

COMMUNITY MEETING REPORT
Applicant: Matthews Township Shopping Center, LLC
Rezoning Application No. 2012-590

This Community Meeting Report is being filed with the Town of Matthews Planning Department pursuant to the provisions of the Town of Matthews Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Applicant mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on August 15, 2012. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Tuesday, August 28, 2012 at 7:00 PM at First Baptist Church of Matthews located at 185 South Trade Street in Matthews, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit B. The Applicant's representatives at the Community Meeting were Beth Preston, Randy Fink and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

Since only one individual attended the Community Meeting, the Community Meeting was very informal. John Carmichael advised that the site is an approximately 12-acre site within Matthews Township Shopping Center located on Matthews Township Parkway. Harris Teeter is one of the stores located on the site. John Carmichael advised that the Applicant is seeking to rezone the site from the Conditional zoning district to the B-1 SCD zoning district to allow additional tenant signage, to allow an additional 2,500 square feet of building area and to place the site in a current zoning district under the Matthews Zoning Ordinance.

The individual who attended the meeting was Michael Ream of Carrabba's Italian Grill, which is located in Matthews Festival Shopping Center. A discussion was held about Harris Teeter's signage, signage in general and Carrabba's signage.

John Carmichael advised that the Town of Matthews prefers that properties located in the old Conditional zoning district be rezoned to the current B-1 SCD zoning district.

John Carmichael then provided the schedule of events relating to this rezoning request. He advised that the Public Hearing before Town Council and the Planning Board will be held on Monday, September 10, 2012 at 7:00 PM at Matthews Town Hall. The Planning Board will consider this rezoning request on Tuesday, September 25, 2012 at 7:00 PM at Matthews Town

Hall, and Town Council will make a decision on this rezoning request on Monday, October 8, 2012 at 7:00 PM at Matthews Town Hall.

The meeting then concluded.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

No changes have been made to the conditional rezoning plan or to the Rezoning Application as of the date of this Community Meeting Report as a result of the Community Meeting.

Respectfully submitted, this 30th day of August, 2012.



John Carmichael, Agent

MATTHEWS TOWNSHIP SHOPPING CENTER, LLC, Petitioner

cc: Beth Preston (via email)
Randy Fink (via email)

Exhibit A-1

Parcel No. 193-292-11

New Private Restaurant Properties LLC
2202 N West Shore Blvd #470C
Tampa, FL 33607

Parcel No. 193-292-09

Matthews Center LTD
18205 Biscayne Blvd.
Suite 2202
Aventura, FL 33160

Parcel No. 193-292-26

Matthews Center LTD
18205 Biscayne Blvd.
Suite 2202
Aventura, FL 33160

Parcel No. 193-231-33

HD Development of Maryland, Inc.
c/o Home Depot USA Inc.
PO Box 105842
Atlanta, GA 30348-5842
Attention: Property Tax Dept. #3608

Parcel No. 193-231-36

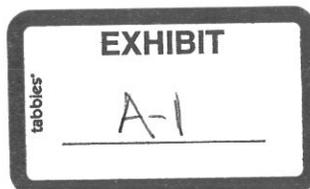
Matthews Township Land, LLC
2800 One First Union Center
Charlotte, NC 28202

Parcel No. 193-292-20

CRLP Crescent Lane, LLC
2101 Sixth Av N #750
Birmingham, AL 35203

Parcel No. 193-292-03

BBR/Paces Commons, LLC
c/o Babcock & Brown Residential, LLC
301 S College Street, Suite 3850
Charlotte, NC 28202



Parcel No. 193-292-06

BNP/PC Annex, LLC
c/o BNP Residential Prop Inc.
301 S College Street, Suite 3850
Charlotte, NC 28202

Parcel No. 193-292-15

Matthews Township Land, LLC
2800 One First Union Center
Charlotte, NC 28202

Parcel No. 193-292-24

Dynasty Property Management, Inc.
1709 Matthews Township Parkway
Matthews, NC 28105-4658

Parcel No. 193-292-16

State Employees Credit Union
c/o Jerry Harmon
PO Box 1469
Matthews, NC 28106

Parcel No. 193-292-25

John S. Thomas Living Trust
c/o John W. Thomas (Trustee)
302 Dogwood Drive
Gaithersburg, MD 20872-2006

Parcel No. 193-292-27

Matthews Center LTD
18205 Biscayne Blvd
Suite 2202
Aventura, FL 33160

Parcel No. 193-292-07

Realty Income Corp
PO Box 460069
Escondido, CA 9205-0069

Parcel No. 193-293-06

Target Corporation Name Change
c/o Property Tax Deop T-918
PO Box 9456
Minneapolis, MN 55440-9456

Parcel No. 193-293-05

TMK II Limited Partnership
2711 Lemon Tree Lane
Charlotte, NC 28211

Parcel No. 193-293-02

Fifth Third Bank
c/o MD 10ATA1 Corp FAC
38 Fountain Square Plaza
Cincinnati, Oh 45263

Parcel No. 193-311-43

PI Commercial Properties, LLC
148 Milestone Way
Suite C
Greenville, SC 29615

Parcel No. 193-311-42

Jillco Holdings LLC
c/o BK Corp
PO Box 020783
Miami, FL 33102-0783

**NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING**

Subject: Community Meeting -- Rezoning Application No. 2012-590 filed by Matthews Township Shopping Center, LLC seeking to rezone an approximately 12.064 acre site within Matthews Township Shopping Center located on Matthews Township Parkway from the Conditional zoning district to the B-1 SCD zoning district

Date and Time of Meeting: Tuesday, August 28, 2012 at 7:00 p.m.

Place of Meeting: First Baptist Church of Matthews
185 South Trade Street
Matthews, NC

Applicant: Matthews Township Shopping Center, LLC

Application No.: 2012-590

We are assisting Matthews Township Shopping Center, LLC (the "Applicant") in connection with a Rezoning Application it has filed with the Town of Matthews seeking to rezone an approximately 12.064 acre site within Matthews Township Shopping Center located on Matthews Township Parkway from the Conditional zoning district to the B-1 SCD zoning district to allow additional tenant signage, to allow an additional 2,500 square feet of building area and to place the site in a current zoning district under the Matthews Zoning Ordinance.

In accordance with the requirements of the Town of Matthews Zoning Ordinance, the Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application for the purpose of discussing this rezoning proposal with adjacent and nearby property owners. The Mecklenburg County Tax Records indicate that you are an owner of property that adjoins or is located across the street from the site.

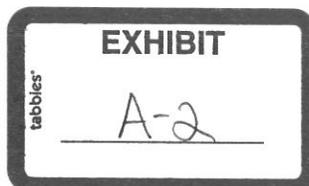
Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this Rezoning Application on Tuesday, August 28, 2012 at 7:00 p.m. at First Baptist Church of Matthews located at 185 South Trade Street in Matthews. Representatives of the Applicant look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this matter.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341.

Robinson, Bradshaw & Hinson, P.A.

cc: Mr. Jay Camp, Town of Matthews (via email)
Ms. Beth Preston (via email)
Mr. Randy Fink (via email)

Date Mailed: August 15, 2012



Matthews Township Shopping Center, LLC, Applicant
Rezoning Application No. 2012-590

Community Meeting Sign-in Sheet
First Baptist Church of Matthews—185 South Trade Street, Matthews, NC
Tuesday, August 28, 2012
7:00 P.M.

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	MICHAEL REAM	12201 SHIRO CT HUNTERSVILLE NC	910 232-6018	MREAM@CARRADEAS
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