



DATE FILED 2-26-2020  
APPLICATION NUMBER 2020-711  
*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): 19329223 and 19329223E

Address of property: 1641 Matthews Township PY, Matthews, NC 28105

Location of property:

Title to the property was acquired on December 2, 2016  
and was recorded in the name of Christlife Church  
whose mailing address is 1641 Matthews Township PY, Suite B, Matthews, NC 28105

The deed is recorded in Book 31392 and Page 499 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):

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To allow additional use of property as "Ballroom, banquet or meeting/catering hall" so that the property may be used as a banquet hall, ballroom or catering facility for private functions such as wedding receptions, banquets, anniversaries and similar celebrations, and lunch and dinner events and meetings for varying groups of people.



*Robert Spencer*

Signature of property owner (must be original)

Christlife Church - Bob Spence, Secretary

Print name of property owner  
1641 Matthews Township Pkwy, Suite B

Property owner's mailing address  
Matthews, NC 28105

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

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

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

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."

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2020-711

For office use only

19329214

TAX PARCEL

Genesis Ventures LLC

PROPERTY OWNER NAME(S)

1635 Matthews Township PY

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

19329222

TAX PARCEL

Butcher-The Baker of Matthews LLC

PROPERTY OWNER NAME(S)

160 Congress Blvd, Ste C

OWNER MAILING ADDRESS

Duncan, SC 29334

OWNER MAILING ADDRESS, CONTINUED

19329144

TAX PARCEL

Novant Health Inc.

PROPERTY OWNER NAME(S)

2085 Frontis Plaza Blvd

OWNER MAILING ADDRESS

Winston-Salem, NC 27103

OWNER MAILING ADDRESS, CONTINUED

19329143

TAX PARCEL

Schewzyk & Assoc. LLC

PROPERTY OWNER NAME(S)

7030 Willow Trace Lane

OWNER MAILING ADDRESS

Matthews, NC 28104

OWNER MAILING ADDRESS, CONTINUED

19329224

TAX PARCEL

AT Matthews Holding Group LLC

PROPERTY OWNER NAME(S)

1709 Matthews Township PY

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

19329206 and 19329203

TAX PARCEL

TH Property Owner 4 LP

PROPERTY OWNER NAME(S)

400 Galleria Pkwy, STE 1450

OWNER MAILING ADDRESS

Atlanta, GA 30339

OWNER MAILING ADDRESS, CONTINUED

19329145

TAX PARCEL

LJW Land LLC

PROPERTY OWNER NAME(S)

7804-C Fairview Road, STE 275

OWNER MAILING ADDRESS

Charlotte, NC 28226

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 February 26, 2020

Town Board of Commissioners formally accepts application and sets Public Hearing date March 9, 2020

Notices sent via mail to affected/adjacent property owners on or before March 30, 2020

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 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 April 28, 2020

Town Board of Commissioners approves or denies application May 11, 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.

Robert Spence 2-26-2020  
 Signature of  Property Owner Date  
 Agent for Property Owner  
 Other (please identify) \_\_\_\_\_

\_\_\_\_\_  
 Signature of  Property Owner Date  
 Agent for Property Owner  
 Other (please identify) \_\_\_\_\_

\_\_\_\_\_  
 Signature of  Property Owner Date  
 Agent for Property Owner  
 Other (please identify) \_\_\_\_\_

TABLE OF ALLOWED USES: TRADITIONAL AND PARALLEL TRADITIONAL DISTRICTS	
USES BY GROUPING	
RESIDENTIAL USES	B-H
Accessory residential use and structure clearly incidental to the permitted principal residential use	ACC
Dormitory for senior high and post secondary school operated by and located on the principal site of the institution served.	P
Limited food and beverage sales in neighborhood common facility, subject to § 155.506.14	PC
Propane storage or other home fuel storage, accessory to a permitted principal use or building, subject to the Fire Prevention Code of the National Board of Fire Underwriters	ACC
INSTITUTIONAL & GOVERNMENTAL USES	B-H
Adult care home	P
Adult day care facility	P
Assisted living facility	P
Church and place of worship without size restrictions	P
College and university without stadium	P
Cultural Community Center, subject to § 155.506.07	P
Fire and/or EMS station, police station	P
School, elementary, middle, and senior high, public and private	P
Skilled Nursing Facility, subject to § 155.506.17	PC
OFFICE & SERVICE USES	B-H
Bank, credit union, and similar financial service	P
Barber shop, beauty salon, nail salon, and similar personal service	P
Civic, fraternal, and social club	P
Contractor's office without accessory storage	P
General and professional office	P
Laboratory and research facility, medical, dental or optical	P
Medical, dental, optical office and clinic	P
Museum and art gallery operated on a noncommercial basis	P
Office with display of sample merchandise to wholesalers and retailers when the samples are only visible within the building and no sales, inventory or delivery of merchandise from building	P
Spa, massage service	P
Telephone exchange	P
GENERAL COMMERCIAL USES	B-H
Alcohol and alcoholic beverage, wine, and beer production and sales, subject to § 155.506.45	PC
Animal grooming facility, subject to § 155.506.42	PC
Armory for meetings and training of military organizations	P
Auction house	P
Bakery, retail including manufacturing of goods for sale on the premises only	P
Ballroom, banquet or meeting/catering hall	P
Boat and watercraft sales, new and used	P

Brewpub, subject to § 155.506.45	PC
Building material storage and wholesale and retail sales without outside storage	P
Call center	P
<del>Car wash</del>	P
Coin operated laundry	P
Commercial school and school providing adult training in any of the arts, sciences, trades, or professions, without retail sales of merchandise	P
Commercial or catering kitchen, without on-site customer/client food service	P
<del>Communications tower and antenna, subject to § 155.506.41</del>	PC
Copy, printing and photo processing	P
Crematorium, when located on same lot as a cemetery or funeral home, subject to 155.506.13	P
Crematorium, stand alone, or on an adjacent parcel to a cemetery or funeral home only when such parcel is commercially or industrially zoned, subject to 155.506.13	PC
<del>Drive up service window, subject to § 155.506.33</del>	ACC
Florist shop	P
Funeral home	P
<del>Gas station with convenience store, subject to § 155.506.49</del>	PC
<del>Gas pump without convenience store</del>	ACC
Heliport	P
<del>Hotels, subject to § 155.506.32</del>	PC
<del>Hotel, Extended Stay, subject to § 155.506.32</del>	PC
Installation and servicing of accessory equipment (i.e. audio, security, navigational, etc.) for vehicles sold within an enclosed building with internal storage only	P
<del>Internet sweepstakes, or adult gaming facility § 155.506.50</del>	PC
<del>Kennel, animal day care, subject to § 155.506.42</del>	PC
Laundry and dry cleaning establishment not to exceed 4,500 sq ft gross floor area	P
Laundry and dry cleaning establishment not to exceed 10,000 sq ft gross floor area	P
<del>Manufactured home sales</del>	P
<del>Microbrewery, subject to § 155.506.45</del>	PC
Mini storage facility	P
<del>Mobile vendor, subject to § 155.506.43</del>	PC
<del>Motor vehicle service facility limited to oil change, tire rotation and replacement, and similar minor maintenance service, all activity taking place within the building, not over 3 service bays and no overnight vehicle storage</del>	P
<del>Motor vehicle repair garage including engine overhaul, body and paint shop and similar operations</del>	P
<del>Motor vehicle, passenger, and motorcycle, new and used, sales and rental</del>	P
<del>Motor vehicle, commercial or recreational, new and used, sales and rental</del>	P
Motorcycle safety training course, subject to § 155.506.18	
Museum or art gallery	P
<del>Nursery, commercial, with or without greenhouse</del>	P
<del>Outdoor equipment and machinery, sales and repair</del>	P

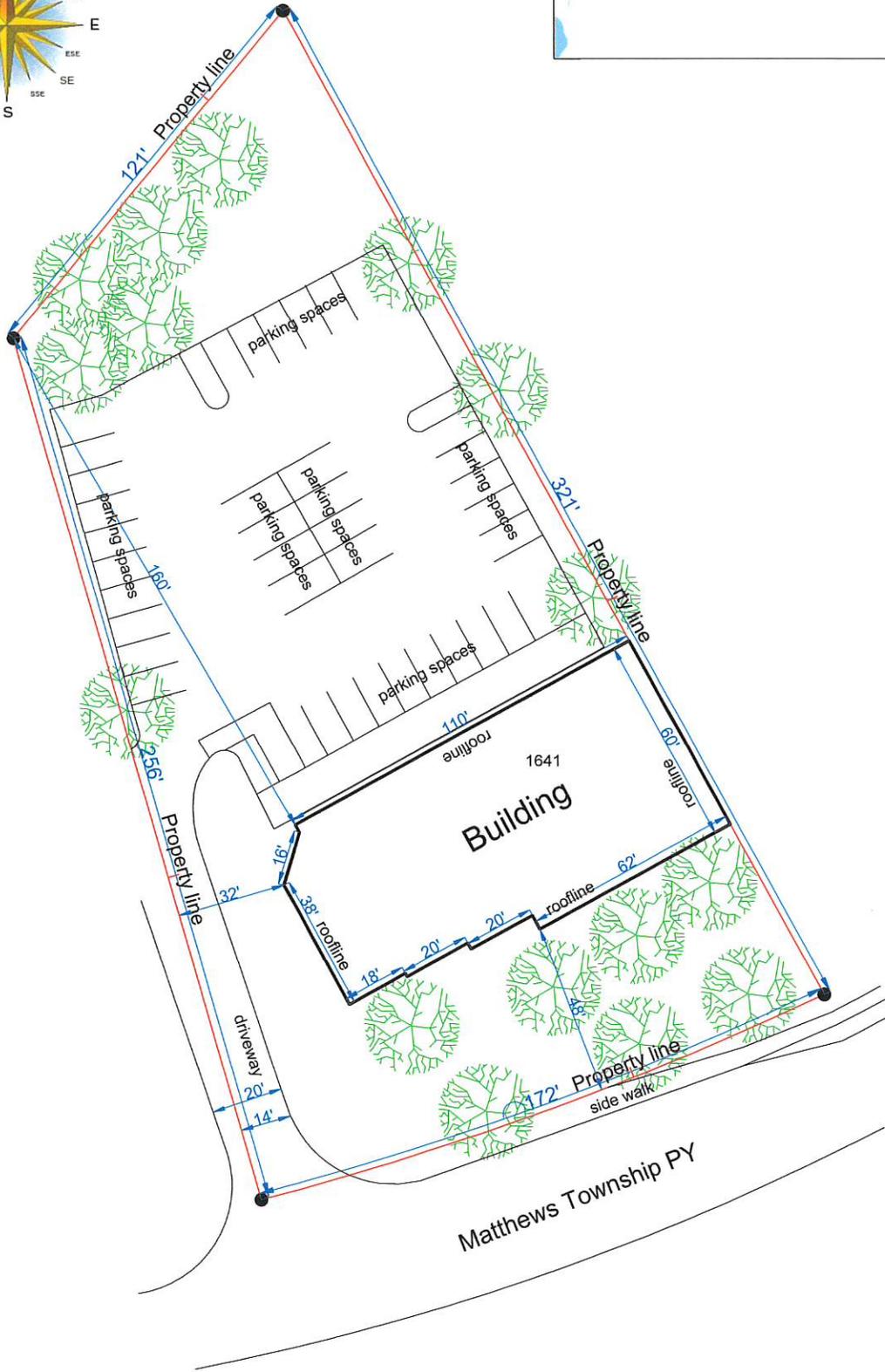
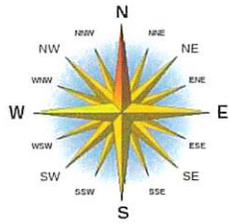
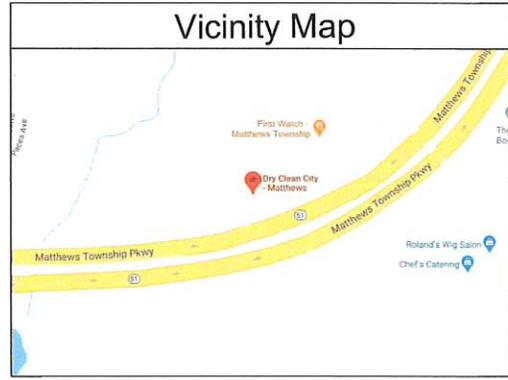
Outdoor sales in conjunction with a permanent business, subject to § 155.506.36	PC
Parking lot and parking garage/structure	P
Pet cemetery, including any accessory structure	P
Post Office	P
Professional, financial, personal and recreational service not otherwise listed	P
Pushcart vending, subject to § 155.506.43	
Radio and television station	P
Repair and servicing, indoors only, of any article the sale of which is permitted in the district, except as otherwise listed	P
Restaurant, lounge and nightclub without drive-thru or drive-in service	P
<del>Restaurant with drive thru or drive in service</del>	P
Retail sales, general merchandise, unless otherwise listed	P
Secondhand goods, retail sales without outside storage, unless otherwise listed	P
<del>Selling from a semitruck without a cab, subject to § 155.506.36</del>	PC
Sign printing	P
<del>Solar collector installation, subject to § 155.506.48</del>	ACC/PC
Specialty sales establishment with substantial on-site assembly, processing, packaging, and/or distribution, and processes sales for off-site customers, subject to § 155.506.39	PC
Studio for gymnast, artist, designer, photographer, musician, sculptor, and similar	P
<del>Towing operation with vehicle storage only within an enclosed structure</del>	P
Upholstering in a workroom setting not to exceed 1,500 sq. ft. of gross floor area	P
<del>Utility trailer, not exceed a loading capacity of 500 cubic feet, sales and rental</del>	P
Veterinary clinic or hospital, subject to § 155.506.42	PC
<b>RECREATION &amp; ENTERTAINMENT USES</b>	<b>B-H</b>
Amusement, commercial outdoors, including miniature golf, golf course, golf driving range, ride, slide, waterpark, paintball course and similar commercial enterprise requiring physical dexterity, except as regulated elsewhere, subject to § 155.506.40	PC
Arcade, game room	P
Bowling alley	P
Community recreation center, fitness/health center, gymnasium, YMCA, and similar use with multiple physically involved activities, primarily indoor, can take place concurrently	P
Ice or roller rink	P
<del>Park and playground, not otherwise listed</del>	P
<del>Skateboard facility, subject to § 155.506.40</del>	PC
Theater, housed within an enclosed structure	P
<b>INDUSTRIAL &amp; MANUFACTURING USES</b>	<b>B-H</b>
Mail order facility	P

Manufacturing, processing, assembling of components into completed craft or custom-made items in facilities not exceeding 3,000 sq-ft.	P
<b>MISCELLANEOUS USES</b>	
Auction sale of real and personal property located on site for the purpose of liquidating assets, subject to § 155.506.43.	ACC
Accessory use, clearly incidental to the principal permitted use or structure on the lot	ACC
Community Garden	P
Donation Drop-Off Facility	ACC
Electric and gas substation, sewage treatment plant and control house, pump and lift station, water storage tank, well lot and similar use, subject to § 155.506.11	PC
Farm, urban, subject to § 155.506.10	PC
Garage sale, yard sale, and similar, subject to § 155.506.43	ACC
On-site demolition disposal site, subject to § 155.506.37	PC
On-site demolition disposal site, accepting off-site material, subject to § 155.506.37	PC
Parking for uses permitted within the district	ACC
Propane storage or other fuel storage, accessory to a permitted principal use or building, subject to the Fire Prevention Code of the National Board of Fire Underwriters	ACC
Public utility transmission and distribution lines	P
Railroad right-of-way	P
Short term temporary use or festival of civic or nonprofit nature, subject to § 155.506.44	PC
Sidewalk sale, end of season sale, clearance sale, subject to § 155.506.43	ACC
Temporary building and storage of materials in conjunction with construction of a building on a lot where construction is taking place or on adjacent lots, the temporary use to be terminated upon completion of construction, issuance of Certificate of Occupancy, or invalidation of building permit (see also § 155.506.43.C.4)	ACC
Temporary, self-contained storage unit, subject to § 155.506.20	ACC
Temporary use for business purpose, subject to § 155.506.43	PC
Transit stop shelter, subject to § 155.506.34	PC
Transit station (bus, rail, etc.)	P
Utility equipment stand, meter, box, and backflow preventer for single or groups of parcels	ACC
Vending machine, immediately adjacent to building under overhang only	P
(Am. Ord. 2025A, passed 6-9-14; Am. Ord 2059, passed 12-8-14; Am. Ord. 2083, passed 5-11-15; Am. Ord 2141, passed 4-11-16; Am. Ord 2188, passed 6-12-17; Am. Ord. 2264, passed 10-9-17; Am. Ord 2388, passed 5-13-19; Am.	

2020-711

# SITE PLAN

Address: 1641 Matthews Township PY  
City, State, ZIP: Matthews, North Carolina  
Country: USA  
Scale 1":30'

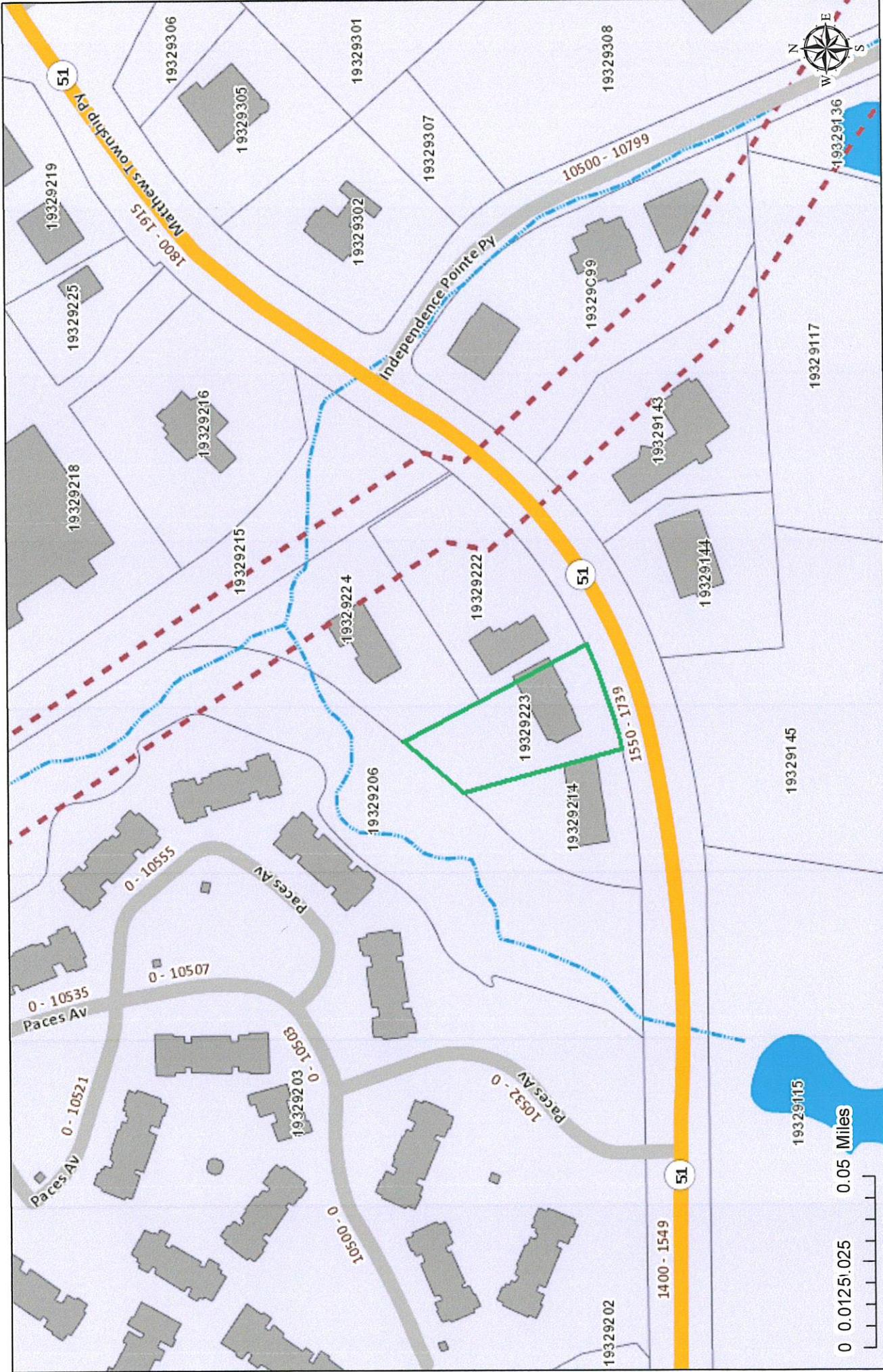


# Polaris 3G Map – Mecklenburg County, North Carolina

## Parcel No. 19329223 & 19329223E

2020-711

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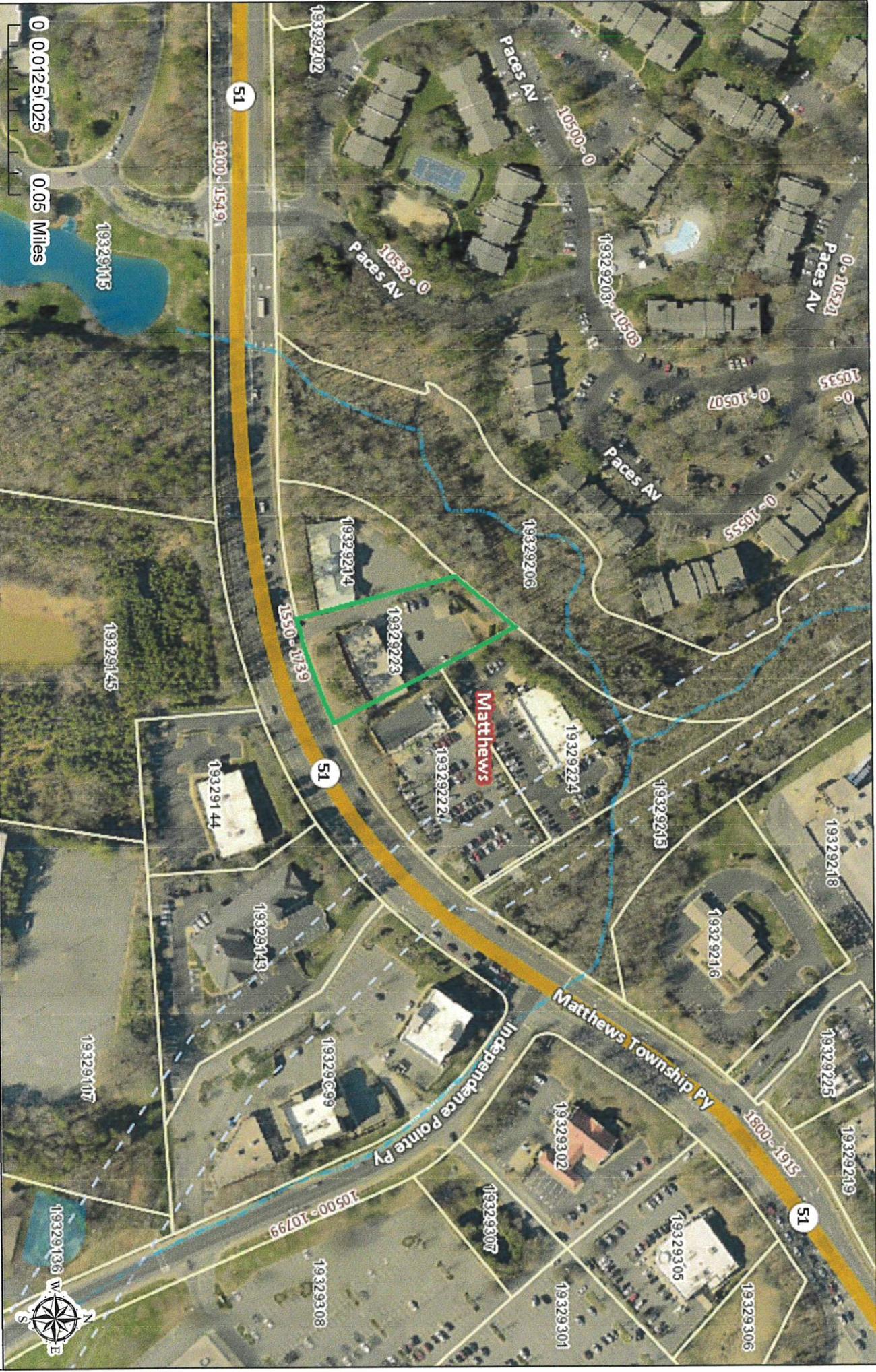
This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

# Polaris 3G Map – Mecklenburg County, North Carolina

## Parcel No. 19329223 & 19329223E

2020-711

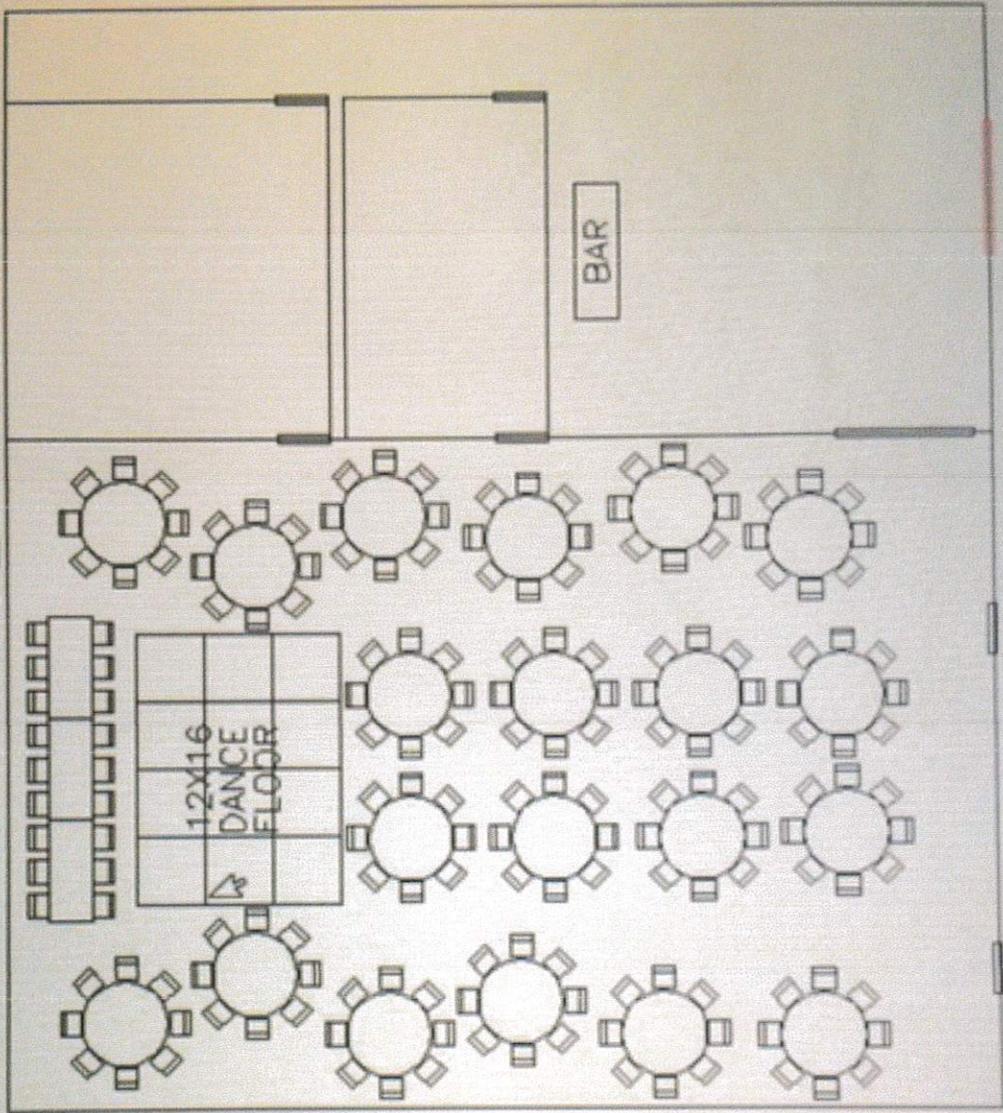
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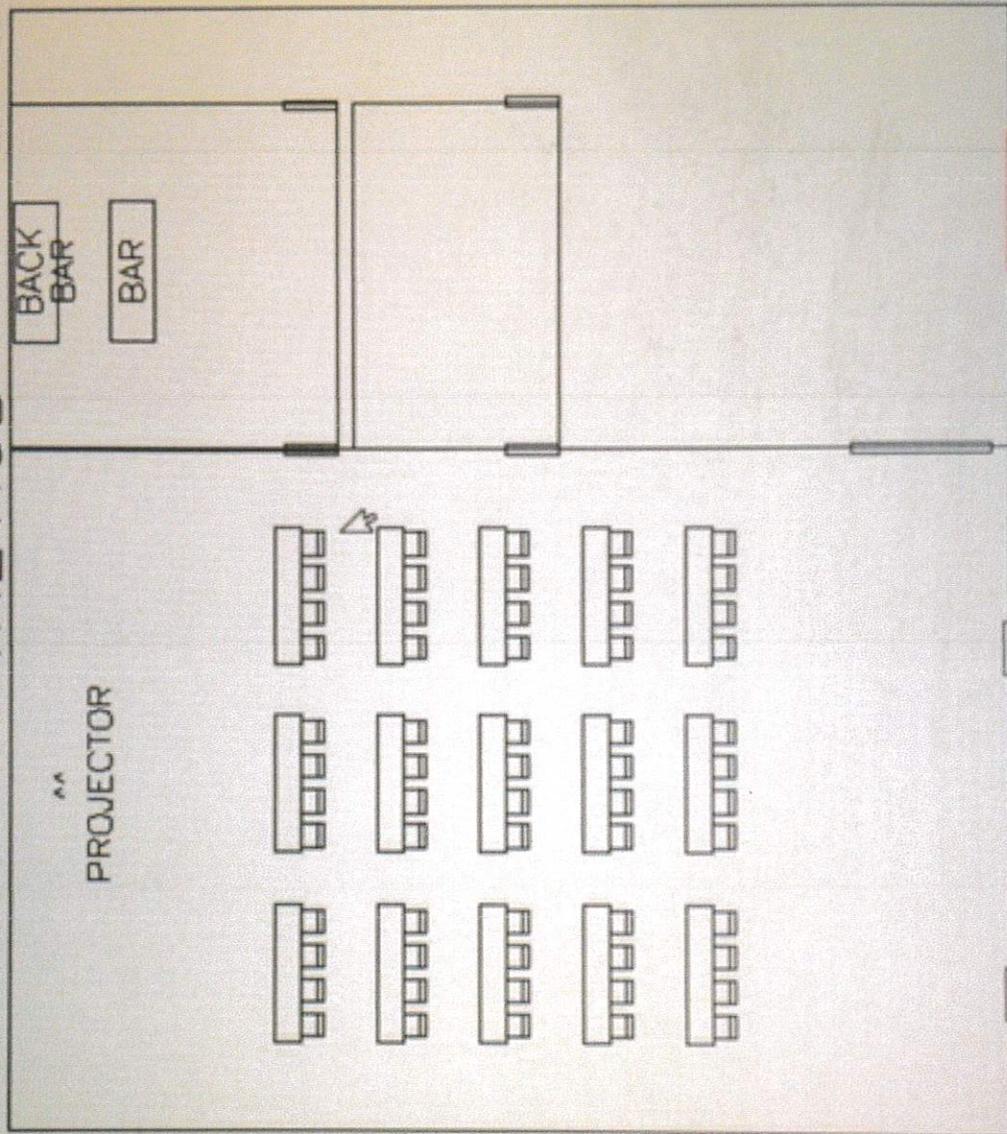


# THE HUB



SEATING  
FOR 160  
• 5' ROUNDS.  
18 • 6' RECT TABLES  
> > FOOD/BAR WOULD  
NEED TO BE IN  
THE SIDE ROOM

# THE HUB



SEATING FOR 60  
● CLASSROOM  
>> FOOD/BAR WOULD NEED TO BE IN THE SIDE ROOM

**This instrument prepared by:**

**After Recording Return to:**

Sean M. Phelan, Esquire  
Nexsen Pruet, PLLC  
227 West Trade Street, Suite 1550  
Charlotte, NC 28202

### PARKING LEASE AGREEMENT

**THIS PARKING LEASE AGREEMENT** (this "Lease") is entered into as of this 15th day of July, 2016, by and among **GENESIS VENTURES LLC**, a North Carolina corporation ("Landlord") and **CHRISTLIFE CHURCH**, a \_\_\_\_\_ ("Tenant").

### BACKGROUND STATEMENT

A. Landlord owns that certain parcel of land located at **1635 Matthews Township Parkway, Matthews, NC 28105** in Matthews, North Carolina, as identified on Exhibit A attached hereto and made a part hereof (the "Property").

B. Tenant will occupy **1641 Matthews Township Parkway, Matthews, NC 28105** and intends to use the property as a religious place of worship (the "Church").

C. Landlord has agreed to lease to Tenant the exclusive right to use thirty-two (32) parking spaces located on the Property and identified on Exhibit A (the "Parking Spaces"), and the parties hereto are entering into this Lease to confirm their agreements with respect thereto.

**NOW, THEREFORE**, in consideration of One Dollar (\$1.00) per year and the mutual covenants and conditions contained herein, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree for themselves, their successors and assigns, to the terms and conditions set forth herein.

1. **Premises.** For the term of this Lease and subject to the other terms and conditions of this Lease, Landlord grants to Tenant, its employees, agents, invitees, successors

to Tenant: Christlife Church  
1641 Matthews Township Parkway  
Matthews, NC 28105  
Attention: David A. Taylor

9. **Quiet Enjoyment.** Provided Tenant performs its covenants, agreements and obligations hereunder, Landlord will warrant and defend Tenant's peaceful and quiet enjoyment of the Parking Spaces.

10. **Miscellaneous Provisions.** It is mutually covenanted and agreed by and between the parties as follows:

- (a) That this Lease shall be construed under the laws of the State of North Carolina.
- (b) That the captions of this Lease are inserted for identification only, and shall not govern the construction, nor alter, vary, or change any of the terms, conditions, or provisions of this Lease.
- (c) Each provision herein shall be deemed separate and distinct from all other provisions, and if any one of them shall be declared illegal or unenforceable, the same shall not affect the legality or enforceability of the other terms, conditions, and provisions hereof, which shall remain in full force and effect.
- (d) Any person, firm or corporation who may subsequently acquire an interest in the Property, or in the improvements thereon, shall take notice of all the terms and conditions set out herein as well as the covenants referred to herein, and shall be bound thereby.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have caused their names to be hereto signed by their duly authorized officer on the date hereinbefore first written.

GENESIS VENTURES LLC

By: Victor Ferrari  
Name: Dr. Victor Ferrari  
Its: owner

STATE OF NC CAROLINA )  
COUNTY OF Mecklenburg )

I certify that the following person(s) personally appeared before me this day; each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name(s) of principal(s):  
Dr. Victor Ferrari

Witness my hand and official seal, this the 16th day of August, 2016.

Sandra K. Nordman  
Official Signature of Notary

Sandra K. Nordman  
Notary's Printed or Typed Name

My Commission Expires: 9/1/2020



THE CHRISTLIFE CHURCH

By: [Signature]  
Name: David A. Taylor  
Its: President

STATE OF NC CAROLINA )  
COUNTY OF Mecklenburg )

I certify that the following person(s) personally appeared before me this day; each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Name(s) of principal(s):  
David A. Taylor

Witness my hand and official seal, this the 16th day of August, 2016.

[Signature]  
Official Signature of Notary

Sandra R. Nordman  
Notary's Printed or Typed Name

My Commission Expires: 9/1/2020

