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): 19319101

Address of property: 9205 E. Independance Blvd. Mathews, NC. 28105

Location of property:

Title to the property was acquired on April 2, 2019
and was recorded in the name of Premier Holdings, LLC
whose mailing address is 1035 N. Church St Spartanburg, SC 29303

The deed is recorded in Book 33399 and Page 876-891 in the office of the Register of
Deeds for Mecklenburg County.

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

Change in Conditions.
New Facade remodel.
New Stage.
New Exterior Lounge.
See attached separate sheet for more detail.

______________________________

Jim Z Brown
Signature of property owner (must be original)

Premier Holdings, LLC
Print name of property owner
9205 E. Independence Blvd
Property owner’s mailing address
Matthews, NC 28105
Property owner’s mailing address, continued

Property owner’s mailing address, continued

704-847-4647/rofku55@hotmail.com
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

______________________________

Petitioner other than owner (if any)

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."

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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 August 31, 2020

Town Board of Commissioners formally accepts application and sets Public Hearing date September 14, 2020

Notices sent via mail to affected/adjacent property owners on or before September 28, 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 October 12, 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 October 27, 2020

Town Board of Commissioners approves or denies application November 9, 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 of Property Owner Date

Signature of Property Owner Date

Signature of Property Owner Date

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 4
Neighbor 1 (9253 E. Independence BLVD, Mathews NC)
Mole-Parker Enterprises
Address:
12154 Montague St.
Los Angeles, CA, 91331

Neighbor 2 (9209 E. Independence BLVD, Mathews, NC)
9209 Mathews LLC
Address:
6714 Louisburg SQ LN
Charlotte, NC, 28210

Neighbor 3 (9103 E. Independence BLVD, Mathews, NC)
Cars DB4 LP, C/O Capital Automotive LP,
ATTN: Portfolio Manger
Address:
8484 Westpark Dr
STE 200
Mclean, VA, 22102

Neighbor 4 (1905 Rice RD, Mathews, NC)
Roskind Richard C, Roskind Herbert G JR
Address:
4300 Sharon RD
STE 544
Charlotte, NC, 28211

Neighbor 5 (9211 E. Independence BLVD, Mathews, NC)
Slam Properties LLC
Suites Mathews
Address:
2727 Paces Ferry RD,
Suite 11-1200
Atlanta, GA, 30339

Neighbor 6 (9201 E. Independence BLVD, Mathews, NC)
Amerifoods Properties LLC
Address:
300 Black Belt World DR
Knightdale, NC, 27545

Neighbor 7 (1935 Rice Rd, Mathews, NC)
East Independence Prop, C/O DR
Fletcher Keith
Address:
4010 Triangle DR
Charlotte, NC, 28208
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.
August 17, 2020

Town of Matthews Board of Commissioners.  
Town of Matthews Planning Board.  
232 Matthews, NC. 20105  

RE: Change in Conditions to an Existing conditional Zoning Plan.  

To Whom It May Concern  

PROJECT: Harley Davidson Independence.  
9205 E. Independence Blvd  
Matthews, NC. 28105  

This letter is submitted along with the attached zoning application to meet the requirements of the Instructions for Filing in change in Conditions.  

Harley Davidson Independence would like to upgrade and remodel its existing facility, this will allow for a better presence along independence Blvd with an upgraded facade and a better space to service its customers.  

Applicant is requesting the following changes for approval.  

1. Façade Renovation.  
The proposed renovation intends to emphasize the main access by creating store front openings and a covered canopy. These design upgrades are in line the authorized Harley-Davidson retail environment design concept, including:  

The new store front will provide more than 25% transparency on the main façade adoption daylight harvesting technologies for energy savings and at the same time will create a display area more friendly and indicative of the interior showroom.  

New articulation of the façade has been created by raising portion of the parapet and providing new metal mesh to have variation of materials and break the mass on the building.  

The existing signage facing the side of the building will remain as is and the new sign facing Independence Blvd. will be located above the canopy according to the maximum area requirements.
2. New Sound Stage.
   A proposed sound stage located at the NE side of the property for selected events that will involve the community such and new products presentations.

3. New Covered exterior terrace.
   The new terrace is been proposed on the NE side of the building facing the existing parking lot to engage on a more friendly access to that area of the parking and a point of transitions between the showroom and the riding academy.

This are some hard times for all commercial business around the country and we are looking to bring some business on jobs back with a new façade and interior renovations.

For any questions feel free to contact us.

Sincerely,

Oscar Cabeza
Fresh Architecture, LLC
www.freshdesigninternational.com