May 28, 2019

Jay Camp
Interim Planning Director
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Proposed Building Design for New Restaurant located at Matthews Festival Shopping Center.

Dear Mr. Camp:

Ziff Properties, the property owner, requests approval of the architectural design for an outparcel building located on the eastern-most side of Matthews Festival Shopping Center. The end-user is Bonefish Grill.

Of note:

- The approved site plan (REZONING PETITION 2016-650) for Matthews Festival has not changed. All parking and access points are in the same location.
- The rezoning allowed for a building footprint of 8,000 SF of less. The proposed Bonefish Grill is approximately 5,423 SF and is positioned along the Highway 74 frontage as was contemplated in the approved rezoning.
- The color palate is in keeping with that of the rebranded Matthews Festival Shopping Center.
- All landscape requirements will be met as dictated by the approved rezoning and governing ordinances.

Included with this correspondence are site plan references and the proposed elevations for the Board of Commissioner’s consideration.

Sincerely,

Kevin M. Beringer
Vice President
Matthews Festival LLC
Ziff Properties, Inc.

Cc: Alex Kelly: Stanchion Asset Partners- Development Manager for Matthews Festival
Per approved rezoning 2016-650, subject building footprint can be no greater than 8,000 SF. Proposed Building is ±5,423SF.

Texas Roadhouse Under Construction
(±7,163 SF)
<table>
<thead>
<tr>
<th>Description</th>
<th>Requirement</th>
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</thead>
<tbody>
<tr>
<td>Number of Seats</td>
<td>240 seats</td>
</tr>
<tr>
<td>Number of Employees Per Shift</td>
<td>30 employees</td>
</tr>
<tr>
<td>Parking Requirement:</td>
<td></td>
</tr>
<tr>
<td>One (1) Parking Space per Three (3) Seats</td>
<td>80 Spaces</td>
</tr>
<tr>
<td>One (1) Parking Space per Two (2) Employees</td>
<td>15 Spaces</td>
</tr>
<tr>
<td>TOTAL NUMBER OF STALLS REQUIRED</td>
<td>95 Spaces</td>
</tr>
</tbody>
</table>

**BONEFISH GRILL @ MATTHEWS FESTIVAL**

**45° BUILDING SETBACK**

**Existing Trees To Remove (6)**

**811 Call Before You Dig**

**MATTHEWS FESTIVAL**
NOTES

Bonefish Grill agrees to the following conditions be placed on the exterior building construction:
- The majority of the building shall be a combination of brick, glass and synthetic wood.
- Brick shall be the building material (except for the gates) for the dumpster enclosure.
- Building signage shall be approved separately per the approved Master Sign Plan governing Matthews Festival.
- Parking shall be in compliance and meet no less than the minimum parking requirements of One (1) space per Three (3) seats PLUS One (1) space per Two (2) employees.
BONEFISH GRILL @ MATTHEWS FESTIVAL

1. EAST ELEVATION-FACING HIGHWAY 74

2. WEST ELEVATION-FACING THE SHOPPING CENTER