



DATE FILED <u>8-31-2016</u>
APPLICATION NUMBER <u>2016-651</u>
<i>For office use only</i>

**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): 21301238

Address of property: 10530 Monroe rd Matthews, NC 28105

Location of property:

Title to the property was acquired on 08/20/2001  
 and was recorded in the name of Steve McLendon  
 whose mailing address is 317 Bubbling Well RD Matthews NC 28105

The deed is recorded in Book 12571 and Page 866 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: ~~R-100~~ R-20 <sup>RM</sup> Requested zoning classification: ~~T-2~~ T-1(CO) <sup>RM</sup>  
R20

List reason(s) why zoning should be changed (use separate sheet if necessary):

Application number  
2016-051  
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This parcel is surrounding by commercial property.



[Signature]  
Signature of property owner (must be original)

\_\_\_\_\_  
Signature of property owner (must be original)

STEVE McLENDOW  
Print name of property owner

\_\_\_\_\_  
Print name of property owner

P.O. Box 1858  
Property owner's mailing address

\_\_\_\_\_  
Property owner's mailing address

MATTHEWS N.C. 28106  
Property owner's mailing address, continued

\_\_\_\_\_  
Property owner's mailing address, continued

\_\_\_\_\_  
Property owner's mailing address, continued

\_\_\_\_\_  
Property owner's mailing address, continued

704-844-6974  
Property owner's phone number/email address

\_\_\_\_\_  
Property owner's phone number/email address

\_\_\_\_\_  
Signature of agent (if any)

[Signature]  
Petitioner other than owner (if any)

\_\_\_\_\_  
Print name of agent

RYAN McLENDOW Sr  
Print name of petitioner

\_\_\_\_\_  
Agent's mailing address

10530 Monroe Rd  
Petitioner's mailing address

\_\_\_\_\_  
Agent's mailing address, continued

MATTHEWS, NC 28105  
Petitioner's mailing address, continued

\_\_\_\_\_  
Agent's mailing address, continued

\_\_\_\_\_  
Petitioner's mailing address, continued

\_\_\_\_\_  
Agent's phone number/email address

(704) 819-2901 / visioncarolina@gmail.com  
Petitioner's phone number/email address

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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."

21327118

TAX PARCEL

ALAN S LOVETT

PROPERTY OWNER NAME(S)

9815 MCCLENDON CT

OWNER MAILING ADDRESS

MATTHEWS NC 28105

OWNER MAILING ADDRESS, CONTINUED

21327111

TAX PARCEL

WILLIAM JENNINGS NAPIER

PROPERTY OWNER NAME(S)

9822 HINSON DR

OWNER MAILING ADDRESS

MATTHEWS NC 28105

OWNER MAILING ADDRESS, CONTINUED

21301236

TAX PARCEL

JOHN DENNISON COTTY

PROPERTY OWNER NAME(S)

10540 MONROE RD

OWNER MAILING ADDRESS

MATTHEWS NC 28105

OWNER MAILING ADDRESS, CONTINUED

21327117

TAX PARCEL

MARIA D KLEIN

PROPERTY OWNER NAME(S)

9807 MCLENDON CT

OWNER MAILING ADDRESS

MATTHEWS NC 28105

OWNER MAILING ADDRESS, CONTINUED

21301246

TAX PARCEL

DORIN COMARZAN

PROPERTY OWNER NAME(S)

9820 MCCLENDON CT

OWNER MAILING ADDRESS

MATTHEWS NC 28105

OWNER MAILING ADDRESS, CONTINUED

21327112

TAX PARCEL

MICHAEL FOSTER

PROPERTY OWNER NAME(S)

9818 HINSON DR

OWNER MAILING ADDRESS

MATTHEWS NC 28105

OWNER MAILING ADDRESS, CONTINUED

21301239

TAX PARCEL

SUBURBAN INVESTMENTS INC

PROPERTY OWNER NAME(S)

SUBURBAN INVESTMENTS INC

OWNER MAILING ADDRESS

MATTHEWS NC 28105

OWNER MAILING ADDRESS, CONTINUED

21327120

TAX PARCEL

ERNESTINE M KUHR

PROPERTY OWNER NAME(S)

9814 MCLENDON CT

OWNER MAILING ADDRESS

MATTHEWS NC 28105

OWNER MAILING ADDRESS, CONTINUED

## MECKLENBURG COUNTY, NC POLARIS 3G DEED REPORT

Date Printed: 08/31/2016

Buffer Distance: 100 Feet

No	Parcel ID	Owner Name	Mailing Address	Legal Description	Deed Book	Deed Page	Land Area
1	19355102	1. MONROE ROAD HOLDINGS LP,	10401 MONROE RD MATTHEWS NC 28105	NA	30562	929	63.63 AC
2	19355104	1. BASS & HOGAN LLC,	10535 MONROE RD MATTHEWS NC 28105	NA	17449	441	1.016 AC
3	21301236	1. COTTY, JOHN DENNISON 2.THE COTTY FAMILY TRUST, 3.COTTY, FAYE BENTON	10540 MONROE RD MATTHEWS NC 28105	P106-109 &P62-64 M5-49	21049	656	2.48 AC
4	21301238	1. (STEVE MCLENDON TST), 2.MCLENDON, STEVE R/T	317 BUBBLING WELL RD MATTHEWS NC 28105	L110 &111 &P65 &66 M5-49	12571	866	2.27 AC
5	21301239	1. SUBURBAN INVESTMENTS INC,	PO BOX 632 MATTHEWS NC 28106	P67-69&112-114M 5-49 MON	05218	268	2.78 AC
6	21301246	1. COMARZAN, INDIRA 2.COMARZAN, DORIN	9820 MCLENDON CT MATTHEWS NC 28105	L2 M42-13	28021	722	1.358 AC
7	21327110	1. DEFREITAS, KEITH W 2.DEFREITAS, JENNIFER F	9825 HINSON DR MATTHEWS NC 28105	L9B7M19-580 9825 HINSON DR	06112	933	1 LT (0.644 GIS Acres)
8	21327111	1. NAPIER, WILLIAM JENNINGS	9822 HINSON DR MATTHEWS NC 28105	L10 B7 M19-580	11175	856	1 LT (0.525 GIS Acres)
9	21327112	1. FOSTER, MICHAEL 2.FOSTER, MARISA	9818 HINSON DR MATTHEWS NC 28105	L11B7 M19-603	16610	279	1 LT (0.501 GIS Acres)
10	21327117	1. KLEIN, MARIA D	9807 MCLENDON CT MATTHEWS NC 28105	L16 &P17 B7 M19-603	09591	354	1 LT (0.355 GIS Acres)
11	21327118	1. LOVETT, ALAN S 2.LOVETT, WANDA M	9815 MCLENDON CT MATTHEWS NC 28105	L1 M42-13	18676	712	0.276 AC
12	21327119	1. STEINKE, STEPHANIE L 2.STEINKE, DANA A	9820 MCLENDON CT MATTHEWS NC 28105	L3 M42-13	22804	101	0.53 AC

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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@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office 8-31-16

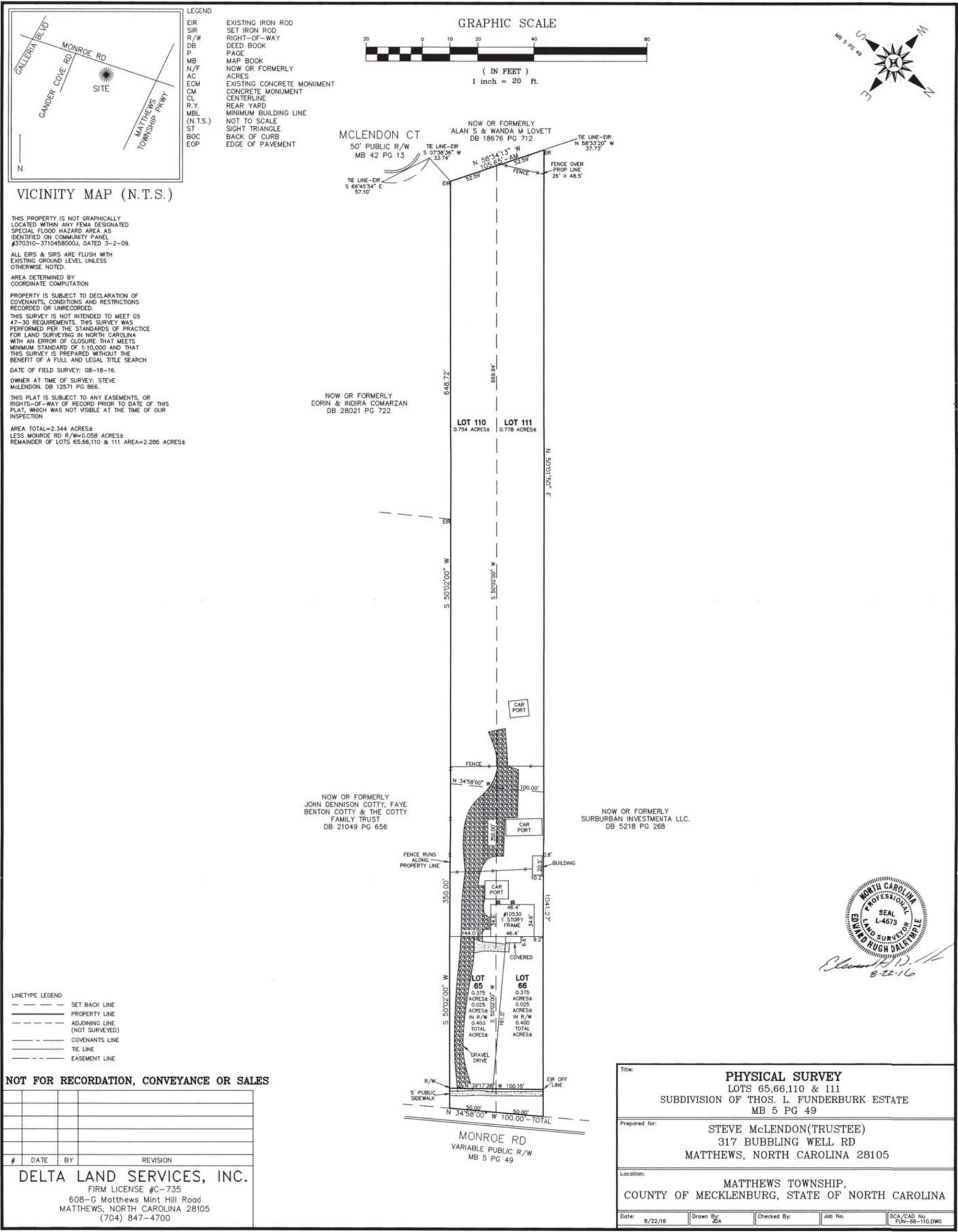
Town Board of Commissioners formally accepts application and sets Public Hearing date 9-12-16

Notices sent via mail to affected/adjacent property owners on or before 10-31-16

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 11-14-16

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 11-22-16

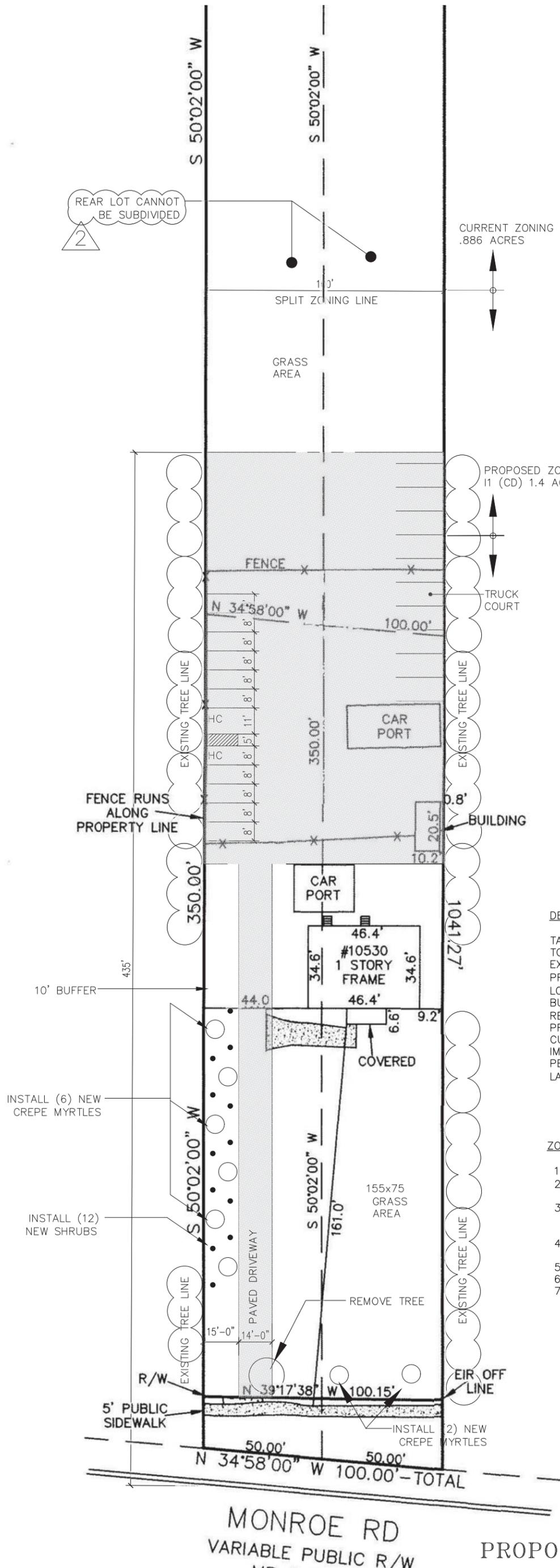
Town Board of Commissioners approves or denies application 12-12-16



ORIGINAL SITE PLAN

CURRENT  
2016-651  
11/02/2016

S1.0 ORIG. SITE PLAN SHEET NUMBER	SCALE: AS NOTED	DATE: 8/30/16	DRAWN BY: TNC	SURVEY LOT 65, 66, 110 & 111		REV. DATE
				ORIG. SITE PLAN		



CURRENT ZONING R20  
.886 ACRES

PROPOSED ZONING  
I1 (CD) 1.4 ACRES

**DEVELOPMENT SUMMARY:**

TAX PARCEL ID# 2130138  
 TOTAL SITE AREA: 2.286  
 EXISTING ZONING: R-20  
 PROPOSED ZONING: I-1 (CD) & R-20  
 LOT SIZE OF I-1 (CD): 1.4 ACRES  
 BUILDING SIZE: 1606 SQ FT  
 REQUIRED PARKING: 1606 / 300 = 6 SPACES (1 SPACE PER 300 SQ FT)  
 PROPOSED PARKING: 8 SPACES  
 CUSTOMER PARKING: 4 SPACES  
 IMPERVIOUS AREA: 19,980 SQ FT  
 PERVIOUS AREA: 32,524 SQ FT  
 LANDSCAPE BUFFER:  
 ADD (6) CREPE MYRTLES ALONG EASTERN PROPERTY LINE  
 ADD (12) SHRUBS ALONG EASTERN PROPERTY LINE  
 ADD (2) CREPE MYRTLES ALONG FRONT PROPERTY LINE

**ZONING / DEVELOPMENT DATA:**

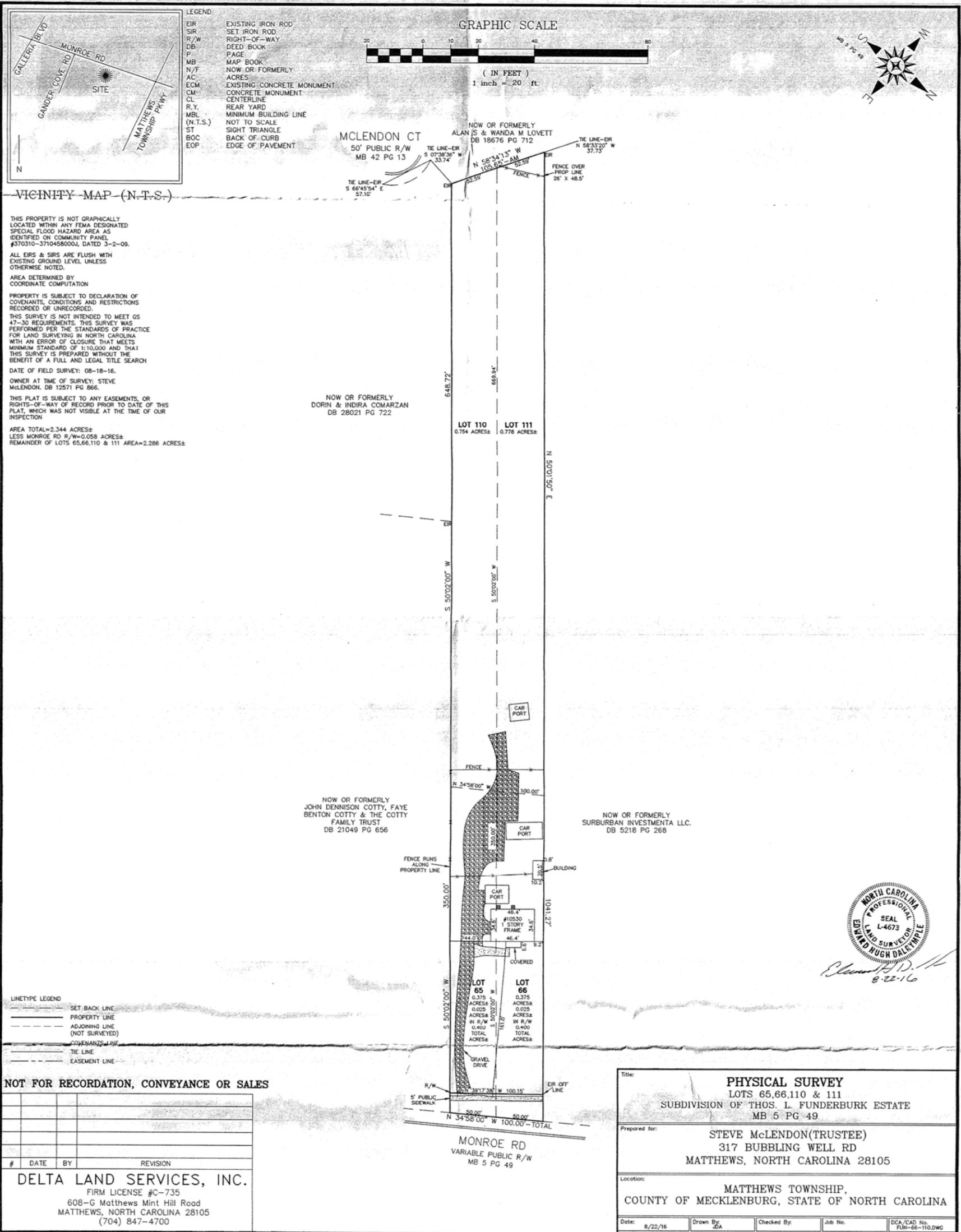
- CHANGE (6) PARKING SPACES TO (12) PARKING SPACES.
- A 10' LANDSCAPE BUFFER WILL BE INSTALLED ALONG THE EASTERN PROPERTY LINE NEW LANDSCAPE BUFFER.
- THE REZONING PLAN IDENTIFIES AN EXISTING BUILDING ENVELOPE. NO NEW BUILDING IS BEING PROPOSED. EXISTING HOUSE WILL UNDERGO RENOVATION FOR COMMERCIAL OCCUPANCY.
- TWO ADDITIONAL CREPE MYRTLES WILL BE INSTALLED ALONG THE FRONT PROPERTY LINE.
- DRIVEWAYS WITHIN 150 FT OF PROPERTY ARE SHOWN ON SHEET 53.
- BUSINESS SIGNAGE WILL BE PERMITTED SEPARATELY.
- REAR LOTS CANNOT BE SUBDIVIDED DUE TO LACK OF LOT FRONTAGE.

= PAVED SURFACE

MONROE RD  
VARIABLE PUBLIC R/W  
PROPOSED SITE PLAN

S2.0	ORIG. SITE PLAN	SCALE: AS NOTED	DATE: 8/30/16	DRAWN BY: TNC	SURVEY LOT 65, 66, 110 & 111		REV. DATE
					ORIG. SITE PLAN		

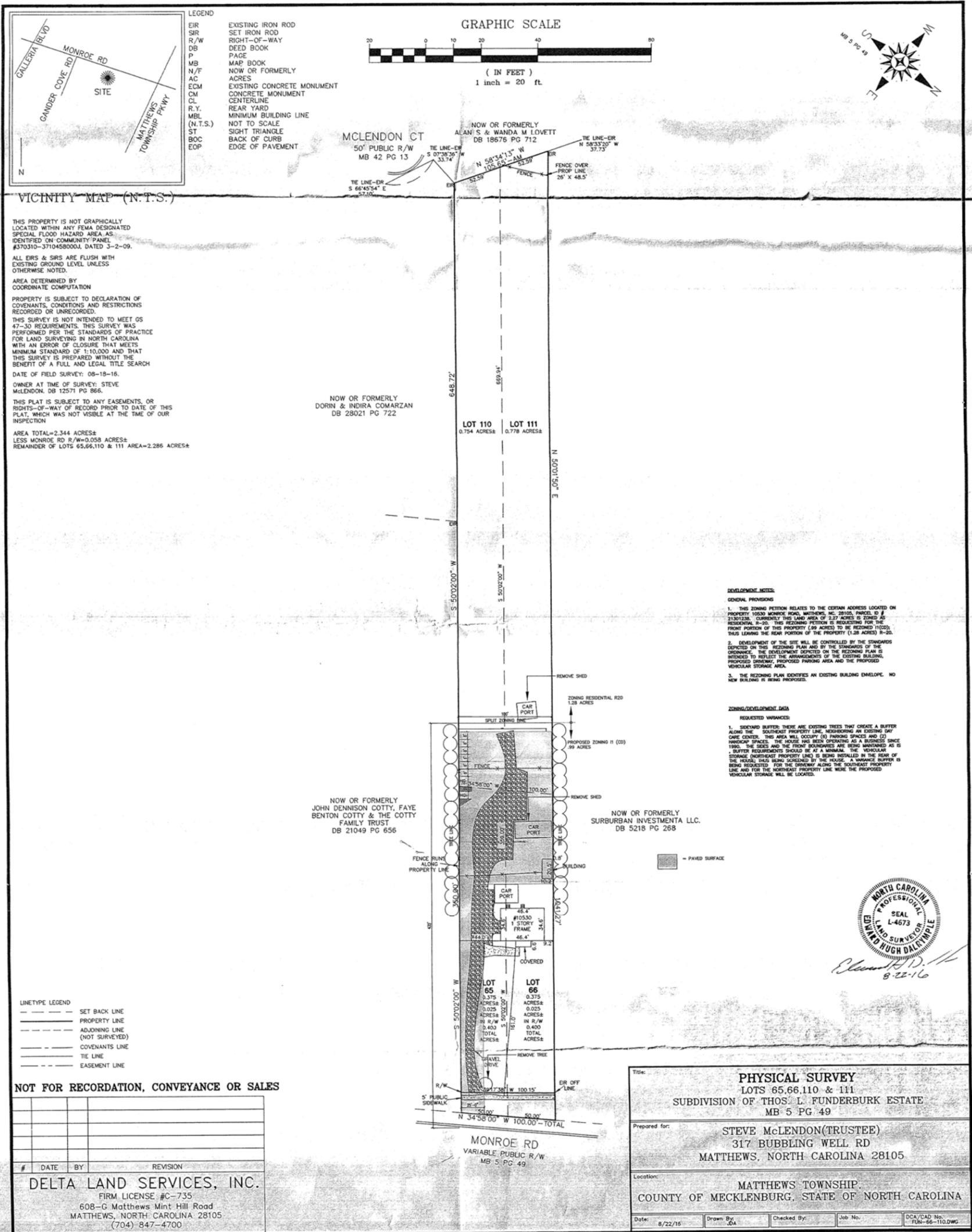
CURRENT 2016-651  
11/02/2016



ORIGINAL SITE PLAN

<b>S1.0</b> ORG. SITE PLAN SHEET NUMBER	DATE: 8/30/16 SCALE: AS NOTED	DRAWN BY: TVC	<b>SURVEY LOT 65, 66, 110 &amp; 111</b> <b>ORIG. SITE PLAN</b>	REV. DATE
	SHEET TYPE: AS NOTED			

**SUPERCEDED** 2016-651  
8-31-2016



**PROPOSED SITE PLAN**

S.I.O.	ORIG. SITE PLAN	DATE: 8/30/16	SCALE: AS NOTED	DRWN BY: TVC	REV. DATE
		SURVEY LOT 65, 66, 110 & 111			