



Community Development
Department

STAFF REPORT

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| Town Council Meeting Date: | November 12, 2025 |
| Agenda Title: | Planning Commission Update |
| Requested Action: | Informational Purposes |
| Staff Lead: | Denise Harris, Planning Manager |

EXECUTIVE SUMMARY

The Planning Commission held their Regular Meeting on Tuesday, October 21, 2025. On the agenda was one public hearing and one old business, including:

SUP 2025-02 Home Depot Work Session - The Applicant is requesting a Special Use Permit (SUP) to expand the existing Home Depot located at 267 Alwington Boulevard to provide undercover storage for rental equipment by building 10' walls with a canopy that act as screening. The parcel is zoned Commercial and designed in the Greenway and Makers Character District. GPIN 6983-57-1258-500. The Planning Commission held a public hearing. No one from the public spoke. The Planning Commission voted 4-0 to recommend approval to the Town Council with draft Conditions of Approval.

LWAV-25-2 – Daniels Property Public Hearing – The Applicant is requesting approval of an exception to the Subdivision Ordinance prohibition of dead-end (cul-de-sac) streets for a by-right eight lot residential subdivision, located at 545 Old Meetze Road, PIN's 6984-60-9026-000, 6984-70-1108-000 and 6984-70-2394-000. Consisting of a total of 5.34 acres split-zoned to the R-6 and R-15 Residential Districts, the proposed subdivision consists of a by-right development of the subject property, with the sole exception of the requested cul-de-sac exception. (William Daniels LLC, Owner; Marc Simes, Tricord Inc., Applicant). Five people spoke to the application. The Planning Commission went into closed session to seek legal advice and then moved to recommend approval of the application to the Town Council with draft Conditions of Approval.

Both items are coming before the Town Council's work session at its November meeting.

BACKGROUND

Attached are the draft October 21, 2025, meeting minutes. The Town website contains the agenda, meeting materials, and a video recording of the meeting.

STAFF RECOMMENDATION

For Informational Purposes.