

DATE FILED 5/29/2019

APPLICATION NUMBER 2019-699

For office use only

**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): 21508107

Address of property: 1364 Matthews-Mint Hill Road

Location of property:

Title to the property was acquired on January 1, 1975

and was recorded in the name of (see attached)

whose mailing address is (see attached)

The deed is recorded in Book 1928 and Page 202 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: B-H

Requested zoning classification: ENT (Early Designation)

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

For consistency with land use plans previously adopted by the
Town of Matthews

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See Attached

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)

Robert E Henderson

Print name of agent
Suite 255, 831 E Morehead Street

Agent's mailing address
Charlotte, NC 28202

Agent's mailing address, continued

Agent's mailing address, continued

704-401-0001/rhenderson@hnftlaw.com

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."

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See Attached

TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

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PROPERTY OWNER NAME(S)

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OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

TAX PARCEL

PROPERTY OWNER NAME(S)

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

SUMMARY OF THE REZONING PROCESS

APPLICANT: 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 srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office May 29, 2019

Town Board of Commissioners formally accepts application and sets Public Hearing date June 10, 2019

Notices sent via mail to affected/adjacent property owners on or before August 26, 2019

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning September 9, 2019

Town Planning Board reviews request, 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 24, 2019

Town Board of Commissioners approves or denies application October 14, 2019

The Matthews Board of Commissioners General Procedures Policy on Zoning and Development Case Appearances Before the Town Board, initially adopted October 8, 2018, explains the Board of Commissioners' expectations that this application is ready for public review and action, and that the above schedule can be followed without delays. By signing below, the property owner(s) and all other parties involved in preparing and presenting this zoning application indicate they have read and understand their responsibility to submit complete and accurate documents in a timely manner throughout the review process. Late or missing (new or revised) documents may limit the applicants opportunity to present updated information, which may result in an unfavorable decision.

Signature of Property Owner _____ Date _____
 Agent for Property Owner _____
 Other (please identify) _____

Signature of Property Owner _____ Date _____
 Agent for Property Owner _____
 Other (please identify) _____

Signature of Property Owner _____ Date _____
 Agent for Property Owner _____
 Other (please identify) _____

Pursuant to 155.503.8(D) of the Town of Matthews UDO and previously adopted Matthews land use plans for this area, and in concert with the Town of Matthews, this Petitioner seeks an early designation of the subject property to the ENT district. The subject property shall be developed with only land uses permitted in the ENT district; 2) the structures, themes, landscaping and bicycle facilities created in the development of the subject property will be generally consistent with those approved in Town of Matthews Petition 2017-664; 3) minimum and maximum build out for future development will be as set forth in the ENT Ordinance of the UDO; 4) a site plan and/or elevation plan will be reviewed and approved by the Board of Commissioners prior to any land disturbing activity on the subject property.

From: "Robert Henderson" <rehendo@att.net>
Date: 16 May 2019 at 11:43:17 AM GMT-4
To: "Sybil Brigman" <sabrigman@charter.net>
Cc: "'Kyla Sipprell'" <kylasipprell@gmail.com>, <brig62@juno.com>
Subject: FW: Extended Stay Hotel
Reply-To: <rehendo@att.net>

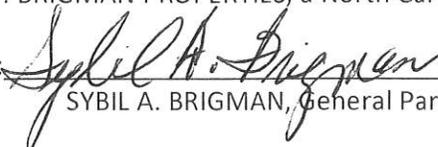
Sybil-

Jay has approved the form of signature below (and attached as a word document in case that's more convenient. In whatever way is most convenient to you, please print this out and fed ex it (overnight) directly to:

Jay Camp, AICP
Interim Planning Director
Town of Matthews
232 Matthews Station St.
Matthews, NC 28105

I will be in touch with Jay to be sure this is handled properly

P.F. BRIGMAN PROPERTIES, a North Carolina general partnership (f/k/a Brigman Family Farm Properties)

By:  (SEAL)
SYBIL A. BRIGMAN, General Partner

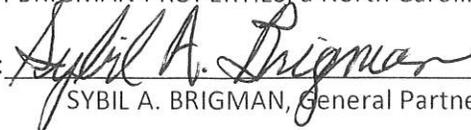
Bob

From: Robert Henderson [<mailto:rehendo@att.net>]
Sent: Thursday, May 16, 2019 8:32 AM
To: Jay Camp <jcamp@matthewsnc.gov>
Subject: RE: Extended Stay Hotel

Jay-

Here's what I propose as the signature block on the application.

P.F. BRIGMAN PROPERTIES, a North Carolina general partnership (f/k/a Brigman Family Farm Properties)

By:  (SEAL)
SYBIL A. BRIGMAN, General Partner

Comments?

Bob

P.F. BRIGMAN PROPERTIES, a North Carolina general partnership (f/k/a Brigman Family Farm Properties)

By:  (SEAL)
SYBIL A. BRIGMAN, General Partner

21508125

WOODSPRING SUITES

CHARLOTTE MATTHEWS LLC

8621 E 21ST ST STE 200

WICHITA KS 67206

19328222

HAHN PROPERTIES LLC

1419 MATTHEWS MINT HILL RD

MATTHEWS NC 28105

19328224

MARTHA M HAGER

17008 BELLE ISLE DR

CORNELIUS NC 28031

19328227

ETHRIDGE Z SMITH

NANCY SMITH

PO BOX 1071

MATTHEWS NC 28105

19328234

DON R EDWARDS

LOIS C EDWARDS

8307 LANGTREE LN

CHARLOTTE NC 2822

21508127

JOSEPH LOVALLO

SHANNON MORAN

743 HAMPSHIRE HILL RD

MATTHEWS NC 28105

21508135

1100 MATTHEWS MINT HILL LLC

1355 GREENWOOD CLIFF STE 150

CHARLOTTE NC 28204

21508129

iSTAR BOWLING CENTERS II LP

%AMF BOWLING CENTERS, INC

7313 BELL CREEK ROAD

MECHANICSVILLE VA 23111

21508113

BRIGMAN FAMILY FARM PROPERTIES

88 GRACELYN RD

ASHEVILLE NC 28804

Polaris 3G Map – Mecklenburg County, North Carolina

215-081-07

2019-699
5/29/2019

Date Printed: 5/28/2019 4:25:23 PM



Overlay Legend

Dimensions

Lot Number

This map or report 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 or report 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.