

Public Hearing



To: Town Council
From: Travis Morgan
Date: 10/26/2020
Re: **Lowes Outdoor Storage** (*Public Hearing/Action Item*)

UPDATE:

Proposal has been updated to clarify what the new parking lot island screening will be for the back storage area near the 4 tractor trailers indicated. Lowes has specified a row of Green Giant Arborvitae planted 8' on center and to be 10' tall at planting.

BACKGROUND:

Lowes located at 10625 McMullen Creek has prior conditionally approved plan from 1990 and updated 1992 and in 2001/2002 for the front tool rental expansion (formally Sunbelt). Prior plan only allowed outdoor storage behind the building and withing the garden center fencing only. The large front parking lot has steadily been used for more and more outdoor tractor-trailer storage, equipment, mulch, etc.

PROPOSAL:

Travis Spicer on behalf of Lowes proposes a remedy for the outdoor storage beyond what standard zoning or the prior approved plan provides. The proposal moves the outdoor storage to the far back right of the property and screens it with evergreen hedge. The plan also makes allowance for 11 street side parking spaces to be used for sample sheds and playsets (see submitted plan).

STAFF SUMMARY:

Staff welcomes and supports the cleaning up and containment of the parking lot. The proposed plan updates is in more harmony with screening requirements of the ordinance and previous workshop meeting discussion. Staff recommends consideration for adding a note in the minutes and plan to allow for a solid 10' screening wall along the back storage area for flexibility in the future.