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): 22703202

Address of property: 608 Lakenheath Lane, Matthews, NC 28105

Location of property:

Title to the property was acquired on June 30, 2015
and was recorded in the name of William Edward Browning, Jr & Lisa J Browning
whose mailing address is 15401 Thompson Rd, Mint Hill, NC 28227

The deed is recorded in Book 30166 and Page 991 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R20 Requested zoning classification: R15
List reason(s) why zoning should be changed (use separate sheet if necessary):

William Edward Browning Jr
Print name of property owner
15401 Thompson Rd
Property owner’s mailing address
Mint Hill, NC 28227
Property owner’s mailing address, continued
Property owner’s mailing address, continued

Lisa J Browning
Print name of property owner
Same
Property owner’s mailing address
Property owner’s mailing address, continued
Property owner’s mailing address, continued

Signature of property owner (must be original)

Signature of property owner (must be original)

Property owner’s phone number/email address

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

Print name of petitioner
Petitioner’s mailing address
Petitioner’s mailing address, continued
Petitioner’s mailing address, continued

Petitioner other than owner (if any)

Agent’s phone number/email address

Petitioner’s phone number/email address

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 2
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."

22703234
TAX PARCEL
Jack and June Brooks
PROPERTY OWNER NAME(S)
521 Courtney Ln.
OWNER MAILING ADDRESS
Matthews, NC 28105
OWNER MAILING ADDRESS, CONTINUED

22702764 / 22702760
TAX PARCEL
Barbara and Andrew Williams
PROPERTY OWNER NAME(S)
166 Bubbling Well Rd.
OWNER MAILING ADDRESS
Matthews, NC 28105
OWNER MAILING ADDRESS, CONTINUED

22703203
TAX PARCEL
Marilyn Mundy
PROPERTY OWNER NAME(S)
600 Lakenheath Ln.
OWNER MAILING ADDRESS
Matthews, NC 28105
OWNER MAILING ADDRESS, CONTINUED

22703205
TAX PARCEL
Brenda Lemmond
PROPERTY OWNER NAME(S)
521 Courtney Ln.
OWNER MAILING ADDRESS
Matthews, NC 28105
OWNER MAILING ADDRESS, CONTINUED

22703202
TAX PARCEL
Joshua and Brooke Spangler
PROPERTY OWNER NAME(S)
10002 Arlington Oaks Dr.
OWNER MAILING ADDRESS
Charlotte, NC 28227
OWNER MAILING ADDRESS, CONTINUED

22703201
TAX PARCEL
Nathan and Leah Bond
PROPERTY OWNER NAME(S)
166 Lakenheath Ln.
OWNER MAILING ADDRESS
Matthews, NC 28105
OWNER MAILING ADDRESS, CONTINUED

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 3
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 ________________________________ Sept. 2, 2015

Town Board of Commissioners formally accepts application and sets Public Hearing date ________________________________ Sept. 14, 2015

Notices sent via mail to affected/adjacent property owners on or before ________________________________ Sept. 28, 2015

Protest petition filed with Planning Department by 5:00 pm on ________________________________ N/A

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 ________________________________ Oct 12, 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 ________________________________ Oct 27, 2015

Town Board of Commissioners approves or denies application ________________________________ Nov 9, 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