

MATTHEWS FAMILY CHIROPRACTIC

Dr. John Hanna . Dr. Mechelle Hanna

9808 Northeast Parkway

Matthews, NC 28105

(704) 845-0699 • Fax (704) 841-1808

November 15, 2017

To: Ms. Kathi Ingrish, AICP
Planning Director
Town of Matthews
232 Matthews Station St.
Matthews, NC 28105

From: Drs. John and Mechelle Hanna
Matthews Family Chiropractic
9808 Northeast Parkway
Matthews, NC 28105

Re: Re-zoning application

Dear Ms. Ingrish,

Please accept the enclosed re-zoning package for changing an old conditional zoning to a modern zoning classification. We currently own and operate Matthews Family Chiropractic, which is the plot of land we are referencing. This plot has a zoning classification of C (conditional), which we are requesting to change that classification to a B-1 (CD). We are planning to construct a 3000 square foot building on the existing pad, and have other businesses come into it. The architectural design will be similar to the existing brick building we occupy.

Thank you so much for your consideration! Please feel free to contact us with any questions or concerns regarding this application. We look forward to working with you and the Town of Matthews!

Sincerely,



Drs. John and Mechelle Hanna
#704-907-8020



DATE FILED 2017-11-21
 APPLICATION NUMBER 2017-672
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): 193-303-05

Address of property: 9808 NORTHEAST PKWY MATTHEWS NC 28105

Location of property:

Title to the property was acquired on JUNE 5, 1996
 and was recorded in the name of JOHN J & MECHELLE F HANNA
 whose mailing address is 9808 NORTHEAST PKWY MATTHEWS NC 28105

The deed is recorded in Book 08606 and Page 513 in the office of the Register of Deeds for Mecklenburg County.

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

List reason(s) why zoning should be changed (use separate sheet if necessary):
REZONE PROPERTY TO MODERN ZONING CLASSIFICATION

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See attached

John J. Hanna
Signature of property owner (must be original)

John J. Hanna

Print name of property owner
9808 N.E. Parkway

Property owner's mailing address
Matthews, N.C. 28105

Property owner's mailing address, continued

Property owner's mailing address, continued

704-907-7695

Property owner's phone number/email address
jhanna@carolina.rr.com

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

Mechelle Hanna
Signature of property owner (must be original)

Mechelle Hanna

Print name of property owner
9808 N.E. Parkway

Property owner's mailing address
Matthews, N.C. 28105

Property owner's mailing address, continued

Property owner's mailing address, continued

* 704-907-8020

Property owner's phone number/email address
* mechellephanna@carolina.rr.com

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."

Application number

2017-672

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SEE ATTACHED

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

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OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

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OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

MECKLENBURG COUNTY, NC POLARIS 3G DEED REPORT

Date Printed: 09/20/2017

Buffer Distance: 100 Feet

No	Parcel ID	Owner Name	Mailing Address	Legal Description	Deed Book	Deed Page	Land Area
1	19330303	1. SC WINDSOR ASSOCIATES LP, 2.C/O WALMART PROPERTY TAX DEPT,	PO BOX 8050 MS 0555 BENTONVILLE AR 72712	M21-930	15637	606	11.12 AC
2	19330305	1. HANNA, MECHELLE F 2.HANNA, JOHN J	9808 NORTHEAST PKWY MATTHEWS NC 28105	NA	08606	513	1.12 AC
3	19330315	1. C/O KOHL'S DEPARTMENT STORES, #249 2.SC WINDSOR ASSOCIATES LP,	PO BOX 2148 MILWAUKEE WI 53201	TR 1 U/M	27195	833	9.886 AC
4	19339280	1. C/O GRAVES BROTHERS COMPANY, 2.WINDSOR LANDING INVESTMENTS II, LLC 3.WINDSOR LANDING INVESTMENTS I LLC,	2770 INDIAN RIVER BLVD STE 201 VERO BEACH FL 32960	NA	23192	934	25.53 AC
5	19343125	1. ELIDA PROPERTIES LLC,	11220 ELM LN STE 207 CHARLOTTE NC 28277	PB M42-141	28134	542	3.74 AC

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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 29, 2017

Town Board of Commissioners formally accepts application and sets Public Hearing date DECEMBER 11, 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, 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 JANUARY 23, 2017

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