2019-694
3/19/2019

JOHNSTON ALLISON & HORD
Attorneys
OVER 100 YEARS OF SERVICE

WRITER'S DIRECT DIAL:
704-496-6541

WRITER'S E-MAIL ADDRESS:
dpetrauskas@jahlaw.com

March 19, 2019

VIA FEDERAL EXPRESS

Mr. Jay Camp, AICP
Interim Planning Director
Mary Jo Gollnitz, CZO
Senior Planner/Zoning Administrator
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Re: Rezoning Application filed by Discount Tire Corp. ("Applicant" or "Discount Tire") requesting a change in zoning from B-1(CD) to B-H (CD) for a +/- 1.887 AC site located at 1625 Windsor Square Drive, Matthews, NC and U.S. Highway 74/East Independence Blvd and further identified as Tax Parcel # 193-231-25 (the "Site").
Petition 2019-694

Dear Mr. Camp and Ms. Gollnitz:

Enclosed please find a Community Meeting Report with Exhibits regarding the above-reference Petition. This report is being provided to you in advance of the Public Hearing scheduled for April 8, 2019.

Sincerely,

Johnston, Allison & Hord, P.A.

Donna Petrauskas

Donna M. Petrauskas
Paralegal

Enclosures

977629 v.1 – 28665.9005

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COMMUNITY MEETING REPORT
PETITIONER: DISCOUNT TIRE COMPANY
REZONING PETITION NO. 2019-694

This Community Meeting Report is being filed with the Town of Matthews Planning Office 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 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 March 6, 2019. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Monday, March 18, 2019 at 6:00 p.m. at Central Piedmont Community College, Levine Campus, Room LV 2150, located at 2800 Campus Ridge Road, Matthews, North Carolina.

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

The Community Meeting was attended by Adam Essink, the Civil Engineer, as identified on the sign-in sheet attached hereto as Exhibit C. No adjacent property owners were in attendance. Each attendee was provided a copy of the Agenda, attached hereto as Exhibit D. Petitioner Discount Tire Compan y was represented at the Community Meeting by R. Susanne Todd, attorney with Johnston, Allison & Hord, PA.

SUMMARY OF PRESENTATION/DISCUSSION:

Since no adjacent property owners attended the meeting, the Petitioner's agent, R. Susanne Todd, adjourned the meeting at 6:45 p.m.

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EXHIBIT A

Rebpat Leasing
P.O. Box 240525
Charlotte, NC 28224

PMPJL, LLC
c/o Perry S. Brown
9811 West Tributary Lane
Boise, ID 83714

ECP, LLC
107 Trinity Ct.
Lynchburg, VA 24502

Sam's Investments VIII, LLC
7935 Council Pl.
Matthews, NC 28105

LS Santa Fe, LLC
SS Santa Fe, LLC
c/o Deep River Partners
P.O. Box 49579
Greensboro, NC 27419

Mecklenburg County
c/o Finance Department
600 E. 4th Street, 11th Floor
Charlotte, NC 28202

SNS Properties, LLC
9900 Matthews Park Drive
Matthews, NC 28105

The Crossing Shopping Center Matthews
10250 Constellation Blvd., Suite 2850
Los Angeles, CA 90067

Chick-Fil-A, Inc.
5200 Buffington Road
Atlanta, GA 30349

Los Tres Amigos, Inc.
116 E. Woodlawn Road
Charlotte, NC 28217

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

SC Windsor Associates
c/o JC Penney Corporation, Inc.
6501 Legacy Drive
Plano, TX 75024

David Wieser
Planning Board Chairman
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Kerry Lamson
Planning Board Vice-Chairman
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Natasha Edwards
Planning Board Member
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Mike Foster
Planning Board Member
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Jana Reeve
Planning Board Member
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Mike Rowan
Planning Board Member
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Larry Whitley
Planning Board Member
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Scott Query
Alternate Planning Board Member
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Matheus Sadovsky
Youth Voice Planning Board Member
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

Paul F. Bailey
Mayor, Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

John F. Higdon
Town of Matthews Commissioner
232 Matthews Station Street
Matthews, NC 28105

Chris Melton
Town of Matthews Commissioner
232 Matthews Station Street
Matthews, NC 28105

Jeff Miller
Town of Matthews Commissioner
232 Matthews Station Street
Matthews, NC 28105

John R. Urban
Town of Matthews Commissioner
232 Matthews Station Street
Matthews, NC 28105

Kress Query
Town of Matthews Commissioner
232 Matthews Station Street
Matthews, NC 28105

Barbara Dement
Town of Matthews Commissioner
232 Matthews Station Street
Matthews, NC 28105

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

Mary Jo Gollnitz
Senior Planner/Zoning Administrator
Town of Matthews
232 Matthews Station Street
Matthews, NC 28105

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EXHIBIT B

NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING

Subject:	Community Meeting – Rezoning Petition filed by Discount Tire Company to rezone approximately 1.887 acres located at 1625 Windsor Square Drive, Matthews, Mecklenburg County, NC from B-1 (CD) to B-H (CD)
Date and Time of Meeting:	Monday, March 18, 2019 from 6:00 to 8:00 p.m.
Place of Meeting:	Central Piedmont Community College Levine Campus Room LV 2150 2800 Campus Ridge Road Matthews, NC 28105
Petitioner:	Discount Tire Company
Petition No.:	2019-694

We are assisting Discount Tire Company (the "Petitioner") in connection with a Rezoning Petition it has filed with the Town of Matthews Planning Commission seeking to rezone an approximately 1.887 acre site (the "Site") located at 1625 Windsor Square Drive, Matthews, Mecklenburg County, NC from the B-1 (CD) zoning district to B-H (CD) zoning district. Discount Tire Company intends to use the property for construction of a Discount Tire store.

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 Petition for the purpose of discussing this rezoning proposal with nearby property owners. The Town of Matthews Planning Commission's 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 Petition on Monday, March 18, 2019 from 6:00 to 8:00 p.m. at the Central Piedmont Community College, Levine Campus, Room LV 2150, 2800 Campus Ridge Road, Matthews, NC 28105. 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 Petition.

In the meantime, should you have any questions or comments about this matter, please call Susanne Todd, 704-998-2306.

cc: Town of Matthews Council Members
Town of Matthews Planning Board Members
Jay Camp, Interim Planning Director
Mary Jo Gollnitz, Senior Planner/Zoning Adminstrator

Date Mailed: March 6, 2019

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EXHIBIT C

COMMUNITY MEETING SIGN-IN SHEET
PETITIONER: DISCOUNT TIRE COMPANY
REZONING PETITION NO.: 2019-694
MARCH 18, 2019

Please fill out completely. This information is used by the Planning Department to distribute material regarding his petition.

Please **PRINT CLEARLY**

NAME	ADDRESS	PHONE NO.	EMAIL
Adam Essink	200 S. Tryon St	704-409-1803	ADAM.ESSINK@KIMLEY-HORN.COM

976507 v.1 – 28665.9005

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EXHIBIT D

AGENDA

DISCOUNT TIRE COMPANY
REQUEST FOR REZONING
FROM B-1 (CD) TO B-H (CD)
PETITION 2019-694
COMMUNITY MEETING

HELD ON MONDAY, MARCH 18, 2019 AT 6 P.M.

MEETING HELD AT CENTRAL PIEDMONT COMMUNITY COLLEGE, LEVINE CAMPUS, ROOM LV 2150, 2800 CAMPUS RIDGE ROAD, MATTHEWS, NC 28105

PETITIONER: DISCOUNT TIRE COMPANY

1. **WELCOME AND INTRODUCTIONS**

2. **REVIEW OF THE REZONING PLAN:**

3. **REZONING SCHEDULE**

PUBLIC HEARING IS **April 8th, 2019**

CITY COUNCIL DECISION ON **May 13, 2019**

ALL MEETINGS AT **7 PM @ Town Hall, 232 Matthews Station Street, Matthews, NC**

4. **QUESTIONS AND ANSWERS**

5. **ADJOURNMENT**