

COMMUNITY MEETING REPORT

APPLICANT: McDonald's Corporation
Rezone Application No. 2012-591

This Community 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 WITH DATE AND EXPLANATION OF HOW CONTACTED:

The applicant mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations identified in the Application. The written notices were sent via first class mail on October 24, 2012.

TIME, DATE AND LOCATION OF THE MEETING:

The Community Meeting was held on Monday, November 5, 2012 at 3:00pm at the McDonald's Restaurant located at 9607 East Independence Boulevard, Matthews, North Carolina 28105.

PERSONS IN ATTENDANCE AT MEETING:

The Community Meeting was attended by only one individual on the sign in sheet attached hereto as Exhibit A. The Applicant's representatives at the Community Meeting were John Hairston, Franchisee of McDonald's Corporation, John Ross, President of Eagle Engineering, Inc. and Stephen Goodwin of Goodwin & Howard, P.A.

SUMMARY OF ISSUES DISCUSSED:

Since only one individual attended the Community Meeting, the Community Meeting was an informal discussion of the current construction and up-fit plans for the restaurant. Stephen Goodwin briefly discussed the technical aspects of the application, outlining the change from the Conditional Zoning classification to the B-2 classification. As explained, the Town is supporting the parcels in this shopping center to be re-zoned to a B-2 designation for the uniform development and flexible future modifications, if necessary or required. This is a nationwide modernization by McDonald's of its customer service elements and curbside aesthetics. John Ross detailed the specifics of the proposed construction plans, including the dual drive through service lanes, the improved landscaping elements and the exterior renovations of the restaurant. This modernization will improve the lighting, parking and will maximize safe and timely traffic flow in and around the restaurant.

The individual in attendance was Pete Couchell, owner of the Showmars Restaurant chain with a location across Independence Boulevard from the restaurant. A general discussion was held regarding the construction schedule, any changes to the "foot print"

of the restaurant or any use or participation by the property located to the immediate west of the restaurant.

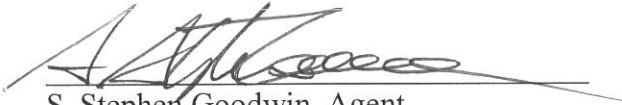
A schedule of upcoming events related to the Rezone Application was discussed.

The meeting was then concluded.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE THEREOF:

No changes have been made to the rezoning application or plan as of the date of this Community Meeting Report as a result of the Community Meeting.

Respectfully Submitted, this the 12th day of November, 2012.



S. Stephen Goodwin, Agent

McDonald's Corporation, Petitioner

cc: John Hairston
John Ross
Payman Nadimi, McDonalds Corporation

EXHIBIT A

McDonald's
Public Meeting

Nov. 5, 2012
3pm

| <u>NAME</u> | <u>Address</u> | <u>Phone</u> |
|--------------------|-----------------------|--------------|
| 1. George Coccilli | 1317 Alford St. 29211 | 707 5621824 |
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Closed Public Mtg @ 4:55 pm