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 trafficked area and it is desirable for the following types of business to be added to the conditional zoning

- Micobrewery
- Restaurant
- Brew Pub

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

Property owner's phone number/email address
704-617-4616 / arathore@aol.com

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

Property owner's phone number/email address
704-351-4313 / arathore@aol.com

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
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
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."

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

22702422
TAX PARCEL
DJL Holdings LLC
PROPERTY OWNER NAME(S)
3800 Shamrock Dr Charlotte NC 28215
OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 3
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
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.

Attachment 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
<table>
<thead>
<tr>
<th>No</th>
<th>Parcel ID</th>
<th>Owner Name</th>
<th>Mailing Address</th>
<th>Legal Description</th>
<th>Deed Book</th>
<th>Deed Page</th>
<th>Land Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>19326201</td>
<td>1. MATTHEWS HISTORICAL, FOUNDATION INC</td>
<td>PO BOX 1117 MATTHEWS NC 28105</td>
<td>134 W JOHN ST</td>
<td>05671</td>
<td>566</td>
<td>0.630 GIS Acres</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2. RATHORE, ABHAI SINGH</td>
<td>3020 POPULAR HILL RD CHARLOTTE NC 28270</td>
<td>NA</td>
<td>30559</td>
<td>119</td>
<td>0.39 AC</td>
</tr>
<tr>
<td>3</td>
<td>19326203</td>
<td>1. MALONE, MARJORIE G</td>
<td>20120 NORMAN COLONY RD CORNELIUS NC 28031</td>
<td>NA</td>
<td>05373</td>
<td>103</td>
<td>0.138 GIS Acres</td>
</tr>
<tr>
<td>4</td>
<td>19326204</td>
<td>1. MATTHEWS MARKET PLACE LLC,</td>
<td>10033 STRIKE THE GOLD LN WAXHAW NC 28173</td>
<td>TRADE &amp; JOHN ST</td>
<td>29011</td>
<td>24</td>
<td>0.265 AC</td>
</tr>
<tr>
<td>5</td>
<td>19326205</td>
<td>1. MILLER, CHRISOUILA V</td>
<td>1216 REVERDY LN MATTHEWS NC 28105</td>
<td>L1 M26-881</td>
<td>07480</td>
<td>010</td>
<td>0.552 AC</td>
</tr>
<tr>
<td>6</td>
<td>19326210</td>
<td>1. CARDON PROPERTIES LLC,</td>
<td>8712 RITTENHOUSE CIR CHARLOTTE NC 28270</td>
<td>NA</td>
<td>31833</td>
<td>752</td>
<td>1.010 GIS Acres</td>
</tr>
<tr>
<td>7</td>
<td>19326211</td>
<td>1. LAM PROPERTY HOLDINGS LLC,</td>
<td>159 N TRADE ST MATTHEWS NC 28105</td>
<td>L2 M26-881</td>
<td>08887</td>
<td>992</td>
<td>0.075 AC</td>
</tr>
<tr>
<td>8</td>
<td>19326213</td>
<td>1. NEST DEVELOPMENT LLC,</td>
<td>201 WEST CHARLES ST MATTHEWS NC 28105</td>
<td>L4 M26-881</td>
<td>26527</td>
<td>15</td>
<td>0.062 AC</td>
</tr>
<tr>
<td>9</td>
<td>19326214</td>
<td>1. NEST DEVELOPMENT LLC,</td>
<td>201 WEST CHARLES ST MATTHEWS NC 28105</td>
<td>L5 M26-881</td>
<td>26527</td>
<td>15</td>
<td>0.053 AC</td>
</tr>
<tr>
<td>10</td>
<td>22702421</td>
<td>1. LEMMOND HOLDINGS LLC,</td>
<td>PO BOX 1922 DAVIDSON NC 28036</td>
<td>L37 U/M</td>
<td>29443</td>
<td>749</td>
<td>0.689 AC</td>
</tr>
<tr>
<td>11</td>
<td>22702422</td>
<td>1. DJL HOLDINGS LLC,</td>
<td>3800 SHAMROCK DR CHARLOTTE NC 28215</td>
<td>NA</td>
<td>29443</td>
<td>78</td>
<td>0.599 AC</td>
</tr>
<tr>
<td>12</td>
<td>22702423</td>
<td>1. DDA DAWG HOLDINGS LLC,</td>
<td>1826 SHOREHAM DR CHARLOTTE NC 28211</td>
<td>NA</td>
<td>28888</td>
<td>360</td>
<td>0.548 GIS Acres</td>
</tr>
</tbody>
</table>

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.