

NEIGHBORHOOD MEETING REPORT
Applicant: **The Pep Boys – Manny, Moe & Jack, Inc.**
Rezoning Application No. 2014-617

This Neighborhood 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:

A representative of the Applicant mailed a written notice of the date, time and location of the Neighborhood 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 8, 2014. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Neighborhood Meeting was held on Thursday, August 21, 2014 at 6:30 PM at First Baptist Church of Matthews located at 185 South Trade Street, Matthews, North Carolina.

PERSONS IN ATTENDANCE AT MEETING:

The Neighborhood Meeting was attended by Allison C. Mathern of the Applicant, and John Carmichael of Robinson Bradshaw & Hinson, P.A. No other individuals attended the Neighborhood Meeting as indicated on the sign-in sheet attached hereto as Exhibit B.

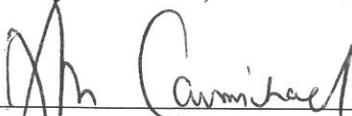
SUMMARY OF ISSUES DISCUSSED:

Since no one attended the Neighborhood Meeting other than the Applicant's representatives, there were no issues discussed at the Neighborhood Meeting.

CHANGES MADE TO THE APPLICATION AS A RESULT OF THE NEIGHBORHOOD 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 Neighborhood Meeting Report as a result of the Neighborhood Meeting.

Respectfully submitted, this 28th day of August, 2014.



John Carmichael, Agent

The Pep Boys – Manny, Moe & Jack, Inc., Applicant

cc: Ms. Allison C. Mathern (via email)

Listing of Property Owners

Tax Parcel Number 193-221-11

Donald Real Estate Investors
c/o CBOCS Inc.
Attn: Property Management
307 Hartmann Drive
Lebanon TN 37087

Tax Parcel Number 193-221-12

CMC Acquisition Company A LLC
c/o Dave E. Parsons
6600 AAA Drive
Charlotte, NC 28212

Tax Parcel Number 193-221-13

OHM Hotels Matthews LLC
Attn: Alkesh Patel
1348 Matthews Township Py
Suite 200
Matthews, NC 28105

Tax Parcel Number 193-221-06

Realty Income Corporation
PO Box 460069
Escondido, CA 92046-0069

Tax Parcel Number 193-221-09

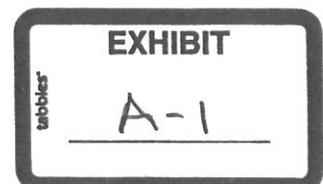
Martin Marietta Materials Inc.
PO Box 30013
Raleigh, NC 27622

Tax Parcel Number 193-221-05

Brian Timothy Boyd
Gina Paulette Boyd
179 Niblick Road #430
Paso Robles, CA 93446

Tax Parcel Number 193-221-01

John Ellis Justice
1637 Sam Newell Road
Matthews, NC 28105-7572



Tax Parcel Number 193-192-07

Western Auto Supply Co
c/o Advance Auto Parts
PO Box 2710
Roanoke, VA 24001

Tax Parcel Number 193-192-08

East Independence Prop
c/o Dr. Fletcher Keith
4010 Triangle Drive
Charlotte, NC 28208

Tax Parcel Number 193-192-10

Oh Sean
Tae Kyu Park
3216 Old Monroe Road
Stallings, NC 28104

Tax Parcel Number 193-192-22

EIP Investments LLC
4010 Triangle Drive
Charlotte, NC 28208

Tax Parcel Number 193-192-11

Pleasants Holdings I LLC
PO Box 18624
Charlotte, NC 28218

Tax Parcel Number 193-192-18

National Retail Properties LP
450 South Orange Ave #900
Orlando, Florida 32801

Tax Parcel Number 193-303-09

SC Windsor Associates LP
340 Royal Poinciana Way #316
Palm Beach, Florida 33480

**NOTICE TO INTERESTED PARTIES
OF NEIGHBORHOOD MEETING**

Subject: Neighborhood Meeting -- Rezoning Application No. 2014-617 filed by The Pep Boys - Manny, Moe & Jack, Inc. seeking to rezone an approximately 2.12 acre site located at 9415 East Independence Boulevard from the Conditional zoning district to the B-H (CD) zoning district

Date and Time of Meeting: Thursday, August 21, 2014 at 6:30 p.m.

Place of Meeting: First Baptist Church of Matthews
185 South Trade Street
Matthews, NC 28105

Applicant: The Pep Boys – Manny, Moe & Jack, Inc.

Application No.: 2014-617

We are assisting The Pep Boys – Manny, Moe & Jack, Inc. (the “Applicant”) in connection with a Rezoning Application it has filed with the Town of Matthews seeking to rezone an approximately 2.12 acre site located at 9415 East Independence Boulevard from the Conditional zoning district to the B-H (CD) zoning district to allow new signage to be installed on the building on the site, to change the building elevations and to place the site in a current zoning district under the Town of Matthews Unified Development Ordinance.

In accordance with the requirements of the Town of Matthews Unified Development Ordinance, the Applicant will hold a Neighborhood 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 the site or is located across the street from or near the site.

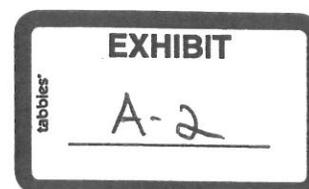
Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Neighborhood Meeting regarding this Rezoning Application on Thursday, August 21, 2014 at 6:30 p.m. at First Baptist Church of Matthews located at 185 South Trade Street in Matthews, North Carolina. 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. Jim King, Town of Matthews (via email)
Ms. Allison C. Mathern, The Pep Boys – Manny, Moe & Jack, Inc. (via email)

Date Mailed: August 8, 2014

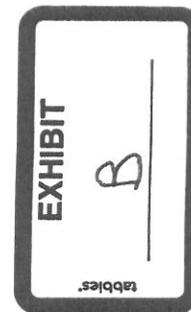


The Pep Boys--Manny, Moe & Jack, Inc., Applicant
Rezoning Application No. 2014-617

Neighborhood Meeting Sign-in Sheet

First Baptist Church of Matthews
185 South Trade Street
Matthews, NC 28105

Thursday, August 21, 2014
6:30 P.M.



	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>EMAIL ADDRESS</u>
1.	Allison Mathern	3711 W. Allegheny Ave Phila PA	215.430.9667	allison_mathern@pepboys.com
2.	John Carmichael	101 N. Tryon St. Ste 1900 Charlotte 28246	704-377-8341	jcarmichael@rbh.com
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