



July 28, 2020

Town of Matthews Planning Department
232 Matthews Station Street
Matthews, NC 28105

To whom it may concern,

Regarding the application to the Town of Matthews for a Change in Conditions for the existing Home Depot store, 2020-713, (Tax parcel #19323133), a community informational meeting took place on Thursday, July 16th, 2020 at 5:30pm located at the Home Depot store (1837 Matthews Township Parkway, Matthews, NC 28105) to answer questions or concerns pertaining to the application. Home Depot set the meeting location to be on site to give the neighbors the best opportunity to understand the application requests and see the relevant locations first-hand. The notice letter, sent out on July 7th, 2020, via first class mail, instructed the neighbors to meet at the customer service counter at the time of the meeting.

Kimley-Horn and Parker Poe representatives for the applicant were at the meeting location from 5:30pm – 6:30pm. During this time, no neighbors checked-in at the customer service counter for the meeting. Kimley-Horn did receive one call from the owner of the Stein Mart Property in response to the neighborhood meeting notice. The property owner asked for a copy of the site plan and an update on what was being proposed and the status of the application with the Town. Kimley-Horn provided a copy of the site plan to the neighbor and explained the request and status of the application. No other calls, questions or comments have been received to-date in response to the meeting notice mailed on July 7.

Please find attached an example of the written notice sent to potentially interested residents / property owners and the list of property owners notified by first class mail.

Sincerely,

A handwritten signature in black ink, appearing to read "Jordan Rosenfeld". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jordan Rosenfeld

Kimley-Horn
200 S Tryon Street Suite 200
Charlotte, NC 28202

Direct: (704) 319-5688
Main: (704) 333-5131
jordan.rosenfeld@kimley-horn.com

**PUBLIC NOTIFICATION LETTER
COMMUNITY MEETING
CHANGE IN CONDITIONS APPLICATION**

July 7, 2020

Echo Matthews LLC
560 Epsilon Drive
Pittsburgh, PA 15238

Dear Echo Matthews LLC,

Please be advised that the undersigned property owner or agent for the property owner has made an application to the Town of Matthews for a Change in Conditions for the existing Home Depot store (Tax parcel #19323133). For reference, please find attached a letter depicting the Condition Change Justification.

A community informational meeting will take place **Thursday, July 16th, 2020 at 5:30pm** located at the **Matthews Home Depot store** (1837 Matthews Township Parkway, Matthews, NC 28105) to answer any questions or concerns pertaining to the application. Upon arrival, please go to the customer service desk and we will walk over to the location the meeting will be held at.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jordan Corbitt, P.E.

**Kimley-Horn and Associates, Inc.
11720 Amber Park Drive, Suite 600
Alpharetta, GA 30009**

Direct: (770) 545-6103
Main: (770) 619-4280
Jordan.Corbitt@kimley-horn.com

March 30, 2020

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

RE: *The Home Depot – Change of Conditions Justification:*

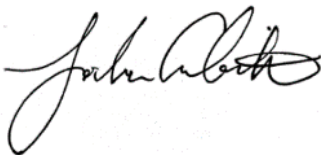
The Home Depot's Change of Conditions Application 2019-703 was filed on September 20, 2019 requesting a change in conditions to allow the Site to have an area for large equipment rental storage and display. The Matthews Board of Commissioners denied the Change of Conditions Application 2019-703 on December 9, 2019. Subsequently, The Home Depot filed a waiver request to waive the One (1) Year Waiting Period for re-submission of a Zoning Application. The Matthews Board of Commissioners approved the waiver request on March 9, 2020. During this time, The Home Depot has met with members of the board to discuss the proposed changes in hopes for obtaining a favorable outcome with the new application submittal.

Similar to the previously submitted Change of Conditions Application and plan, The Home Depot would like to utilize a portion of the parking lot on the south side of the store for large format rental equipment and trailer storage. Unlike the previous plan, the new plan incorporates moveable planters that will surround the trailers and large format equipment which will help provide screening to other areas in the parking lot. This plan also reduces the number of large format equipment and trailers that would be located within the parking lot: 15 large format equipment pieces (vs. 31 in the old plan) and 5 trailers (vs. 9 in the original plan). The remainder of equipment and trailers will be located along the south side of the building behind the tool rental center and essentially out of view from customers. In addition, The Home Depot is committed to evaluating the health of the onsite trees. Any trees that are determined to be diseased or dead will be replaced with new 2" caliper trees. Also, additional landscape islands are proposed to help with the aesthetics of the site and to break up the sea of asphalt that currently exists.

Additionally, The Home Depot would like to remove the timeframe that is listed on the currently approved site plan for when the seasonal outdoor storage may occur. As it stands today, The Home Depot may only utilize seasonal outdoor storage from mid-March through mid-July. The Home Depot would like to remove this time commitment as over the past few years, the beginning of spring weather has been variable. Sometimes Spring will start in February, and others it will not start until closer to April. They understand that they are currently only allowed 120 days, per code, but would like the flexibility to choose when they start this allotted time each year. Removing the time commitment of mid-March through mid-July would allow them to do so.

Please contact me at (770) 545-6103 or jordan.corbitt@kimley-horn.com should you have any questions regarding Home Depot's application for a change of conditions.

Sincerely,



Jordan Corbitt, P.E.
Kimley-Horn | Project Manager
11720 Amber Park Drive
Suite 600
Alpharetta, GA 30009

MECKLENBURG COUNTY, NC POLARIS 3G DEED REPORT

Date Printed: 07/07/2020

Buffer Distance: 200 Feet

2020-713

7/29/2020

No	Parcel ID	Owner Name	Mailing Address	Legal Description	Deed Book	Deed Page	Land Area
1	19329203	1. TH PROPERTY OWNER 4 LP,	400 GALLERIA PKWY STE 1450 ATLANTA GA 30339	NA	32868	159	24.804 AC
2	19329220	1. MID AMERICA APARTMENTS LP,	C/O SCHINDLER 124201 6815 POPLAR AVE STE 500 GERMANTOWN TN 38138	NA	23286	81	23.515 AC
3	19329209	1. MATTHEWS FESTIVAL LIMITED PARTNERSHIP,	200 WINGO WAY SUITE 100 MT PLEASANT SC 29464	L3 M66-638	30233	670	8.805 AC
4	19329218	1. ECHO MATTHEWS LLC,	560 EPSILON DR PITTSBURGH PA 15238	L2 M26-405	32174	904	6.302 AC
5	19323133	1. HD DEVELOPMENT OF MARYLAND INC, 2.% HOME DEPOT USA INC,	PO BOX 105842 STE 3608 ATTEN:PROPERTY TAX DEPT ATLANTA GA 30348	NA	10598	655	12 AC
6	19329217	1. ECHO MATTHEWS LLC,	560 EPSILON DR PITTSBURGH PA 15238	L4 M28-235	32174	904	4.147 AC
7	19323103	1. DUKE POWER CO, ATTN: TAX DEPT - PB05B	422 S CHURCH ST CHARLOTTE NC 28242	NA	02579	325	25.1 AC
8	19329215	1. MATTHEWS TOWNSHIP LAND LLC,	2800 ONE FIRST UNION CENTER CHARLOTTE NC 28202	MATTHEWS TOWNSHIP PKWY	07867	898	2.33 AC
9	19323136	1. MATTHEWS TOWNSHIP LAND LLC,	2800 ONE FIRST UNION CENTER CHARLOTTE NC 28202	NA	07867	898	4.61 AC
10	19329206	1. TH PROPERTY OWNER 4 LP,	400 GALLERIA PKWY STE 1450 ATLANTA GA 30339	NA	32868	159	5.41 AC
11	19329231	1. MATTHEWS FESTIVAL LIMITED PARTNERSHIP	200 WINGO WAY STE 100 MT PLEASANT SC 29464	L2 M66-638	30233	670	4.33 AC
12	19329230	1. MATTHEWS FESTIVAL LIMITED PARTNERSHIP	200 WINGO WAY STE 100 MT PLEASANT SC 29464	L1 M66-638	30233	670	2.39 AC

This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

NEIGHBORHOOD MEETING SIGN-IN SHEET
REZONING PETITION NO.: 2020-713
July 16, 2020 5:30 p.m.

PLEASE PRINT CLEARLY

Name	Address	Phone No.	Email



July 1, 2020

Town of Matthews Planning Department
232 Matthews Station Street
Matthews, NC 28105

To whom it may concern,

Regarding the application to the Town of Matthews for a Change in Conditions for the existing Home Depot store, 2020-713, (Tax parcel #19323133), a community informational meeting was scheduled to take place on Wednesday, June 24th, 2020 at 5:30pm located at the Home Depot store (1837 Matthews Township Parkway, Matthews, NC 28105) to answer questions or concerns pertaining to the application. Home Depot set the hearing location to be on site to give the neighbors the best opportunity to understand the application requests and see the relevant locations first-hand. The notice letter, sent out on June 16th via first class mail, instructed the neighbors to meet at the customer service counter at the time of the meeting. Despite Home Depot's preparation and planning for this meeting, due to a personal emergency, the applying representative was unable to attend the meeting. Store representatives at the customer service counter during the meeting time did not report any individuals checking-in at the customer service counter for the meeting. In an abundance of caution, Home Depot will notice another community meeting to be held prior to the public hearing anticipated in August to ensure we are able to fully address any questions or concerns of the neighbors.

Please find attached an example of the written notice sent to potentially interested residents / property owners and the list of property owners notified by first class mail.

Sincerely,

A handwritten signature in black ink, appearing to read "Jordan Corbitt".

Jordan Corbitt, P.E.

Kimley-Horn | Project Manager
11720 Amber Park Drive
Suite 600
Alpharetta, GA 30009

Direct: (770) 545-6103

Main: (770) 619-4280

Jordan.corbitt@kimley-horn.com

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CUMMING
525 TRIBBLE GAP RD
CUMMING, GA 30040-9998
122233-0368
(800)275-8777
06/16/2020 03:55 PM

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Product	Qty	Unit Price	Price
First-Class Mail® Letter (Domestic) (ATLANTA, GA 30348) (Weight:0 Lb 0.50 Oz) (Estimated Delivery Date) (Friday 06/19/2020)	1	\$0.55	\$0.55
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
First-Class Mail® Letter (Domestic) (MINNEAPOLIS, MN 55440) (Weight:0 Lb 0.50 Oz) (Estimated Delivery Date) (Saturday 06/20/2020)	1	\$0.55	\$0.55
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
Total:			\$4.10

Credit Card Remitd \$4.10
(Card Name:AMEX)
(Account #:XXXXXXXXXX1009)
(Approval #:866578)
(Transaction #:051)
(AID:A000000025010801 Chip)
(AL:AMERICAN EXPRESS)
(PIN:Not Required)

Due to limited transportation availability as a result of nationwide COVID-19 impacts



Certificate Of Mailing
to USPS® for mailing

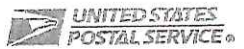
To pay fee, affix stamps or meter postage here.

Kimley»Horn
11720 Amber Park Dr., STE 600
Alpharetta, GA 30009

To: Target Corporation
Attn: Tax Dept. - T-918
PO Box 9456
Minneapolis, MN. 55440



PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing
to USPS® for mailing

To pay fee, affix stamps or meter postage here.

Kimley»Horn
11720 Amber Park Dr., STE 600
Alpharetta, GA 30009

To: HD Development of Maryland
Property Tax Dept
PO Box 105842 St 3608
Atlanta, GA. 30348



PS Form 3817, April 2007 PSN 7530-02-000-9065



**PUBLIC NOTIFICATION LETTER
COMMUNITY MEETING
CHANGE IN CONDITIONS APPLICATION**

June 16, 2020

Target Corporation
PO Box 9456
Minneapolis, MN 55440

Dear Target Corporation,

Please be advised that the undersigned property owner or agent for the property owner has made an application to the Town of Matthews for a Change in Conditions for the existing Home Depot store (Tax parcel #19323133). For reference, please find attached a letter depicting the Condition Change Justification.

A community informational meeting will take place **Wednesday, June 24th, 2020 at 5:30pm** located at the **Matthews Home Depot store** (1837 Matthews Township Parkway, Matthews, NC 28105) to answer any questions or concerns pertaining to the application. Upon arrival, please go to the customer service desk and we will walk over to the location the meeting will be held at.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink that reads "Jordan Corbitt". The signature is written in a cursive style with a large, sweeping initial "J".

Jordan Corbitt, P.E.

**Kimley-Horn and Associates, Inc.
11720 Amber Park Drive, Suite 600
Alpharetta, GA 30009**

Direct: (770) 545-6103
Main: (770) 619-4280
Jordan.Corbitt@kimley-horn.com

MECKLENBURG COUNTY, NC POLARIS 3G DEED REPORT

Date Printed: 07/30/2019

Buffer Distance: 200 Feet

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. HD DEVELOPMENT OF MARYLAND INC, 2.% HOME DEPOT USA INC,	PO BOX 105842 STE 3608 ATTEN:PROPERTY TAX DEPT ATLANTA GA 30348	NA	10598	655	12 AC
3	19329207	1. MDC NC1 LP,	11995 EL CAMINO REAL SAN DIEGO CA 92130	NA	33197	36	1.115 AC
4	19329208	1. TEXAS ROADHOUSE HOLDINGS LLC,	6040 DUTCHMANS LN SUITE 400 LOUISVILLE KY 40205	NA	24719	864	0.593 AC
5	19329209	1. MATTHEWS FESTIVAL LIMITED PARTNERSHIP,	200 WINGO WAY SUITE 100 MT PLEASANT SC 29464	NA	30233	670	16.08 AC
6	19329210	1. MDC NC1 LP,	11995 EL CAMINO REAL SAN DIEGO CA 92130	NA	33197	36	0.558 AC
7	19329211	1. LCN BLM LAS VEGAS (MULTI) LLC,	142 WEST 57TH2202 N WEST SHORE BLVD 4TH FL ST TAMPA FL 33607	N/A	31152	813	0.799 AC
8	19329217	1. ECHO MATTHEWS LLC,	560 EPSILON DR PITTSBURGH PA 15238	L4 M28-235	32174	904	4.147 AC
9	19329218	1. ECHO MATTHEWS LLC,	560 EPSILON DR PITTSBURGH PA 15238	L2 M26-405	32174	904	6.302 AC
10	19329219	1. ECHO MATTHEWS LLC,	560 EPSILON DR PITTSBURGH PA 15238	L3 M28-235	32174	904	1.615 AC
11	19329226	1. MATTHEWS FESTIVAL LIMITED PARTNERSHIP,	200 WINGO WAY SUITE 100 MT PLEASANT SC 29464	L4A M28-235	30233	670	0.4 AC
12	19329227	1. MATTHEWS FESTIVAL LIMITED PARTNERSHIP,	200 WINGO WAY SUITE 100 MT PLEASANT SC 29464	L4B M28-235	30233	670	0.411 AC
13	19329306	1. % PROPERTY TAX DEOP T-918, 2.TARGET CORPORATION,	PO BOX 9456 MINNEAPOLIS MN 55440	M25-976	07725	022	0.55 AC

5:30 - 6:30 pm

The Home Depot Matthews Change of Use Community Meeting

06/24/2020

Name _____ Phone Number

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