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): 21510201

Address of property: 2026 MATTHEWS-MINT HILL RD MATTHEWS NC 28105

Location of property: The parcel is located on Matthews-Mint Hill Road. It is north of Royal Commons Lane and south-west of Kimway Drive.

Title to the property was acquired on October 22, 1999
and was recorded in the name of Richard N. Harkey and John E. Harkey
whose mailing address is 3323 Rustburg Drive
    Fayetteville, NC 28303

The deed is recorded in Book 10963 and Page 901 in the office of the Register of
Deeds for Mecklenburg County.

Present zoning classification: R-12  Requested zoning classification: R-12 MF (CD)
List reason(s) why zoning should be changed (use separate sheet if necessary):

Propose to change zoning to R12 MF (CD) to be a transitional zoning between the single family residences to the north and the higher intensity school to the south.

Signature of property owner (must be original)

RICHARD N HARKEY
Print name of property owner
3323 RUSTBURG DR
Property owner's mailing address
FAYETTEVILLE NC 28303
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)

JOHN E HARKEY
Print name of property owner
3323 RUSTBURG DR
Property owner's mailing address
FAYETTEVILLE NC 28303
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)

Mr. Tony Berry
Print name of petitioner
TBC Development, LLC
Petitioner's mailing address
272 W Coleman Blvd, Suite 200
Petitioner's mailing address, continued
Mt. Pleasant, SC 29464
Petitioner's mailing address, continued

Petitioner's phone number/email address
List reason(s) why zoning should be changed (use separate sheet if necessary):

Propose to change zoning to R12 MF (CD) to be a transitional zoning between the single family residences to the north and the higher intensity school to the south.

______________________________
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RICHARD N HARKEY
Print name of property owner
3323 RUSTBURG DR
Property owner's mailing address
FAYETTEVILLE NC 28303
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)

JOHN E HARKEY
Print name of property owner
3323 RUSTBURG DR
Property owner's mailing address
FAYETTEVILLE NC 28303
Property owner's mailing address, continued

______________________________
Property owner's phone number/email address

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Petitioner other than owner (if any)

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Print name of petitioner
TBC Development, LLC
Petitioner's mailing address
272 W Coleman Blvd, Suite 200
Petitioner's mailing address, continued
Mt. Pleasant, SC 29464
Petitioner's mailing address, continued

______________________________
Petitioner's phone number/email address
<table>
<thead>
<tr>
<th>Tax Parcel Number</th>
<th>Description</th>
<th>Property Owner(s)</th>
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<tbody>
<tr>
<td>21518222</td>
<td>TAX PARCEL</td>
<td>BERNARD MICHALIK</td>
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<tr>
<td></td>
<td>PROPERTY OWNER NAME(S)</td>
<td>1710 KIMWAY DR</td>
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<td></td>
<td>OWNER MAILING ADDRESS</td>
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<td>21518220</td>
<td>TAX PARCEL</td>
<td>ALAN R WISSBAUM &amp; MONICA S WISSBAUM</td>
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<td>PROPERTY OWNER NAME(S)</td>
<td>1816 KIMWAY DR</td>
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<td></td>
<td>OWNER MAILING ADDRESS</td>
<td>MATTHEWS, NC 28105</td>
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<tr>
<td>21518219</td>
<td>TAX PARCEL</td>
<td>JOHN MICHAEL HOFFMANN &amp; KIMBERLY ANN HOFFMANN</td>
</tr>
<tr>
<td></td>
<td>PROPERTY OWNER NAME(S)</td>
<td>1824 KIMWAY DR</td>
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<tr>
<td></td>
<td>OWNER MAILING ADDRESS</td>
<td>MATTHEWS, NC 28105</td>
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<tr>
<td>21518217</td>
<td>TAX PARCEL</td>
<td>JOHN MOFFIT SMITH &amp; SYLVIA J SMITH</td>
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<tr>
<td></td>
<td>PROPERTY OWNER NAME(S)</td>
<td>1900 KIMWAY DR</td>
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<td></td>
<td>OWNER MAILING ADDRESS</td>
<td>MATTHEWS, NC 28105</td>
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<tr>
<td>21518216</td>
<td>TAX PARCEL</td>
<td>JASON E MCCUTCHEON</td>
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<td>PROPERTY OWNER NAME(S)</td>
<td>1908 KIMWAY DR</td>
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<td>21518215</td>
<td>TAX PARCEL</td>
<td>GARY P MULLIS &amp; COLLETTE L MULLIS</td>
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<td>PROPERTY OWNER NAME(S)</td>
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<td>21518214</td>
<td>TAX PARCEL</td>
<td>TYLER J STALLINGS &amp; MADISON CARROLL</td>
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<td>PROPERTY OWNER NAME(S)</td>
<td>1924 KIMWAY DR</td>
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<tr>
<td>21518213</td>
<td>TAX PARCEL</td>
<td>MARIA V ROMEU &amp; ENRIQUE M CERVANTES</td>
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<tr>
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<td>PROPERTY OWNER NAME(S)</td>
<td>2008 KIMWAY DR</td>
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<td>OWNER MAILING ADDRESS</td>
<td>MATTHEWS, NC 28105</td>
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</table>
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."

21518212
TAX PARCEL
MICHAEL GESELL
PROPERTY OWNER NAME(S)
2016 KIMWAY DR
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

21510222
TAX PARCEL
CHARLOTTE-MECKLENBURG BOARD OF EDUCATION
PROPERTY OWNER NAME(S)
PO BOX 30035
OWNER MAILING ADDRESS
CHARLOTTE, NC 28230
OWNER MAILING ADDRESS, CONTINUED

21510202
TAX PARCEL
CHARLOTTE-MECKLENBURG BOARD OF EDUCATION
PROPERTY OWNER NAME(S)
PO BOX 30035
OWNER MAILING ADDRESS
CHARLOTTE, NC 28230
OWNER MAILING ADDRESS, CONTINUED

21518211
TAX PARCEL
LULA HARGETT MEDLIN
PROPERTY OWNER NAME(S)
2024 KIMWAY DR
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

21518210
TAX PARCEL
MELVIN H HASTINGS & MARY H HASTINGS
PROPERTY OWNER NAME(S)
2030 KIMWAY DR
OWNER MAILING ADDRESS
MATTHEWS, NC 28105
OWNER MAILING ADDRESS, CONTINUED

19331166
TAX PARCEL
CATHERINE -HAZEL GROUP LLC
PROPERTY OWNER NAME(S)
810 PINE VALLEY CT
OWNER MAILING ADDRESS
WEDDINGTON, NC 28104
OWNER MAILING ADDRESS, CONTINUED

19331165
TAX PARCEL
RC WHITLEY HOLDINGS LLC
PROPERTY OWNER NAME(S)
3506 PAGELAND HY
OWNER MAILING ADDRESS
MONROE, NC 28112
OWNER MAILING ADDRESS, CONTINUED
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<tr>
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<td>BLUE WATER EQUITY GROUP V LLC</td>
<td>DWIGHT MAX MCLEOD</td>
</tr>
<tr>
<td>PROPERTY OWNER NAME(S)</td>
<td>PROPERTY OWNER NAME(S)</td>
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<tr>
<td>3301 BENSON DR SUITE 103</td>
<td>DWIGHT MAX MCLEOD</td>
</tr>
<tr>
<td>OWNER MAILING ADDRESS</td>
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<tr>
<td>RALEIGH, NC 27609</td>
<td>MATTHEWS, NC 28105</td>
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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 October 28, 2020

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

Notices sent via mail to affected/adjacent property owners on or before December 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 January 11, 2021

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 26, 2021

Town Board of Commissioners approves or denies application February 8, 2021

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 10.27.20

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) ____________________________

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 6
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Richard N. Marks

Signature of Property Owner

__ Agent for Property Owner

__ Other (please identify) ____________________________________________________________________________________________

Date 10-27-2020

Signature of Property Owner

__ Agent for Property Owner

__ Other (please identify) ____________________________________________________________________________________________

Date

Signature of Property Owner

__ Agent for Property Owner

__ Other (please identify) ____________________________________________________________________________________________

Date

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 6
Town of Matthews – Application for Change in Zoning Classification

Tax Parcel ID: 21510201

**Petitioner Joinder Agreement**
The undersigned, as the owners of the parcel of land located on Matthews-Mint Hill Road in the Town of Matthews, North Carolina, that is designated as Parcel Identification Number 21510201 on Polaris 3G Mecklenburg County GIS map and which is the subject of the attached Application for Change in Zoning Classification hereby join and give permission to TBC Development, LLC to request and file this Application with the Town of Matthews, North Carolina for the parcel referenced above.

This 7th day of October, 2020
(day) (month)

By: [Signature]
(Owner Signature)

RICHARD N HARKEY
3323 RUSTBURG DR
FAYETTEVILLE NC 28303

By: [Signature]
(Owner Signature)

JOHN E HARKEY
3323 RUSTBURG DR
FAYETTEVILLE NC 28303

North Carolina
County of Cumberland

Richard N. Harkey, appearing before the undersigned
Name of Property Owner (printed)

Notary and being duly sworn, says that:
1. I am the owner of the property described above
2. All statements above are true and correct

Property Owners Signature
Sworn to (or affirmed) and subscribed before me this the 27th day of October, 2020.

(Official Seal)

JENNIFER R. COONEY
CUMBERLAND COUNTY, NC
NOTARY PUBLIC

Official Signature of Notary

Jennifer R Cooney, Notary Public
Notary’s Name (printed)

My commission expires: 9/25/23
Town of Matthews — Application for Change in Zoning Classification

Tax Parcel ID: 21510201

Petitioner Joinder Agreement
The undersigned, as the owners of the parcel of land located on Matthews-Mint Hill Road in the Town of Matthews, North Carolina, that is designated as Parcel Identification Number 21510201 on Polaris 3G Mecklenburg County GIS map and which is the subject of the attached Application for Change in Zoning Classification hereby join and give permission to TBC Development, LLC to request and file this Application with the Town of Matthews, North Carolina for the parcel referenced above.

This __27__ day of __0__ 2020
(day) (month)

By: ________________________________
(Owner Signature)

RICHARD N HARKEY
3323 RUSTBURG DR
FAYETTEVILLE NC 28303

By: ________________________________
(Owner Signature)

JOHN E HARKEY
3323 RUSTBURG DR
FAYETTEVILLE NC 28303

North Carolina
County of MECKLENBURG

[Signature]
Name of Property Owner (printed)

Notary and being duly sworn, says that:
1. I am the owner of the property described above
2. All statements above are true and correct

Sworn to (or affirmed) and subscribed before me this the __27__ day of OCTOBER, 2020.

[Seal]
(Official Seal)

[Signature]
Official Signature of Notary

[Signature]
Notary Public

Lincoln County, N.C.

[Signature]
Notary's Name (printed)

My commission expires: SEP 10, 2020
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.