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): 19325149

Address of property: 552 W. Charles Street, Matthews, NC 28105

Location of property:

Title to the property was acquired on August 5, 2021
and was recorded in the name of Lefkas Properties, LLC
whose mailing address is 11504 Innes Court, Charlotte, NC 28277

The deed is recorded in Book 36379 and Page 105 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: I-1
Requested zoning classification: I-2 (CD)
List reason(s) why zoning should be changed (use separate sheet if necessary):

To allow uses allowed in the I-1 District and outdoor storage as allowed in the I-2 District.

Signature of property owner (must be original)

Lefkas Properties, LLC

Print name of property owner
11504 Innes Court

Property owner's mailing address
Charlotte, NC 28277

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner's phone number/email address

Signature of agent (if any)

Harry J. Stathopoulos, Attorney

Print name of agent
P.O. Box 78056

Agent's mailing address
Charlotte, NC 28271

Agent’s mailing address, continued

Agent’s mailing address, continued

Agent's phone number/email address

Print name of petitioner

Petitioner’s mailing address

Petitioner’s mailing address

Petitioner’s mailing address

Petitioner’s phone number/email address
<table>
<thead>
<tr>
<th>Tax Parcel</th>
<th>Name/Address</th>
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</table>
| 19325148   | Agathi A. Poulos, Hristos A. Poulos  
3130 Mayfield Avenue  
Charlotte, NC 28209 |
| 19325102   | Bryan Keith Outen, Grant Outen, Sheri Outen Holmes  
5013 Hampton Meadows Road  
Monroe, NC 28110 |
| 19325147   | Plantation Carolina LLLP  
2442 Bain Farm Road  
Charlotte, NC 28227 |
| 19325101   | 600 W Charles LLC  
4614 Wilgrove-Mint Hill Road  
Charlotte, NC 28227 |
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 January 25, 2022

Town Board of Commissioners formally accepts application and sets Public Hearing date February 14, 2022

Notices sent via mail to affected/adjacent property owners on or before March 28, 2022

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 April 11, 2022

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 April 26, 2022

Town Board of Commissioners approves or denies application May 9, 2022

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]

1-25-2022

Property Owner

Agent for Property Owner

Other (please identify) __________________________

Date

[Signature]

Property Owner

Agent for Property Owner

Other (please identify) __________________________

Date

[Signature]

Property Owner

Agent for Property Owner

Other (please identify) __________________________

Date

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 4
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.
January 25, 2022

VIA HAND DELIVERY

Jay Camp, AICP
Planning Director
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Robert Will, AICP
Senior Planner/Zoning Administrator

RE: Application for Change in Zoning Classification
or Change in Conditions ("Application") for
Parcel No. 19325149 ("Property")

Dear Mr. Camp and Mr. Will,

On behalf of the Property owner Lefkas Properties, LLC, I am filing the enclosed Application for a change in zoning classification from the current I-1 classification to I-2 (CD) to allow I-1 District uses and outside storage.

Please find enclosed the original and five copies of the Application, Document Checklist, Site Plan of the Property, 2 Polaris maps of the Property, and copies of the Application in addressed, unsealed envelopes to the five property owners listed on page 3 of the Application. Also enclosed is my client's check in the amount of $800.00 for payment of the applicable fee.

We look forward to working with you in this process. Thank you

Sincerely yours,

Harry Stathopoulos