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): 215-094-02 215-094-06

Address of property: Independence Avenue

Location of property: 13.61 ACRES AT THE INTERSECTION OF
                   Independence Avenue and
                   Mount Zion Church Road and 1.33 acres U.S. Comm.
                   Dr.
                   Title to the property was acquired on 6-19-1979
                   and was recorded in the name of Lindell Thompson and Philip Groves
                   whose mailing address is 5817 Lebanon Road, Charlotte, N.C.

The deed is recorded in Book 04203 and Page 788 in the office of the Register of
Deeds for Mecklenburg County.

Present zoning classification: B-2 (CD) 400
Requested zoning classification: No Change

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 1
List reason(s) why zoning should be changed (use separate sheet if necessary):

We are asking for a condition change to allow immediate access from Stevens Mill Road due to the impending closure of the access to Highland 14 Westbound access from Independence Commerce Drive and Mount Harmony Church Road. This access point will cut 1/2 (one-half) mile of travel and allow Independence Commerce Drive business to survive and preserve.

Signature of property owner (must be original)
Evelyn C. Goode

Print name of owner
1530 Queens Rd. #601

Property owner's mailing address
Charlotte, NC 28207-2576

Property owner's mailing address, continued

Property owner's mailing address, continued

904-342-3422

Property owner's phone number/email address

Signature of agent (if any)
CHARLES ROGER MARTIN

Print name of agent
2442 Bain Farm Road

Agent's mailing address
Mint Hill, N.C.

Agent's mailing address, continued

Agent's mailing address, continued

704-408-9739

Agent's phone number/email address
This map 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 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.
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.”

**TAX PARCEL**

**215-094-10 & 215-094-11**

**PROPERTY OWNER NAME(S)**

**Peter Martin**

**2414 8th Farm Road**

**MONROE, N.C. 28112**

**OWNER MAILING ADDRESS**

**MILL A.L.L., N.C. 28221**

**OWNER MAILING ADDRESS, CONTINUED**

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**TAX PARCEL**

**215-094-03**

**PROPERTY OWNER NAME(S)**

**Earl Seamon**

**2416 Stevens Mill Rd**

**MONROE, N.C. 28112**

**OWNER MAILING ADDRESS**

**MATTHEWS, N.C. 28105**

**OWNER MAILING ADDRESS, CONTINUED**

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**TAX PARCEL**

**215-094-01**

**PROPERTY OWNER NAME(S)**

**UT A.L.L. Family Limited P**

**1720 Meolin Road**

**MONROE, N.C. 28112**

**OWNER MAILING ADDRESS**

**MATTHEWS, N.C. 28105**

**OWNER MAILING ADDRESS, CONTINUED**

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**TAX PARCEL**

**215-121-19**

**PROPERTY OWNER NAME(S)**

**2138 NORTONS DRIVE**

**MONROE, N.C. 28112**

**OWNER MAILING ADDRESS**

**MATTHEWS, N.C. 28105**

**OWNER MAILING ADDRESS, CONTINUED**

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**TAX PARCEL**

**215-121-07**

**PROPERTY OWNER NAME(S)**

**Team Church**

**2361 Stevens Mill Road**

**MONROE, N.C. 28112**

**OWNER MAILING ADDRESS**

**MATTHEWS, N.C. 28105**

**OWNER MAILING ADDRESS, CONTINUED**
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<td>KEVIN J. HOWELL</td>
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<td>THOMAS KEITH HARTIS</td>
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<td>2501 STEVENS MILL ROAD</td>
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<td>MICHAEL NAZIS</td>
<td>8835 IRA FLOWE ROAD</td>
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<td>EXYLU GEEDEES</td>
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<td>LYNDELL THOMPSON</td>
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APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 3
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**TAX PARCEL**

LONE WOLF INDUSTRIES

PROPERTY OWNER NAME(S)

P.O. Box 457

OWNER MAILING ADDRESS

1100 Indian Trail, N.C. 28079

OWNER MAILING ADDRESS, CONTINUED

**TAX PARCEL**

GREEN STREET V.L.L.C.

PROPERTY OWNER NAME(S)

4500 Cameron Valley Plk

OWNER MAILING ADDRESS

SUITE 100

CHAPEL HILL, N.C. 27514

OWNER MAILING ADDRESS, CONTINUED

**TAX PARCEL**

J & J Properties

PROPERTY OWNER NAME(S)

1129 Flomie Dr.

OWNER MAILING ADDRESS

Matthews, N.C. 28104

OWNER MAILING ADDRESS, CONTINUED

**TAX PARCEL**

JRA Property & Land Management

1121 East Matthews St, Ste 500

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

**TAX PARCEL**

KELLY REALTY, L.L.C.

PROPERTY OWNER NAME(S)

2832 Independence Commerce Pk

OWNER MAILING ADDRESS

SUITE B

Matthews, N.C. 28105

OWNER MAILING ADDRESS, CONTINUED

**TAX PARCEL**

PLANTATION CAROLINA L.L.L.P.

PROPERTY OWNER NAME(S)

2442 South Farm Rd

OWNER MAILING ADDRESS

Matthews, N.C. 28227

OWNER MAILING ADDRESS, CONTINUED
SUMMARY OF THE REZONING PROCESS

PETITIONER: 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, extension 224) for verification.

Application submitted to and accepted by the Town of Matthews \_June 3rd\_ 2011

Town Board of Commissioners formally accepts application and sets Public Hearing date \_June 13th\_ 2011

Notices sent via mail to affected/adjacent property owners on or before \_June 27th\_ 2011

Protest petition filed with Planning Department by 5:00 pm on \_July 6th\_ 2011

Public hearing: petitioner may give explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning \_July 11th\_ 2011

Town Planning Board reviews petition, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request \_July 26th\_ 2011

Town Board of Commissioners approves or denies application \_August 8th\_ 2011

GENERAL STATUTE 160A-385: CHANGES.

(a) Zoning ordinances may from time to time be amended, supplemented, changed, modified or repealed. in case, however, of a qualified protest against a zoning map amendment, that amendment shall not become effective except by favorable vote of three-fourths of all the members of the city council. For the purposes of this subsection, vacant positions on the council and members who are excused from voting shall not be considered "members of the council" for calculation of the requisite supermajority. To qualify as a protest under this section, the petition must be signed by the owners of either (1) twenty percent (20%) or more of the area included in the proposed change or (ii) five percent (5%) of a 100-foot wide buffer extending along the entire boundary of each discrete or separate area proposed to be rezoned. A street right of way shall not be considered in computing the 100-foot buffer area as long as that street right of way is 100 feet wide or less. When less than an entire parcel of land is subject to the proposed zoning map amendment, the 100-foot buffer shall be measured from the property line of that parcel. In the absence of evidence to the contrary, the city may rely on the county tax listing to determine the "owners" of potentially qualifying areas. The foregoing provisions concerning protests shall not be applicable to any amendment which initially zones property added to the territorial coverage of the ordinance as a result of annexation or otherwise, or to an amendment to an adopted (i) special use district, (ii) conditional use district, or (iii) conditional district if the amendment does not change the types of uses that are permitted within the district or increase the approved density for residential development, or increase the total approved size of nonresidential development, or reduce the size of any buffers or screening approved for the special use district, conditional use district, or conditional district.

(b) Amendments in zoning ordinances shall not be applicable or enforceable without consent of the owner with regard to buildings and uses for which either (i) building permits have been issued pursuant to GS 160A-417 prior to the enactment of the ordinance making the change or changes so long as the permits remain valid and unexpired pursuant to GS 160A-418 and unrevoked pursuant to GS 160A-422 or (ii) a vested right has been established pursuant to GS 150A-385.1 and such vested right remains valid and unexpired pursuant to GS 150A-385.1