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): 193-431-25, 31, 32, 33, 34, 35, 36, 37, 38

Address of property: 9709 Northeast Parkway, 9715 Northeast Parkway

Location of property:

Title to the property was acquired on See attached exhibit A
and was recorded in the name of __________________________________________
whose mailing address is __________________________________________________

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

Present zoning classification: C (conditional)  Requested zoning classification: O (CD)
List reason(s) why zoning should be changed (use separate sheet if necessary):

Add two add'l building. Expand multi tenant signage

Kendall Parker
Signature of property owner (must be original)

Print name of property owner
9715 Northeast Parkway Suite 300

Property owner's mailing address
Matthews NC 28105
Property owner's mailing address, continued

Property owner’s phone number/email address
704-365-4016 kparker@carolinaseco.com

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 property owner (must be original)

Print name of property owner

Property owner's mailing address

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

Add two additional buildings (IF NO COST ATTACHED)

Signature of property owner (must be original)

Print name of property owner

Property owner’s mailing address

Property owner’s phone number/email address

Signature of agent (if any)

Print name of agent

Agent’s mailing address

Agent’s phone number/email address

Print name of petitioner

Petitioner’s mailing address

Petitioner’s phone number/email address
List reason(s) why zoning should be changed (use separate sheet if necessary):

Add two additional buildings

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's phone number/email address

Signature of agent (if any)

Print name of agent

Agent's mailing address

Agent's phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner's mailing address

Petitioner's phone number/email address
List reason(s) why zoning should be changed (use separate sheet if necessary):

Add two additional buildings

Signature of property owner (must be original)
BUTHAYNA NABA

Print name of property owner
6420 FAIRGREEN AVE

Property owner’s mailing address
WAXHAW, NC 28173

Property owner’s mailing address, continued

Property owner’s mailing address, continued
BethNaba@hotmail.com

Property owner’s phone number/email address
980-298-9220

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

Add two additional buildings

Signature of property owner (must be original)

[Signature]

Print name of property owner

[Full name]

Property owner’s mailing address

[Address]

Property owner’s mailing address, continued

[Address]

Property owner’s mailing address, continued

[Address]

Property owner’s mailing address, continued

[Address]

Property owner’s phone number/email address

[Number/Email]

Signature of agent (if any)

[Signature]

Print name of agent

[Name]

Agent’s mailing address

[Address]

Agent’s mailing address, continued

[Address]

Agent’s mailing address, continued

[Address]

Agent’s phone number/email address

[Number/Email]

Petitioner other than owner (if any)

[Signature]

Print name of petitioner

[Name]

Petitioner’s mailing address

[Address]

Petitioner’s mailing address, continued

[Address]

Petitioner’s mailing address, continued

[Address]

Petitioner’s phone number/email address

[Number/Email]
List reason(s) why zoning should be changed (use separate sheet if necessary):

Add two additional buildings

[Signature]
Signature of property owner (must be original)

[Print name]
Print name of property owner

[Address]
Property owner's mailing address

[Address]
Property owner's mailing address, continued

[Email]
Property owner's phone number/email address

[Signature]
Signature of agent (if any)

[Print name]
Print name of agent

[Address]
Agent's mailing address

[Address]
Agent's mailing address, continued

[Email]
Agent's phone number/email address

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 2
List reason(s) why zoning should be changed (use separate sheet if necessary):

Add two additional buildings

[Signature]
Signature of property owner (must be original)

[Print name]
Property owner's mailing address

[Property owner's mailing address]
Matthews, NC 28105

Property owner's phone number/email address

[Phone number]
Email: [Email address]

Signature of agent (if any)

[Print name]
Petitioner other than owner (if any)

[Print name]
Agent's mailing address

[Agent's mailing address]
Agent's mailing address, continued

[Agent's mailing address, continued]
Agent's mailing address, continued

[Agent's phone number/email address]

Application for Change in Zoning Classification or Condition, Page 2
List reason(s) why zoning should be changed (use separate sheet if necessary):

Add two additional buildings

Signature of property owner (must be original)

Richard S. Ferris
Print name of property owner
9715 Northeast Pkwy #100
Property owner's mailing address
Matthews, NC 28105
Property owner's mailing address, continued

Property owner's mailing address, continued
704-845-2500
rfslaw@windstream.net
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

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 2
List reason(s) why zoning should be changed (use separate sheet if necessary):

Add two additional buildings

[Signature]
Member-Manager

Signature of property owner (must be original)

Madaris Properties LLC

Print name of property owner

9715 Northeast Parkway #200

Property owner’s mailing address

Matthews NC 28105

Property owner’s mailing address, continued

Property owner’s mailing address, continued

704-246-0090 X 12

rmadaris@madarisrents.com

Property owner’s phone number/email address

Petitioner other than owner (if any)

Print name of agent

Print name of petitioner

Agent’s mailing address

Petitioner’s mailing address

Agent’s mailing address, continued

Petitioner’s mailing address, continued

Agent’s mailing address, continued

Petitioner’s mailing address, continued

Agent’s phone number/email address

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.”

<table>
<thead>
<tr>
<th>Tax Parcel Number</th>
<th>TaxParcel</th>
<th>Property Owner Name(s)</th>
<th>Owner Mailing Address</th>
<th>Owner Mailing Address, Continued</th>
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</thead>
<tbody>
<tr>
<td>19330305</td>
<td>TAX PARCEL</td>
<td>John H &amp; Mechelle F Hanna</td>
<td>9808 Northeast Pkwy</td>
<td>Matthews NC 28105</td>
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<td>Owner Mailing Address, Continued</td>
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<tr>
<td>19330315</td>
<td>TAX PARCEL</td>
<td>SC Windsor Associates LP</td>
<td>340 Royal Poinciana Way #316</td>
<td>Palm Beach FL 33480</td>
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<td>Owner Mailing Address, Continued</td>
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<tr>
<td>19339101</td>
<td>TAX PARCEL</td>
<td>Donna L Marin</td>
<td>1909 Annecy Drive</td>
<td>Matthews NC 28105</td>
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<td>Owner Mailing Address, Continued</td>
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<tr>
<td>19339279</td>
<td>TAX PARCEL</td>
<td>Mario &amp; Rose Marie Carvajal</td>
<td>1908 Annecy Dr</td>
<td>Matthews NC 28105</td>
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<td>Owner Mailing Address, Continued</td>
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<tr>
<td>19343109</td>
<td>TAX PARCEL</td>
<td>Raja C &amp; Vencenzina Anabtawi</td>
<td>1931 Tanfield Dr</td>
<td>Matthews NC 28105</td>
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<td>Owner Mailing Address, Continued</td>
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</tbody>
</table>
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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<tr>
<th>Parcel Number</th>
<th>TAX PARCEL</th>
<th>OWNER MAILING ADDRESS</th>
<th>OWNER MAILING ADDRESS, CONTINUED</th>
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<td>19343110</td>
<td>Paul W &amp; Kelly M Philbee</td>
<td>Matthews NC 28105</td>
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<td>19343111</td>
<td>Arbenore &amp; Faton Fetiu</td>
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<td>19343112</td>
<td>Richard Latorre</td>
<td>Matthews NC 28105</td>
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<td>19343113</td>
<td>Sergey, Tatjana N. &amp; Yevgeniy Sukharevskiy</td>
<td>Matthews NC 28105</td>
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<td>19343114</td>
<td>Colfin AH orth Carolina 1 LLC</td>
<td>Scottsdale AZ 85258</td>
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<td>19343115</td>
<td>James L &amp; Kerry A Hummel</td>
<td>Matthews NC 28105</td>
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<td>19343121</td>
<td>Larry Edward Reed &amp; Joyce Rice</td>
<td>Matthews NC 28105</td>
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<td>19343122</td>
<td>Charlotte Adelphos Church</td>
<td>Matthews NC 28105</td>
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<td>Tax Parcel Number</td>
<td>Property Owner Name(S)</td>
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<tr>
<td>19343127</td>
<td>Robert P &amp; Joyce L Freeman</td>
<td>PO Box 2686</td>
<td>Florence OR 97439</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 blynd@matthewsnc.gov) for verification.

Application submitted to and accepted by the Town of Matthews

July 1, 2015

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

July 13, 2015

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

August 31, 2015

Protest petition filed with Planning Department by 5:00 pm on

September 9, 2015

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

September 14, 2015

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

September 22, 2015

Town Board of Commissioners approves or denies application

October 12, 2015

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
Exhibit A

Title to the property was acquired on May 23, 2005 and was recorded in the name of Northeast Parkway Group LLC whose mailing address is 9709 Northeast Parkway #400 Matthews NC 28105.

The deed is recorded in Book 18771 and Page 947 in the office of the Register of Deeds for Mecklenburg County.

Title to the property was acquired on May 19, 2005 and was recorded in the name of FARCO LLC whose mailing address is 9715 Northeast Parkway #100 Matthews NC 28105.

The deed is recorded in Book 18760 and Page 202 in the office of the Register of Deeds for Mecklenburg County.

Title to the property was acquired on January 30, 2012 and was recorded in the name of Terrence Virgil Stanley & Tina Marcel Stanley Living Trust whose mailing address is 928 Searidge Lane Carolina Beach NC 28428.

The deed is recorded in Book 27064 and Page 782 in the office of the Register of Deeds for Mecklenburg County.

Title to the property was acquired on November 6, 2014 and was recorded in the name of Buthayna Naba whose mailing address is 8420 Fairview Rd Waxhaw NC 28173.

The deed is recorded in Book 18771 and Page 947 in the office of the Register of Deeds for Mecklenburg County.

Title to the property was acquired on February 8, 2013 and was recorded in the name of Honor Properties LLC whose mailing address is 1637 Thornblade Ridge Drive Matthews NC 28105.

The deed is recorded in Book 28056 and Page 122 in the office of the Register of Deeds for Mecklenburg County.

Title to the property was acquired on May 7, 2007 and was recorded in the name of Madaris Properties LLC whose mailing address is 9715 Northeast Parkway #200 Matthews NC 28105.

The deed is recorded in Book 22187 and Page 105 in the office of the Register of Deeds for Mecklenburg County.
Title to the property was acquired on September 8, 2008 and was recorded in the name of Carolinas Electrical Contractors Association Inc whose mailing address is 9715 Northeast Parkway #300 Matthews NC 28105.

The deed is recorded in Book 24131 and Page 556 in the office of the Register of Deeds for Mecklenburg County.

Title to the property was acquired on June 11, 2015 and was recorded in the name of WKQ Properties LLC whose mailing address is 14117 Springwater Drive Matthews NC 28105.

The deed is recorded in Book 30040 and Page 827 in the office of the Register of Deeds for Mecklenburg County.

Title to the property was acquired on March 8, 2013 and was recorded in the name of Elida Properties LLC whose mailing address is 17232 Lancaster Hwy Ste 108 Charlotte NC 28277.

The deed is recorded in Book 30040 and Page 827 in the office of the Register of Deeds for Mecklenburg County.
July 1, 2015

List reason(s) why zoning should be changed

To allow multi tenant signage
To convert old conditional zoned properties to current zoning categories
Add two additional buildings

We would also like to request a traffic study waiver due to the fact this is an existing development with four buildings