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): 193-062-07

Address of property: 3530 (3534, 3538) Margaret Wallace Road  Matthews, NC  28105

Location of property: South side of Margaret Wallace Road between Sam Newell Road and Olde Creek Trail

Title to the property was acquired on December 16, 2016
and was recorded in the name of LC Hardwood Floors, Inc.
whose mailing address is 1509 Turpin Drive
   Indian Trail, NC  28079

The deed is recorded in Book 31431 and Page 368 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15  Requested zoning classification: R-VS
List reason(s) why zoning should be changed (use separate sheet if necessary):

Applicant is addressing need for Townhome Development within area of the proposed development.

Luiz Teixeira
Print name of property owner
1509 Turring Drive
Property owner’s mailing address
Indian Trail, NC 28079
Property owner’s mailing address, continued

Property owner’s mailing address, continued

704-200-5082 ichardwoodfloors@yahoo.com
Property owner’s phone number/email address

Signature of property owner (must be original)

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

Print name of petitioner
Petitioner’s mailing address
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."

SEE EXHIBIT A (ATTACHED AT END OF THIS DOCUMENT)
FOR PROPERTY OWNERS ADJACENT TO AND ACROSS STREET FROM SUBJECT PROPERTY PER ITEM #7

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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 January 31, 2018

Town Board of Commissioners formally accepts application and sets Public Hearing date February 12, 2018

Notices sent via mail to affected/adjacent property owners on or before March 26, 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 April 9, 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 April 24, 2018

Town Board of Commissioners approves or denies application May 14, 2018
Exhibit A

Adjacent Property Owners List

Parcel ID: 193-063-01
Brian W. Long
3500 Margaret Wallace Road
Matthews, NC  28105

Parcel ID: 193-063-02
Gladys H. Burnette (Mrs. B R By ENT)
3516 Olde Creek Trail
Matthews, NC  28105

Parcel ID: 193-063-03
Juliet S. Medina
Maria J. Medina
3508 Olde Creek Trail
Matthews, NC  28105

Parcel ID: 193-063-04
Kristo Shuxho
Albana Lucka
3500 Olde Creek Trail
Matthews, NC  28105

Parcel ID: 193-063-05
Francisco J. Martinez-Palacios
Erika Chavez
3424 Olde Creek Trail
Matthews, NC  28105

Parcel ID: 193-063-06
Robert M. & Donna Morrow
3416 Olde Creek Trail
Matthews, NC  28105

Parcel ID: 193-063-07
Jeannette L. & Anthony A. Garcia
3408 Olde Creek Trail
Matthews, NC  28105

Parcel ID: 193-062-04
Charlotte-Mecklenburg Board of Education
Crown Point Elementary School (3335 Sam Newell Road)
P.O. Box 30035
Charlotte, NC  28230

Parcel ID: 193-062-05
Grady William & Nancy Aldridge
3425 Sam Newell Road
Matthews, NC  28105
Parcel ID: 193-062-06
Triston G. & Barbara C. Stegall
3541 Sam Newell Road
Matthews, NC 28105

Parcel ID: 193-062-09
Crown Point Covenant Church of God (3628 Margaret Wallace Road)
P.O. Box 23150
Charlotte, NC 28227

Parcel ID: 193-363-28
MNSF Charlotte, LLC (3502 Fortis Lane)
6836 Morrison Blvd, Suite 320
Charlotte, NC 28211

Parcel ID: 193-363-27
Duy T. Phan
Phuong Linh T. Nguyen
3506 Fortis Lane
Matthews, NC 28105

Parcel ID: 193-363-26
Ezequiel Reyes-Limon
Esmeralda Luna Morales
3510 Fortis Lane
Matthews, NC 28105

Parcel ID: 193-363-25
Wendell A. & Kathy R. Young
3514 Fortis Lane
Matthews, NC 28105

Parcel ID: 193-363-24
ERB Prime, LLC (3518 Fortis Lane)
401 Hawthorne Lane Suite 110-242
Charlotte, NC 28204

Parcel ID: 193-363-23
Michael W. & Judith L. Trest (3522 Fortis Lane)
3317 Bridgewick Lane
Waxhaw, NC 28173

Parcel ID: 193-363-22
Justin B. Harward &
Meghan A. Mastalerz
3526 Fortis Lane
Matthews, NC 28105