

Administrative Amendment Request – Lidl Grocery Store

TO: Matthews Planning Board Members
DATE: August 22, 2018
FROM: Jay Camp

In July, the Board of Commissioners voted to deny the Administrative Amendment request from Lidl. Since that time, Lidl has redesigned the building so that it retains the same overall appearance as the original design but with a reduction in building size. The building square footage was reduced from 36,000 square feet to 29,200 square feet.

While there are some minor changes, the overall appearance is very similar to the original approved design. The previous request sought to change the overall look of the building with a lower roof line and architecture that did not match the original approval.

After review of the new elevations, staff is confident that the original design intent is preserved. Changes are very minor in nature as evidenced by the attached before and after images. Staff recommends that Planning Board review the new Administrative Amendment request and approve the elevation drawings and revised site plan.

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

ADMINISTRATIVE AMENDMENT _____ **Lidl Elevation Changes** _____

Matthews Planning Board 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)) as follows:

The proposed new elevations are substantially similar to the original elevations included with the rezoning approval.

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)) as follows:

*(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.)*

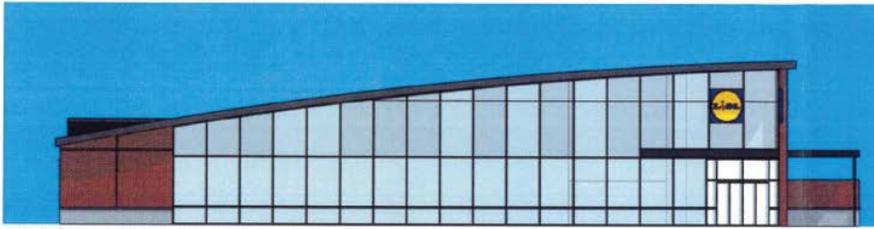
Date August 28, 2018



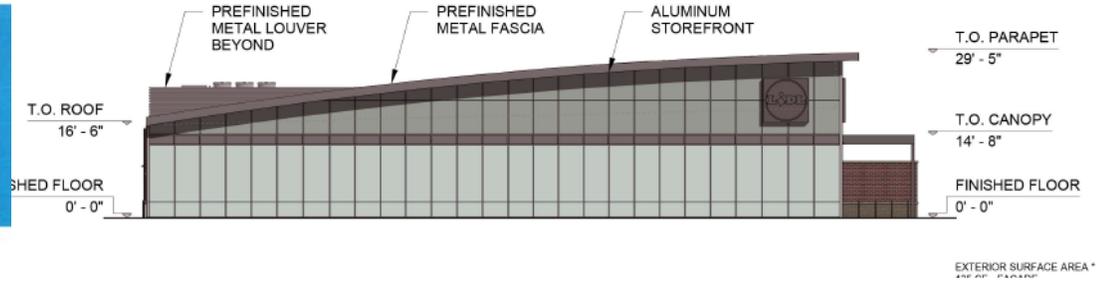
Approved Design



Requested Design Change



1 - Margaret Wallace Road Elevation
 NON-GLAZED AREA: 575 SF.
 BRICK AREA PROVIDED: 575 SF = 100%



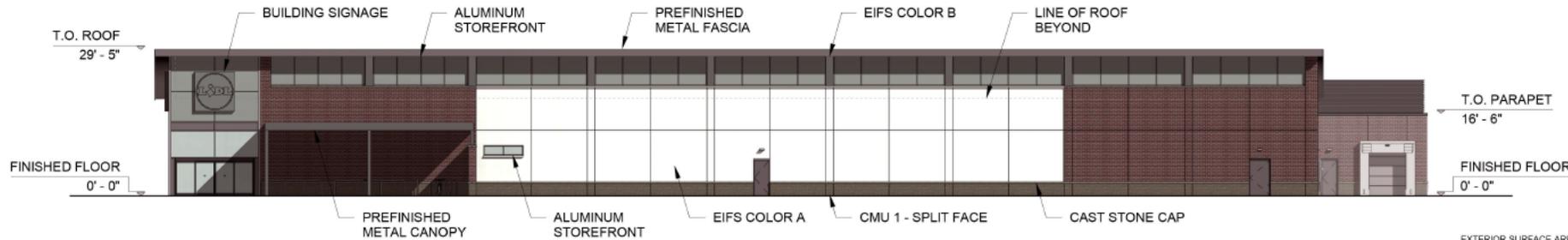
Requested Design Change

Approved Design



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

Approved Design



Requested Design Change

1 SOUTHWEST ELEVATION - PARKING
 1" = 20'-0"

EXTERIOR SURFACE AREA *
 4,935 SF - FACADE
 2,615 SF - BRICK (53%)
 * REZONING PETITION NO. 2016



Approved Design



Requested Design Change