Planning Department  
Town of Matthews  
232 Matthews Station St.  
Matthews, NC 28105  

RE: Lowes Tool Rental Addition  

Letter of Conformance for Town of Matthew's Goals and Policies  

Lowes Home Centers feels the request for the new tool rental addition to the Lowe's Home Improvement Center located on Matthews Township Pkwy is reasonable and will meet the goals and policies and continue to build the commercial base in the Town of Matthews. Given that the existing Lowe's has been approved by the Town of Matthews in this location, the tool rental addition will provide an additional service for those coming to the Lowe's Home Improvement Center facility. Additionally, the proposed appearance of the new addition will match the existing exterior décor and color scheme and will mesh seamlessly with the existing building.
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): 19352106

Address of property: 2115 Matthews Township Parkway, Matthews NC 28105

Location of property: The property is located in the Sycamore Commons commercial development located at the intersection of Independence Blvd and Matthews Township Parkway.

Title to the property was acquired on ______________
and was recorded in the name of Lowe's Home Centers LLC
whose mailing address is 1000 Lowes Blvd, Mooresville, NC 28117

The deed is recorded in Book 11374 and Page 716-720 in the office of the Register of Deeds for Mecklenburg County.

Present zoning classification: B-1 (SCD)  Requested zoning classification: B-1 (SCD)
List reason(s) why zoning should be changed (use separate sheet if necessary):

Request is for a Zoning Condition Change to construct a 3000 square foot enclosed addition with a 1,500 square foot equipment storage area to the existing Lowe's building. This addition would allow Lowe's Home Improvement to provide tool rental services to it's customers.

Signature of property owner (must be original)

Lowe's Home Centers LLC
Print name of property owner
1000 Lowes Blvd
Property owner's mailing address
Mooresville, NC 28117
Property owner's mailing address, continued

Property owner's mailing address, continued

704-758-4758 Travis.J.Spicer@lowes.com
Property owner's phone number/email address

Signature of agent (if any)

Print name of agent
Agent's mailing address
Agent's mailing address, continued
Agent's mailing address, continued

Agent's phone number/email address

Signature of property owner (must be original)

Print name of property owner

Property owner's mailing address

Property owner's mailing address, continued

Property owner's mailing address, continued

Property owner'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
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."

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<th>Tax Parcel Number</th>
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<td>19329230, 19329209, 19329232</td>
<td>Matthews Festival Limited Part.</td>
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<td>19329211</td>
<td>LCM BLM Las Vegas LLC</td>
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<tr>
<td>19352115</td>
<td>Costco Wholesale Corp.</td>
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<td>19352107</td>
<td>IA Matthews Sycamore LLC</td>
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<td>19352109</td>
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<td>19352217</td>
<td>IA Matthews Sycamore LLC</td>
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<tr>
<td>19352225</td>
<td>IA Matthews Sycamore LLC</td>
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PROPERTY OWNER NAME(S)

200 Wingo Way Suite 200
Mount Pleasant SC 29464

PROPERTY OWNER NAME(S)

142 West 57th
New York, NY 10019

PROPERTY OWNER NAME(S)

999 Lake Dr.
Issayuah, Wa. 98027

PROPERTY OWNER NAME(S)

2107 Matthews Township Pkwy
Matthews, NC 28105

PROPERTY OWNER NAME(S)

2109 Matthews Township Pkwy
Matthews, NC 28105

PROPERTY OWNER NAME(S)

2211 Matthew Township Pkwy
Matthews, NC 28105

PROPERTY OWNER NAME(S)

2217 Matthews Township Pkwy
Matthews, NC 28105

PROPERTY OWNER NAME(S)

2225 Matthewa Township Pwky
Matthews, NC 28105

OWNER MAILING ADDRESS, CONTINUED

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<td>19330204</td>
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<td>Town of Matthews</td>
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List of Adjacent Property Owners

Town of Matthews
232 Matthews Station St.
Matthews, NC 28105
Tax Map No. 19330204

Matthews Festival Limited Partnership
200 Wingo Way
Mt Pleasant, SC 29464
Tax Map No: 19329230, 19329209, and 19329232

LCN BLM Las Vegas
142 W. 57 th
New York, NY 10019
Tax Map No. 19329211

Costco Wholesale Corporation
999 Lake Dr.
Issyuh, WA. 98207
Tax Map No: 19352115

IA Matthews Sycamore LLC.
2107 Matthews Township PKWY.
Matthews, NC. 28105
Tax Map No: 19352107

IA Matthews Sycamore LLC.
2109 Matthews Township PKWY.
Matthews, NC. 28105
Tax Map No: 19352109

IA Matthews Sycamore LLC.
2211 Matthews Township PKWY.
Matthews, NC. 28105
Tax Map No: 19352211
FREELAND and KAUFFMAN, INC.

ENGINEERS - LANDSCAPE ARCHITECTS

IA Matthews Sycamore LLC.
2217 Matthews Township PKWY.
Matthews, NC. 28105
Tax Map No: 19352217

IA Matthews Sycamore LLC.
2225 Matthews Township PKWY.
Matthews, NC. 28105
Tax Map No: 19352225

IA Matthews Sycamore LLC.
2315 Matthews Township PKWY.
Matthews, NC. 28105
Tax Map No: 19352315
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 October 28, 2020

Town Board of Commissioners formally accepts application and sets Public Hearing date November 9, 2020

Notices sent via mail to affected/adjacent property owners on or before November 30, 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 December 14, 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 December 22, 2020

Town Board of Commissioners approves or denies application January 11, 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 Date

✓ Agent for Property Owner

___ Other (please identify) ______________________________

Signature of Property Owner Date

___ Agent for Property Owner

___ Other (please identify) ______________________________

Signature of Property Owner Date

___ Agent for Property Owner

___ Other (please identify) ______________________________

APPLICATION FOR CHANGE IN ZONING CLASSIFICATION OR CONDITION, PAGE 4