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): 19323133

Address of property: 1837 Matthews Township Pkwy, Matthews, NC 28105

Location of property:

Title to the property was acquired on 1992
and was recorded in the name of HD DEVELOPMENT OF MARYLAND INC, % HOME DEPOT USA INC
whose mailing address is PO BOX 105842 STE 3608, ATTN:PROPERTY TAX DEPT ATLANTA GA 30348-5842

The deed is recorded in Book 10598 and Page 647 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: B-1SCD Shopping Center Requested zoning classification: B-1SCD Shopping Center
List reason(s) why zoning should be changed (use separate sheet if necessary):
See attached listing.

Suzanne Russo
Signature of property owner (must be original)

Print name of property owner
HD Development of Maryland
2nd Home Depot USA Inc.
P.O. Box 105842, Suit 36008 Attn: Property Tax Dept.

Property owner's mailing address, continued
Atlanta, GA 30348

Property owner's mailing address, continued
770-433-8211
suzanne_russo@homedepot.com

Property owner's phone number/email address

Signature of agent (if any)

Jordan Corbitt / Kimley-Horn

Print name of agent
11720 Amber Park Drive

Agent's mailing address
Suite 600

Agent's mailing address, continued
Alpharetta, GA 30009

Agent's mailing address, continued

(770) 545-6103

Agent's phone number/email address

Petitioner other than owner (if any)

Print name of petitioner

Petitioner's mailing address

Petitioner's mailing address, continued

Petitioner's mailing address, continued

Petitioner's phone number/email address

Application number 2020-713
For office use only
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<td>PROPERTY OWNER NAME(S)</td>
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Application for Change in Zoning Classification or Condition, Page 3
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 April 2, 2020

Town Board of Commissioners formally accepts application and sets Public Hearing date May 11, 2020

Notices sent via mail to affected/adjacent property owners on or before May 25, 2020

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 June 8, 2020

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 June 23, 2020

Town Board of Commissioners approves or denies application July 13, 2020

The Matthews Board of Commissioners General Procedures Policy on Zoning and Development Case Appearances Before the Town Board, initially adopted October 8, 2018, explains the Board of Commissioners' expectations that this application is ready for public review and action, and that the above schedule can be followed without delays. By signing below, the property owner(s) and all other parties involved in preparing and presenting this zoning application indicate they have read and understand their responsibility to submit complete and accurate documents in a timely manner throughout the review process. Late or missing (new or revised) documents may limit the applicants' opportunity to present updated information, which may result in an unfavorable decision.

Signature of Property Owner 03/30/20
Agent for Property Owner
Other (please identify)

Signature of Property Owner 03/27/20
Agent for Property Owner
Other (please identify)

Signature of Property Owner
Agent for Property Owner
Other (please identify)
March 30, 2020

The Home Depot
1837 Matthews Township Pkwy
Matthews, NC 28105
Parcel #19323133

RE: The Home Depot – Change of Conditions Justification:

The Home Depot’s Change of Conditions Application 2019-703 was filed on September 20, 2019 requesting a change in conditions to allow the Site to have an area for large equipment rental storage and display. The Matthews Board of Commissioners denied the Change of Conditions Application 2019-703 on December 9, 2019. Subsequently, The Home Depot filed a waiver request to waive the One (1) Year Waiting Period for re-submission of a Zoning Application. The Matthews Board of Commissioners approved the waiver request on March 9, 2020. During this time, The Home Depot has met with members of the board to discuss the proposed changes in hopes for obtaining a favorable outcome with the new application submittal.

Similar to the previously submitted Change of Conditions Application and plan, The Home Depot would like to utilize a portion of the parking lot on the south side of the store for large format rental equipment and trailer storage. Unlike the previous plan, the new plan incorporates moveable planters that will surround the trailers and large format equipment which will help provide screening to other areas in the parking lot. This plan also reduces the number of large format equipment and trailers that would be located within the parking lot: 15 large format equipment pieces (vs. 31 in the old plan) and 5 trailers (vs. 9 in the original plan). The remainder of equipment and trailers will be located along the south side of the building behind the tool rental center and essentially out of view from customers. In addition, The Home Depot is committed to evaluating the health of the onsite trees. Any trees that are determined to be diseased or dead will be replaced with new 2” caliper trees. Also, additional landscape islands are proposed to help with the aesthetics of the site and to break up the sea of asphalt that currently exists.

Additionally, The Home Depot would like to remove the timeframe that is listed on the currently approved site plan for when the seasonal outdoor storage may occur. As it stands today, The Home Depot may only utilize seasonal outdoor storage from mid-March through mid-July. The Home Depot would like to remove this time commitment as over the past few years, the beginning of spring weather has been variable. Sometimes Spring will start in February, and others it will not start until closer to April. They understand that they are currently only allowed 120 days per code, but would like the flexibility to choose when they start this allotted time each year. Removing the time commitment of mid-March through mid-July would allow them to do so.

Please contact me at (770) 545-6103 or jordan.corbitt@kimley-horn.com should you have any questions regarding Home Depot’s application for a change of conditions.

Sincerely,

Jordan Corbitt, P.E.
Kimley-Horn | Project Manager
11720 Amber Park Drive
Suite 600
Alpharetta, GA 30009
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