

DATE FILED 10/23/2017

APPLICATION NUMBER 2017-668

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): 19326202

Address of property: 124 W. John St. Matthews NC 28105

Location of property:

Title to the property was acquired on January 27th 2016
and was recorded in the name of Rathore Abhai Singh, Rathore Monica
whose mailing address is 3020 Poplar Hill Rd. Charlotte, NC 28270

The deed is recorded in Book 30559 and Page 119 in the office of the Register of Deeds for Mecklenburg County.

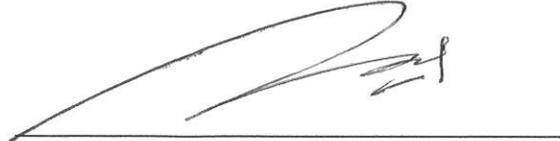
Present zoning classification: B-1(CD) Requested zoning classification: B-1(CD)

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

This location is a high trafficed area and it is desirable for the following types of business to be added to the condional zoning

- Micobrewery
- Resturant
- Brew Pub

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Signature of property owner (must be original)

ABHAI SIGNH RATHORE

Print name of property owner
3020 Poplar Hill Rd

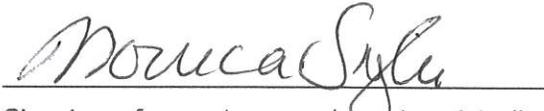
Property owner's mailing address
Charlotte, NC 28270

Property owner's mailing address, continued

Property owner's mailing address, continued

704-617-4616 / arathore@aol.com

Property owner's phone number/email address



Signature of property owner (must be original)

MONICA RATHORE

Print name of property owner
3020 Poplar Hill Rd

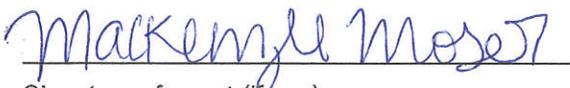
Property owner's mailing address
Charlotte, NC 28270

Property owner's mailing address, continued

Property owner's mailing address, continued

704-351-4313 / arathore@aol.com

Property owner's phone number/email address



Signature of agent (if any)

Mackenzie Moser

Print name of agent
231 POST OFFICE DR, STE B8

Agent's mailing address
INDIAN TRAIL, NC 28079

Agent's mailing address, continued
mmoser@themosergroupinc.com

Agent's mailing address, continued

704-280-4649 / mmoser@themosergroupinc.com

Agent's phone number/email address



Petitioner other than owner (if any)

Alston Richardson

Print name of petitioner
2829 SMITHFIELD DR

Petitioner's mailing address
MONROE, NC 28110

Petitioner's mailing address, continued

Petitioner's mailing address, continued

704-288-6120 / alstonrichardson@gmail.com

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."

Application number

2017-068

For office use only

19326201

TAX PARCEL

Foundation INC Matthews Historical

PROPERTY OWNER NAME(S)

PO Box 1117 Matthews NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19326204

TAX PARCEL

Matthews Market Place LLC

PROPERTY OWNER NAME(S)

10033 Strike the Gold Ln Waxhaw NC 28173

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19326210

TAX PARCEL

Cardon Properties LLC

PROPERTY OWNER NAME(S)

8712 Rittenhouse Cir Charlotte, NC 28270

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19326213

TAX PARCEL

Nest Development LLC

PROPERTY OWNER NAME(S)

201 West Charles St Matthews NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19326203

TAX PARCEL

Samuel P JR Malone, Marjorie G Malone

PROPERTY OWNER NAME(S)

20120 Norman Colony Rd, Cornelius NC 28031

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19326206

TAX PARCEL

Chrisoula V Miller

PROPERTY OWNER NAME(S)

1216 Reverdy Ln Matthews NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19326211

TAX PARCEL

Lam Property Holdings LLC

PROPERTY OWNER NAME(S)

159 N Trade St Matthews NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19326214

TAX PARCEL

Nest Development LLC

PROPERTY OWNER NAME(S)

201 West Charles St Matthews NC 28105

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

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22702421

TAX PARCEL

Lemmond Holdings LLC

PROPERTY OWNER NAME(S)

PO Box 1922 Davidson NC 28036

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

22702423

TAX PARCEL

DDA Dawg Holdings LLC

PROPERTY OWNER NAME(S)

1826 Shoreham Dr, Charlotte, NC 28211

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

22702422

TAX PARCEL

DJL Holdings LLC

PROPERTY OWNER NAME(S)

3800 Shamrock Dr Charlotte NC 28215

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

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 1, 2017

Town Board of Commissioners formally accepts application and sets Public Hearing date November 13, 2017

Notices sent via mail to affected/adjacent property owners on or before December 23, 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 January 8, 2018

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 January 23, 2018

Town Board of Commissioners approves or denies application February 12, 2018

Polaris 3G Map – Mecklenburg County, North Carolina

2017-
868

Date Printed: 10/23/2017 12:24:47 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.

Ms. Kathi Ingrish, Planning Director

Town of Matthews

232 Matthews Station St

Matthews, NC 28105

Re: Rezoning Application filed by Matthews Brewing Co, LLC Requesting the addition of a Brew Pub, Micro Brewery, and Restaurant to the conditional list of uses to the current B-1 (CD) zoning.

Attachement to the Rezoning Application

124 W John St. Matthews, NC 28105

Dear Kathi:

I hope this letter finds you well.

This letter is being submitted with Matthews Brewing Company, LLC desire to add the following to the current list of possible businesses allowed to operate at the applicable parcel (Tax ID#19326202):

Brew Pub

Micro Brewery

Restaurant

Due to the location at the heavily traveled John St, the above types of business will add economic activity to this side of downtown Matthews that this area needs. The currently zoning at this location is done in a fashion that prevents these desirable businesses from operating at this building. Our business will attract others in from outside the area to come to downtown Matthews and increase economic activity not only at this location but to other business in the area.

Sincerely,

Alston Richardson

Matthews Brewing Company, LLC



MECKLENBURG COUNTY, NC POLARIS 3G DEED REPORT

Date Printed: 10/23/2017

Buffer Distance: 100 Feet

No	Parcel ID	Owner Name	Mailing Address	Legal Description	Deed Book	Deed Page	Land Area
1	19326201 ✓	1. MATTHEWS HISTORICAL, FOUNDATION INC	PO BOX 1117 MATTHEWS NC 28105	134 W JOHN ST	05671	566	0.630 GIS Acres
2	19326202	1. RATHORE, ABHAI SINGH 2.FAMILY TRUST OF MONICA SINGH RATHORE, 3.RATHORE, MONICA 4.FAMILY TRUST OF ABHAI SINGH RATHORE,	3020 POPLAR HILL RD CHARLOTTE NC 28270	NA	30559	119	0.39 AC
3	19326203 ✓	1. MALONE, MARJORIE G 2.MALONE, SAMUEL P JR	20120 NORMAN COLONY RD CORNELIUS NC 28031	NA	05373	103	0.138 GIS Acres
4	19326204 ✓	1. MATTHEWS MARKET PLACE LLC,	10033 STRIKE THE GOLD LN WAXHAW NC 28173	TRADE & JOHN ST	29011	24	0.265 AC
5	19326206 ✓	1. MILLER, CHRISOULA V	1216 REVERDY LN MATTHEWS NC 28105	L1 M26-881	07480	010	0.552 AC
6	19326210 ✓	1. CARDON PROPERTIES LLC,	8712 RITTENHOUSE CIR CHARLOTTE NC 28270	NA	31833	752	1.010 GIS Acres
7	19326211 ✓	1. LAM PROPERTY HOLDINGS LLC,	159 N TRADE ST MATTHEWS NC 28105	L2 M26-881	08887	992	0.075 AC
8	19326213 ✓	1. NEST DEVELOPMENT LLC,	201 WEST CHARLES ST MATTHEWS NC 28105	L4 M26-881	26527	15	0.062 AC
9	19326214	1. NEST DEVELOPMENT LLC,	201 WEST CHARLES ST MATTHEWS NC 28105	L5 M26-881	26527	15	0.053 AC
10	22702421 ✓	1. LEMMOND HOLDINGS LLC,	PO BOX 1922 DAVIDSON NC 28036	L37 U/M	29443	749	0.689 AC
11	22702422 ✓	1. DJL HOLDINGS LLC,	3800 SHAMROCK DR CHARLOTTE NC 28215	NA	29443	78	0.599 AC
12	22702423 ✓	1. DDA DAWG HOLDINGS LLC,	1826 SHOREHAM DR CHARLOTTE NC 28211	NA	28888	360	0.548 GIS Acres

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