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
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<th>Property Owner Name(s)</th>
<th>Owner Mailing Address</th>
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<td>TAX PARCEL</td>
<td>Town of Matthews</td>
<td>232 Matthews Station St</td>
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<td>Matthews, NC 28105</td>
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<td>19322105</td>
<td>TAX PARCEL</td>
<td>Brian Timothy Boyd, Gina Pauletto Boyd</td>
<td>179 Niblick Rd #430</td>
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<td>C4 Ellison LLC, c/o Crosland Southeast</td>
<td>201 S. College Street #130</td>
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<td>TAX PARCEL</td>
<td>East Independence Prop c/o Dr Fletcher Keith</td>
<td>4010 Triangle Drive</td>
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<td>R&amp;M Properties</td>
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<td>14644 Barney Drive</td>
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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 L. 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

CH-3234825 v1
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<th>ADDRESS</th>
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<tr>
<td>Collin Brown</td>
<td>214 N. Tryon St, Charlotte</td>
<td>704-331-7531</td>
<td><a href="mailto:Collin.Brown@Gmail.com">Collin.Brown@Gmail.com</a></td>
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CH-3180079 v1
Community Meeting

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

November 6, 2014
Proposed Use
Proposed Rezoning
Conceptual Renderings
POTENTIAL BENEFITS

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

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