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): 215-123-07

Address of property: 2700 Mt Harmony Church Road

Location of property:

Title to the property was acquired on May 13, 2010
and was recorded in the name of Pars, LLC
whose mailing address is 236 S Laurel Avenue Charlotte, NC 28207

The deed is recorded in Book 25615 and Page 880 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R15
Requested zoning classification: R-4 (CD)
List reason(s) why zoning should be changed (use separate sheet if necessary):
The Petitioner is requesting the zoning change to accommodate the development of 17 single-family lots on the site.

Signature of property owner (must be original)

Hossein Nikrooz

Print name of property owner
236 South Laurel Avenue

Property owner's mailing address
Charlotte, NC 28207

Property owner's mailing address, continued
4620 Piedmont Row Dr 713

Property owner's mailing address, continued
(704) 231-1052

Property owner's phone number/email address

Signature of agent (if any)

Brian D. Smith, Urban Design Partner

Print name of agent
1213 West Morehead Street, Suite 450

Agent's mailing address
Charlotte, NC 28208

Agent's mailing address, continued

Agent's mailing address, continued
704-334-3303 brian@urbandesignpartners.com

Agent's phone number/email address

Signature of property owner (must be original)

Shahla Nikrooz

Print name of property owner
4620 Piedmont Row Dr

Property owner's mailing address
Unit 713

Charlotte, NC 28210

Petitioner other than owner (if any)

Kinger Homes, LLC (c/o Paul Sagadin)

Print name of petitioner
1125 East Morehead Street, Suite 208

Petitioner's mailing address
Charlotte, NC 28204

Petitioner's mailing address, continued

Petitioner's mailing address, continued
704-572-7327 paul@charlottelivingrealty.com

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."

215-123-07
TAX PARCEL

Hossein Shahla Nikrooz
PROPERTY OWNER NAME(S)

4620 Piedmont Row Dr. Unit 713
OWNER MAILING ADDRESS

Charlotte, NC 28210
OWNER MAILING ADDRESS, CONTINUED

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 3
<table>
<thead>
<tr>
<th>Owner 1</th>
<th>Owner 2</th>
<th>Parcel Number</th>
<th>Mailing Address</th>
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<th>State</th>
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<tr>
<td>John T Braswell</td>
<td>Vonceil C Braswell</td>
<td>21521101</td>
<td>2533 Mt Harmony Church Road</td>
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<td>Murray Thomas Jr. Stilwell</td>
<td>Judy Smith</td>
<td>21521102</td>
<td>2617 Mt Harmony Church Road</td>
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<tr>
<td>Mount Harmony Baptist Church</td>
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<td>William R Elliot</td>
<td>Phyllis H Elliot</td>
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<td>Kevin L Walker</td>
<td>Diana D Walker</td>
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<td>Kenneth W Buchsbaum</td>
<td>Gail G Buchsbaum</td>
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<td>Jeffrey Edwards James</td>
<td>Carly Jane James</td>
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<td>Suzanne Fetscher</td>
<td>Elmar Bodo Fletsher</td>
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<td>Laura Cole Smith</td>
<td>Walter Smith</td>
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<td>Lake Harmony Estates Homeowners Association</td>
<td></td>
<td>21512515</td>
<td>PO Box 26844</td>
<td>Charlotte</td>
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<td>Khanh Mai Hoang</td>
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<td>Derrick T Murray</td>
<td>Audrey Sharon Rearden Murray</td>
<td>21512508</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@mathewswnc.gov) for verification.

Application submitted to and received by Town Planning office  7.26.2021

Town Board of Commissioners formally accepts application and sets Public Hearing date  8.8.2021

Notices sent via mail to affected/adjacent property owners on or before  9.27.2021

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  10.11.2021

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 10.26.2021

Town Board of Commissioners approves or denies application 11.8.2021

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  05.11.2021

Signature of Agent for Property Owner

Signature of Other (please identify)

Signature of Property Owner

Signature of Agent for Property Owner

Signature of Other (please identify)

Signature of Property Owner

Signature of Agent for Property Owner

Signature of Other (please identify)