

DATE FILED 8.31.2020
APPLICATION NUMBER 2020-718
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): 19319101

Address of property: 9205 E. Independence Blvd. Matthews, NC. 28105

Location of property:

Title to the property was acquired on April 2, 2019
and was recorded in the name of Premier Holdings, LLC
whose mailing address is 1035 N. Church St Spartanburg, SC 29303

The deed is recorded in Book 33399 and Page 876-891 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: BH-CD Requested zoning classification: BH-CD

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

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Change in Conditions.

New Facade remodel.

New Stage.

New Exterior Lounge.

See attached separate sheet for more detail.

Jim Z Brown

Signature of property owner (must be original)

Premier Holdings, LLC

Print name of property owner

9205 E. Independence Blvd

Property owner's mailing address

Matthews, NC 28105

Property owner's mailing address, continued

Property owner's mailing address, continued

704-847-4647 / rafiki55v@hotmail.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)

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 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 SEPARATE SHEETS

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

TAX PARCEL

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

Neighbor 1 (9253 E. Independence BLVD, Mathews NC)

Mole-Parker Enterprises
Address:
12154 Montague St.
Los Angeles, CA, 91331

Neighbor 2 (9209 E. Independence BLVD, Mathews, NC)

9209 Mathews LLC
Address:
6714 Louisburg SQ LN
Charlotte, NC, 28210

Neighbor 3 (9103 E. Independence BLVD, Mathews, NC)

Cars DB4 LP, C/O Capital Automotive LP,
ATTN: Portfolio Manger
Address:
8484 Westpark Dr
STE 200
McLean, VA, 22102

Neighbor 4 (1905 Rice RD, Mathews, NC)

Roskind Richard C, Roskind Herbert G JR
Address:
4300 Sharon RD
STE 544
Charlotte, NC, 28211

Neighbor 5 (9211 E. Independence BLVD, Mathews, NC)

Slam Properties LLC
Suites Mathews
Address:
2727 Paces Ferry RD,
Suite 11-1200
Atlanta, GA, 30339

Neighbor 6 (9201 E. Independence BLVD, Mathews, NC)

Amerifoods Properties LLC
Address:
300 Black Belt World DR
Knightdale, NC, 27545

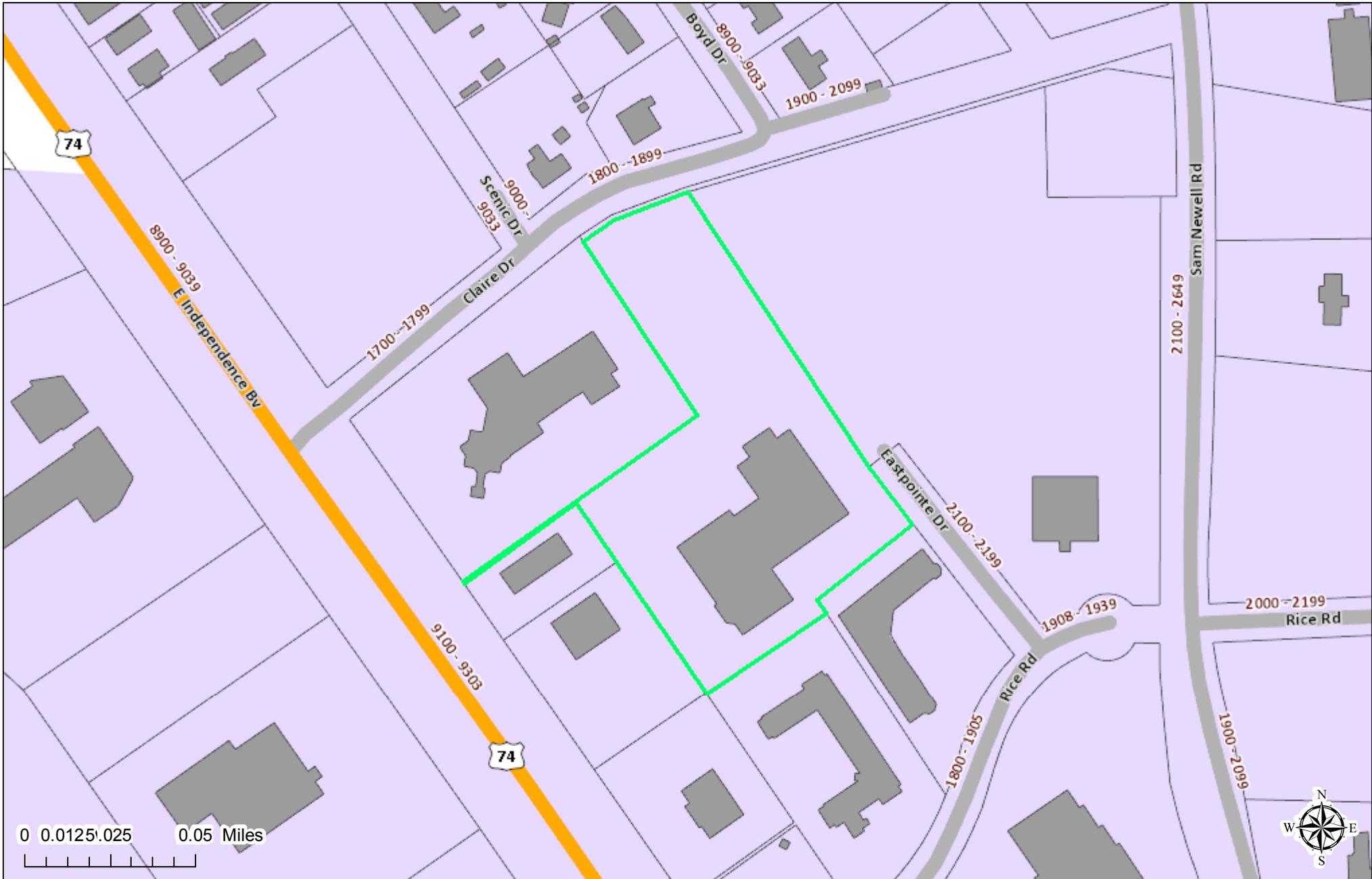
Neighbor 7 (1935 Rice Rd, Mathews, NC)

East Independence Prop, C/O DR
Fletcher Keith
Address:
4010 Triangle DR
Charlotte, NC, 28208

Polaris 3G Map – Mecklenburg County, North Carolina

2020-718 Harley Davidson

Date Printed: 9/3/2020 9:41:27 AM



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.

August 17, 2020

Town of Matthews Board of Commissioners.
Town of Matthews Planning Board.
232 Matthews, NC. 20105

RE: Change in Conditions to an Existing conditional Zoning Plan.

To Whom It May Concern

PROJECT: Harley Davidson Independence.
9205 E. Independence Blvd
Matthews, NC. 28105

This letter is submitted along with the attached zoning application to meet the requirements of the Instructions for Filing in change in Conditions.

Harley Davidson Independence would like to upgrade and remodel its existing facility, this will allow for a better presence along independence Blvd with an upgraded facade and a better space to service its customers.

Applicant is requesting the following changes for approval.

1. Façade Renovation.

The proposed renovation intends to emphasize the main access by creating store front openings and a covered canopy. These design upgrades are in line the authorized Harley-Davidson retail environment design concept, including:

The new store front will provide more than 25% transparency on the main façade adoption daylight harvesting technologies for energy savings and at the same time will create a display area more friendly and indicative of the interior showroom.

New articulation of the façade has been created by raising portion of the parapet and providing new metal mesh to have variation of materials and break the mass on the building.

The existing signage facing the side of the building will remain as is and the new sign facing Independence Blvd. will be located above the canopy according to the maximum area requirements.

2. New Sound Stage.

A proposed sound stage located at the NE side of the property for selected events that will involve the community such and new products presentations.

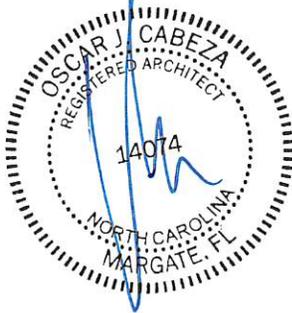
3. New Covered exterior terrace.

The new terrace is been proposed on the NE side of the building facing the existing parking lot to engage on a more friendly access to that area of the parking and a point of transitions between the showroom and the riding academy.

This are some hard times for all commercial business around the country and we are looking to bring some business on jobs back with a new façade and interior renovations.

For any questions feel free to contact us.

Sincerely,



Oscar Cabeza
Fresh Architecture, LLC
www.freshdesigninternational.com