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): 21301228

Address of property: 10718 Monroe Rd., Matthews, NC 28105

Location of property:

Title to the property was acquired on 05/21/2019
and was recorded in the name of Dynamic LED Supply, Inc.
whose mailing address is 10718 Monroe Rd., Matthews, NC 28105

The deed is recorded in Book 33523 and Page 250 in the office of the Register of Deeds for Mecklenburg County.

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

Please see attachment

Signature of property owner (must be original)

Dynamic LED Supply, Inc. (Leeta Kang)
Print name of property owner
10718 Monroe Rd.
Property owner’s mailing address
Matthews, NC 28105
Property owner’s mailing address, continued

704-390-4058, dynamicled.leeta@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

Signature of property owner (must be original)

Print name of property owner

Property owner’s mailing address

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)

Print name of petitioner

Petitioner’s mailing address

Petitioner’s mailing address, continued

Petitioner’s mailing address, continued

Petitioner’s phone number/email address
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

Town Board of Commissioners formally accepts application and sets Public Hearing date 02/14/2022

Notices sent via mail to affected/adjacent property owners on or before 02/28/2022

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 03/14/2022

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 03/22/2022

Town Board of Commissioners approves or denies application 04/11/2022

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 of Property Owner

Date 01/13/2022

Signature of Property Owner

Agent for Property Owner

Date

Signature of Property Owner

Agent for Property Owner

Date

Signature of Property Owner

Agent for Property Owner

Date

Signature of Property Owner

Agent for Property Owner

Date

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We would like to request for attached additional uses of the property within existing zoning for the benefits of our current tenants and future tenants for them to be able to stay in businesses especially during this most unstable time. We believe that these additional businesses on Monroe Road in Matthews would be very convenient for local people and it will help us to keep improve the property to keep it full & clean.

1. Upholstering in a workroom setting not to exceed 1,500 sq. ft. of gross floor area
2. Retail sales, general merchandise
3. Manufacturing, processing, assembling of components into completed craft or custom made items in facilities
4. Copy, printing and photo processing
5. Building material storage and wholesale and retail sales without outside storage
6. Bakery, retail including manufacturing of goods for sale on the premises only
7. Sign Manufacturer
8. Professional, financial, personal and recreational service not otherwise listed
GENERAL NOTES - CONTINUED
A.E. - PETITIONER PROPOSES THE LIST OF PERMITTED USES AS LISTED ON THE ATTACHED SCHEDULE A. SAILBOATS OR MOTORBOATS WILL NOT BE ON THE PROPERTY FOR DISPLAY, STORAGE OR REPAIR. PERSONAL WATERCRAFT SUCH AS JET SKIS AND RELATED ACCESSORIES ARE PERMITTED ON THE PROPERTY.

PETITIONER
MATTHEWS POWER EQUIPMENT LTD.
947 JAMES HILLIS HILL
1217 N. JOHN ST.
MATTHEWS, NC 28105
TAX CODE 213-012-58

PETITIONER

APPROVED
TOWN OF MATTHEWS
Date: 7/14/98

SITE PLAN
FOR MATTHEWS POWER EQUIPMENT LTD.
TOWN OF MATTHEWS - MECK. CO., N.C.
FILE # 981131.00
APR. 6, 1998

1" = 30'
This map 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 are hereby notified that the aforesaid public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.