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): 22717309

Address of property: 2132 Pleasant Plains Rd, Matthews NC 28105

Location of property: South of and adjacent to Matthews Tennis Club on Pleasant Plains Road, South of the 485 overpass. Across the street from the Brightmoor Neighborhood. 3.23 Acres.

Title to the property was acquired on February 4, 2014
and was recorded in the name of Kent E. Moore, Trustee - Moore Family Irrevocable Trust
whose mailing address is 113 Traditional Lane, Charlotte NC 28211

The deed is recorded in Book 29005 and Page 143 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-20 Requested zoning classification: R-VS
List reason(s) why zoning should be changed (use separate sheet if necessary):
The property is currently uninhabited. Goodwin Custom Homes wishes to utilize the property to bring opportunity for up-scale residential duet homes at a great location on Plantation Plains Road. This is a strategic location, adjacent to the Matthews Tennis Club, which will be subject to the conditions of re-zoning. There is a high demand for more housing in this area. R-VS is established for contemporary single-family housing at higher densities, configurations, and styles not traditionally found in Matthews, such as these proposed duet-style homes.

Signature of property owner (must be original)

Kent E. Moore
Print name of property owner
113 Traditional Lane
Property owner's mailing address
Charlotte NC 28211
Property owner's mailing address, continued

Property owner's mailing address, continued
kemooreoms@gmail.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)

Chris Goodwin
Print name of petitioner
3221 Bridgemere Terrace, Matthews NC 28105
Petitioner's mailing address
Petitioner's mailing address, continued
Petitioner's mailing address, continued
704-576-1108 Chris@goodwincustomhomes.com
Petitioner's phone number/email address
<table>
<thead>
<tr>
<th>TAX PARCEL</th>
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<tbody>
<tr>
<td>Kent E. Moore, Trustee</td>
<td>PROPERTY OWNER NAME(S)</td>
</tr>
<tr>
<td>113 Traditional Lane</td>
<td>OWNER MAILING ADDRESS</td>
</tr>
<tr>
<td>Charlotte, NC 28211</td>
<td>OWNER MAILING ADDRESS, CONTINUED</td>
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Application number
2020 - 725
For office use only
<table>
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<tr>
<th>No</th>
<th>Parcel ID</th>
<th>Owner Name</th>
<th>Mailing Address</th>
<th>Legal Description</th>
<th>Deed Book</th>
<th>Deed Page</th>
<th>Land Area</th>
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</table>
| 1  | 22717308  | 1. MATCHPOINT SPORTS FACILITIES LLC,  
2. MOORE, KENT E | PO BOX 77243  
CHARLOTTE NC 28271 | M25-794 | 16838 | 951 | 15.236 AC |
| 2  | 22717309  | 1. MOORE FAMILY IRREVOCABLE TRUST,  
2. MOORE, KENT E | 113 TRADITIONAL LN  
CHARLOTTE NC 28211 | NA | 29005 | 143 | 3.03 AC |
| 3  | 22717311  | 1. EDEN, JEANETTE C  
2. EDEN, WESLEY I | 1718 FAIR FOREST DR  
MATTHEWS NC 28105 | L2 U/M | 15250 | 98 | 1.66 AC |
| 4  | 22717310  | 1. NUSSMAN, ANTHONY BANKS  
2. NUSSMAN, ROBERT T JR  
3. NANCE, CANDACE NUSSMAN  
4. NUSSMAN, ROGER WILLIAM | 5617 CAMELOT DR  
CHARLOTTE NC 28270 | L1 U/M & ADJ STR | 02304 | 225 | 2.284 GIS Calc. Acres |
| 5  | 22739199  | 1. BRIGHTMOOR HOMEOWNERS ASSOC, | PO BOX 11906  
CHARLOTTE NC 28220 | COMMON AREA M21-457 | 05294 | 417 | 1.037 GIS Calc. Acres |
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@mathewsnc.gov) for verification.

Application submitted to and received by Town Planning office By: 12/2/2020

Town Board of Commissioners formally accepts application and sets Public Hearing date 12/14/2020

Notices sent via mail to affected/adjacent property owners on or before 1/25/2021

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 2/8/2021

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 2/23/2021

Town Board of Commissioners approves or denies application 3/8/2021

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.

By: ___________________________ Date: 11/27/2020

Signature of [X] Property Owner
___ Agent for Property Owner
___ Other (please identify)

Signature of ______ Property Owner
___ Agent for Property Owner
___ Other (please identify)

Signature of ______ Property Owner
___ Agent for Property Owner
___ Other (please identify)
NORTH CAROLINA GENERAL WARRANTY DEED
No Title Examination Requested or Performed

THIS DEED made this ______ day of ______, 2014 by and between

GRANTOR

JACK H. MOORE and wife,
HELEN S. MOORE

Mailing Address Grantor:
2132 Pleasant Plains Rd.
Matthews, NC 28105

GRANTEE

KENT E. MOORE, Trustee, or the then acting successor
Trustee under the MOORE FAMILY IRREVOCABLE
TRUST DATED FEBRUARY 4, 2014

Property Address:
2132 Pleasant Plains Rd.
Matthews, NC 28105

Mailing Address:
113 Traditional Lane
Charlotte, NC 28211

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of , Township, Mecklenburg County, North Carolina and more particularly described as follows:

TRACT I.
BEGINNING at a point in the center of the Old Monroe Road (now or formerly) known as North Carolina Highway No. 20, which point is North 33 degrees and 55 minutes West 626 feet measured along the center line of said Road from a corner of George Shelton's Property (Hemby-Barrett) now or formerly, and runs thence South 56 degrees and 05 minutes West 450 feet to an iron; thence North 33 degrees and 55 minutes West 300 feet to an iron; thence North 56 degrees and 05 minutes East 450 feet to a point in the center of said Old Monroe Road (now or formerly); thence with the center of said Road South 33 degrees and 55 minutes East 300 feet to the point of BEGINNING.
Tract I of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2212, Page 205.

Tract II of the property hereinabove described was acquired by Grantor by instrument recorded in Book 8770, Page 23.

A map showing the above described property is recorded in Plat Book ___, Page ___.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

All easements, restrictions and rights of way of record and the lien for the current year ad valorem taxes which are assumed by the Grantee(s) herein.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

______________________________
(Corporate Name)  (SEAL)

By: ________________________________

______ President

ATTEST:

______________________________
Secretary (Corporate Seal)

SEAL-Stamp: NORTH CAROLINA, Mecklenburg County.

I, Shirley D. Sherin, a Notary Public of the County and State aforesaid, certify that JACK H. MOORE, Grantor, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this ___ day of January, 2014.

My commission expires: 12/01/2016

SEAL-Stamp: NORTH CAROLINA, Mecklenburg County.

I, Shirley D. Sherin, a Notary Public of the County and State aforesaid, certify that HELEN S. MOORE, Grantor, personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument for the purpose stated therein and in the capacity indicated. Witness my hand and official stamp or seal, this ___ day of January, 2014.

My commission expires: 12/01/2016

The foregoing Certificate(s) of ___ is/are certified to be correct. This instrument and this certificate are duly registered at the date and in the Book and Page shown on the first page hereof.
NOTES:
1. DETAILS SHOWN SHALL BE CONSTRUCTED IN ACCORDANCE WITH COUNTY STANDARDS.
2. DITCH TYPE STREET REQUIRES APPROVAL OF COUNTY ENGINEER AND/OR TOWN PLANNER.
3. MINIMUM CURB RADIUS ON INTERIOR DRIVES AND PARKING AREAS IS 10'

GUIDELINES FOR PRIVATE STREET DESIGN:
1. INTERNAL STREET ALIGNMENT:
   MAXIMUM GRADE: 10%
   MINIMUM VERTICAL CURVE "K" VALUES: 10/20 (CREST/SAG)
   MINIMUM HORIZONTAL CURVE CENTERLINE RADIUS: 50 FT.
2. INTERSECTION WITH PUBLIC STREET:
   SAME AS FOR PUBLIC STREET. SEE GENERAL NOTES, SECTION 1.B.2.
   5% MAXIMUM GRADE WITHIN 50 FEET OF PUBLIC STREET INTERSECTION BEGINNING FROM EDGE OF PAVEMENT LINE.
   NOTE: VARIATIONS ON THESE GUIDELINES WILL BE REVIEWED ON A CASE BY CASE BASIS BY COUNTY STAFF.

PAVEMENT SCHEDULE
© 1.5" ASPHALT CONCRETE SURFACE COURSE, TYPE SF9.5A (FINAL LIFT)
© 1.5" ASPHALT CONCRETE SURFACE COURSE, TYPE S9.5B (INITIAL LIFT).
© 8" COMPACTED AGGREGATE BASE COURSE OR 4"
© ASPHALT CONCRETE BASE COURSE, TYPE B25.0B
© CURB AND GUTTER (REFERENCE 10.17 A AND 8)

REVISIONS
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<tr>
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<tr>
<td>2</td>
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APPROVED DATE: 02/2007

MECKLENBURG COUNTY
LAND DEVELOPMENT STANDARDS

TYPICAL SECTIONS PRIVATE STREET

NOT TO SCALE