

Agenda Item: Rezoning 2020-713 Home Depot – Change in Conditions

DATE: September 14, 2020
FROM: Darin Hallman, Planner

Background/Issue:

- Home Depot wishes to add outdoor rental equipment storage and remove the 120-day limit and the seasonal limit from mid-March through mid-July for the garden corral.
- The 120-day requirement for the garden corral. That requirement is from the original conditional notes approved back in 2010. That condition only applies to the garden corral. The proposed straw trailers are governed by Unified Development Ordinance Section 155.506.36.B.6 which regulates outdoor sales from semi-truck trailers, temporary greenhouses, and tents. Under that section of the ordinance, sales from tents, trailers, and temporary greenhouses may only occur 120 days per calendar year.
- Updates since the public hearing:
 - Home Depot clarified their application statement and indicated that they do desire that the corral be allowed year-round. So please add to your considerations that a year-round corral is part of the requested changes in conditions.
 - The applicant has agreed to a condition that would allow for a driveway on future Independence Pointe Parkway (Site Plan Conditional Note #4)
 - Planning Board recommended approval of the rezoning request with a condition to limit the storage of the larger large-format equipment.

Proposal/Solution:

- (Add to condition #6) The movable planters will be a minimum of 2' in height and 3' in length; the intended maximum gap between the movable planters is 2'.
- (Add to condition #7) The first priority for storage of any large format equipment that includes a raised lift (ex: boom lift, scissor lift) will be along the south side of the building behind the tool rental center. Such equipment with raised lifts will be stored in the stowed position.

Financial Impact:

None

Related Town Goal(s) and/or Strategies:

Land Use Planning

Recommended Motion/Action:

Approve Rezoning Application 2020-713

DRAFT---FOR APPROVAL

**STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Final Decisions on Zoning-Related Issues**

ZONING APPLICATION # 2020-713

ZONING MOTION # _____

ADMINISTRATIVE AMENDMENT _____

Matthews Board of Commissioners adopts the checked statement below:

A) _____ The requested zoning action, as most currently amended, is **approved**, and has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)), and to be **REASONABLE**, as follows:

CONSISTENT: The changes in conditions are consistent with the Matthews Land Use Plan as it supports the economic viability of the existing business in a retail center.

REASONABLE: The rezoning is reasonable as it brings the use into further conformity with the current zoning district and standards set in the Unified Development Ordinance

OR

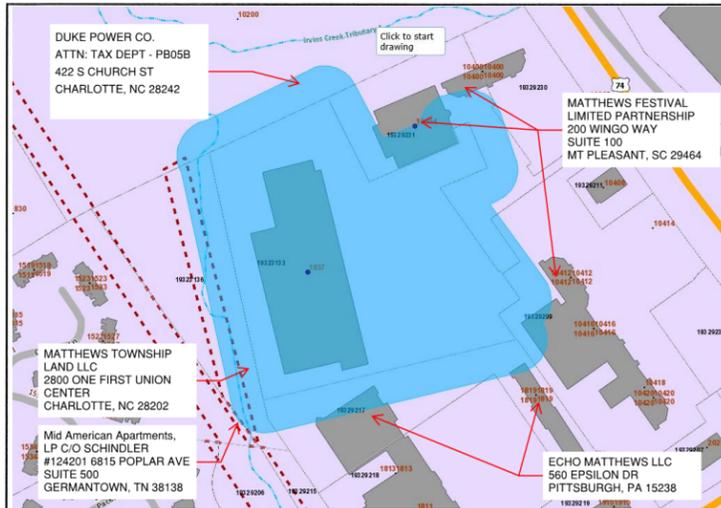
B) _____ The requested zoning action, as most currently amended, is **not approved**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan (or other document(s)), and **NOT REASONABLE**, as follows:

INCONSISTENT: The rezoning is inconsistent with the Land Use Plan along Independence Boulevard as it does not encourage the redevelopment of existing retail centers into mixed use concepts.

NOT REASONABLE: The rezoning is not reasonable as it will create additional traffic within the parking lot.

(In each case, the Statement must explain why the Board deems the action reasonable and in the public interest (more than one sentence). Reasons given for a zoning request being "consistent" or "not consistent" are not subject to judicial review.)

Date: **September 14, 2020**



PARKING SUMMARY:
REGULAR SPACES PROVIDED = 575
COMPACT SPACES PROVIDED = 24

TOTAL SPACES PROVIDED = 599
SPACES REQUIRED 1/230 SF (NET) = 535 REQUIRED

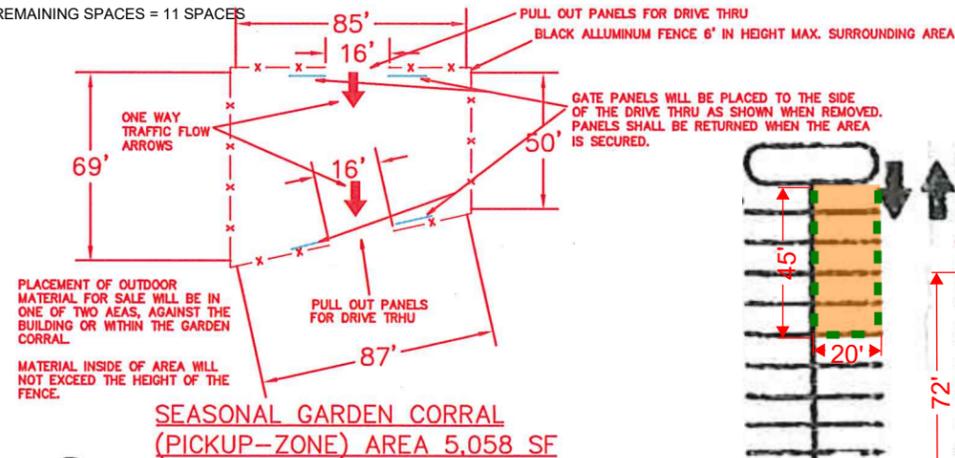
OVERAGE = 64 SPACES

PERMITTED OUTDOOR STORAGE = 14 SPACES
PROPOSED ADDITIONAL ISLAND = 8 SPACES
PROPOSED TRAILER PARKING = 5 SPACES
PROPOSED LARGE FORMAT EQUIPMENT - 15 SPACES
EXISTING CART CORRALS = 6 SPACES
DRIVE AISLE RECONFIGURE = 5 SPACES

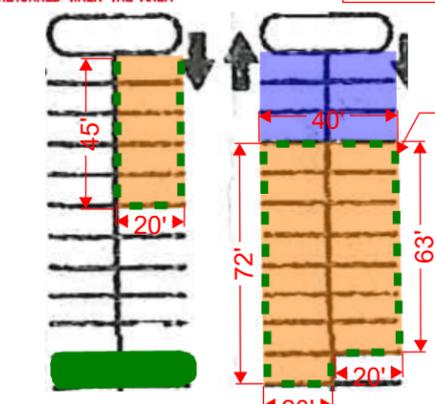
PARCEL SUMMARY:
PARCEL AREA = 12.0 ACRES, 522,928 SF
PARCEL ID = # 193-231-33
MECKLENBERG COUNTY, TOWNSHIP OF MATTHEWS, NC
DEED BOOK 5985 AT PAGE 441 MARCH 16, 1989

BUILDING SUMMARY:
133,065 SF GROSS BLDG AREA
- 4,918 SF RECEIVING AREA
- 4,854 SF OFFICE / BATHROOM REAR OF STORE
- 278 SF FRONT OFFICES
= 123,015 SF NET SALES AREA
5,058 SF GARDEN CORRAL (PICKUP-ZONE)

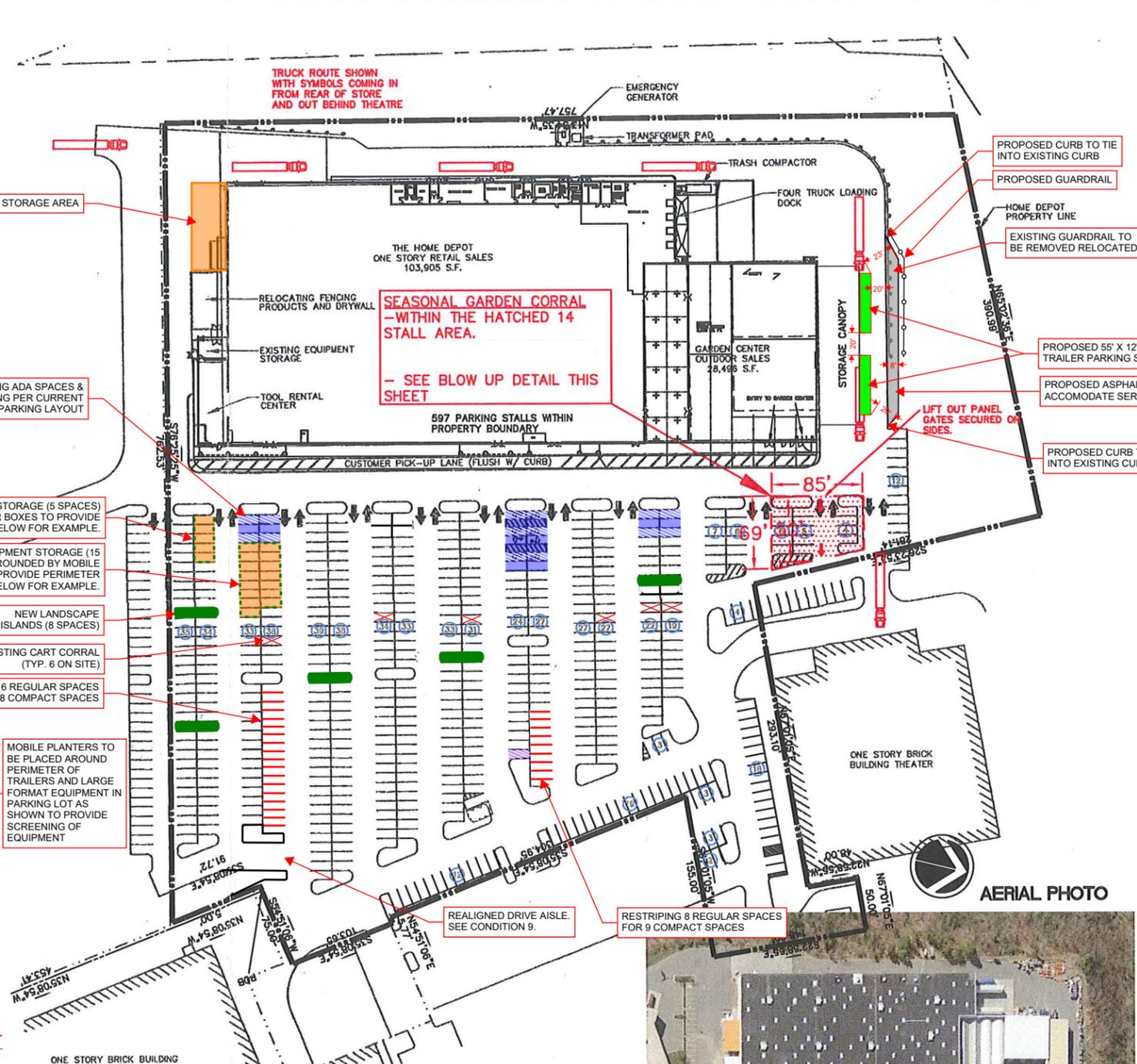
REMAINING SPACES = 11 SPACES



TRAILER AND LARGE FORMAT EQUIPMENT STORAGE SCREENING IN PARKING LOT



GIS MAP
NOTES POINTED TO EACH TAX PARCEL NUMBER ON THE ADJACENT PROPERTY OWNERS LISTING PARCEL ADDRESS, PROPERTY OWNER AND OWNER ADDRESS.



HOME DEPOT STORE # 3602
MATTHEWS
PROPOSED RE-ZONING TO B-1 (SCD)
1837 MATTHEWS TOWNSHIP PKWY
MATTHEWS, NC 28105



THE HOME DEPOT USA, INC
2455 PACES FERRY RD NW.
ATLANTA, GEORGIA
30339-4024
ATTN: DAVID KAZEROON, PE
770-384-2280

PLAN SHEET NAME:

CHANGE OF CONDITIONS SITE PLAN

PLAN SHEET DATE:

08-19-2020

PLAN SHEET NO.:

SP-1

Home Depot Example Trailers and Large Format Equipment

1837 MATTHEWS TOWNSHIP PARKWAY

NOTE: THIS PRESENTATION IS FOR ILLUSTRATIVE PURPOSES ONLY TO PROVIDE EXAMPLES OF POTENTIAL EQUIPMENT THAT COULD BE STORED AT THIS STORE LOCATION BUT IS IN NO WAY MEANT TO LIMIT OR EXCLUDE STORAGE OF ADDITIONAL EQUIPMENT NOT PICTURED HEREIN

Example Trailers

6' X 10' DUMP TRAILER



Dump Trailer: 33-387

5' X 8' DUMP TRAILER



Mini Dump Trailer: 33-389

Example Large Format Equipment

EXAMPLE MOWER



EXAMPLE AERATOR



Example Large Format Equipment – Trenchers



Possible Model / CAT-GRPs:

- Barreto 2036RTK: 33-107
- Toro Trencher: 33-122
- Barreto 36" Boom: 33-226
- Barreto Steerable: 33-227
- Boxer 120: 33-522



Possible Model / CAT-GRPs:

- Trencher (24 Boom): 33-109
- Barreto Mini Trencher: 33-912

Example Large Format Equipment

EXAMPLE CONCRETE BUGGY



Possible Models / CAT-GRPs:

- Canyoncom SC-75: 33-399
- Toro MBTX2500: 33-399

EXAMPLE WOOD CHIPPER



Possible Model / CAT-GRPs:

- Chipper 6" - Altec: 33-449
- Chipper 6" Morbark: 33-604

EXAMPLE STUMP GRINDER



Possible Model / CAT-GRPs:

- Toro: 33-121
- Barreto: 33-944

Example Large Format Equipment – Tractors/Loaders/Backhoes and Skid Steer



Possible Model / CAT-GRPs:

- John Deere 2032R: 33-455
- Kubota B26: 33-442



Possible Model / CAT-GRPs:

- Kubota BX25/BX23: 33-395
- Yanmar SA424: 33-401
- John Deere 2025R: 33-402



Possible Models / CAT-GRPs:

- Terex PT30/RT30: 33-423
- Gehl TR105: 33-419
- ASV RC-30: 33-443

Example Large Format Equipment – Mini Excavators



Possible Model / CAT-GRPs:

- Mini Excavator KX71: 33-116
- John Deere 26G: 33-588
- Bobcat E26: 33-125
- Mini Excavator KX91: 33-112



Possible Model / CAT-GRPs:

- Mini Excavator U17: 33-336
- Bobcat E20: 33-124
- Mini Excavator TC16: 33-331



Possible Model / CAT-GRPs:

- Mini Excavator 8008: 33-296
- Mini Excavator K008: 33-396
- Gehl/Yanmar Z08: 33-308
- Mini Excavator 418: 33-117
- Mini Excavator 9NX-2: 33-413

Example Large Format Equipment

EXAMPLE SCISSOR LIFT



26' Scissor Lift w/Trailer: 33-451

EXAMPLE BOOM LIFTS



JLG 340AJ Boom Lift: 33-415



Genie Z33 Boom Lift: 33-408

Boom Lift Storage

Stowed Position



Boom lift

Upright Position

