Town of Matthews North Carolina

DATE FILED 12-1-21
APPLICATION NUMBER 2021-743
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:

X 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): 193-245-11, 193-245-08 and a portion of 193-245-24

Address of property: 633 Sam Newell Road, 641 Sam Newell Road and 720 Lyle Crews Circle

Location of property: Northwest corner of the intersection of Matthews Township Parkway and Sam Newell Road

Title to the property was acquired on See Exhibit A attached hereto
and was recorded in the name of See Exhibit A
whose mailing address is See Exhibit A

The deed is recorded in Book ** and Page ** in the office of the Register of Deeds for Mecklenburg County.
** See Exhibit A

Present zoning classifications: R-20, B-1, I-1 & I-1 (CD) Requested zoning classifications: B-1 (CD) & B-H (CD)

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

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Petitioner is requesting the rezoning of this 3.27 acre site located on the northwest corner of the intersection of Matthews Township Parkway and Sam Newell Road to accommodate a maximum 4,000 square foot building on the site that could be devoted to a financial institution or other specified non-residential uses and a maximum 4,500 square foot building on the site that could be devoted to a restaurant with drive-thru or drive-in service or other specified non-residential uses.

See attached signature page
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 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

See attached signature page
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

See attached signature page
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 Exhibit B Attached Hereto

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

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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 December 1, 2021

Town Board of Commissioners formally accepts application and sets Public Hearing date December 13, 2021

Notices sent via mail to affected/adjacent property owners on or before January 31, 2022

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 February 14, 2022

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 February 22, 2022

Town Board of Commissioners approves or denies application March 14, 2022

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.

David W. Hoyle, Jr. — Nov. 29, 2021
Signature of ✓ Property Owner / Petitioner — Date
___ Agent for Property Owner
___ Other (please identify) _____

Jane M Hoyle — Nov. 29, 2021
Signature of ✓ Property Owner — Date
___ Agent for Property Owner
___ Other (please identify) Petitioner

_____ — _____
Signature of ___ Property Owner — Date
___ Agent for Property Owner
✓ Other (please identify) Petitioner

Application number
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SUMMARY OF THE REZONING PROCESS

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Grant E Bell — 11-24-2021

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

_____ — _____

Signature of ✓ Property Owner — Date
___ Agent for Property Owner
___ Other (please identify) Petitioner

_____ — _____

Signature of ___ Property Owner — Date
___ Agent for Property Owner
✓ Other (please identify) Petitioner

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Exhibit A to Rezoning Application Filed by David W. Hoyle, Jr.

Property Owner/Parcel Information

Parcel No. 193-245-11

Title to Property Acquired on: December 27, 1996

Recorded in the Name of: David W. Hoyle, Jr. and Jane M. Hoyle

Mailing Address: 6811 Folger Drive, Charlotte, NC 28270

Deed Recorded in Book 8873 at Page 486

Parcel No. 193-245-08

Title to Property Acquired on: July 13, 1982

Recorded in the Name of: David W. Hoyle, Jr. and Jane M. Hoyle

Mailing Address: 6811 Folger Drive, Charlotte, NC 28270

Deed Recorded in Book 4555 at Page 321

Parcel No. 193-245-24

Title to Property Acquired on: _____

Recorded in the Name of: Ad Bel, Ltd.

Mailing Address: 2110 King Pine Drive, Seabrook Island, SC 29455

Deed Recorded in Book _____ at Page _____

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Exhibit B

Tax Parcel #19324524

AD Bel Ltd
2110 Kings Pine Drive
Seabrook Island, SC 29455

Tax Parcel #19324508

Jane M. Hoyle
David W. Hoyle, Jr.
6811 Folger Drive
Charlotte, NC 28270

Tax Parcel #19324511

Jane M. Hoyle
David W. Hoyle, Jr.
6811 Folger Drive
Charlotte, NC 28270

Tax Parcel #19324520

LPA Crews LLC
4530 Park Road Suite 300
Charlotte, NC 28209

Tax Parcel #19324552

Matthews 1205 APL OC LLC
c/o MB Real Estate Services Inc.
800 W Madison Street Suite 400
Chicago, IL 60607

Tax Parcel #19324521

Crawford White Investments LLC
5237 Lancelot Drive
Charlotte, NC 28270

Tax Parcel #19324522

Crawford White Investments LLC
5237 Lancelot Drive
Charlotte, NC 28270

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Tax Parcel #19324523

AD Bel Ltd
2110 Kings Pine Drive
Seabrook Island, SC 29455

Tax Parcel #19324202

Arthur B. Fowler, III
Elaine F. Mauldin
PO Box 549
Matthews, NC 28106

Tax Parcel #19324201

Apex Properties Development Company LLC
PO Box 187
Matthews, NC 28106

Tax Parcel #19324305

Matthews 710 APL OC LLC
c/o MB Real Estate Services Inc.
800 W Madison Street Suite 400
Chicago, IL 60607

Tax Parcel #19324307

The Proverbs 31 Ministry Inc.
720 Park Center Drive
Matthews, NC 28105

Tax Parcel #19324306

Morningstar Office LLC
c/o Morningstar Properties LLC
725 Park Center Drive
Matthews, NC 28105

Tax Parcel #19327120

Waltrust Properties Inc.
200 Wilmont Road
Deerfield, IL 60015

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Tax Parcel #19338197

First Citizens Bank & Trust Co DAC50
PO Box 27131
Raleigh, NC 27611

Tax Parcel #19329213

BB&T
Property Tax Department
PO Box 167
Winston-Salem, NC 27102

Tax Parcel #19329212

7 Toes in the Sand LLC
Stewart Family Property LLC
5960 Fairview Road Suite 200
Charlotte, NC 28210

Tax Parcel #19329212

Robert T. Dickson
c/o CVS Curemo Store
Robert T. Dickson Trust
c/o CVS Curemo Store
ACT 4299-01 1 CVS DR
Woonsockett, RI 02895

Tax Parcel #19329201

AD Bel Ltd
2110 Kings Pine Drive
Seabrook Island, SC 29455

Tax Parcel #19329220

Mid America Aparments LP
c/o Schindler 124201 6815
Poplar Ave Suite 500
Germantown, TN 38138

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1st set of Condos (193-24C-99)

Tax Parcel #19324543

1208 Mann Drive-100 LLC
c/o Patrick J. Haynes, III
230 West Monroe Street Suite 1920
Chicago, IL 60606

Tax Parcel #19324544

Dentec Lab Inc.
1208 Mann Drive Suite 200
Matthews, NC 28105

Tax Parcel #19324536

William N. Devore, II
PO Box 77433
Charlotte, NC 28271

Tax Parcel #19324537

Richland Properties LLC
137 Saddle Springs Drive
Blowing Rock, NC 28605

Tax Parcel #19324531

Chris G. Copsis
George C. Copsis
Maria C. Housiadas
310 Robinlynn Road
Matthews, NC 28105

Tax Parcel #19324532

Chris G. Copsis
George C. Copsis
Maria C. Housiadas
310 Robinlynn Road
Matthews, NC 28105

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Tax Parcel #19324549

HLE2 Properties LLC
7336 Westcott Terrace
Charlotte, NC 28270

Tax Parcel #19324534

Michael W. Lash
1104 Cindy Carr Drive
Matthews, NC 28105

Tax Parcel #19324535

Eugene A. Zilber
Elena I. Zilber
1226 Mann Drive Unit 200
Matthews, NC 28105

Tax Parcel #19324539

Baldwin Office Properties LLC
2958 Euchid Terrace
The Villages, Florida 32163

Tax Parcel #19324541

RBTIII LLC
4064 Ancestry Cr
Weddington, NC 28104

Tax Parcel #19324542

Ping He
Yingming Tian
1101 Rea Quiet Lane
Waxhaw, NC 28173

Tax Parcel #19324540

Haxcolegary LLC
1238 Mann Drive Unit 100
Matthews, NC 28105

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Tax Parcel #19324528

Accelerant Research LLC
1242 Mann Drive Suite 100
Matthews, NC 28105

Tax Parcel #19324529

Urban Architectural Group PA
1242 Mann Drive Suite 200
Matthews, NC 28105

Tax Parcel #19324545

YZK Properties LLC
1410 Avery Court
Weddington, NC 28104

Tax Parcel #19324546

B&G Investments LLC
1250 Mann Drive Unit 200
Matthews, NC 28105

Tax Parcel #19324530

YU Investments LLC
1254 Mann Drive Suite 100
Matthews, NC 28105

Tax Parcel #19324550

Trinity Real Estate Holdings LLC
1258 Mann Drive
Matthews, NC 28105

Tax Parcel #19324551

Trinity Real Estate Holdings LLC
1258 Mann Drive
Matthews, NC 28105

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Tax Parcel #19324547

Gary Cooper Properties LLC
1262 Mann Drive Suite 100
Matthews, NC 28106

Tax Parcel #19324548

Susan K. Carpenter
Stanley J. Carpenter
1262 Mann Drive Unit 200
Matthews, NC 28105

Matthews Township Gateway Townhomes

Tax Parcel #19327246

Trade Street Towns Owners Association, Inc.
c/o Key Community Management
1201 Stallings Road
Matthews, NC 28104

Tax Parcel #19327245

Trade Street Towns Owners Association, Inc.
c/o Key Community Management
1201 Stallings Road
Matthews, NC 28104

Tax Parcel #19327244

Ehrenpreis Properties LLC
6934 Beverly Springs Drive
Charlotte, NC 28270

Tax Parcel #19327243

Brandon Allen Mills
1203 Overwood Drive
Matthews, NC 28105

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Tax Parcel #19327201

Elaine Cohoon Miller
1206 Overwood Drive
Matthews, NC 28105

Tax Parcel #19327202

Michael M. Akers
1202 Overwood Drive
Matthews, NC 28105

Tax Parcel #19327205

Bradley Patrick
1171 Dean Hall Lane Unit 52
Matthews, NC 28105

Tax Parcel #19327204

Fredrick Lee Taylor
1165 Dean Hall Lane
Matthews, NC 28105

Tax Parcel #19327203

Robert M. Short
Joseph M. Short
1161 Dean Hall Lane
Matthews, NC 28105

Tax Parcel #19327241

Lori V. Nunn
1145 Dean Hall Lane Unit 36
Matthews, NC 28105

Tax Parcel #19327240

Tara Keener
1141 Dean Hall Lane Unit 36
Matthews, NC 28105

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Tax Parcel #19327242

Trade Street Towns Owners Association, Inc.
c/o Key Community Management
1201 Stallings Road
Matthews, NC 28104

Tax Parcel #19327239

Deborah B. Trees
William G. Trees
6103 Gracemont Lane
Brunswick, GA 31525

Tax Parcel #19327238

James Edward Vonegidy
9508 Westchire Court
Matthews, NC 28105

Tax Parcel #19327237

Rodney K. Morrison
Norma Jean Morrison
9512 Westchire Court
Matthews, NC 28105

Tax Parcel #19327236

Adam K. Siechta
9516 Westchire Court
Matthews, NC 28105

Tax Parcel #19327235

Minji Kim
Paul Han
9520 Westchire Court
Matthews, NC 28105

Tax Parcel #19327234

Michelee P. Raphael
9524 Westchire Court
Matthews, NC 28105

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Tax Parcel #19327233

Irene Han
2106 Kinder Oak Drive
Indian Trail, NC 28079

Tax Parcel #19327232

Keith Kasprak
Elizabeth Antolak
9535 Westchire Court
Matthews, NC 28105

Tax Parcel #19327231

Carmen Ramona Berdecia
9531 Westchire Court
Matthews, NC 28105

Tax Parcel #19327230

7822 Collins Corporation
2639 Huntman WY
Charlotte, NC 28226

Tax Parcel #19327229

Belinda J. Ward
9523 Westchire Court
Matthews, NC 28105

Tax Parcel #19327228

Charmaine Caperton Baker
9519 Westchire Court
Matthews, NC 28105

Tax Parcel #19327227

Meredith M. Glover
9515 Westchire Court
Matthews, NC 28105

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Tax Parcel #19327226

Lori Anne Sword
Jason Sword
9511 Westchire Court
Matthews, NC 28105

Tax Parcel #19327225

Tawana Smith
9507 Westchire Court
Matthews, NC 28105

Tax Parcel #19327224

Edwin C. Borkey
9503 Westchire Court
Matthews, NC 28105

Tax Parcel #19327223

Hunter C. Penzer
1106 Dean Hall Lane
Matthews, NC 28105

Tax Parcel #1937222

Molly A. McKenzie
1110 Dean Hall Lane
Matthews, NC 28105

Tax Parcel #19327221

Christian Leheup Wilkins
Robert Jacob Wilkins
1114 Dean Hall Lane
Matthews, NC 28105

Tax Parcel #19327220

Marianna Shelest
1118 Dean Hall Lane
Matthews, NC 28105

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Tax Parcel #19327219

Capitol Drive LLC
8917 Carneros Creek Road
Charlotte, NC 28214

Tax Parcel #19327218

Catherine Louise McEwan
1126 Dean Hall Lane
Matthews, NC 28105

Tax Parcel #19327217

Nihad Ajan
18 Long Bow Lane
Commack, NY 11725

Tax Parcel #19327216

Elizabeth M. Bridges
Janet M. Bridges
1134 Dean Hall Lane
Matthews, NC 28105

Tax Parcel #19327215

Stephen Pye
Karen Tyler
6416 Providence Farm Lane Unit 1403
Charlotte, NC 28277

Tax Parcel #19327214

John P. Kryder
1142 Dean Hall Lane
Matthews, NC 28105

Tax Parcel #19327213

Stephen Pye
Karen M. Tyler
3517 High Ridge Road
Charlotte, NC 28270

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Tax Parcel #19327212

Barbara R. Shiffler
Ronald E. Shiffler
13236 Belle Grove Manor Lane
Matthews, NC 28105

Tax Parcel #19327211

Dean Hall Investments LLC
7340 Kennington Court
Charlotte, NC 28270

Tax Parcel #19327210

Sara Elizabeth Vander Horn
1158 Dean Hall Lane
Matthews, NC 28105

Tax Parcel #19327209

Tiffany S. White
2133 Mirrow Place
Charlotte, NC 28270

Tax Parcel #19327208

Kelli Alane Fountain
1166 Dean Hall Lane
Matthews, NC 28105

Tax Parcel #19327207

William Y. Garza
1170 Dean Hall Lane
Matthews, NC 28105

Tax Parcel #19327206

Jacqueline S. Morrison
Scott W. Morrison
1174 Dean Hall Lane
Matthews, NC 28105

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Tax Parcel #19327117

Charlotte Metro Credit Union
718 Central Ave
Charlotte, NC 28204

Tax Parcel #19327154

TSG Matthews LLC
200 South College Street
Suite 200
Charlotte, NC 28202

Tax Parcel #19327153

TSG Matthews LLC
200 South College Street
Suite 200
Charlotte, NC 28202

Tax Parcel #19327147

TSG Matthews LLC
200 South College Street
Suite 200
Charlotte, NC 28202

Tax Parcel #19327146

TSG Matthews LLC
200 South College Street
Suite 200
Charlotte, NC 28202

Tax Parcel #19327151

TSG Matthews LLC
200 South College Street
Suite 200
Charlotte, NC 28202

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Tax Parcel #19327145

Heer Bryant Eat LLC
928 Olmstead Park Place
Charlotte, NC 28203

Tax Parcel #19327150

WGASA LLC
2324 Ferncliff Road
Charlotte, NC 28211

Tax Parcel #19327154

TSG Matthews LLC
200 South College Street
Suite 200
Charlotte, NC 28202

Tax Parcel #19327149

WGASA LLC
2324 Ferncliff Road
Charlotte, NC 28211

Tax Parcel #19327153

TSG Matthews LLC
200 South College Street
Suite 200
Charlotte, NC 28202

Tax Parcel #19327152

TSG Matthews LLC
200 South College Street
Suite 200
Charlotte, NC 28202

Tax Parcel #19327148

WGASA LLC
2324 Ferncliff Road
Charlotte, NC 28211

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30 condos 19338C99

Tax Parcel #19338109

E & G Holdings of North Carolina LLC
14135 Ballantyne Corporate Place Suite 175
Charlotte, NC 28277

Tax Parcel #19338110

E & G Holdings of North Carolina LLC
14135 Ballantyne Corporate Place Suite 175
Charlotte, NC 28277

Tax Parcel #19338111

E & G Holdings of North Carolina LLC
14135 Ballantyne Corporate Place Suite 175
Charlotte, NC 28277

Tax Parcel #19338112

E & G Holdings of North Carolina LLC
14135 Ballantyne Corporate Place Suite 175
Charlotte, NC 28277

Tax Parcel #19338113

E & G Holdings of North Carolina LLC
14135 Ballantyne Corporate Place Suite 175
Charlotte, NC 28277

Tax Parcel #19338114

E & G Holdings of North Carolina LLC
14135 Ballantyne Corporate Place Suite 175
Charlotte, NC 28277

Tax Parcel #19338115

E & G Holdings of North Carolina LLC
14135 Ballantyne Corporate Place Suite 175
Charlotte, NC 28277

Tax Parcel #19338138

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Tyche Properties LLC
1320 Matthews Township Parkway Suite 203
Matthews, NC 28105

Tax Parcel #19338139

Tyche Properties LLC
1320 Matthews Township Parkway Suite 203
Matthews, NC 28105

Tax Parcel #19338140

Tyche Properties LLC
1320 Matthews Township Parkway Suite 203
Matthews, NC 28105

Tax Parcel #19338141

Tyche Properties LLC
1320 Matthews Township Parkway Suite 203
Matthews, NC 28105

Tax Parcel #19338145

LIQE Company LLC
10007 Devereaux Drive
Matthews, NC 28105

Tax Parcel #19338131

P&K Properties of Charlotte LLC
Matthews Family Township Parkway
1340 Matthews Township PY Unit C1
Matthews, NC 28105

Tax Parcel #19338132

EF&A Investments LLC
428 North Trade Street Suite 100
Matthews, NC 28105

Tax Parcel #19338133

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Virginia Chandler
4123 Kuykendall Road Unit 121
Charlotte, NC 28270

Tax Parcel #19338134

Virginia Chandler
4123 Kuykendall Road Unit 121
Charlotte, NC 28270

Tax Parcel #19338135

Goodman & Lochary Real Estate Partnership
1340 Matthews Township Parkway Unit 201
Matthews, NC 28105

Tax Parcel #19338136

Goodman & Lochary Real Estate Partnership
1340 Matthews Township Parkway Unit 201
Matthews, NC 28105

Tax Parcel #19338137

CIC-Preferred Venture
CGH Properties LLC
13808 Professional Center Drive
Huntersville, NC 28078

Tax Parcel #19338101

MEE Properties LLC
2200 Providence Canyon Drive
Charlotte, NC 28270

Tax Parcel #19338102

MEE Properties LLC
2200 Providence Canyon Drive
Charlotte, NC 28270

Tax Parcel #19338103

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MEE Properties LLC
2200 Providence Canyon Drive
Charlotte, NC 28270

Tax Parcel #19338104

MEE Properties LLC
2200 Providence Canyon Drive
Charlotte, NC 28270

Tax Parcel #19338105

OHM Hotels Management Inc.
1348 Matthews Township Parkway Unit 200
Matthews, NC 28105

Tax Parcel #19338106

OHM Hotels Management Inc.
1348 Matthews Township Parkway Unit 200
Matthews, NC 28105

Tax Parcel #19338107

OHM Hotels Management Inc.
1348 Matthews Township Parkway Unit 200
Matthews, NC 28105

Tax Parcel #19338108

OHM Hotels Management Inc.
1348 Matthews Township Parkway Unit 200
Matthews, NC 28105

Tax Parcel #19338142

Matthews Township RE LLC
PO Box 2534
Kernersville, NC 27285

Tax Parcel #19338143

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Perisseuma Properties LLC
12009 Winghurst Drive
Pineville, NC 28134

Tax Parcel #19338144

Perisseuma Properties LLC
12009 Winghurst Drive
Pineville, NC 28134

2021-743

[Signature Page of Petitioner to Rezoning Application filed by David W. Hoyle, Jr.]

David W. Hoyle, Jr.

David W. Hoyle, Jr.

Mailing Address:

6811 Folger Drive
Charlotte, NC 28270

Phone: 704-365-3466

Email: mjmh5@bellsouth.net

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[Signature Page of Property Owners (193-245-11 & 193-245-08), David W. Hoyle, Jr. and Jane M. Hoyle, to Rezoning Application filed by David W. Hoyle, Jr.]

David W. Hoyle, Jr.

David W. Hoyle, Jr.

Jane M. Hoyle

Jane M. Hoyle

Mailing Address:

6811 Folger Drive
Charlotte, NC 28270

Phone: 704-365-3466

Email: mjmh5@bellsouth.net

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[Signature Page of Property Owner (193-245-24), Ad Bel, Ltd., to Rezoning Application filed by David W. Hoyle, Jr.]

AD BEL, LTD.

By: Grant E Bell

Name: GRANT E BELL

Title: Vice President

Mailing Address:

c/o GRANT BELL
2110 King Pine Drive
Seabrook Island, SC 29455

Phone: 704-651-5619

Email: Eddie.Bell47@gmail.com

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[Signature Page of Petitioner's Agent to Rezoning Application filed by David W. Hoyle, Jr.]

ROBINSON BRADSHAW & HINSON, P.A.

By: John Carmichael

Agent: John Carmichael

Mailing Address:

101 N. Tryon St., Suite 1900
Charlotte, NC 28246

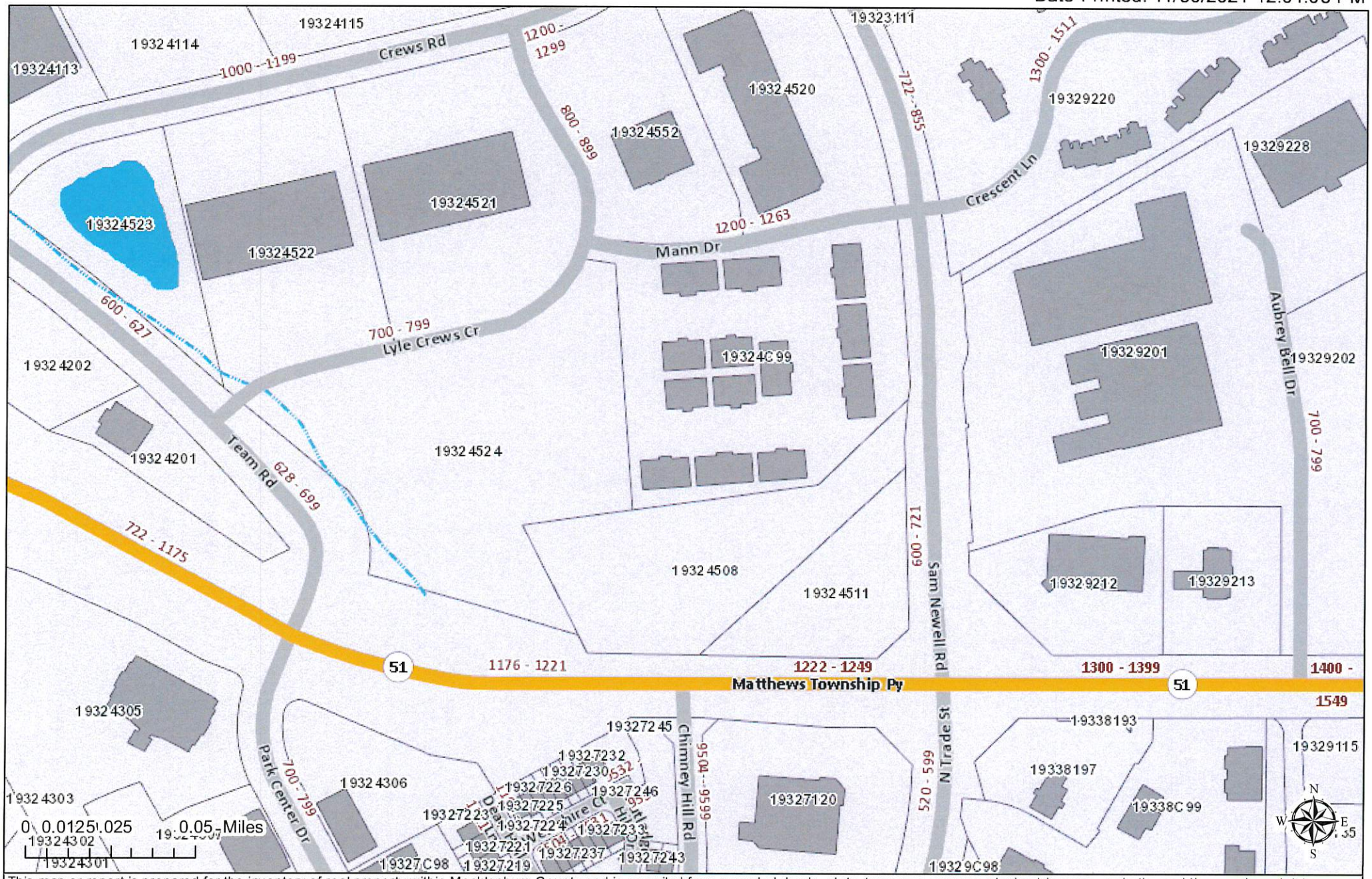
Phone: (704) 377-2536

Email: jcarmichael@robinsonbradshaw.com

Polaris 3G Map – Mecklenburg County, North Carolina

2021-743

Date Printed: 11/30/2021 12:04:05 PM



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.

2021-743

ROBINSON
BRADSHAW

jcarmichael@robinsonbradshaw.com
704.377.8341 : Direct Phone
704.373.3941 : Direct Fax

December 1, 2021

BY HAND DELIVERY

Mr. Jay Camp, Senior Planner
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Rezoning Application filed by David W. Hoyle, Jr. Requesting the Rezoning of an Approximately 3.27 Acre Site Located on the Northwest Corner of the Intersection of Matthews Township Parkway and Sam Newell Road (Tax Parcel Nos. 193-245-11 and 193-245-08 and a portion of Tax Parcel No. 193-245-24)

Dear Jay:

I hope this letter finds you well.

This letter is being submitted with the above-captioned Rezoning Application pursuant to the requirements of Paragraph 12 of the Instructions for Filing an Application for a Change in a Zoning Classification or Change in Conditions (the "Instructions"). As you are aware, Paragraph 12 of the Instructions requires the Applicant to submit documentation regarding the land use recommendations for the subject site as set out in adopted land use plans and a statement as to how this rezoning proposal complies with such recommendations.

The subject site contains approximately 3.27 acres and is located on the northwest corner of the intersection of Matthews Township Parkway and Sam Newell Road, and the site is comprised of Tax Parcel Nos. 193-245-11 and 193-245-08 and a portion of Tax Parcel No. 193-245-24. The site is currently zoned R-20, B-1, I-1 and I-1 (CD) and pursuant to this Rezoning Application, the Applicant is requesting that the site be rezoned to the B-1 (CD) and B-H (CD) zoning districts to accommodate a maximum 4,000 square foot building on the site that could be devoted to a financial institution or other specified non-residential uses and a maximum 4,500 square foot building on the site that could be devoted to a restaurant with drive-thru or drive-in service or other specified non-residential uses.

The Town of Matthews Land Use Plan 2012-2022 (the "Land Plan") provides land use policy guidance and recommendations for parcels of land located in the Town of Matthews. The site appears to be located in the Sam Newell Road Transitioning and Sensitive Area and the NC 51 Corridor Transitioning and Sensitive Area. Although the Land Plan does not appear to make any specific land use recommendations for the site, it does contain policy statements and action items that are relevant to the

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site and appear to support the proposed development. Set out below is a brief description of these policy statements and action items and how this proposed development furthers such policy statements and action items.

- Land Policy Statement No. 6 on page 8 of the Land Plan seeks to establish Matthews as a distinct, attractive and high quality community. The proposed development would be an attractive development that enhances the aesthetics along Matthews Township Parkway and furthers this policy.

- Commercial Land Use Action Item No. 3 on page 33 of the Land Plan supports the establishment of financial business opportunities along NC 51. The proposed financial institution would further that goal or policy.

- The proposed development would have a mixture of uses and bring additional high quality commercial development to the NC 51 corridor.

Jay, the Applicant and I look forward to working with you and the Town on this rezoning request.

Should you have any questions or comments, please do not hesitate to call me.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.

John Carmichael

John H. Carmichael

JHC1/lh