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): 215-012-24

Address of property: 310 E. MATTHEWS ST  MATTHEWS, NC 28105

Location of property:

Title to the property was acquired on October 3, 2012
and was recorded in the name of Charlotte-Mecklenburg Historic Landmarks Commission
whose mailing address is 2100 Randolph Rd
Charlotte, NC 28207

The deed is recorded in Book 27713 and Page 383 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-20  Requested zoning classification: 0-9(cd) 4-A-20(cd)
List reason(s) why zoning should be changed (use separate sheet if necessary):

Convert residential house to an office.

Signature of property owner (must be original)

"Marble-Hackenburg LLC"
Print name of property owner
2105 Randolph Rd.
Property owner's mailing address
Charlotte, N.C. 28207
Property owner's mailing address, continued

Property owner's mailing address, continued
704-336-9115
Daon.Hackenburg@charlotte.northcarolina.gov
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

Signature of agent (must be original)

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)

JEFFREY 1 FULMER
Print name of petitioner
1422-C ORCHARD LAKE DR
Petitioner's mailing address
Charlotte, N.C. 28270
Petitioner's mailing address, continued
Petitioner's mailing address, continued
Petitioner's phone number/email address

Jeff FULMER 11 Sleeria CPA.COM
704-844-6183
Petitioner's phone number/email address
<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Owner Name(s)</th>
<th>Property Address</th>
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</thead>
<tbody>
<tr>
<td>19329108</td>
<td>Charles M &amp; Madalyn Fundenauer</td>
<td>P.O. Box 941, Matthews, NC 28106</td>
</tr>
<tr>
<td>21501104</td>
<td>William R. Frink</td>
<td>P.O. Box 48, Matthews, NC 28106</td>
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<tr>
<td>21501223</td>
<td>Brookchase Properties, LLC</td>
<td>P.O. Box 578, Matthews, NC 28106</td>
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<tr>
<td>21501225</td>
<td>James &amp; Margaret Rowan</td>
<td>P.O. Box 36, Matthews, NC 28106</td>
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<td>21501230</td>
<td>Matthews Depot, LLC</td>
<td>4530 Park Rd, Matthews, NC 28209</td>
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<td>21501231</td>
<td>Town of Matthews</td>
<td>232 Matthews Station St, Matthews, NC 28105</td>
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<td>21501224</td>
<td>Landmarks Commission, Charlotte-Mecklenburg</td>
<td>2100 Randolph Rd, Charlotte, NC 28207</td>
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</table>
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 or email mjgollnitz@matthewsnc.gov) for verification.

Application submitted to and accepted by the Town of Matthews 5/26/13

Town Board of Commissioners formally accepts application and sets Public Hearing date 6/10/13

Notices sent via mail to affected/adjacent property owners on or before 7/29/13

Protest petition filed with Planning Department by 5:00 pm on 8/17/13

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 8/12/13

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 8/27/13

Town Board of Commissioners approves or denies application 9/13/13

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
This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plat, 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.

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<th>Parcel ID</th>
<th>Owner Name</th>
<th>Mailing Address</th>
<th>City</th>
<th>State</th>
<th>ZIP</th>
<th>Legal Description</th>
<th>Deed Book</th>
<th>Deed Page</th>
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polaris.mecklenburgcountync.gov/website/freesign/AdjoiningOwners.asp?SelectedPId=21501224&BufferDistance=100

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