

COMMUNITY MEETING REPORT

Petitioner: Justin Karas

Application No. 2014-622

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

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

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on October 23, 2014. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, November 6, 2014 at 6:30 p.m. at the Matthews Public Library, 230 Matthews Station Street, 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 C. The Petitioner's agent, Collin Brown with K&L Gates represented the Petitioner and prepared a PowerPoint presentation, a copy of which is attached as Exhibit D.

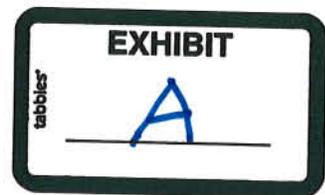
SUMMARY

Mr. Brown set up the PowerPoint presentation in the Community Room at the Matthews Public Library at 5:45. No one from the public attended the meeting.

Mr. Brown departed at 7:10 p.m.

Respectfully submitted, this 18 day of November, 2014.

cc: Mr. Justin Karas
Mr. David Malcolm
Kathie Ingrish
Jay Camp
Mary Jo Gollnitz



List of Adjoining Property Owners

19319204

TAX PARCEL

Town of Matthews

PROPERTY OWNER NAME(S)

232 Matthews Station St

OWNER MAILING ADDRESS

Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

19319207

TAX PARCEL

Western Auto Supply Co, Advance Auto Parts

PROPERTY OWNER NAME(S)

P.O. Box 2710

OWNER MAILING ADDRESS

Roanoke, VA 24001

OWNER MAILING ADDRESS, CONTINUED

19319208

TAX PARCEL

East Independence Prop c/o Dr Fletcher Keith

PROPERTY OWNER NAME(S)

4010 Triangle Drive

OWNER MAILING ADDRESS

Charlotte, NC 28208

OWNER MAILING ADDRESS, CONTINUED

19319210

TAX PARCEL

Tae Kyu Park, Oh Sean

PROPERTY OWNER NAME(S)

3216 Old Monroe Road

OWNER MAILING ADDRESS

Stallings, NC 28104

OWNER MAILING ADDRESS, CONTINUED

19322105

TAX PARCEL

Brian Timothy Boyd, Gina Paulette Boyd

PROPERTY OWNER NAME(S)

179 Nibleck Rd #430

OWNER MAILING ADDRESS

Paso Robles, CA 93446

OWNER MAILING ADDRESS, CONTINUED

19323121

TAX PARCEL

C4 Ellon LLC, c/o Crosland Southeast

PROPERTY OWNER NAME(S)

201 S. College Street #130

OWNER MAILING ADDRESS

Charlotte, NC 28202

OWNER MAILING ADDRESS, CONTINUED

19323122

TAX PARCEL

R&M Properties

PROPERTY OWNER NAME(S)

170 Wind Chime Court

OWNER MAILING ADDRESS

Raleigh, NC 27615

OWNER MAILING ADDRESS, CONTINUED

19330306

TAX PARCEL

McDonalds Corp

PROPERTY OWNER NAME(S)

14644 Barney Drive

OWNER MAILING ADDRESS

Charlotte, NC 28227

OWNER MAILING ADDRESS, CONTINUED

19330309

TAX PARCEL

SC Windsor Associates LP

PROPERTY OWNER NAME(S)

340 Royal Poinciana Way #316

OWNER MAILING ADDRESS

Palm Beach, FL 33480

OWNER MAILING ADDRESS, CONTINUED

19330312

TAX PARCEL

Michael Eugene Todd, Julia E. Todd

PROPERTY OWNER NAME(S)

17900 Culross Lane

OWNER MAILING ADDRESS

Charlotte, NC 28278

OWNER MAILING ADDRESS, CONTINUED

19330315

TAX PARCEL

SC Windsor Associates LP

PROPERTY OWNER NAME(S)

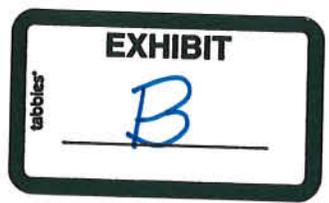
#249 c/o Kohl's Department Stores

N56 W17000 Ridgewood Drive

OWNER MAILING ADDRESS

Menomonee Falls, WI 53051

OWNER MAILING ADDRESS, CONTINUED



**NOTICE TO INTERESTED PARTIES OF
COMMUNITY MEETING**

Subject: Community Meeting -- Rezoning Application filed by Justin Karas to accommodate redevelopment

Date and Time of Meeting: Thursday, November 6, 2014 at 6:30 P.M.

Place of Meeting: Matthews Public Library
Community Room
230 Matthews Station Street
Matthews, North Carolina 28105

Petitioner: Justin Karas
Application No.: 2014-622

We are assisting Justin Karas of Karas Hospitality, Inc. (the "Petitioner") in connection with a Rezoning Application he has filed with the Town of Matthews seeking to rezone an approximately 1.1 acre site (the "Site") located at the southeast corner of the intersection of East Independence Boulevard and Sam Newell Road from the "C" (Conditional) zoning district to B-1 (CD) zoning district. The purpose of the Rezoning Application is to modify the approved conditional zoning plan in order to accommodate a new restaurant and retail use.

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

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Application on Thursday, November 6, 2014 at 6:30 P.M. at the Matthews Public Library. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Application.

In the meantime, should you have any questions or comments about this matter, please call Collin Brown at 704/331-7531.

Date Mailed: October 23, 2014

cc: Justin Karas
David Malcolm
Kathie Ingrish
Jay Camp
Mary Jo Gollnitz

K&L GATES

Community Meeting

Rezoning Petition 2014-622
Justin Karas ("Newk's")

November 6, 2014



The image features a central vertical orange stripe. On either side of this stripe are vertical panels with a blue bokeh background, consisting of out-of-focus light spots in various shades of blue and white. The word "Background" is written vertically in white text across the orange stripe.

Background



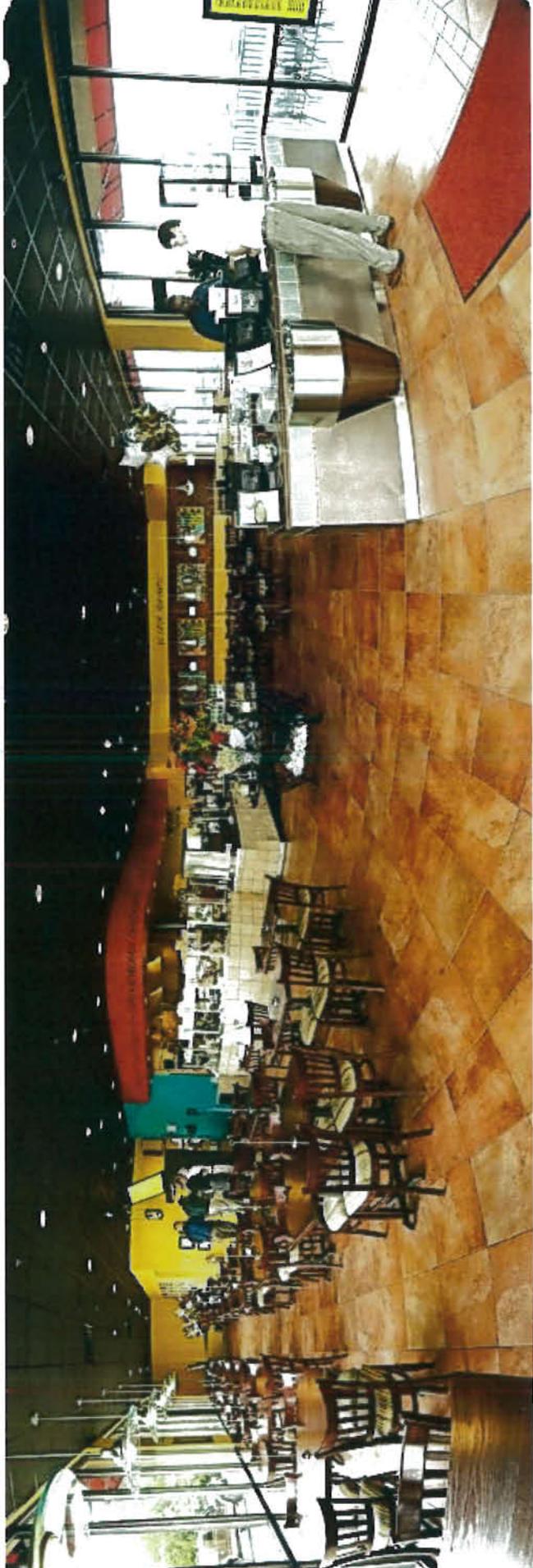




Proposed Use

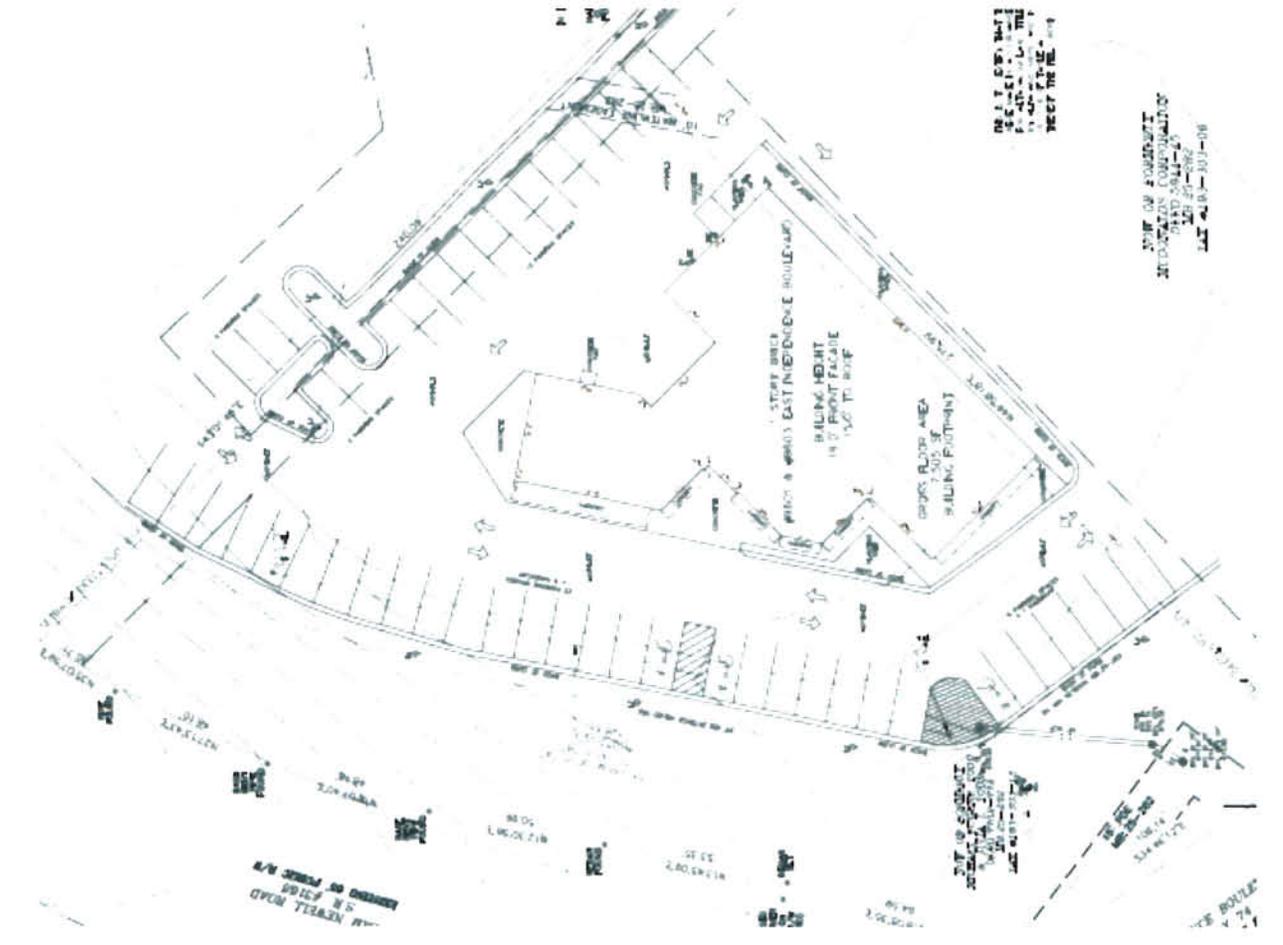
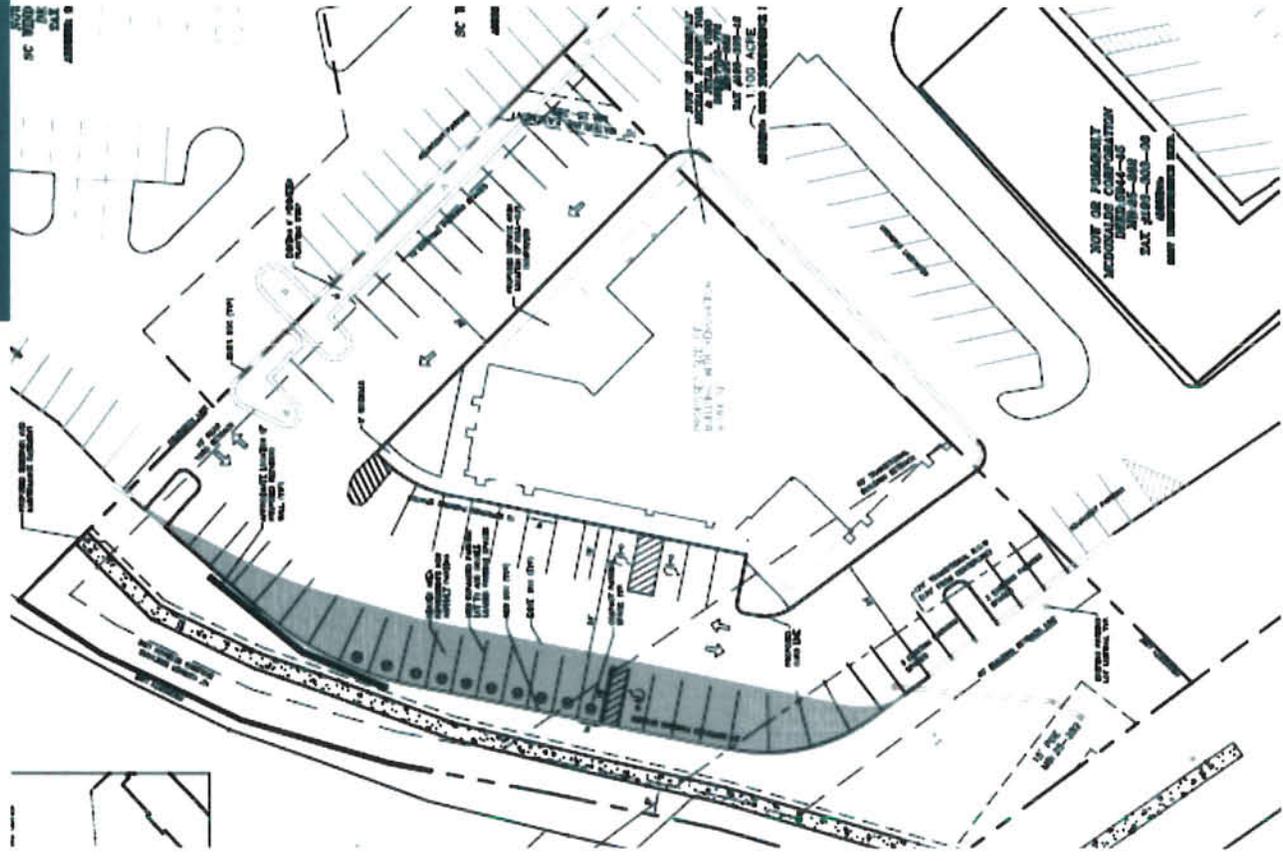


K&L GATES



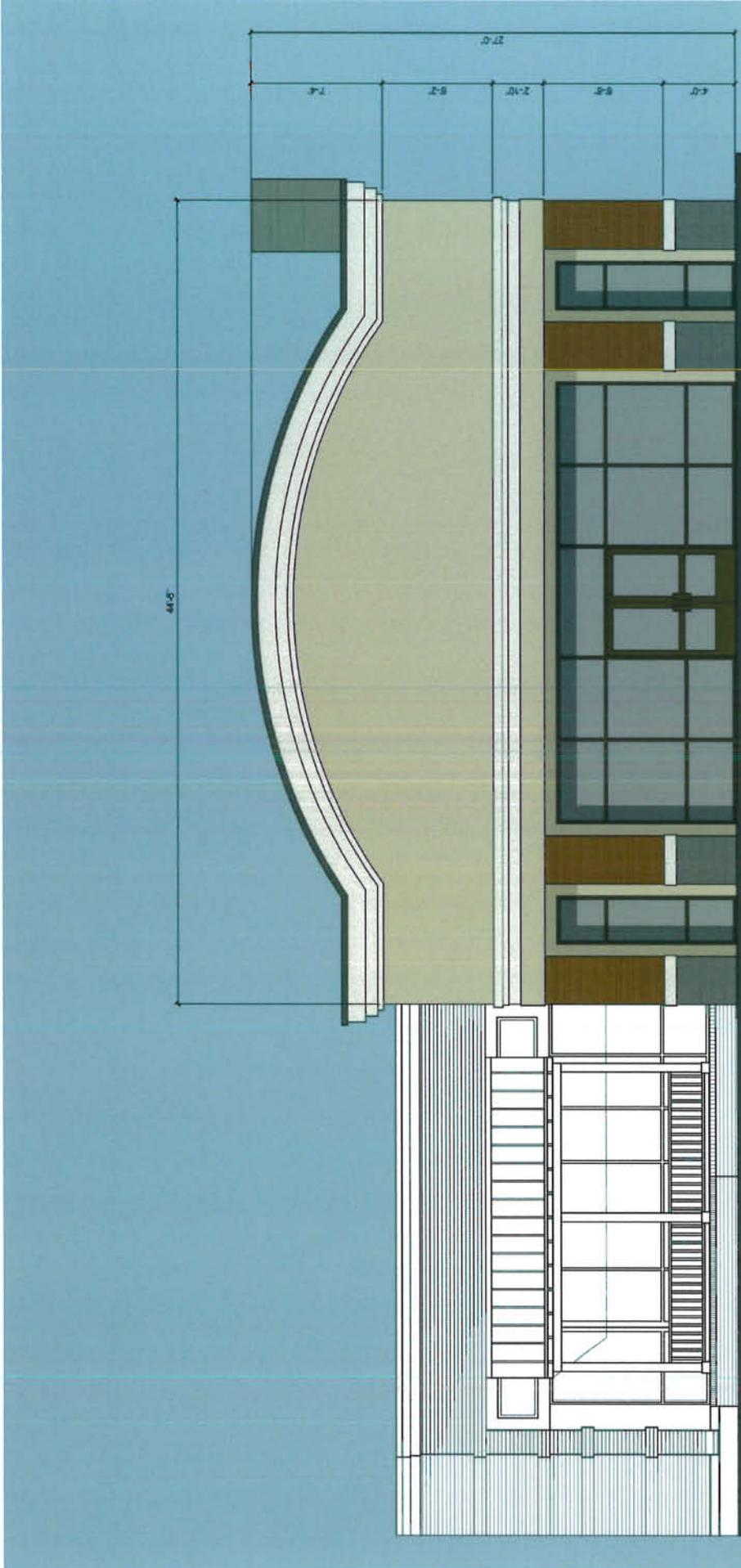
The image shows a cover design with a central orange vertical band. On either side of this band are blue vertical panels featuring a bokeh effect of light spots. The text 'Proposed Rezoning' is centered within the orange band.

Proposed Rezoning



The image features a vertical banner design. A central, solid orange band runs vertically. On either side of this band are vertical panels filled with a bokeh effect of blue and white light spots, resembling water droplets or light reflections. The text 'Conceptual Renderings' is centered within the orange band, oriented vertically from bottom to top.

Conceptual Renderings



INDEPENDENCE BOULEVARD ELEVATION



Overview

POTENTIAL BENEFITS

- Significant Reinvestment in Aging Property
- Upscale Retail Development
- Revitalization of High Profile Corner
- Amenity to Nearby Uses
- Sidewalk Improvements



Key Dates

REZONING DATES

- Public Hearing: December 8
- Town Board Decision: January 12



Questions?

K&L GATES