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|----------------------------|------------|
| DATE FILED                 | 2013-596   |
| APPLICATION NUMBER         | 01-04-2013 |
| <i>For office use only</i> |            |

**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.

193-245-52

Tax parcel number(s): \_\_\_\_\_

1205 Crews Rd., Matthews, NC

Address of property: \_\_\_\_\_

S.E. Corner of Crews Rd. & Lyle Crews Circle, Matthews, NC.

Location of property:

Title to the property was acquired on 7/11/07

and was recorded in the name of Park Rd. Limited Liability Corp.

whose mailing address is 4530 Park Rd., Ste.390, Charlotte, NC

The deed is recorded in Book 48 and Page 507 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: I1(CD) Requested zoning classification: I1(CD)

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

*Needed since provisions of previous CD didn't provide for deviations of elevations etc. although similar finishes offered w/ smaller impact, is consistent w/ Land Use Plan.*

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Signature of property owner (must be original)

Lat W. Purser, III, Manager  
Park Rd. Limited Liability Corp.  
4530 Park Road, Suite 300

Property owner's mailing address  
Charlotte, NC 28209

Property owner's mailing address, continued

Property owner's mailing address, continued  
704-519-4220  
lat.purser@latpurser.com

Property owner's phone number/email address

Signature of property owner (must be original)

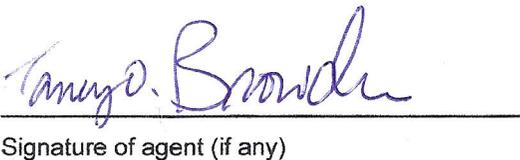
Print name of property owner

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)

Taney O. Browder  
10801 Monroe Rd, Ste C

Print name of agent  
Agent's mailing address  
Matthews N.C. 28105-8336

Agent's mailing address, continued

Agent's mailing address, continued  
704/708-9597  
browdereng@windstream.net

Agent's phone number/email address

Petitioner other than owner (if any)

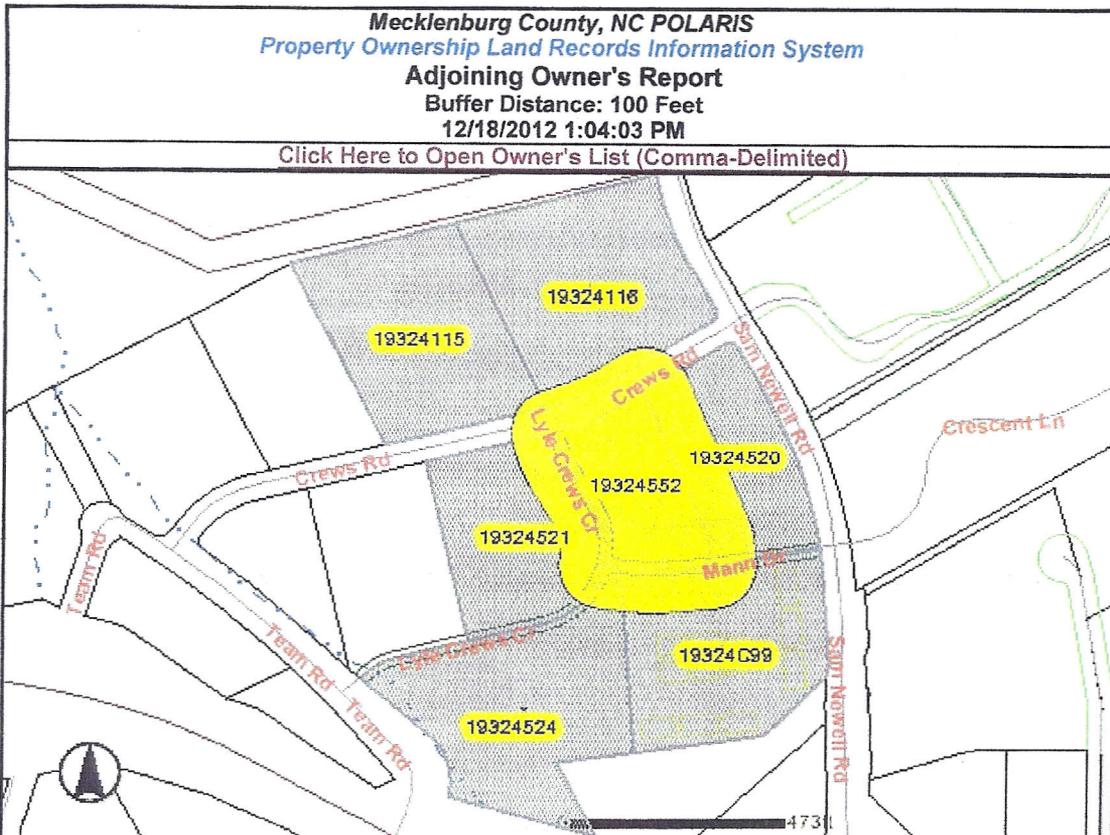
Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address



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.

| Parcel ID | Owner Name   | Mailing Address               | City      | State | ZIP   | Legal Description         | Deed Book | Deed Page | Land Area |
|-----------|--|-------------------------------|-----------|-------|-------|---------------------------|-----------|-----------|-----------|
| 19324115  | TOWN OF MATTHEWS   | 232 MATTHEWS STATION ST       | MATTHEWS  | NC    | 28105 | LF M26-114                | 10762     | 922       | 3.753 AC  |
| 19324116  | LLC WILLIAMS BUSINESS PROPERTIES                         | 624-101 MATTHEWS MINT HILL RD | MATTHEWS  | NC    | 28105 | LG M26-114                | 20145     | 955       | 4.002 AC  |
| 19324520  | LPA CREWS LLC  | 4530 PARK RD SUITE 300        | CHARLOTTE | NC    | 28209 | TR-A1A M48-507            | 26751     | 724       | 2.6682 AC |
| 19324521  | CRAWFORD WHITE INVESTMENTS LLC                           | 5237 LANCELOT DR              | CHARLOTTE | NC    | 28270 | LA6 M37-785               | 20979     | 993       | 3.0898 AC |
| 19324524  | AD BEL LTD   | PO BOX 1395                   | MATTHEWS  | NC    | 28106 | LA3 M37-785               | 7859      | 601       | 4.3557 AC |
| 19324528  | ACCELERATE RESEARCH LLC                                  | 10720 SIKES PL STE 110        | CHARLOTTE | NC    | 28277 | UNIT 100 BLD4 U/F 693-1   | 27492     | 297       | 1 LT      |
| 19324529  | PA URBAN ARCHITECTURAL GROUP                             | 1242 MANN DRIVE SUITE 200     | MATTHEWS  | NC    | 28105 | UNIT 200 BLD4 U/F 693-1   | 20441     | 404       | 1 LT      |
| 19324530  | MARKJAMES ENTERPRISES LLC                                | 1254 MANN DR                  | MATTHEWS  | NC    | 28105 | UNIT 1254 BLD9 U/F 693-1  | 17774     | 624       | 1 LT      |
| 19324531  | SATURDAY INVESTMENTS LLC                                 | PO BOX 578                    | MATTHEWS  | NC    | 28106 | UNIT 100 BLD10 U/F 693-1  | 17766     | 902       | 1 LT      |
| 19324532  | CHRIS G COPDIS AND GEORGE C COPDIS AND MARIA C HOUSIADAS | 9530 SARDIS GLEN DR           | MATTHEWS  | NC    | 28105 | UNIT 200 BLD10 U/F 693-1  | 26850     | 787       | 1 LT      |
| 19324534  | MICHAEL W LASH   | 1104 CINDY CARR DR            | MATTHEWS  | NC    | 28105 | UNIT 100 BLD6 U/F 693-13  | 18280     | 471       | 1 LT      |
| 19324535  | EUGENE A ZILBER AND ELENA I ZILBER                       | 1226 MANN DR #200             | MATTHEWS  | NC    | 28105 | UNIT 200 BLD6 U/F 693-13  | 18089     | 248       | 1 LT      |
| 19324536  | WILLIAM N II DEVORE                                      | 8801 MAN OF WAR DR            | WAXHAW    | NC    | 28173 | UNIT 100 BLD13 U/F 693-19 | 20360     | 648       | 1 LT      |
| 19324537  | ROBERT G VINCENT   | 1212 MANN DR #200             | MATTHEWS  | NC    | 28105 | UNIT 200 BLD13 U/F 693-19 | 25152     | 956       | 1 LT      |

|          |   |                           |           |    |            |                             |       |     |           |
|----------|---|---------------------------|-----------|----|------------|-----------------------------|-------|-----|-----------|
| 19324539 | BALDWIN OFFICE PROPERTIES LLC             | 9009-10 JM KEYNES DR      | CHARLOTTE | NC | 28262      | UNIT 100 BLD7 U/F 693-25    | 19202 | 767 | 1 LT      |
| 19324540 | BT MATTHEWS LLC                           | 1238 MANN DR #100         | MATTHEWS  | NC | 28105      | UNIT 100 BLD8 U/F 693-29    | 19566 | 356 | 1 LT      |
| 19324541 | LYNN C TUCKER                             | 308 ARMISTEAD CT          | MARVIN    | NC | 28173      | UNIT 100 BLD5 U/F 693-33    | 26619 | 929 | 1 LT      |
| 19324542 | NGOMO OKITENBO                            | 2006 DYLAN DR             | MATTHEWS  | NC | 28106      | UNIT 200 BLD5 U/F 693-33    | 21696 | 654 | 1 LT      |
| 19324543 | KIDDMD, LLC                               | 1208 MANN DRIVE SUITE 100 | MATTHEWS  | NC | 28105      | UNIT 100 BLD12 U/F 693-33   | 20356 | 278 | 1 LT      |
| 19324544 | DENTEC LAB INC                            | 1208 MANN DR SUITE 200    | MATTHEWS  | NC | 28105-7591 | UNIT 200 BLD12 U/F 693-33   | 19977 | 441 | 1 LT      |
| 19324545 | KINDER INVESTMENTS LLC                    | 1250 MANN DR STE 100      | MATTHEWS  | NC | 28105      | UNIT 100 BLD3 U/F 693-33    | 20615 | 882 | 1 LT      |
| 19324546 | B&G INVESTMENTS LLC                       | 1250 MANN DR #200         | MATTHEWS  | NC | 28105      | UNIT 200 BLD3 U/F 693-33    | 19664 | 296 | 1 LT      |
| 19324547 | GARY COOPER PROPERTIES LLC                | 1262 MANN DR SUITE 100    | MATTHEWS  | NC | 28106      | BLDG 1 UNIT 100 U/F 693-47  | 20097 | 476 | 1 LT      |
| 19324548 | STANLEY J CARPENTER AND SUSAN K CARPENTER | 1262 MANN DR Unit 200     | MATTHEWS  | NC | 28105      | BLDG 1 UNIT 200 U/F 693-47  | 22062 | 415 | 1 LT      |
| 19324549 | EARTHEN SKIES LLC                         | 13908 DOVEHUNT PL         | CHARLOTTE | NC | 28277      | BLDG 11 UNIT 100 U/F 693-51 | 20321 | 947 | 1 LT      |
| 19324550 | LLC TRINITY REAL ESTATE HOLDINGS          | 1258 MANN DR              | MATTHEWS  | NC | 28105      | UNIT 100 BLDG 2 U/F 693-56  | 21781 | 908 | 1 LT      |
| 19324551 | HLE PROPERTIES LLC                        | 1258 MANN DR STE 200      | MATTHEWS  | NC | 28105      | UNIT 200 BLDG 2 U/F 693-56  | 22828 | 116 | 1 LT      |
| 19324552 | PARK ROAD LIMITED LIABILITY CO            | 4530 PARK RD SUITE 300    | CHARLOTTE | NC | 28209      | TR-A1B M48-507              | 13799 | 540 | 1.8791 AC |

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## 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 \_\_\_\_\_ Jan.4, 2013

Town Board of Commissioners formally accepts application and sets Public Hearing date \_\_\_\_\_ Jan. 14, 2013

Notices sent via mail to affected/adjacent property owners on or before \_\_\_\_\_ Jan, 28, 2013

Protest petition filed with Planning Department by 5:00 pm on \_\_\_\_\_ Feb. 6, 2013

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 \_\_\_\_\_ Feb. 11, 2013

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 \_\_\_\_\_ Feb. 26, 2013

Town Board of Commissioners approves or denies application \_\_\_\_\_ Mar.11, 2013

### 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 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 160A-385.1 and such vested right remains valid and unexpired pursuant to GS 160A-385.1