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): 193-303-11

Address of property: 9727 E. INDEPENDENCE BOULEVARD

Location of property: MATTHEWS, NORTH CAROLINA - MOCKENBURG COUNTY

Title to the property was acquired on 12-2-11
and was recorded in the name of CARROLL FAMILY INVESTMENTS, LTD.
whose mailing address is 2340 W. IH-20, SUITE 100 - ARLINGTON, TX 76017

The deed is recorded in Book 26935 and Page 51 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: CONDITIONAL  
Requested zoning classification: B-1 (C)
List reason(s) why zoning should be changed (use separate sheet if necessary):
TO ALLOW MULTI-TENANT SIGNAGE.

Signature of property owner (must be original)
CARROLL FAMILY INVESTMENTS, LTD.

Print name of property owner
2340 W. IH-20, SUITE 100

Property owner’s mailing address
ARLINGTON, TX 76017

Property owner’s mailing address, continued

Property owner’s mailing address, continued
(817) 467-0505

Property owner’s phone number/email address

Signature of agent (if any)
Robert Hubbard

Print name of agent
1015 Kaiser Way

Agent’s mailing address
Fort Mill, SC 29715

Agent’s mailing address, continued

Agent’s mailing address, continued

817-454-8305
Agent’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

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."

19330304 / 9721 E. INDEPENDENCE BOULEVARD
TAX PARCEL
PMPJL, LLC
PROPERTY OWNER NAME(S)
112 EAST WILLIAM DAVID PARKWAY
OWNER MAILING ADDRESS
METARIE, LA 70005
OWNER MAILING ADDRESS, CONTINUED

19330307 / 9701 E. INDEPENDENCE BOULEVARD
TAX PARCEL
JALARAM HOTELS, LLC
PROPERTY OWNER NAME(S)
9701 E. INDEPENDENCE BOULEVARD
OWNER MAILING ADDRESS
MATTHEW, NC 28105
OWNER MAILING ADDRESS, CONTINUED

19330308 / 9709 E. INDEPENDENCE BOULEVARD
TAX PARCEL
LOS TRES AMIGOS,INC.
PROPERTY OWNER NAME(S)
116 E. WOODLAWN ROAD
OWNER MAILING ADDRESS
CHARLOTTE, NC 28217
OWNER MAILING ADDRESS, CONTINUED

19330311 / "SUBJECT TRACT"
TAX PARCEL
CARROLL FAMILY INVESTMENTS, LTD.
PROPERTY OWNER NAME(S)
2340 W. INTERSTATE 20, SUITE 100
OWNER MAILING ADDRESS
ARLINGTON, TX 76017
OWNER MAILING ADDRESS, CONTINUED

19330314 / 1725 WINDSOR SQUARE DRIVE
TAX PARCEL
TMB VENTURES, LLC
PROPERTY OWNER NAME(S)
245 OLD HICKORY ROAD
OWNER MAILING ADDRESS
LOCUST, NC 28097
OWNER MAILING ADDRESS, CONTINUED

19330202 / 9949/10101 E. INDEPENDENCE BLVD.
TAX PARCEL
SC WINDSOR ASSOCIATES, LP
PROPERTY OWNER NAME(S)
340 ROYAL POINCIANA WAY, NO. 316
OWNER MAILING ADDRESS
PALM BEACH, FL 33480
OWNER MAILING ADDRESS, CONTINUED

19330203 / 1700 WINDSOR SQUARE DRIVE
TAX PARCEL
T L & E INVESTMENTS, INC. / ATTN: SAMI I NAFISI
PROPERTY OWNER NAME(S)
7935 COUNCIL PLACE, SUITE 200
OWNER MAILING ADDRESS
MATTHEWS, NC 28106
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 3-2-12

Town Board of Commissioners formally accepts application and sets Public Hearing date 3-12-12

Notices sent via mail to affected/adjacent property owners on or before 3-26-12

Protest petition filed with Planning Department by 5:00 pm on 4-3-12

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 4-9-12

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 5-2-12

Town Board of Commissioners approves or denies application 5-14-12

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 (i) 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 issues 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 160A-385.1 and such vested right remains valid and unexpired pursuant to GS 160A-385.1