY LINES AND IMPROVEMENTS ARE SHOWN HEREON. THE RATIO OF PRECISION AS CALCULATED IS 1: 20,000 FT. + OF PERIMETER SURVEYED. AREA COMPUTED BY COORDINATE METHOD. PROPERTY MAY BE SUBJECT TO ANY OTHER RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.

2016-653  
11/01/2016

BY: Ronald F. Hyatt  
PROFESSIONAL SURVEYOR STATE OF NORTH CAROLINA

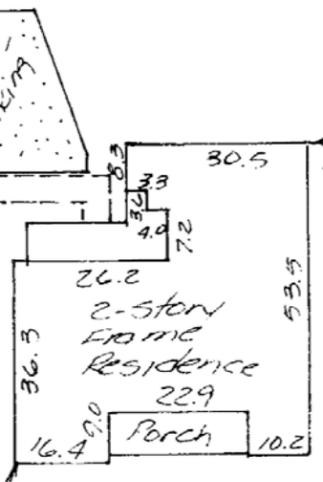


Black G.S.T. Irrevocable Trust  
Deed Book 22346, Page 717

Matthews Rental Holding Co. LLC  
Deed Book 27316, Page 076

Mary Boyd Abernathy  
Deed Book 0578, Page 003

0.670 AC.



Boundary & Physical SURVEY OF  
LOT IN Matthews TOWNSHIP Meck. COUNTY, NORTH CAROLINA IN THE CITY OF Matthews  
ON W John Street HOUSE No. 500 SHOWN AS LOT NO. \_\_\_\_\_ IN BLOCK No. \_\_\_\_\_  
ON MAP OF \_\_\_\_\_ MAP RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
DEED RECORDED IN BOOK 22389 PAGE 029 OFFICE OF THE REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY, N.C.  
THE PROPERTY OF Av8tor Sportswear, Inc.  
TO BE CONVEYED TO \_\_\_\_\_

SCALE 1" = 40 Ft.  
DATE 10/03/2016

RONALD F. HYATT, NCPLS  
6120 HUGGINS DAIRY ROAD  
MARSHVILLE, NC 28103

LEGEND  
RW = RIGHT-OF-WAY  
C/L = CENTERLINE  
EIP = EXISTING IRON PIN  
BROKEN SCALE  
P/L = PROPERTY LINE