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): 215-011-02

Address of property: 400 Matthews-Mint Hill Road (NC Highway 51), Matthews, NC 28105

Location of property: 525 feet East of intersection Matthews Station Street/ East Matthews Street and 330 feet West of intersection McLeod Street/ Matthews-Mint Hill Road

Title to the property was acquired on July 11, 2012
and was recorded in the name of Elaine A Stone & Robert C Stone, Jr
whose mailing address is 1005 Ashley Lane, Monroe, North Carolina 28110

The deed is recorded in Book 27847 and Page 114 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-20
Requested zoning classification: B-1 (Neigh. Business)
List reason(s) why zoning should be changed (use separate sheet if necessary):

The future development along the Matthews-Mint Hill Road as a more prominent transportation & business corridor (light rail, vehicular traffic, and land uses) lends this property to be more appropriately zoned as a B-1 (Neighborhood Business) District than its current R-20 (Single-Family Residential) District.

Signature of property owner (must be original)

Robert C. Stone, Jr.
Print name of property owner
1005 Ashley Lane
Property owner’s mailing address
Monroe, North Carolina 28110
Property owner’s mailing address, continued

Property owner’s mailing address, continued

980.333.8875 bstone4@carolina.rr.com
Property owner’s phone number/email address

Elaine A. Stone
Print name of property owner
1005 Ashley Lane
Property owner’s mailing address
Monroe, North Carolina 28110
Property owner’s mailing address, continued

Property owner’s mailing address, continued

980.333.8875 elaine.stone4@windstream.com
Property owner’s phone number/email address

Signature of agent (if any)

David Powlen
Print name of agent
615 South College Street, Suite 1600
Agent’s mailing address
Charlotte, North Carolina 28202
Agent’s mailing address, continued

Agent’s mailing address, continued

704.561.3472 david.powlen@littleonline.com
Agent’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
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<tr>
<th>Parcel Number</th>
<th>Parcel Type</th>
<th>Owner Name(s)</th>
<th>Property Owner Name(s)</th>
<th>Mailing Address</th>
<th>Owner Mailing Address</th>
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<td>215-011-03</td>
<td>TAX PARCEL</td>
<td>Clarence Richard Jordan, Jr.</td>
<td>PROPERTY OWNER NAME(S)</td>
<td>P.O. Box 151</td>
<td>Matthews, NC 28106</td>
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<td>215-011-04</td>
<td>TAX PARCEL</td>
<td>Town of Matthews</td>
<td>PROPERTY OWNER NAME(S)</td>
<td>232 Matthews Station Street</td>
<td>Matthews, NC 28105</td>
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<td>215-011-06</td>
<td>TAX PARCEL</td>
<td>James Ashley, Jr &amp; Melba G Aberson</td>
<td>PROPERTY OWNER NAME(S)</td>
<td>200 River Close</td>
<td>Atlanta, GA 30350</td>
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<td>215-011-07</td>
<td>TAX PARCEL</td>
<td>Andrew R. &amp; Ashley R. Tucker</td>
<td>PROPERTY OWNER NAME(S)</td>
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<td>Matthews, NC 28105</td>
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<td>215-011-08</td>
<td>TAX PARCEL</td>
<td>David Lawrence Anderson</td>
<td>PROPERTY OWNER NAME(S)</td>
<td>433 E. Matthews Street</td>
<td>Matthews, NC 28105</td>
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<td>215-011-09</td>
<td>TAX PARCEL</td>
<td>Jerry F., II &amp; Tina A. McClanahan</td>
<td>PROPERTY OWNER NAME(S)</td>
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<td>Matthews, NC 28105</td>
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<td>TAX PARCEL</td>
<td>Michael W. Hartsock</td>
<td>PROPERTY OWNER NAME(S)</td>
<td>P.O. Box 2443</td>
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<td>TAX PARCEL</td>
<td>Ryan Robert MacLatchie</td>
<td>PROPERTY OWNER NAME(S)</td>
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<td>215-011-12</td>
<td>Patricia McAteer</td>
<td>P.O. Box 214</td>
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<td>215-011-01</td>
<td>Gregory G. Howard</td>
<td>503 Courtney Lane</td>
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<td>Bar-For-One, LLC</td>
<td>452 Matthews-Mint Hill Road, Unit 2</td>
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<td>251-021-31</td>
<td>Jeffery Paul Hagler &amp; Terrie Hicks</td>
<td>440 McLeod Street</td>
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<td>215-011-13</td>
<td>Gaile E. &amp; JoAnne R. Gordon</td>
<td>P.O. Box 322</td>
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<td>215-011-15</td>
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<td>251-021-30</td>
<td>Evan Daniel &amp; Stephanie Marie Rowell</td>
<td>500 Matthews-Mint Hill Road</td>
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<td>251-021-32</td>
<td>Isaac J &amp; Sandra S Trowbridge</td>
<td>432 McLeod Street</td>
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<td>TAX PARCEL</td>
<td>Bobby B. Lewis</td>
<td>416 McLeod Street</td>
<td>Matthews, NC 28105</td>
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<td>215-012-17</td>
<td>TAX PARCEL</td>
<td>Holly D. Jackson &amp; Christopher J. Mumpower</td>
<td>432 E. Matthews Street</td>
<td>Matthews, NC 28105</td>
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<tr>
<td>215-012-18</td>
<td>TAX PARCEL</td>
<td>Samuel P., Jr. &amp; Marjorie G. Malone</td>
<td>20120 Norman Colony Road</td>
<td>Cornelius, NC 28031</td>
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<td>215-012-19</td>
<td>TAX PARCEL</td>
<td>Wilbur B. Streater, III</td>
<td>14727 Sapphire Lane</td>
<td>Pineville, NC 28134</td>
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<td>215-012-20</td>
<td>TAX PARCEL</td>
<td>James E. &amp; John C. Griffin</td>
<td>4220 Morris Park Drive</td>
<td>Mint Hill, NC 28227</td>
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<td>215-012-21</td>
<td>TAX PARCEL</td>
<td>Clarence Richard Jordan, Jr.</td>
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<td>193-291-09</td>
<td>TAX PARCEL</td>
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<td>193-291-10</td>
<td>TAX PARCEL</td>
<td>Novant Health, Inc</td>
<td>2085 Frontis Plaza Boulevard</td>
<td>Winston-Salem, NC 27103</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.”

193-291-13
TAX PARCEL
Novant Health, Inc
PROPERTY OWNER NAME(S)
2085 Frontis Plaza Boulevard
OWNER MAILING ADDRESS
Winston-Salem, NC  27103
OWNER MAILING ADDRESS, CONTINUED

193-291-15
TAX PARCEL
Novant Health, Inc
PROPERTY OWNER NAME(S)
P.O. Box 33549
OWNER MAILING ADDRESS
Charlotte, NC  28233
OWNER MAILING ADDRESS, CONTINUED

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 3
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: September 01, 2021

Town Board of Commissioners formally accepts application and sets Public Hearing date: September 13, 2021

Notices sent via mail to affected/adjacent property owners on or before: October 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: November 08, 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: November 23, 2021

Town Board of Commissioners approves or denies application: December 13, 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: 9/1/2021

Agent for Property Owner: ____________________________ Date:

Other (please identify): ____________________________ Date:

Signature of Property Owner: ____________________________ Date: 9/1/2021

Agent for Property Owner: ____________________________ Date:

Other (please identify): ____________________________ Date:

Signature of Property Owner: ____________________________ Date:

Agent for Property Owner: ____________________________ Date:

Other (please identify): ____________________________ Date:

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 4