

August 23, 2019

City of Matthews
Application for Change in Condition

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

Condition Change Justification:

The Home Depot would like to store, display and sell merchandise outside the building year-round instead of in the 14 parking spaces in front of the Garden Center previously approved for seasonal sales for a period of 90-120 days each year. The intention is to rotate desired seasonal materials supplying the community of Matthews with all their home improvement needs. Home Depot feels it is a hardship to maintain the supply of specific seasonal materials without an overstock option during specific peak seasons periods.

Additionally, at the south end of the parking field Home Depot seeks to have an area for large equipment rental storage and display approved.

Maintenance of these storage locations will be a priority for the store and adhering to the dedicated spaces per the proposed plan will be strictly adhered to. Home Depot feels this will help to ensure the highest customer service possible while still providing adequate parking to best serve the city of Matthews.



DATE FILED 9-20-2019
 APPLICATION NUMBER 2019-703
For office use only

**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, ATTEN: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

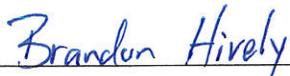
List reason(s) why zoning should be changed (use separate sheet if necessary):

See attached listing.

Application number
2019-703
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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

Signature of agent (if any)

Print name of agent

Michael R. Kling

Agent's mailing address

1400 E. Touhy Ave., Suite 215

Agent's mailing address, continued

Des Plaines, IL 60018

Agent's mailing address, continued

(630) 200- 9219

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."

Application number

2019-703

For office use only

19323103

TAX PARCEL

DUKE POWER CO, ATTN: TAX DEPT -PB05B

PROPERTY OWNER NAME(S)

422 S CHURCH ST

OWNER MAILING ADDRESS

CHARLOTTE NC 28242

OWNER MAILING ADDRESS, CONTINUED

19329209

TAX PARCEL

MATTHEWS FESTIVAL LIMITED PARTNERSHIP

PROPERTY OWNER NAME(S)

200 WINGO WAY SUITE 100

OWNER MAILING ADDRESS

MT PLEASANT SC 29464

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

19323136

TAX PARCEL

MATTHEWS TOWNSHIP LAND LLC,

PROPERTY OWNER NAME(S)

2800 ONE FIRST UNION CENTER

OWNER MAILING ADDRESS

CHARLOTTE NC 28202

OWNER MAILING ADDRESS, CONTINUED

19329217

TAX PARCEL

ECHO MATTHEWS LLC.

PROPERTY OWNER NAME(S)

560 EPSILON DR

OWNER MAILING ADDRESS

PITTSBURGH PA 15238

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

TAX PARCEL

PROPERTY OWNER NAME(S)

OWNER MAILING ADDRESS

OWNER MAILING ADDRESS, CONTINUED

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 September 20, 2019

Town Board of Commissioners formally accepts application and sets Public Hearing date October 14, 2019

Notices sent via mail to affected/adjacent property owners on or before October 28, 2019

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 November 11, 2019

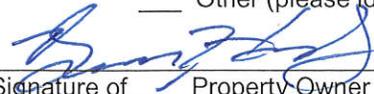
Town Planning Board reviews request, information, and comments from the public hearing, then makes a recommendation to the Board of Commissioners on whether to approve or deny the request November 26, 2019

Town Board of Commissioners approves or denies application December 9, 2019

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) _____

 _____ Date 8/22/19
 Signature of Property Owner _____
 Agent for Property Owner _____
 Other (please identify) _____

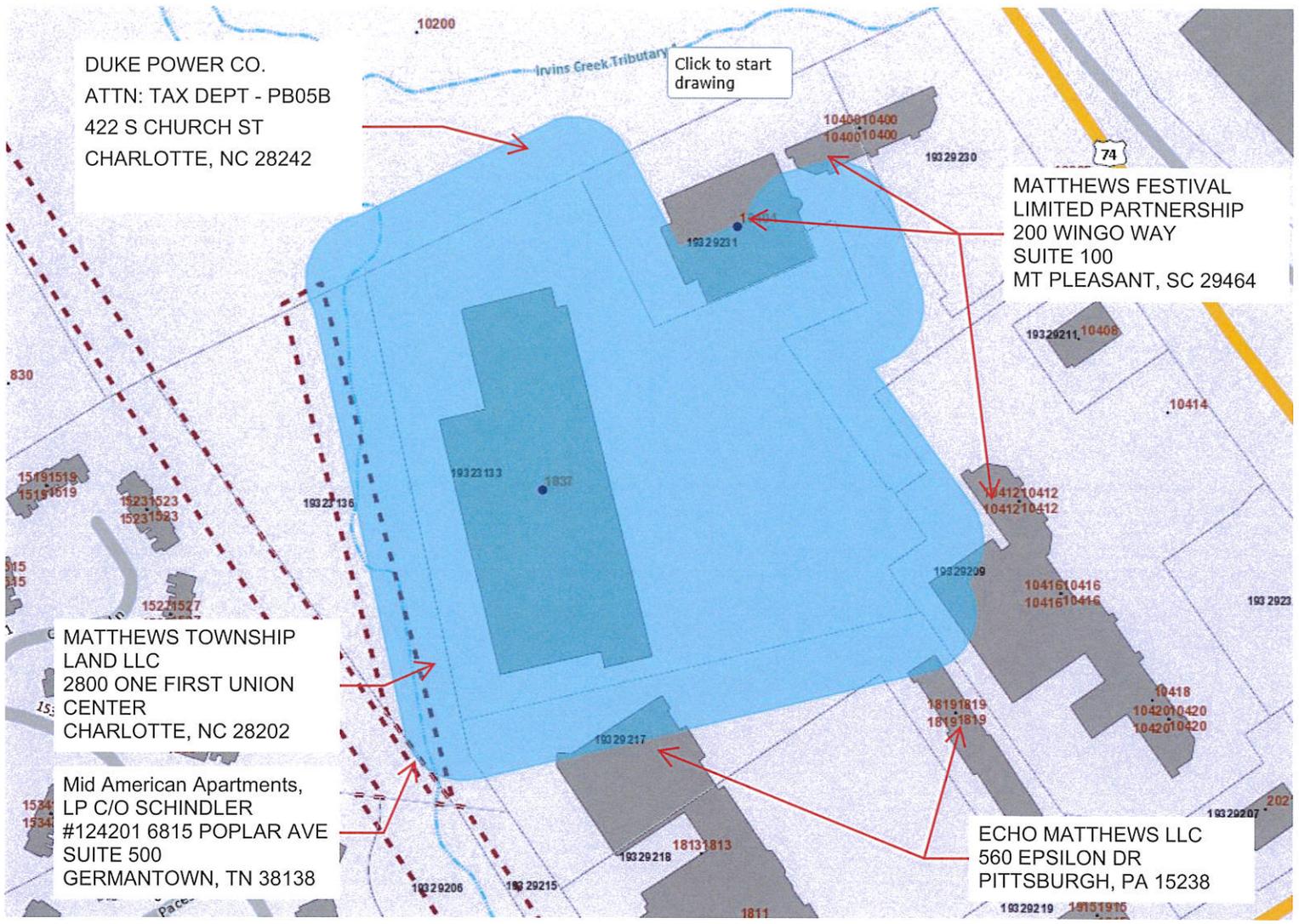
MECKLENBURG COUNTY, NC POLARIS 3G DEED REPORT

Date Printed: 08/20/2019

Buffer Distance: 100 Feet

2019-703

No	Parcel ID	Owner Name	Mailing Address	Legal Description	Deed Book	Deed Page	Land Area
1	19323103	1. DUKE POWER CO, ATTN: TAX DEPT - PB05B	422 S CHURCH ST CHARLOTTE NC 28242	NA	02579	325	25.1 AC
2	19323133	1. % HOME DEPOT USA INC, 2.HD DEVELOPMENT OF MARYLAND INC,	PO BOX 105842 STE 3608 ATTEN:PROPERTY TAX DEPT ATLANTA GA 30348	NA	10598	655	12 AC
3	19323136	1. MATTHEWS TOWNSHIP LAND LLC,	2800 ONE FIRST UNION CENTER CHARLOTTE NC 28202	NA	07867	898	4.61 AC
4	19329209	1. MATTHEWS FESTIVAL LIMITED PARTNERSHIP,	200 WINGO WAY SUITE 100 MT PLEASANT SC 29464	L3 M65-376	30233	670	8.495 AC
5	19329217	1. ECHO MATTHEWS LLC,	560 EPSILON DR PITTSBURGH PA 15238	L4 M28-235	32174	904	4.147 AC
6	19329218	1. ECHO MATTHEWS LLC,	560 EPSILON DR PITTSBURGH PA 15238	L2 M26-405	32174	904	6.302 AC
7	19329220	1. MID AMERICA APARTMENTS LP,	C/O SCHINDLER #124201 6815 POPLAR AVE STE 500 GERMANTOWN TN 38138	NA	23286	81	23.515 AC



DUKE POWER CO.
ATTN: TAX DEPT - PB05B
422 S CHURCH ST
CHARLOTTE, NC 28242

Click to start drawing

MATTHEWS FESTIVAL LIMITED PARTNERSHIP
200 WINGO WAY
SUITE 100
MT PLEASANT, SC 29464

MATTHEWS TOWNSHIP LAND LLC
2800 ONE FIRST UNION CENTER
CHARLOTTE, NC 28202

Mid American Apartments,
LP C/O SCHINDLER
#124201 6815 POPLAR AVE
SUITE 500
GERMANTOWN, TN 38138

ECHO MATTHEWS LLC
560 EPSILON DR
PITTSBURGH, PA 15238