



DATE FILED 12-20-17
 APPLICATION NUMBER 2017-076
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): 19320110, 19319114

Address of property: 9009 E Independence bv, Matthews, NC 28105

Location of property:

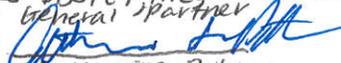
Title to the property was acquired on 6th, day of October 2010
 and was recorded in the name of CARS DB4 LP, a Delaware Limited Partnership
 whose mailing address is 8484 Westpark Drive, Suite 200, McLean VA, 22102

The deed is recorded in Book 26033 and Page 249 in the office of the Register of Deeds for Mecklenburg County.

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

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

Change of Condition is being requested to allow 5 metal buildings that are partially open to be erected on the northeast corner of the parking lot site to the north side of Clair Drive. These metal buildings will be used for vehicle detailing only, all vehicle car washing takes place within the existing car wash attached to the dealership across Claire Dr.

CARS-DB4, L.P., a Delaware limited partnership
By: CARS-DBSPE4, INC., a Delaware corporation,
its General Partner
By: 
Name: Catherine Potter
Title: SVP, Secretary, General Counsel

Signature of property owner (must be original)

Signature of property owner (must be original)

CARS DB4 LP, a Delaware Limited Partnership

Print name of property owner
8484 Westpark Drive, Suite 200

Print name of property owner

Property owner's mailing address
MCLEAN VA 22102

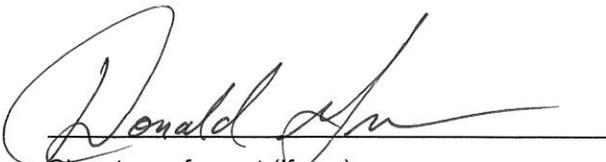
Property owner's mailing address

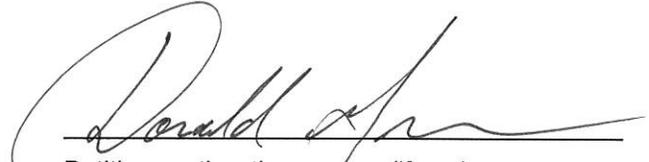
Property owner's mailing address, continued

(703) 288-3075

Property owner's phone number/email address

Property owner's phone number/email address


Signature of agent (if any)


Petitioner other than owner (if any)

Donald Green, Progressive AE

Donald Green, Progressive AE

Print name of agent
330 S Tryon St, #500

Print name of petitioner
330 S Tryon St, #500

Agent's mailing address
Charlotte, NC 28202

Petitioner's mailing address
Charlotte, NC 28202

Agent's mailing address, continued

Petitioner's mailing address, continued

Agent's mailing address, continued

Petitioner's mailing address, continued

(704) 731-8086 / greend@progressiveae.com

(704) 731-8086 / greend@progressiveae.com

Agent's phone number/email address

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

676

For office use only

19320109

TAX PARCEL

Independence-CHCD Properties LLC

PROPERTY OWNER NAME(S)

831 East Morehead St, Suite 445

OWNER MAILING ADDRESS

Charlotte, NC 28202

OWNER MAILING ADDRESS, CONTINUED

19320206

TAX PARCEL

Larry Allen Fisher JR

PROPERTY OWNER NAME(S)

9033 Scenic Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

19320205

TAX PARCEL

Joyce Dean Stack

PROPERTY OWNER NAME(S)

9009 Scenic Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19319120

TAX PARCEL

Parabodh K Khosla

PROPERTY OWNER NAME(S)

6714 Louisburg Square Ln

OWNER MAILING ADDRESS

Charlotte, NC 28210

OWNER MAILING ADDRESS, CONTINUED

19319101

TAX PARCEL

Lipack Family Holdings LLC

PROPERTY OWNER NAME(S)

16080 Brier Creek Drive

OWNER MAILING ADDRESS

Delray Beach, FL 33446

OWNER MAILING ADDRESS, CONTINUED

19320204

TAX PARCEL

Allen Lee Stack

PROPERTY OWNER NAME(S)

901 Scenic Drive

OWNER MAILING ADDRESS

Matthews, NC 28105

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 December 22, 2017

Town Board of Commissioners formally accepts application and sets Public Hearing date January 8, 2018

Notices sent via mail to affected/adjacent property owners on or before January 29, 2018

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 12, 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 February 27, 2018

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

Memo

To: Kathi Ingrish, Planning Director - City of Matthews

From: Donald Green

Date: December 15, 2017

Re: Change of Use Re-Zoning Application for Tax Parcels: 19320110 & 19319114

Project No: 786100031

Copy: Martin Walsh, Sonic Automotive
Sanjay Prakash, Infinity of Charlotte
Wes Jones, Progressive AE
Keith Keziah, All Pro

Dear Kathi,

This letter is to inform the City of Matthews that the property Owner wishes to apply for a Change of Use Re-Zoning to allow five metal buildings to be erected on the northeast corner of the existing parking lot located on the property to the north of Clair Drive. The Zoning itself will remain as B-H (CD), however the prior approved zoning document did not allow for any structures to be erected on the northeast parking lot. Similar structures were originally approved across Clair Drive on the Southeast site behind the Infiniti Dealership building, however they were never built.

The Change of Use seeks to provide for the erection of the five metal structures as well as a reduction in the overall parking count as the structures will be erected on top of existing asphalt paved parking spaces. Each of the five metal building structures will be open to varying degrees. The Metal Structures shall be used for vehicle detailing only as all car washing activities will take place within the existing car wash facility attached to the Infiniti dealership on the south side of Claire Drive. Activities to take place within the detailing bays will be as follows: vacuuming, exterior & interior cosmetic repair (paint / leather / plastics, etc.), tire shine, wheel cleaning & light restoration, headlight polishing, other general detailing functions like waxing. There is an existing 50 amp electrical connection at the lighting panel for this parking lot – two mobile detailing trailers are powered from that connection to operate various hand held detailing equipment and lighting within the bays. A complete list of products to be used is part of the Change of Use submittal package.

We appreciate your consideration.

Thank you,



Donald Green
Sr Project Manager
Progressive AE

Infiniti CharlotteList of products used at the Detailing Operation.

1. Car Brite, Aerosol Glass Cleaner – NiTEO Products
2. Car Brite ALL SOL, Body Prep Solvent - NiTEO Products
3. Car Brite BRITE SPOT, Concentrated Bio-Enzymatic Interior Cleaner – NiTEO Products
4. Car Brite CLEAN ALL, Concentrated medium Duty Degreaser – NiTEO Products
5. Car Brite FINAL FINISH, One Step Polish & Wax – ASHLAND
6. Car Brite HOT STUFF W/ Cinnamon Scent, Concentrated Cleaner/Degreaser - NiTEO Products
7. OMNI BRITE, Concentrated Heavy Duty General Purpose Cleaner – NiTEO Products
8. ResistAll Enviro/Guard Leather/Vinyl Sealant – CALTEX
9. ResistAll Enviro/Guard Paint Sealant – CALTEX
10. ResistAll Fabric Sealant – CALTEX
11. Car Brite HYPERSHINE, High Gloss Tire Dressing – NiTEO Products
12. Car Brite QUICK COVER DETAILS SPRAY, Aerosol Dressing – NiTEO Products
13. Car Brite XTRA DUTY, Aerosol Interior Cleaner – NiTEO Products
14. Car Brite SEE SPOT GO, Aerosol Spot Remover – NiTEO Products
15. SELECT ALL PURPOSE DRESSING – Silicone Free VOC Compliant, Tire Shine/Dressing – NiTEO Products
16. Car Brite SELECT ALL PURPOSE DRESSING – NiTEO Products
17. Car Brite SELECT EXTERIOR BIO-SOLVENT VOC Compliant Body Prep Solvent – NiTEO Products
18. Car Brite SELECT CAR SOAP, Concentrated Car Soap – NiTEO Products
19. Car Brite SELECT GLASS CLEANER – NiTEO Products
20. Car Brite SELECT EXTERIOR INTERIOR CLEANER/DEGREASER – NiTEO Products
21. SELECT NONACID WHEEL & TIRE CLEANER VOC Compliant – NiTEO Products
22. Car Brite SELECT TIRE & TRIM DRESSING TIRE SHINE/DRESSING – NiTEO Products
23. Car Brite SELECT Wipe & Shine – NiTEO Products
24. Car Brite TAKE OFF, Body Prep Solvent – NiTEO Products
25. Car Brite X3 FABRIC CLEANER & PROTECTANT, Fabric Cleaner, Deodorizer & Protectant - ASHLAND