



DATE FILED 11.27.2019
APPLICATION NUMBER 2019-707
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): 227-562-01

Address of property: 3127 Weddington Road

Location of property: Northeast corner of the intersection of Weddington Road and Fincher Farm Road

Title to the property was acquired on September 24, 1992

and was recorded in the name of Young Men's Christian Association of Greater Charlotte
whose mailing address is 400 East Morehead Street, Charlotte, NC 28202

The deed is recorded in Book 07025 at Page 0185 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R/I (CD) Requested zoning classifications: R/I (CD)**

**Change of Conditions

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

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Petitioner is requesting a change of conditions to the approved R/I (CD) conditional rezoning plan for the site to accommodate the replacement of an existing athletic field on the site with two new athletic fields in a different location on the site that together will be approximately the same size as the existing athletic field being replaced. The replacement of the relevant athletic field is required because NCDOT is condemning and acquiring the relevant athletic field in connection with NCDOT's interchange project. The change of conditions will also accommodate additional on-site parking spaces in close proximity to the two new athletic fields.

See attached signature pages

Signature of property owner (must be original)

Signature of property owner (must be original)

Print name of property owner

Print name of property owner

Property owner's mailing address

Property owner's mailing address

Property owner's mailing address, continued

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)

Print name of agent

Print name of petitioner

Agent's mailing address

Petitioner's mailing address

Agent's mailing address, continued

Petitioner's mailing address, continued

Agent's mailing address, continued

Petitioner's mailing address, continued

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."

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See Exhibit A Attached Hereto

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

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

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

PROPERTY OWNER NAME(S)

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

OWNER MAILING ADDRESS, CONTINUED

SUMMARY OF THE REZONING PROCESS

Application number 2019-707 For office use only

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 27, 2019

Town Board of Commissioners formally accepts application and sets Public Hearing date December 9, 2019

Notices sent via mail to affected/adjacent property owners on or before December 30, 2019

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 13, 2020

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 28, 2020

Town Board of Commissioners approves or denies application February 10, 2020

The Matthews Board of Commissioners General Procedures Policy on Zoning and Development Case Appearances Before the Town Board, initially adopted October 8, 2018, explains the Board of Commissioners' expectations that this application is ready for public review and action, and that the above schedule can be followed without delays. By signing below, the property owner(s) and all other parties involved in preparing and presenting this zoning application indicate they have read and understand their responsibility to submit complete and accurate documents in a timely manner throughout the review process. Late or missing (new or revised) documents may limit the applicants opportunity to present updated information, which may result in an unfavorable decision.

[Signature] 11/25/2019
Signature of X Property Owner Date

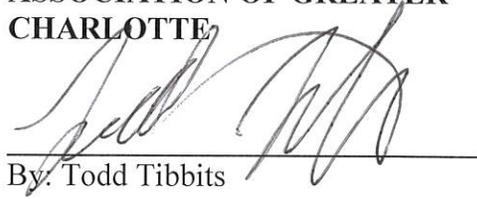
Agent for Property Owner
Other (please identify)

[Signature] 11/27/19
Signature of Property Owner Date

X Agent for Property Owner
Other (please identify)

*[Signature Page of Petitioner and Property Owner (Tax Parcel No. 227-562-01),
Young Men's Christian Association of Greater Charlotte, to Rezoning Application]*

**YOUNG MEN'S CHRISTIAN
ASSOCIATION OF GREATER
CHARLOTTE**



By: Todd Tibbits

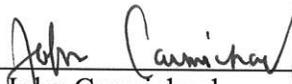
Mailing Address:
400 East Morehead Street
Charlotte, NC 28202

Phone: (704) 716-6060

Email: todd.tibbits@ymcacharlotte.org

[Signature Page of Petitioner's Agent to Rezoning Application filed by Young Men's Christian Association of Greater Charlotte]

ROBINSON BRADSHAW & HINSON, P.A.


By: John Carmichael

Agents: Richard Vinroot and John Carmichael

Mailing Address:
101 N. Tryon St., Suite 1900
Charlotte, NC 28246

Phone: (704) 377-2536

Email: rvinroot@robinsonbradshaw.com
jcarmichael@robinsonbradshaw.com

EXHIBIT A

Tax Parcel No. 22717305

Chase Inc.
2641 Weddington Road
Matthews, NC 28105

Tax Parcel No. 22756106

Department of Transportation
PO Box 640
Albemarle, NC 28001

Tax Parcel No. 227756139

HCRI North Carolina Properties III
4500 Dorr Street
Toldeo, Ohio 43615

Tax Parcel No. 22756188

Lynn Tucker Properties LLC
308 Armistead Ct
Marvin, NC 28173

Tax Parcel No. 22756189

HM Real Estate Holdings LLC
2407 Plantation Center Drive, Suite 102
Matthews, NC 28105

Tax Parcel No. 22756190

HM Real Estate Holdings LLC
2407 Plantation Center Drive, Suite 102
Matthews, NC 28105

Tax Parcel No. 22756191

Lynn Tucker Properties LLC
308 Armistead Ct
Marvin, NC 28173

Tax Parcel No. 22756176

JLB 2409 LLC
27254 Preston Place
Fort Mill, SC 29707

Tax Parcel No. 22756181

BPSC LLC
2435 Plantation Center Drive
Unit 100
Matthews, NC 28105

Tax Parcel No. 22756182

Medical Vistas LLC
2435 Plantation Center Drive
Unit 110
Matthews, NC 28105

Tax Parcel No. 22756183

20 Twenty Holdings LLC
7916 Sardis Crest Drive
Charlotte, NC 28270

Tax Parcel No. 22756184

Law Offices of Sanjay R. Gohil PLLC
2435 Plantation Center Drive
Unit 200
Matthews, NC 28105

Tax Parcel No. 22756185

L-S-T Holdings LLC
2435 Plantation Center Drive
Unit 210
Matthews, NC 28105

Tax Parcel No. 22756186

JCH Holdings LLC
2435 Plantation Center Drive
Unit 220
Matthews, NC 28105

Tax Parcel No. 22756187

Dalkel LLC
2435 Plantation Center Drive
Unit 205
Matthews, NC 28105

Tax Parcel No. 22756113

Plantation Market Joint Venture LLC
301 S College Street
Charlotte, NC 28202

Tax Parcel No. 22756104

Mark Oil Company
PO Box 32064
Charlotte, NC 28232

Tax Parcel No. 22756103

Plantation Market Joint Venture LLC
301 S College Street
Charlotte, NC 28202

Tax Parcel No. 22756102

Mecklenburg County ABC Board
3333 N Tryon Street
Charlotte, NC 28206

Tax Parcel No. 22756299

McKee Farms-Matthews LLC
610 E Morehead St
Suite 100
Charlotte, NC 28202

Tax Parcel No. 22717302

Ms. Pam Glaze
PO Box 645
Matthews, NC 28105

Tax Parcel No. 22717212

Charles D. Moore, Sr.
2801 Grayfox Lane
Matthews, NC 28105

Tax Parcel No. 22717213

Ms. Kim H. Moore
Mr. Eric B. Moore
2829 Grayfox Lane
Matthews, NC 28105

Tax Parcel No. 22717240

Homeowners Association
Village of St. Andrews Townhomes
5113 Piper Station Drive
Suite 104
Charlotte, NC 28277

Tax Parcel No. 22717226

Ms. Marian A. Tocco
Marian A. Tocco 2008 Rev L/T
1990 McKirkland Ct
Matthews, NC 28105

Tax Parcel No. 22717227

Ms. Janette D. Schwartz
Mr. Jeffrey M. Schwartz
1994 McKirkland Ct Unit 29A
Matthews, NC 28105

Tax Parcel No. 22717225

Ms. Sandra M. Buttermore
Sandra Michelle Buttermore 2016 Living Trust
1993 McKirkland Ct
Matthews, NC 28105

Tax Parcel No. 22717224

Mr. Robert Geoffrey Fergusson
1989 McKirkland Ct
Matthews, NC 28105

Tax Parcel No. 22756202

Villages of St. Andrews Townhomes
Homeowners Association of Matthews, Inc.
c/o Pinnacle Management Group
PO Box 77072
Charlotte, NC 28271

Tax Parcel No. 22756291

Mr. Herbert J. Riley
Ms. M. Susan Riley
10403 Salvia Street 203
Charlotte, NC 28277

Tax Parcel No. 22756292

Mr. William B. Groves, Jr.
Ms. Jacquelyn Groves
2417 Clarks WYND
Matthews, NC 28105

Tax Parcel No. 22756293

Mr. John David Mangle
Ms. Donna Mangle
2423 Clarks WYND
Matthews, NC 28105

Tax Parcel No. 22756294

Mr. Frederick R. Mellon
Ms. Linda L. Mellon
2427 Clarks WYND
Matthews, NC 28105

Tax Parcel No. 22756251

Mr. Philip J. Busher
Ms. Cynthia L. Busher
2228 North Castle Ct
Matthews, NC 28105

Tax Parcel No. 22756252

Ms. Dorothy Williams Teeter
Mr. Clyde Edward Teeter, Jr.
2232 North Castle Ct
Matthews, NC 28105

Tax Parcel No. 22756253

Ms. Montez H. Ashford
Mr. Fred L. Ashford
2403 Clarks WYND
Matthews, NC 28105

Tax Parcel No. 22756254

Ms. Amy A. Hock
Mr. Leonard L. Hock, Jr.
2407 Clarks WYND
Matthews, NC 28105

Tax Parcel No. 22756243

Ms. Betty M. Lineberger
PO Box 3058
Matthews, NC 28106

Tax Parcel No. 22756244

Mr. Ricardo Guillen
2241 N Castle Ct
Matthews, NC 28105

Tax Parcel No. 22756245

Ms. Angela Zagacki
Mr. Jerry Zagacki
2245 North Castle Ct
Matthews, NC 28105

Tax Parcel No. 22756246

Ms. Ann Parks
Mr. Gerald Parks
2249 North Castle Ct
Matthews, NC 28105

Tax Parcel No. 22756247

Ms. Hollidae Nayak
Ms. Lysa Long
9813 Adison Gray Lane
Charlotte, NC 28270

Tax Parcel No. 22756248

Ms. Carol C. Lawrence
Mr. Steven P. Lawrence
2244 North Castle Ct
Matthews, NC 28105

Tax Parcel No. 22756249

Ms. Suzanne Horne Fox
Mr. David Alan Fox
2240 North Castle Ct
Matthews, NC 28105

Tax Parcel No. 22756250

Ms. Priscilla H. Reynolds
2236 N Castle Ct
Matthews, NC 28105

Tax Parcel No. 22717221

Ms. Carole Van Dyke
1983 McKirkland Drive
Matthews, NC 28105

Tax Parcel No. 22756241

Mr. Dennis Troilo
Ms. Francine Troilo
2219 North Castle Court
Matthews, NC 28105

Tax Parcel No. 22756242

Xenophon Koinis
Eftilia Koinis
2223 North Castle Court
Matthews, NC 28105

Tax Parcel No. 22756501

VR Properties One LLC
3320 Siskey Parkway Unit 100
Matthews, NC 28105

Tax Parcel No. 22756502

Mr. Randall P. Satterfield
Ms. Jane G. Satterfield
5332 Finsbury Pl
Charlotte, NC 28211

Tax Parcel No. 22756503

Mr. John A. Franklin
Ms. Deborah L. Franklin
3320 Siskey Parkway Unit 102
Matthews, NC 28105

Tax Parcel No. 22756504

Mr. Randall P. Satterfield
Ms. Jane G. Satterfield
5332 Finsbury Pl
Charlotte, NC 28211

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Tax Parcel No. 22756505

488 Properties Inc.
Attn: Matthew Ferber
8311 Brier Creek Parkway
Suite 105-306
Raleigh, NC 27617

Tax Parcel No. 22756506

JJ's of Florida LLC
189 S. Converse Street
Spartanburg, SC 29306

2019-707

ROBINSON
BRADSHAW

JCarmichael@robinsonbradshaw.com
704.377.8341 : Direct Phone
704.373.3941 : Direct Fax

November 27, 2019

BY HAND DELIVERY

Mr. Jay Camp, Planning Director
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Rezoning Application filed by Young Men's Christian Association of Greater Charlotte Requesting a Change of Conditions to the Approved R/I (CD) Conditional Rezoning Plan for an Approximately 33.887 Acre Site Located on the Northeast Corner of the Intersection of Weddington Road and Fincher Farm Road (Tax Parcel No. 227-562-01)

Dear Jay:

I hope this letter finds you well.

The site subject to the above-captioned Rezoning Application (the "Site") contains approximately 33.887 acres and is located on the northeast corner of the intersection of Weddington Road and Fincher Farm Road (Tax Parcel No. 227-562-01). The Site is zoned R/I (CD) and the Brace Family YMCA is located on the Site.

Pursuant to the above-captioned Rezoning Application, the Petitioner is requesting a change of conditions to the approved R/I (CD) conditional rezoning plan for the Site to accommodate the replacement of an existing athletic field on the Site with two new athletic fields in a different location on the Site that together will be approximately the same size as the existing athletic field being replaced. The replacement of the relevant athletic field is required because NCDOT is condemning and acquiring the relevant athletic field in connection with NCDOT's interchange project. The change of conditions will also accommodate additional on-site parking spaces in close proximity to the two new athletic fields.

Pursuant to Paragraph 10 of the Instructions for Filing an Application for a Change in a Zoning Classification or Change in Conditions, I am respectfully requesting, on behalf of the Petitioner, the waiver of any traffic study requirement. As noted above, the purposes of the Rezoning Application are to replace an existing athletic field on the Site that is being displaced by NCDOT's interchange project and to add on-site parking spaces. The Petitioner does not seek an expansion of its facilities pursuant to this Rezoning Application. Therefore, the approval of this Rezoning Application will not result in an increase in vehicular trips.

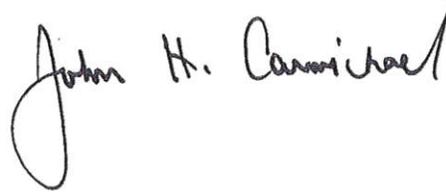
Mr. Jay Camp
November 27, 2019
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On behalf of the Petitioner, I appreciate the Town Board of Commissioners' consideration of this request.

Should you have any questions or comments, please do not hesitate to call me.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.

A handwritten signature in black ink that reads "John H. Carmichael". The signature is written in a cursive style with a large, looping initial "J".

John H. Carmichael

2019-707

ROBINSON
BRADSHAW

jcarmichael@robinsonbradshaw.com
704.377.8341 : Direct Phone
704.373.3941 : Direct Fax

November 27, 2019

BY HAND DELIVERY

Mr. Jay Camp, Planning Director
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232 Matthews Station Street
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Re: Rezoning Application filed by Young Men's Christian Association of Greater Charlotte Requesting a Change of Conditions to the Approved R/I (CD) Conditional Rezoning Plan for an Approximately 33.887 Acre Site Located on the Northeast Corner of the Intersection of Weddington Road and Fincher Farm Road (Tax Parcel No. 227-562-01)

Dear Jay:

I hope this letter finds you well.

This letter is being submitted with the above-captioned Rezoning Application pursuant to the requirements of Paragraph 12 of the Instructions for Filing an Application for a Change in a Zoning Classification or Change in Conditions (the "Instructions"). As you are aware, Paragraph 12 of the Instructions requires the Petitioner to submit documentation regarding the land use recommendations for the subject site as set out in adopted land use plans and a statement as to how this rezoning proposal complies with such recommendations.

The subject site (the "Site") contains approximately 33.887 acres and is located on the northeast corner of the intersection of Weddington Road and Fincher Farm Road (Tax Parcel No. 227-562-01). The Site is zoned R/I (CD) and the Brace Family YMCA is located on the Site. The Brace Family YMCA is considered to be an institutional use under the Town of Matthews Unified Development Ordinance.

Pursuant to the above-captioned Rezoning Application, the Petitioner is requesting a change of conditions to the approved R/I (CD) conditional rezoning plan for the Site to accommodate the replacement of an existing athletic field on the Site with two new athletic fields in a different location on the Site that together will be approximately the same size as the

Mr. Jay Camp, Planning Director
November 27, 2019
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existing athletic field being replaced. The replacement of the relevant athletic field is required because NCDOT is condemning and acquiring the relevant athletic field in connection with NCDOT's interchange project. The change of conditions will also accommodate additional on-site parking spaces in close proximity to the two new athletic fields.

This request for a change of conditions is consistent with the land use recommendations for the Site in the Town of Matthews Land Use Plan 2012-2022 (the "Land Plan"). The Land Plan provides land use policy guidance for development in the Town of Matthews. The Land Plan recognizes the existing institutional use on the Site (the Brace Family YMCA), and under Action Item No. 1 on page 108 of the Land Plan, the Land Plan provides that residential and institutional uses along Weddington Road should be maintained and preserved.

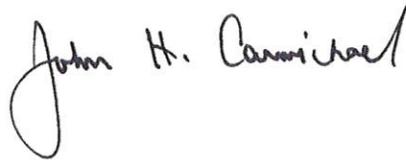
The Rezoning Application filed by Young Men's Christian Association of Greater Charlotte will maintain the existing institutional use on the Site (the Brace Family YMCA). As noted above, the purposes of the Rezoning Application are to replace an existing athletic field on the Site that is being displaced by NCDOT's interchange project and to add on-site parking spaces.

Jay, the Petitioner and I look forward to working with you on this matter.

Should you have any questions or comments, please do not hesitate to call me.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.



John H. Carmichael

