



DATE FILED 11-30-2016  
APPLICATION NUMBER 2016-655  
*For office use only*

**APPLICATION FOR CHANGE IN ZONING CLASSIFICATION  
OR CHANGE IN CONDITIONS  
(SEE FILING INSTRUCTIONS)**

TO: Town of Matthews Board of Commissioners  
Town of Matthews Planning Board  
232 Matthews Station Street  
Matthews, North Carolina 28105-6713

Ladies and Gentlemen:

Your consideration of this petition is requested for:

- A change in zoning classification of the property hereinafter described; or
- A change in conditions to an existing conditional zoning plan.

Tax parcel number(s): 19305119

Address of property: 9816 IDLEWILD ROAD, MATTHEWS NC 28105

Location of property:

Title to the property was acquired on JUNE 26, 2001  
and was recorded in the name of THE ELIZABETH COFFEY OUTEN REVOCABLE TRUST U/A DATED JUNE 26, 2001  
whose mailing address is ELIZABETH COFFEY OUTEN REVOCABLE TRUST THOMAS J. GORMAN, TRUSTEE  
GORMAN & ASSOCIATES, P.A. 13925 BALLANTYNE CORPORATE PLACE, SUITE 200 CHARLOTTE, NC 28277

The deed is recorded in Book 12483 and Page 307 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: R-15 Requested zoning classification: B-1 (CD)

List reason(s) why zoning should be changed (use separate sheet if necessary):

Application number  
**2016-655**  
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Signature of property owner (must be original)

THOMAS J. GORMAN, TRUSTEE

Print name of property owner

13925 BALLANTYNE CORPORATE PLACE

Property owner's mailing address

SUITE 200

Property owner's mailing address, continued

CHARLOTTE, NC 28277

Property owner's mailing address, continued

Property owner's phone number/email address



Signature of agent (if any)

BOHLER ENGINEERING NC, PLLC **CHRIS CAPELLINI**

Print name of agent

1927 SOUTH TRYON STREET

Agent's mailing address

SUITE 310

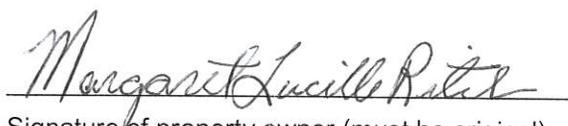
Agent's mailing address, continued

CHARLOTTE, NC 28203

Agent's mailing address, continued

980-272-3400; CCAPELLINI@BOHLERENG.COM

Agent's phone number/email address



Signature of property owner (must be original)

MARGARET LUCILLE RITCH, TRUSTEE

Print name of property owner

THE ELIZABETH COFFEY OUTEN REVOCABLE TRUST U/A DATED JUNE 26, 2001

Property owner's mailing address

ELIZABETH COFFEY OUTEN REVOCABLE TRUST THOMAS J. GORMAN, TRUSTEE

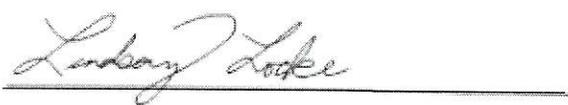
Property owner's mailing address, continued

GORMAN & ASSOCIATES, P.A. 13295 BALLANTYNE CORPORATE PLACE

Property owner's mailing address, continued

SUITE 200 CHARLOTTE, NC 28277

Property owner's phone number/email address



Petitioner other than owner (if any)

LINDSAY LOCKE - LIDL US, LLC

Print name of petitioner

1500 SUNDAY DRIVE

Petitioner's mailing address

SUITE 101

Petitioner's mailing address, continued

RALEIGH, NC 27607

Petitioner's mailing address, continued

703-851-6827; LINDSAY.LOCKE@LIDL.US

Petitioner's phone number/email address

List all tax parcel numbers, names, and mailing addresses of all property owners subject to notification of this zoning application. Attach additional sheets if necessary.

See item #7 in instruction sheet titled "Instructions for Filing an Application for a Change in Zoning Classification or Change in Conditions for Property located in the Town of Matthews."

Application number

2016-655

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19305119

TAX PARCEL

ELIZABETH COFFEY OUTEN REVOCABLE TRUST U/A JUNE 26, 2001

PROPERTY OWNER NAME(S)

ELIZABETH COFFEY OUTEN REVOCABLE TRUST THOMAS J. GORMAN, TRUSTEE

OWNER MAILING ADDRESS

GORMAN & ASSOCIATES, P.A. 13925 BALLANTYNE CORPORATE PLACE SUITE 200 CHARLOTTE, NC 28277

OWNER MAILING ADDRESS, CONTINUED

19305120

TAX PARCEL

JO ANNE & KATHERINE LILLY

PROPERTY OWNER NAME(S)

4420 MARGARET WALLACE RD

OWNER MAILING ADDRESS

MATTHEWS, NC 28105

OWNER MAILING ADDRESS, CONTINUED

19304309

TAX PARCEL

JAMES E. HENDERSON

PROPERTY OWNER NAME(S)

15035 DAVIS TRACE DR

OWNER MAILING ADDRESS

MINT HILL, NC 28227

OWNER MAILING ADDRESS, CONTINUED

19304308

TAX PARCEL

ZULA EXPRESS INC

PROPERTY OWNER NAME(S)

7020 LAWYERS RD

OWNER MAILING ADDRESS

CHARLOTTE, NC 28227

OWNER MAILING ADDRESS, CONTINUED

19305118

TAX PARCEL

JAMES DUSANENKO TRUSTEE OF THE DOLORES DUSANENKO LIVING TRUST

PROPERTY OWNER NAME(S)

JAMES AND DOLORES DUSANENKO LIVING TRUST C/O SCRE PROPERTIES LLC

OWNER MAILING ADDRESS

7761 BALLANTYNE COMMON PARKWAY CHARLOTTE, NC 28277 ATTN: JOHN SMETHURST

OWNER MAILING ADDRESS, CONTINUED

19304368

TAX PARCEL

BBR MINTWORTH LLC

PROPERTY OWNER NAME(S)

2109 BORDEN AVE

OWNER MAILING ADDRESS

LONG ISLAND CITY, NY 1101

OWNER MAILING ADDRESS, CONTINUED

13521133

TAX PARCEL

TIME WARNER CABLE SOUTHEAST LLC

PROPERTY OWNER NAME(S)

7820 CRECENT EXECUTIVE DR

OWNER MAILING ADDRESS

CHARLOTTE, NC 28217

OWNER MAILING ADDRESS, CONTINUED

13521135

TAX PARCEL

CANDELARIA BARRON

PROPERTY OWNER NAME(S)

8018 KING RD

OWNER MAILING ADDRESS

CHARLOTTE, NC 28215

OWNER MAILING ADDRESS, CONTINUED

Application number  
**2016-655**  
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### SUMMARY OF THE REZONING PROCESS

*APPLICANT:* Fill in dates for each action below before filing application. Refer to the current Planning Department rezoning schedule for correct dates.

*PROPERTY OWNERS:* These dates are assumed to be correct at the time of zoning application submittal but are subject to revision. Contact the Planning Department (704-847-4411 or email srobertson@matthewsnc.gov) for verification.

Application submitted to and received by Town Planning office NOVEMBER 30, 2016

Town Board of Commissioners formally accepts application and sets Public Hearing date DECEMBER 12, 2016

Notices sent via mail to affected/adjacent property owners on or before JANUARY 30, 2017

Public hearing: applicant gives explanation of why s/he wishes to have property rezoned and neighboring owners may ask questions and voice opinions on the proposed zoning FEBRUARY 13, 2017

Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request FEBRUARY 28, 2016

Town Board of Commissioners approves or denies application MARCH 13, 2017

**Attachment to Rezoning Application No.**

Lidl US Operations, LLC desires to rezone the applicable parcel (Tax ID#16305119), currently zoned R-15 to B-1 (CD) zoning classification. Given the parcel location at the hard corner of a heavily traveled intersection and its proximity to commercial development, Lidl requests to use the parcel for surface parking as well as a 40,000 SF retail building (Grocery store) if rezoned. Lidl requests to have access along both Idlewild Road and Margaret Wallace Road for ingress and egress to the site. The future use plan for the Town of Matthews for this particular parcel calls for a use that is complementary to the surrounding area and Lidl believes a grocery store use will meet the intent of this plan.

## Adjoining Property List

Parcel ID	Property Owner	Mailing Address
19305118	The Delores James Dusanenko Living Trust	9106 SKIPAWAY DR WAXHAW NC 28173
19305120	JO ANNE & KATHERINE LILLY	4420 MARGARET WALLACE RD MATTHEWS NC 28105
13521135	CANDELARIA BARRON	8018 KING RD CHARLOTTE NC 28215
13521136	CANDELARIA BARRON	8018 KING RD CHARLOTTE NC 28215
13521137	BUFFALO RIVER REALTY LLC	PO BOX 471472 CHARLOTTE NC 28247
13521138	BUFFALO RIVER REALTY LLC	PO BOX 471472 CHARLOTTE NC 28248
13521139	BUFFALO RIVER REALTY LLC	PO BOX 471472 CHARLOTTE NC 28249
13521140	BUFFALO RIVER REALTY LLC	PO BOX 471472 CHARLOTTE NC 28250
13521141	BUFFALO RIVER REALTY LLC	PO BOX 471472 CHARLOTTE NC 28251
13521142	BUFFALO RIVER REALTY LLC	PO BOX 471472 CHARLOTTE NC 28252
13521143	BUFFALO RIVER REALTY LLC	PO BOX 471472 CHARLOTTE NC 28253
13521144	BUFFALO RIVER REALTY LLC	PO BOX 471472 CHARLOTTE NC 28254
13521145	BUFFALO RIVER REALTY LLC	PO BOX 471472 CHARLOTTE NC 28255
13521146	BUFFALO RIVER REALTY LLC	PO BOX 471472 CHARLOTTE NC 28256
13521133	TIME WARNER CABLE SOUTHEAST LLC	7820 CRESCENT EXECUTIVE DR CHARLOTTE NC 28217
19304309	JAMES E HENDERSON ANN HENDERSON	15035 DAVIS TRACE DR MINT HILL NC 28227
19304308	ZULA EXPRESS INC	7020 LAWYERS RD CHARLOTTE NC 28227



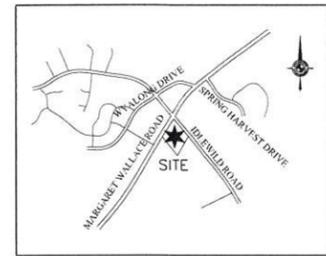
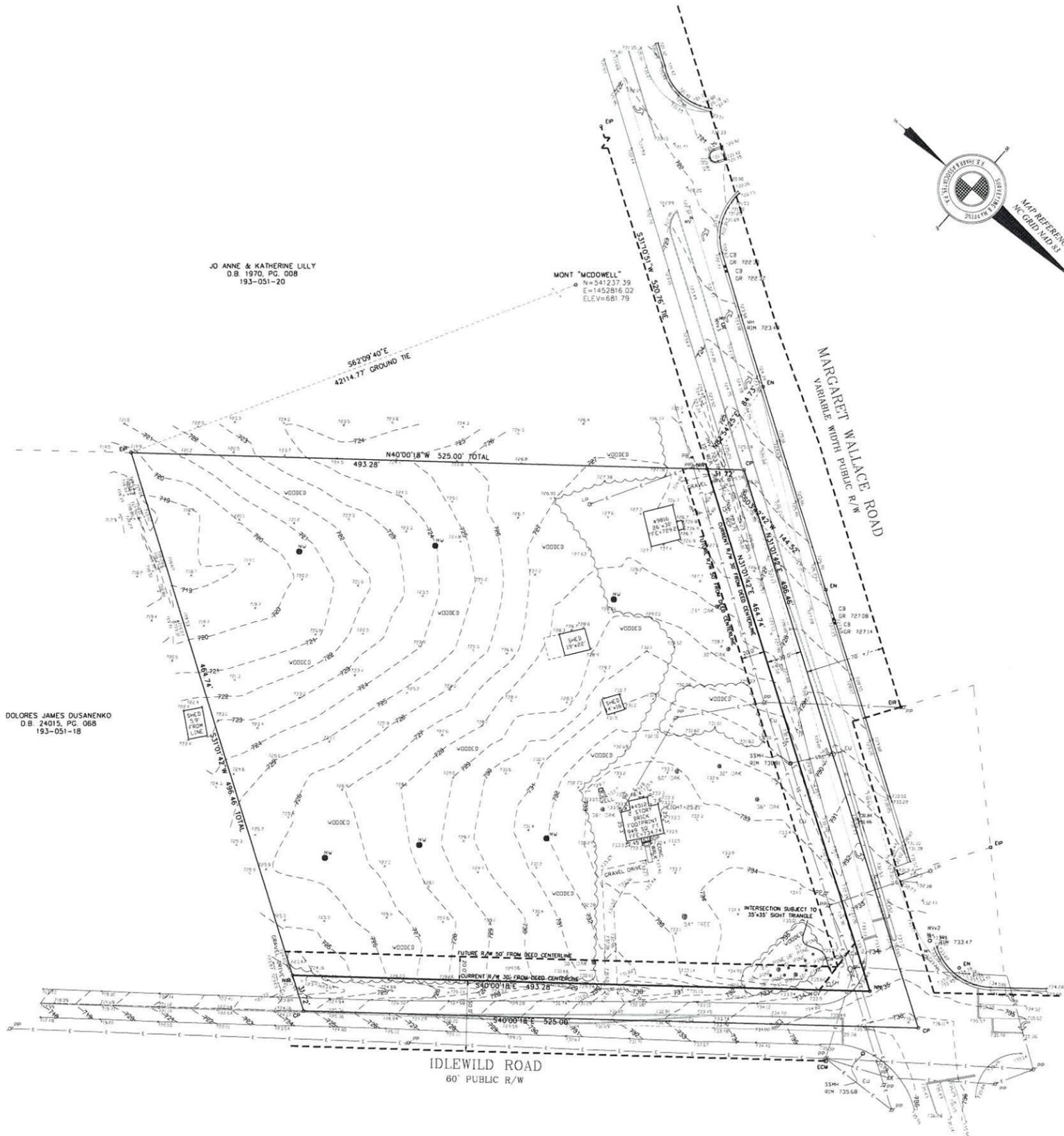
**LEGEND:**

- BFP - BACK FLOW PREVENTOR
- C&G - CURB & GUTTER
- CB - CATCH BASIN
- CI - CURB INLET
- CL - CENTERLINE
- CMP - CORRUGATED METAL PIPE
- CP - CALCULATED POINT
- CPP - CORRUGATED PLASTIC PIPE
- CO - CLEAN OUT
- DB - DEED BOOK
- DI - DRAIN INLET
- DIP - DUCTILE IRON PIPE
- ECM - EXISTING CONCRETE MONUMENT
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EMM - EXISTING METAL MONUMENT
- EN - EXISTING NAIL
- EPH - EXISTING PUNCH HOLE
- EOG - EDGE OF GRAVEL
- EOP - EDGE OF PAVEMENT
- EC - END CANNOPY
- FC - FIRE CONNECTION
- FH - FIRE HYDRANT
- FP - FLAG POLE
- FS - FIRE VALVE
- GDP - GLARD POST
- GLT - GROUND LIGHT
- GM - GAS METER
- GP - GATE POST
- GV - GAS VALVE
- GW - GUY WIRE
- HVAC - HEATING, VENTILATION, AIR COND
- HW - HEADWALL
- ICV - IRRIGATION CONTROL VALVE
- JBX - JUNCTION BOX
- LMP - LAMP POST
- LP - LIGHT POLE
- MS - MEASURED
- MBA - MAILBOX
- MB - MAP BOOK
- MP - MONITORING WELL
- N.G.S. - NATIONAL GEODETIC SURVEY
- NIR - NEW IRON ROD
- NN - NEW NAIL
- NPH - NEW PUNCH HOLE
- OHANG - OVERHANG
- PB - POWER BOX
- PIV - PARCEL IDENTIFICATION NUMBER
- PM - POWER METER
- PMH - POWER MANHOLE
- PP - POWER POLE
- PC - PAGE
- PVC - PLASTIC PIPE
- R/W - RIGHT-OF-WAY
- RCP - REINFORCED CONCRETE PIPE
- RW - RETAINING WALL
- SBB - BILLBOARD
- SDMH - STORM DRAIN MANHOLE
- SMP - MULTI-POST SIGN
- SSMH - SANITARY SEWER MANHOLE
- T - TOTAL
- TB - TELEPHONE BOX
- TBM - TEMPORARY BENCHMARK
- TERR - TERRAZZOTA PIPE
- TMH - TELEPHONE MANHOLE
- TPED - TELEPHONE PEDestal
- TSB - TRAFFIC SIGNAL BOX
- TVB - CABLE TV BOX
- WB - WATER BOX
- WM - WATER METER
- WSP - WATER SPOUT
- WT - WATER VALVE
- YI - YARD INLET

**LINE LEGEND:**

- EASEMENT
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- SETRACK
- GAS LINE
- SANITARY SEWER PIPE
- STORM DRAIN PIPE

DOLORES JAMES DUSANENKO  
D.B. 24015, PG. 068  
193-051-18



**NOTES:**

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. ELEVATIONS BASED ON N.G.S. MONUMENT "MCDOWELL". ELEVATION = 481.79 FEET, NAVD 88.
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. IDLEWILD ROAD & MARGARET WALLACE ROAD ARE SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THROUGH-ARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.
9. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ALL STRAIGHT PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SHOWN, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

**ZONING:**

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
SUBJECT PROPERTY ZONED: R-15

- MINIMUM SETBACK - 40'
- MINIMUM SIDE YARD - 10'
- MINIMUM REAR YARD - 55'

FOR FURTHER INFORMATION CONTACT THE  
TOWN OF MATTHEWS ZONING DEPARTMENT AT  
704-708-1259

**ALTA/NSPS CERTIFICATION:**

TO: BOHLER ENGINEERING & TITLE COMPANY  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 8, 9, 11, AND 15 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 04, 2016.

*C. Clark Neilson*  
C. CLARK NEILSON DATE 03/04/2016  
NSPS L-3212  
neilson@rbpharr.com

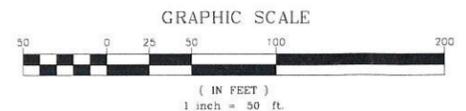
**GPS CERTIFICATION:**

- C. CLARK NEILSON CERTIFIES THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
- (1) CLASS OF SURVEY: ALTA/NSPS
  - (2) POSITIONAL ACCURACY: 10 VERTICAL, 5 HORIZONTAL
  - (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
  - (4) DATES OF SURVEY: 03/02/2016
  - (5) DATUM/EPOCH: NAD83
  - (6) PUBLISHED FIXED-CONTROL USE: NGS MONT MCDOWELL
  - (7) GEOID MODEL: TOPCON HIPER G1
  - (8) COMBINED GRID FACTORS: 0.9999487
  - (9) UNITS: US SURVEY FEET

TOTAL AREA: 246,491 SQ. FT. OR 5.6586 ACRES  
AREA IN R/W: 29,692 SQ. FT. OR 0.6816 ACRES  
NET AREA: 216,799 SQ. FT. OR 4.9770 ACRES

**UTILITIES-CHARLOTTE:**

- POWER**  
DUKE POWER ENERGY  
1-800-777-9898
- TELEPHONE**  
BELL SOUTH TELECOMMUNICATIONS  
1-888-757-6769
- WATER & SEWER**  
CLARK-MECK UTILITY DEPT. (CMUD)  
(704) 536-2541 WATER  
(704) 537-6964 SEWER
- GAS**  
PIEDMONT NATURAL GAS CO.  
1-800-752-3794
- CABLE TELEVISION**  
TIME WARNER CABLE  
1-800-492-2253



**FLOOD CERTIFICATION**  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014.  
MAP NUMBER: 3710458200K  
THIS IS TO CERTIFY THAT ON THE 4th DAY OF MARCH 2016 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600/21 N.C.A.C. 56 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 30 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.  
SIGNED: *C. Clark Neilson*



REVISIONS	ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
	<b>BOHLER ENGINEERING</b> OF: 4512 MARGARET WALLACE ROAD TOWN OF MATTHEWS, MECKLENBURG COUNTY, NC DEED REFERENCE: 12483-507 TAX PARCEL NO. 193-051-19
	<b>R.B. PHARR &amp; ASSOCIATES, P.A.</b> SURVEYING & MAPPING 420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204 TEL: (704) 376-2186 SCALE: 1" = 50' DATE: MARCH 4, 2016 FILE NO. W-5011 JOB NO. 8463B
CREW: PR	DRAWN: BZM

2016-655

2016-655  
03/01/2017



1927 South Tryon Street, Suite 310  
Charlotte, NC 28203  
PHONE 980.272.3400

March 1, 2017  
Via Courier

Town of Matthews  
Planning Department  
232 Matthews Station Street  
Matthews, NC 28105

Attn: Jay Camp

Re: Lidl Grocery Store – Matthews  
2016-655 Comments  
9816 Idlewild Road  
Matthews, North Carolina  
#NCC151064

Dear Mr. Camp,

*In response to comments received on December 23, 2016 via email from Jay Camp, please find our point-by-point responses below:*

**Comment 1: The rezoning petition reference at the top of page can indicate 2016-655.**

**Response 2:** Petition number has been updated to 2016-655.

**Comment 2: Consider restricting or clarifying the list of allowed uses.**

**Response 2:** Allowed uses have been updated within the development standards.

**Comment 3: Show all driveways within 150'.**

**Response 3.** Driveways are shown within 150' of site. Additional survey being conducted along Idlewild Road to confirm.

**Comment 4: Provide site plan detail for parking and buildings.**

**Response 4:** Full site plan detail has been shown.

**Comment 5: Show required and proposed parking**

**Response 5:** Parking field has been shown as requested

**Comment 6: Front setback on Margaret Wallace is 40'. Side setback on Idlewild is 25'. These setbacks should be shown off of a 20' transitional setback line for totals of 65' and 45' respectively.**

**Response 6:** Setbacks are shown per the transitional right of way.



Town of Matthews- Planning Department  
232 Matthews Station Street  
Matthews, NC 28105  
2016-655 Comments

**Comment 7: Label access points as full movement or RI/RO**

**Response 7:** Access points have been labeled per their respective access.

**Comment 8: PCO Concept Plan approval required. Coordinate with Mike McIntyre with Mecklenburg if you have not already.**

**Response 8:** Bohler has met with Town and Mike MacIntyre with Mecklenburg County on 1/26/17 satisfying this requirement.

**Comment 9: Show any required or proposed road improvements**

**Response 9:** Preliminary roadway improvements shown on Margaret Wallace and Idlewild Road. Improvements are subject to change pending NCDOT review of TIA as well as additional survey that will be needed farther down Idlewild Road.

**Comment 10: Indicate tree preservation %.**

**Response 10:** Tree preservation area % shown as requested

**Comment 11: Sidewalk and curb/gutter should be shown on the plan for both street fronts**

**Response 11:** Pedestrian greenway shown and curb and gutter added to street frontages per the ordinance.

**Comment 12: The home on the site should may need further evaluation as a historic property as it is listed as the WK Kennedy property on the Matthews Heritage Property Inventory.**

**Response 12:** Bohler is conducting a formal historical investigation into this matter. Per our environmental consultants discussion with Planning, there does not appear to be a concern with pulling a demolition permit due to the current condition of the home.

**Comment 13: Lighting should conform to standings of the Outdoor Lighting Chapter**

**Response 13:** Lighting plan is not complete at this time but will meet or exceed the Town standards

**Comment 14: What trees are planned for preservation based on the results of the tree survey?**

**Response 14:** Maples, oaks, pines, and cedars that lie within the tree canopy preservation areas as noted.

**Comment 15: What is the maximum building height?**

**Response 15:** Maximum building height is called out to be 32'

**Comment 16: Remove "per Town of Matthews" in the development summary.**

**Response 16:** Note has been removed as requested



Town of Matthews- Planning Department  
232 Matthews Station Street  
Matthews, NC 28105  
2016-655 Comments

**Comment 17: The access drives should be included in the cross access easement should these drives need to serve adjoining development in a shared access layout.**

**Response 17:** Driveways are shown as future access points. Once final location has been agreed upon easements can be shown on the plan

**Comment 18: Where is the stormwater? Is it above ground or underground?**

**Response 18:** Stormwater will be handled in an underground detention vault that will be approved by the Mecklenburg County stormwater department and will meet or exceed the County standards.

Should you have any questions or require additional information, please do not hesitate to contact this office at (980) 272-3400. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. Miller'.

Brian Miller

**Bohler Engineering NC, PLLC**







**Gensler**

**Lidl Matthews, NC**  
Margaret Wallace Road and Idlewild Road  
Matthews, NC



**BOHLER**  
ENGINEERING





MATTHEWS SIGN TO BE BUILT AND MAINTAINED BY TOWN OF MATTHEWS. SEE DEVELOPMENT STANDARDS

**Gensler**

**Lidl Matthews, NC**  
Margaret Wallace Road and Idlewild Road  
Matthews, NC

 **BOHLER**  
ENGINEERING



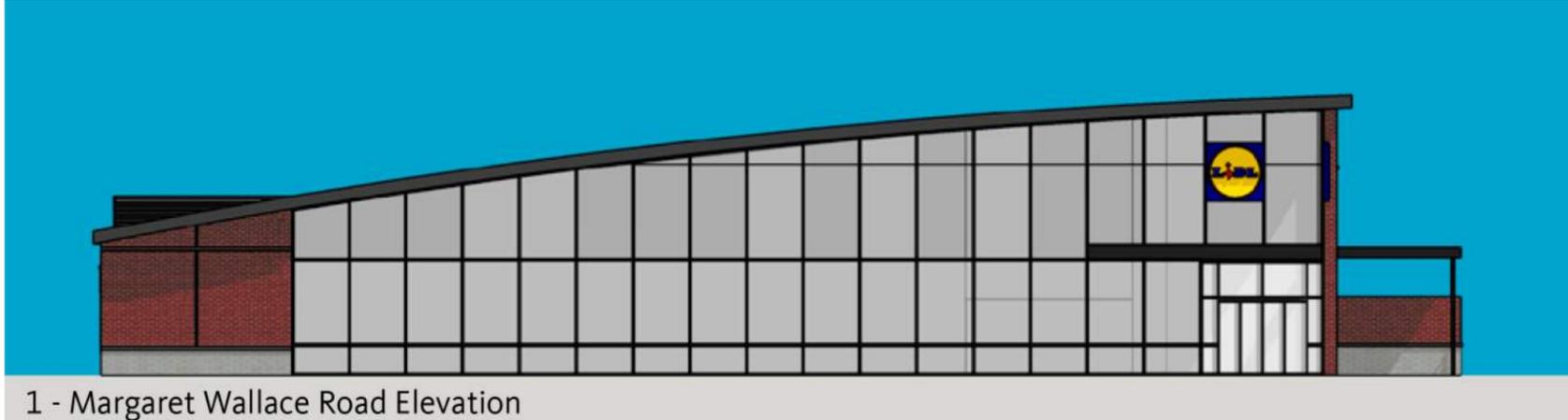


MATTHEWS SIGN TO BE BUILT AND MAINTAINED BY TOWN OF MATTHEWS. SEE DEVELOPMENT STANDARDS



**Lidl Matthews, NC**  
Margaret Wallace Road and Idlewild Road  
Matthews, NC





1 - Margaret Wallace Road Elevation

NON-GLAZED AREA: 575 SF.  
BRICK AREA PROVIDED: 575 SF = 100%



2 - Parking Lot Elevation

NON-GLAZED AREA: 5,490 SF.  
BRICK AREA PROVIDED: 2,773 SF = 50.5%

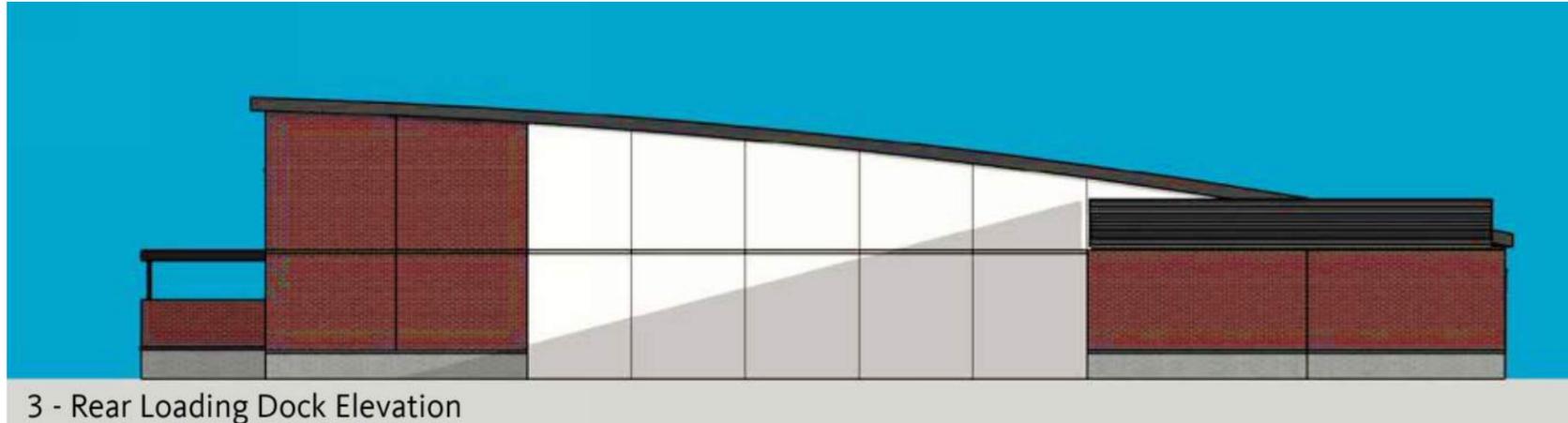


**Lidl Matthews, NC**  
Margaret Wallace Road and Idlewild Road  
Matthews, NC



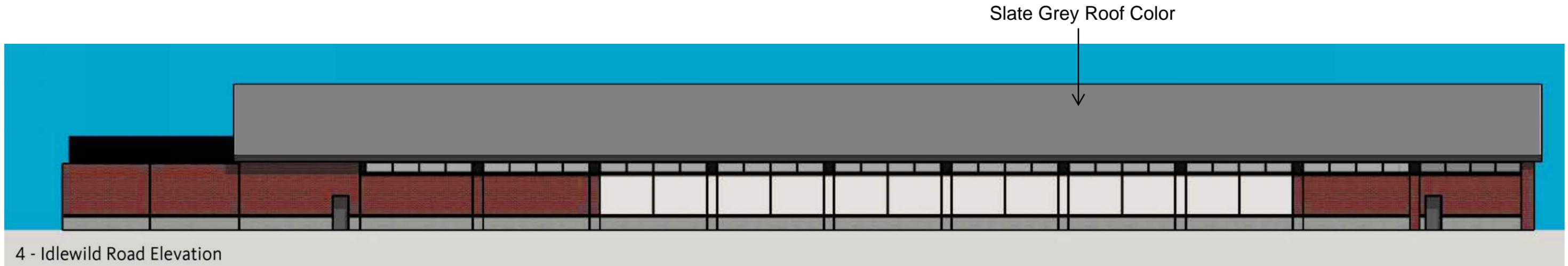
**BOHLER**  
ENGINEERING





3 - Rear Loading Dock Elevation

NON-GLAZED AREA: 3,505 SF.  
BRICK AREA PROVIDED: 1,742 SF = 49.7%



Slate Grey Roof Color

4 - Idlewild Road Elevation

NON-GLAZED AREA: 3,508 SF.  
BRICK AREA PROVIDED: 1,889 SF = 53.8%



**Lidl Matthews, NC**  
Margaret Wallace Road and Idlewild Road  
Matthews, NC



**BOHLER**  
ENGINEERING

TOTAL BUILDING NON-GLAZED AREA: 13,078 SF.  
TOTAL BRICK AREA PROVIDED: 6,979 SF = 53.3%







**Gensler**

**Lidl Matthews, NC**  
Margaret Wallace Road and Idlewild Road  
Matthews, NC





**Gensler**

**Lidl Matthews, NC**  
Margaret Wallace Road and Idlewild Road  
Matthews, NC

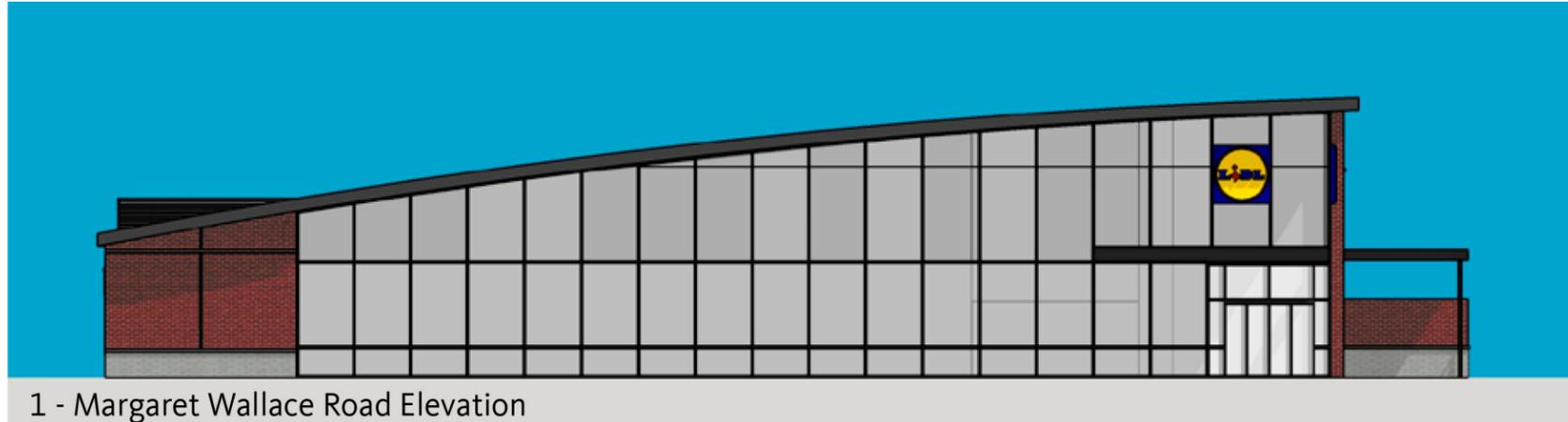




**Gensler**

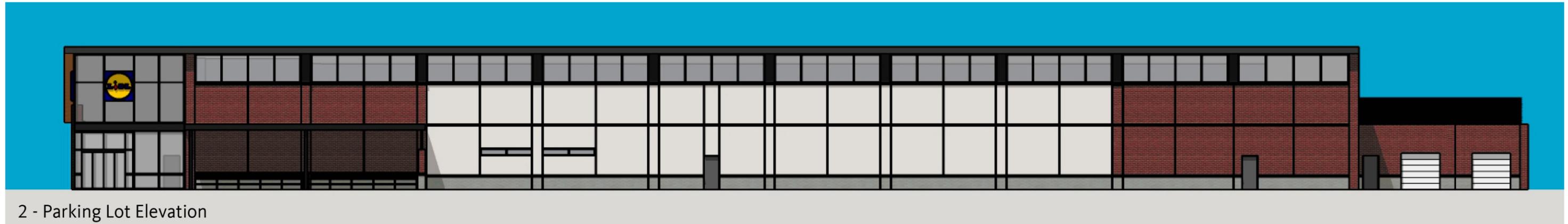
**Lidl Matthews, NC**  
Margaret Wallace Road and Idlewild Road  
Matthews, NC





1 - Margaret Wallace Road Elevation

NON-GLAZED AREA: 575 SF.  
BRICK AREA PROVIDED: 575 SF = 100%



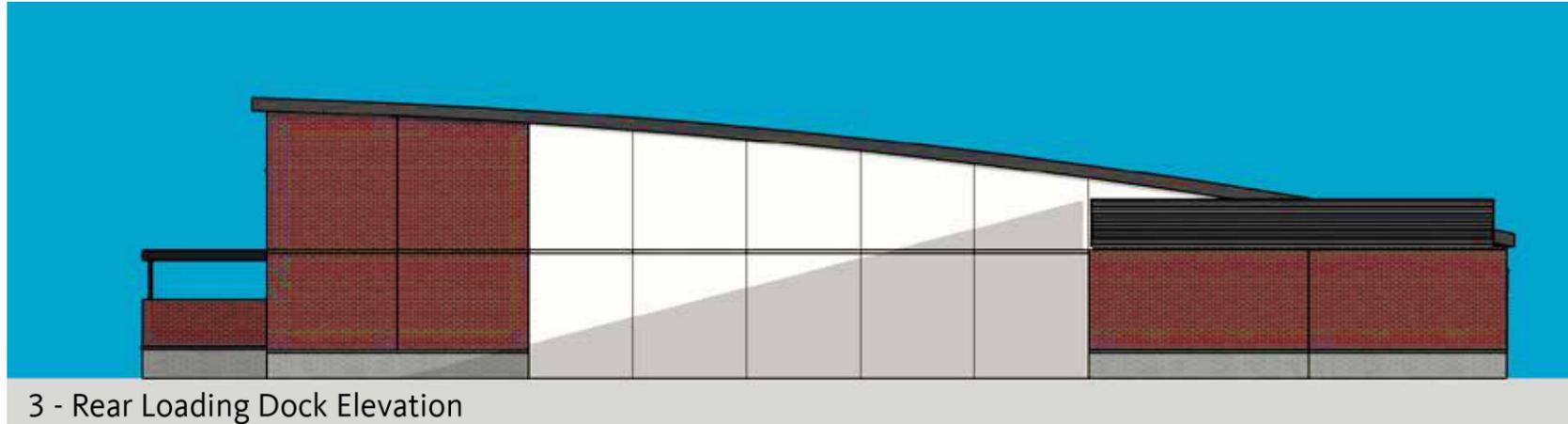
2 - Parking Lot Elevation

NON-GLAZED AREA: 5,490 SF.  
BRICK AREA PROVIDED: 2,773 SF = 50.5%



**Lidl Matthews, NC**  
Margaret Wallace Road and Idlewild Road  
Matthews, NC





3 - Rear Loading Dock Elevation

NON-GLAZED AREA: 3,505 SF.  
BRICK AREA PROVIDED: 1,742 SF = 49.7%



4 - Idlewild Road Elevation

NON-GLAZED AREA: 3,508 SF.  
BRICK AREA PROVIDED: 1,889 SF = 53.8%

**Gensler**

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Matthews, NC

TOTAL BUILDING NON-GLAZED AREA: 13,078 SF.  
TOTAL BRICK AREA PROVIDED: 6,979 SF = 53.3%



