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): 193-294-02; 193-294-04; 193-294-05

Address of property: 10835 Independence Pointe Pkwy; 1021 Matthews-Mint Hill Road; 1031 Matthew-Mint Hill Road, Matthews, NC 28105
Location of property: The North side of Matthews-Mint Hill Road at the intersection of Independence Pointe Parkway.

Title to the property was acquired on various dates
and was recorded in the name of Ridge Ministries, Inc.; M&G Duarte, LLC
whose mailing address is 10835 Independence Pointe Parkway, Matthews, NC 28105;
1721 Turtlewood Dr, Waxhaw, NC 28173

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

Present zoning classification: B-H (CD); B-1 Requested zoning classification: B-1(CD)
List reason(s) why zoning should be changed (use separate sheet if necessary):

SEE ATTACHED

<table>
<thead>
<tr>
<th>Ridge Ministries, Inc.</th>
<th>M&amp;G Duarte, LLC</th>
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<tbody>
<tr>
<td>Print name of property owner</td>
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<tr>
<td>10835 Independence Pointe Parkway</td>
<td>1721 Turtlewood Dr</td>
</tr>
<tr>
<td>Property owner's mailing address</td>
<td>Property owner's mailing address</td>
</tr>
<tr>
<td>Matthews, NC 28105</td>
<td>Waxhaw, NC 28173</td>
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<tr>
<td>Property owner's mailing address, continued</td>
<td>Property owner's mailing address, continued</td>
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<td>Property owner's mailing address, continued</td>
<td>Property owner's mailing address, continued</td>
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<tr>
<td>Property owner's phone number/email address</td>
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<tr>
<th>W. Ann Pilkington</th>
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<tbody>
<tr>
<td>Print name of agent</td>
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<tr>
<td>624 Matthews-Mint Hill Rd</td>
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<tr>
<td>Agent's mailing address</td>
</tr>
<tr>
<td>Suite 134</td>
</tr>
<tr>
<td>Agent's mailing address, continued</td>
</tr>
<tr>
<td>Matthews, NC 28105</td>
</tr>
<tr>
<td>Agent's mailing address, continued</td>
</tr>
<tr>
<td>704-846-0683 <a href="mailto:ann@pilkingtonlawnc.com">ann@pilkingtonlawnc.com</a></td>
</tr>
</tbody>
</table>
List reason(s) why zoning should be changed (use separate sheet if necessary):

ANP Properties, LLC
Print name of property owner
259 Old Mill Road
Property owner's mailing address
Waxhaw, NC 28173
Property owner's mailing address, continued
Property owner's mailing address, continued
Property owner's phone number/email address

M&G Duarte, LLC
Print name of property owner
1721 Turtlewood Dr
Property owner's mailing address
Waxhaw, NC 28173
Property owner's mailing address, continued
Property owner's mailing address, continued
Property owner's phone number/email address

W. Ann Pilkinson
Print name of agent
624 Matthews-Mint Hill Rd
Agent's mailing address
Suite 134
Agent's mailing address, continued
Matthews, NC 28105
Agent's mailing address, continued
704-846-0683 ann@pilkinsonlawnc.com
Agent's phone number/email address

Ridge Ministries, Inc.
Print name of petitioner
P.O. Box 1292
Petitioner's mailing address
Matthews, NC 28106
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
<table>
<thead>
<tr>
<th>TAX PARCEL</th>
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<tr>
<td>Sell Ethics Management Group, LLC</td>
<td>Silver Independence, LLC</td>
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<tr>
<td>19329156</td>
<td>19329137</td>
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<tr>
<td>PROPERTY OWNER NAME(S)</td>
<td>PROPERTY OWNER NAME(S)</td>
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<tr>
<td>941 Matthews-Mint Hill Rd</td>
<td>1805 Sardis Rd. N, Ste. 120</td>
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<tr>
<td>OWNER MAILING ADDRESS</td>
<td>OWNER MAILING ADDRESS</td>
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<tr>
<td>Matthews, NC 28105</td>
<td>Charlotte, NC 28270</td>
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<th>TAX PARCEL</th>
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<tr>
<td>The Leon Levine Foundation</td>
<td>Communications Alltel Mobile</td>
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<tr>
<td>21508112</td>
<td>19328218</td>
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<tr>
<td>PROPERTY OWNER NAME(S)</td>
<td>PROPERTY OWNER NAME(S)</td>
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<tr>
<td>6000 Fairview Rd, Ste. 1525</td>
<td>P.O. Box 2177</td>
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<tr>
<td>OWNER MAILING ADDRESS</td>
<td>OWNER MAILING ADDRESS</td>
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<tr>
<td>Charlotte, NC 28210</td>
<td>Little Rock, Arkansas 72203</td>
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<tr>
<th>TAX PARCEL</th>
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<tr>
<td>Independence Point Investments, LLC</td>
<td>Second Chance Financial LP c/o Pamela</td>
</tr>
<tr>
<td>19329401</td>
<td>19329139</td>
</tr>
<tr>
<td>PROPERTY OWNER NAME(S)</td>
<td>PROPERTY OWNER NAME(S)</td>
</tr>
<tr>
<td>2925 Carnegie Blvd, Ste. 200</td>
<td>8422 Prince Valiant Dr</td>
</tr>
<tr>
<td>OWNER MAILING ADDRESS</td>
<td>OWNER MAILING ADDRESS</td>
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<tr>
<td>Charlotte, NC 28209</td>
<td>Waxhaw, NC 28173</td>
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<td>OWNER MAILING ADDRESS, CONTINUED</td>
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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  November 30, 2016

Town Board of Commissioners formally accepts application and sets Public Hearing date  December 12, 2016

Notices sent via mail to affected/adjacent property owners on or before  January 30, 2017

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 13, 2017

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 28, 2017

Town Board of Commissioners approves or denies application  March 13, 2017
DEVELOPMENT STANDARDS

November 30, 2016

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Application filed by Ridge Ministries, Inc., (“Applicant”) for an approximately 4.2 acre site located on the north side of Matthews-Mint Hill Road at the intersection of Independence Pointe Parkway, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the “Site”). The Site is comprised of three parcels: Tax Parcel Nos. 193-294-02, 193-294-04, and 193-294-05.

B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Matthews Unified Development Ordinance (the “Ordinance”). The regulations established under the Ordinance for the B-1 zoning district shall govern the use and development of the Site.

C. The Petitioner shall recombine the three existing parcels of the Site into two Parcels as generally depicted on the Rezoning Plan; this recombination will be performed upon the successful rezoning of the property. The exact configuration and sizes of the resulting parcels are schematic in nature and may be altered or modified during design development, subdivision, and construction document phases.

D. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and the improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and perimeter landscaping requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.

E. The Petitioner reserves the right to construct the project in multiple phases. For the purposes of this Rezoning, all parking standards shall be met based on the full buildout of the program.

2. PERMITTED USES

A. Parcel One of the Site may be devoted to a religious institution of no more than four hundred seats in the largest assembly space, any associated incidental and accessory uses allowed in the B-1 district, and a café. Incidental and accessory uses may include but not be limited to an office for the day-to-day operations of the facility and outdoor amenities such as a playground, pocket park, and similar facilities.
B. In the event that the religious institution ceases to operate at the Site, the facility may be devoted to uses allowed in the B-1 district except those as outlined in Item 2.C. below.

C. Parcel Two of the Site may be devoted to uses allowed in the B-1 district except the following:

- Dormitory for senior high and post-secondary school
- Dwellings
- Adult Care Home
- Adult Day Care Facility
- Assisted Living Facility
- College and University
- Skilled Nursing Facility
- Contractor's Office, with or without accessory storage
- Animal Grooming Facility
- Auction House
- Bed and Breakfast Establishment
- Brewpub
- Building material storage and wholesale and retail sales without outside storage
- Coin operated laundry
- Communications tower and antenna
- Crematorium
- Greenhouse, commercial, without retail sales
- Kennel, animal day care
- Live work unit
- Microbrewery
- Mini-storage Facility
• Motel and hotel
• Motor vehicle service facility
• Nursery, commercial, with or without greenhouse
• Selling from a semitruck without a cab
• Athletic sports fields, ballfields, in a concentration of three or more, and similar outdoor physical recreation facility intended for use by teams of participants
• Swimming pool, indoor or outdoor
• Tennis and racket club, commercial, indoor or outdoor
• Tennis and racket sports courts, indoor or outdoor
• Electric and gas substation, sewage treatment plant and control house, pump and lift station, water storage tank, well lot and similar use
• On-site demolition disposal site
• On-site demolition disposal site, accepting off-site material

4. DIMENSIONAL STANDARDS

A. Development of the Site shall comply with the dimensional standards of the B-1 zoning district set out in the Ordinance.

5. TRANSPORTATION AND PARKING

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of each vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation and/or the Town of Matthews.

B. Vehicular parking shall be provided in accordance with the requirements of the Ordinance. Parking will be constructed as a part of Phase One based on full build-out of the program.

C. Cross-access easement and shared parking agreements will be entered by the Owners of the resulting Parcels on the Site to allow for full and unencumbered circulation across the site by each party.

6. STREETSCAPE TREATMENT AND SIDEWALKS
A. The streetscape treatment along the Site’s frontages on Matthews-Mint Hill Road and Independence Pointe Parkway shall comply with the requirements of the Ordinance.

B. A minimum 8 foot wide sidewalk shall be installed along the Site’s frontage on Matthews-Mint Hill Road as generally depicted on the Rezoning Plan. The sidewalk may meander to save existing trees. The existing sidewalk along the Site’s frontage on Independence Pointe Parkway shall remain in place.

C. A sidewalk easement shall be conveyed to the Town of Matthews for any portion of the minimum 8 foot wide sidewalk to be installed along the Site’s frontages on Matthews-Mint Hill Road that is located outside of the public right of way.

D. Internal sidewalks and pedestrian connections shall be installed within the Site as generally depicted on the Rezoning Plan.

7. **TREE PROTECTION AND LANDSCAPING**

A. The development of the Site shall comply with the Tree Protection and Landscaping requirements of the Ordinance.

8. **ARCHITECTURAL STANDARDS**

A. The maximum height in stories of any building constructed on the Site shall be 3 stories.

B. The maximum height in feet of any building constructed on the Site shall be 45 feet.

C. Exterior building materials for all buildings on the Site may include brick, decorative split-face CMU, glass/glazing, metal clad wall paneling, and architectural wood, or a combination thereof.

9. **SIGNS**

A. All signs installed on the Site shall comply with the requirements of the Ordinance.

10. **BINDING EFFECT OF THE REZONING APPLICATION**

A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.
NOTE: PERSPECTIVE RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND NOT INTENDED FOR REFERENCE DURING CONSTRUCTION.
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TREE-TOP VIEW from the SOUTHWEST CORNER

NOTE: THIS RENDERING IS CONCEPTUAL IN NATURE AND FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED AS AN EXACT REPRESENTATION OR A CONSTRUCTION DOCUMENT OF ANY SORT.
VIEW from SOUTH WEST CORNER by INDEPENDENCE POINTE PARKWAY

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VIEW from SOUTHWEST CORNER by MATTHEWS-MINT HILL ROAD

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VIEW of SOUTHEASTERN CORNER from MATTHEWS-MINT HILL ROAD
VIEW of NEW ENTRANCE and LOBBY from PARKING LOT to NORTHEAST

NOTE: THIS RENDERING IS CONCEPTUAL IN NATURE AND FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED AS AN EXACT REPRESENTATION OR A CONSTRUCTION DOCUMENT OF ANY SORT.
VIEW of WESTERN FACADE from INDEPENDENCE POINTE PARKWAY
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OBLIQUE AERIAL VIEW from the SOUTHWEST CORNER

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EXISTING ZONING: I-1, B-H, B-1

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D. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and incidental and accessory uses allowed in the B-1 district, and a café. Incidental and accessory uses may include but not be limited to an office for the

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- Adult Care Home
- College and University
- Skilled Nursing Facility
- Animal Grooming Facility
- Motor vehicle service facility
- Selling from a semi-truck without a cab
- Electric and gas substation, sewage treatment plant and control house, pump and lift station, water storage tank, well lot and similar use
- On-site demolition disposal site, accepting off-site material

D. The maximum height in stories of any building constructed on the Site shall be 3 stories.

E. The maximum height in feet of any building constructed on the Site shall be 45 feet.

F. Exterior building materials for all buildings on the Site may include brick, decorative split-face CMU, glass/glazing, metal clad wall paneling, and architectural wood, or a combination thereof.

8. ARCHITECTURAL STANDARDS

A. The development of the Site shall comply with the Tree Protection and Landscaping requirements of the Ordinance.

B. The streetscape treatment along the Site's frontages on Matthews-Mint Hill Road and Independence Pointe Parkway shall comply with the requirements of the Ordinance.

C. Cross-access easement and shared parking agreements will be entered by the Owners of the resulting Parcels on the Site to allow for full and unencumbered circulation across the site by each party.

D. The development of the Site shall comply with the determination boundaries of the R-1 zoning district set out in the Ordinance.

E. The development of the Site shall comply with the determination boundaries of the R-1 zoning district set out in the Final Plan.

F. The development of the Site shall comply with the determination boundaries of the R-1 zoning district set out in the Ordinance.

G. The development of the Site shall comply with the determination boundaries of the R-1 zoning district set out in the Ordinance.

H. The development of the Site shall comply with the determination boundaries of the R-1 zoning district set out in the Ordinance.

I. The development of the Site shall comply with the determination boundaries of the R-1 zoning district set out in the Ordinance.

J.的Image
NOTES

1) Surveyed tree locations and sizes are illustrated on this vegetation survey. A licensed Landscape Architect will visit the site to confirm and evaluate this information and inspect the trees for health and overall appearance.

2) The proposed site plan has been created with the intent to leave a majority of the existing trees along the edges and at the front corner of the property. Additionally, areas that do not currently have existing trees may be planted with native species to increase the site's canopy.

3) A more defined tree save area will be determined after preliminary grading studies are performed as a part of the Stormwater Concept Plan.

COORDINATE WITH NEIGHBORING PROPERTIES TO PRESERVE EXISTING VEGETATION WHERE POSSIBLE

EXISTING VEGETATION TO REMAIN WHERE POSSIBLE

EXISTING VEGETATION TO REMAIN WHERE POSSIBLE

EXISTING VEGETATION TO REMAIN WHERE POSSIBLE