



February 3, 2020

Mr. Jay Camp, Senior Planner  
Town of Matthews Planning  
232 Matthews Station Street  
Matthews, NC 28105

Request for Wavier of One (1) Year Waiting Period for Submission of Application for Change in Conditions of approximately 12.0-acre site ("The Home Depot") located at 1837 Matthews Township Parkway (the "Site").

Dear Mr. Camp:

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 Change of Conditions Application 2019-703 on December 9, 2019.

On behalf of our client The Home Depot, we respectfully request a waiver of the one year waiting period based on the election of new Town of Matthews commissioners and meeting with Commissioner Urban on revised location of storage and landscaping.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

**KIMLEY-HORN AND ASSOCIATES, INC.**

**Adam Essink, P.E.**  
Associate

**Kimley-Horn and Associates, Inc.**  
200 South Tryon Street, Suite 200  
Charlotte, NC 28202

Direct: (704) 409-1803  
Main: (704) 333-5131  
Adam.essink@kimley-horn.com

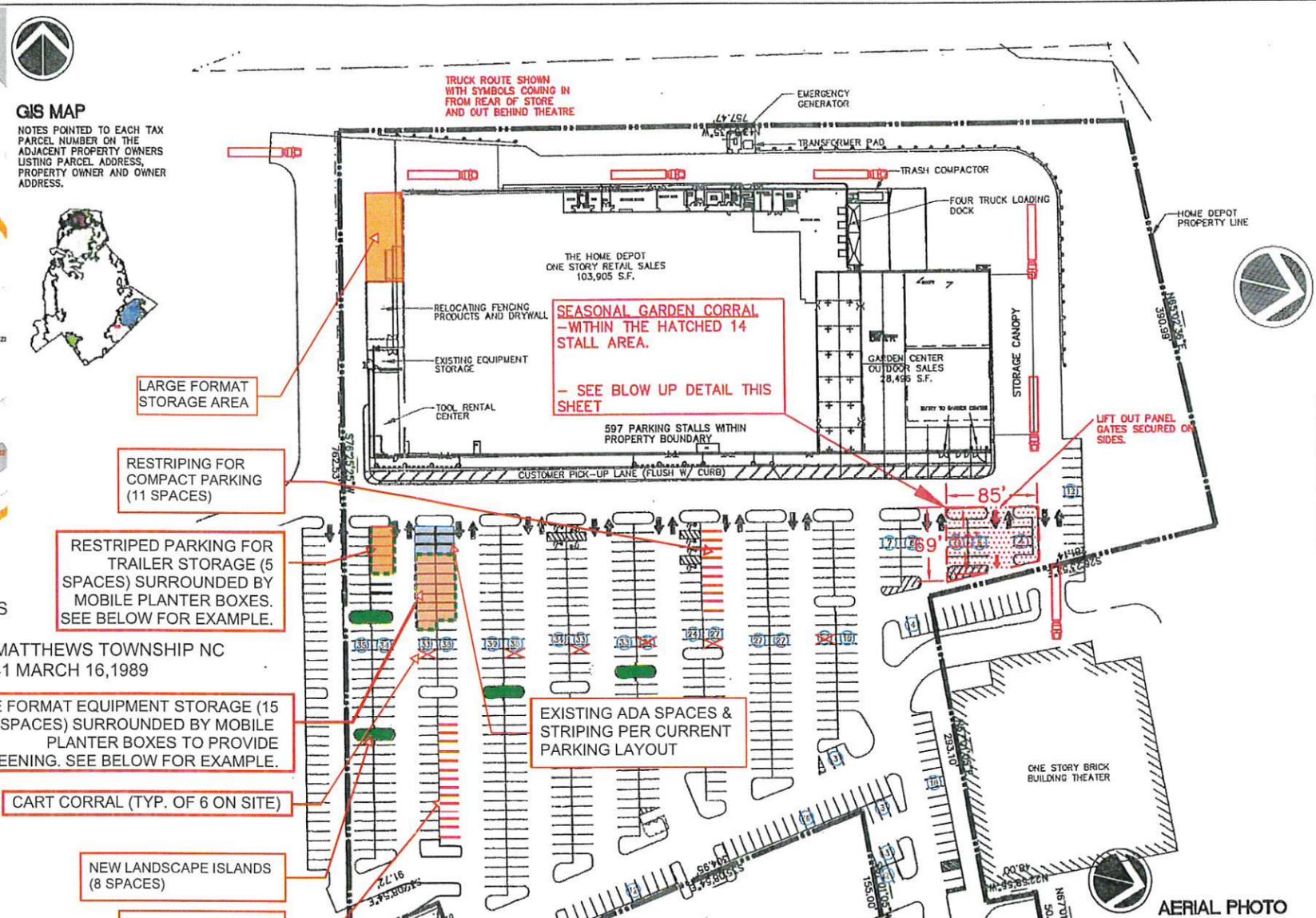
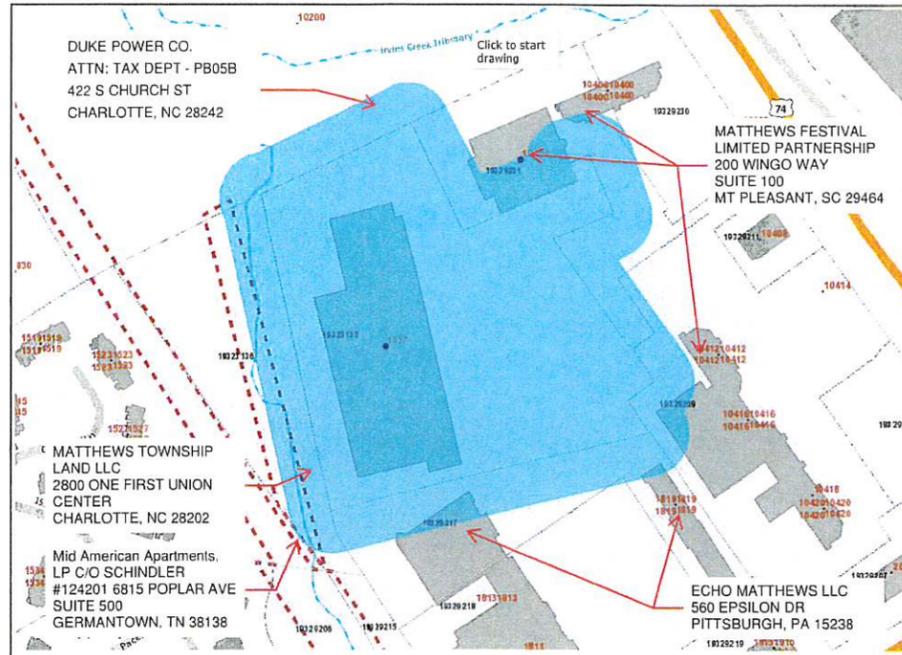
*1 yr waiver request*

*Board of Commissioners*

**APPROVED**

*3/9/2020*

*Lori Canapinno, Town Clerk*



**BUILDING SUMMARY:**  
 132,400 GROSS BUILDING AREA  
 - 4,918 SF RECEIVING AREA  
 - 4,854 SF OFFICE/BATHROOM REAR OF STORE  
 - 278 SF FRONT OFFICES  
 = 122,350 NET SALES AREA

**PARCEL SUMMARY:**  
 PARCEL AREA - 12.0 ACRES  
 PARCEL ID # - 193-231-33  
 MECKLENBERG COUNTY, MATTHEWS TOWNSHIP NC  
 DEED BOOK 5985, PAGE 441 MARCH 16, 1989

**PARKING SUMMARY:**  
 REGULAR SPACES PROVIDED = 556  
 COMPACT SPACES PROVIDED = 25

TOTAL SPACES PROVIDED = 581  
 SPACES REQUIRED 1/230 SF (NET) = 532 REQUIRED

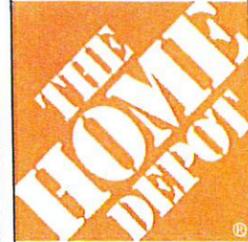
OVERAGE = 49 SPACES

PERMITTED OUTDOOR STORAGE = 14 SPACES  
 PROPOSED ADDITIONAL ISLAND = 8 SPACES  
 EXISTING TRAILER PARKING = 5 SPACES  
 PROPOSED LARGE FORMAT EQUIPMENT - 15 SPACES  
 EXISTING CART CORRALS = 6 SPACES  
 REMAINING SPACES = 1 SPACE

**Notes**  
 - Property owner will work with NCDOT and/or the Town of Matthews if a vehicle and/or pedestrian crossing is proposed to Independence Pointe Parkway. This is not a guarantee for the property owner to provide a financial commitment.  
 - Gator bags will be provided on any new trees planted in the proposed landscape islands. Landscape plan to be reviewed/approved separately by the Town of Matthews.  
 - Property owner will evaluate the health of the existing trees in the parking lot and replace the trees with a 2" caliper new tree if the existing trees are determined to be dead



**HOME DEPOT STORE # 3602  
 MATTHEWS  
 PROPOSED CHANGE OF CONDITIONS  
 1837 MATTHEWS TOWNSHIP PKWY  
 MATTHEWS, NC 28105**



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

PLAN SHEET NAME:  
**Proposed Site Plan Changes**

PLAN SHEET DATE:  
**11-18-2019**

PLAN SHEET NO.:  
**SP-1**