

**CONCEPT PLAN REVIEW SUMMARY MINUTES
COMMUNITY DESIGN COMMISSION
WEDNESDAY, OCTOBER 25, 2006, 7:00 P.M.**

Chairperson Jonathan Whitney called the meeting to order at 7:00 p.m. Commission members present were Mark Broadwell, Mary Margaret Carroll, Gretchen MacNair, Laura K. Moore, Amy Ryan, Jonathan Whitney (Chair), Robin Whitsell. Absent: George Cianciolo, Chris Culbreth, Scott Nilsen, Glenn Parks, and Kathryn James. Staff members present were Kay Pearlstein and Kay Tapp.

LOWES HOME CENTER - OUTDOOR DISPLAY EXPANSION
(File No. 9799-69-3408)

A Concept Plan has been submitted which proposes to expand the outdoor merchandise display area at the Lowes Home Center, located at 1801 N. Fordham Blvd. The proposed expansion is to be located on the east side of the building in an area that currently includes 91 parking spaces. In addition to the outdoor storage of seasonal merchandise including a tractor trailer for storing pine bales, a customer pick-up area and holding area for cardboard and recycled appliances is also proposed. In addition to the loss of 91 parking spaces, the proposal includes 22 new parking spaces along the west and north sides of the building. The 18.8 acre site is located in the Community Commercial-Conditional (CC-C), Community Commercial (CC), and Residential-4, (R-4) zoning districts and the Resource Conservation District. The site is identified as Orange County Parcel Identifier Number 9799-69-3408.

CITIZEN COMMENTS

No citizens spoke on this item.

An email from a citizen residing at Providence Glenn is attached. Daytime views and nighttime glare from site lighting is the concern with the proposed outdoor expansion.

COMMUNITY DESIGN COMMISSION QUESTION

1. Commissioner Mark Broadwell wanted to see raised landscaping beds or landscaping along the fence facing the main parking lot in order to soften its appearance and break up the fence expanse.
2. Commissioner Mary Margaret Carroll supported the traffic flow through the site including the pick-up area.
3. Commissioner Laura Moore asked if the overall parking was changing. The applicant replied that 32 parking spaces would be lost. She then asked if the loss would impact Borders Books. The applicant replied that no impacts were anticipated.

Commissioner Moore supported the service area.

4. Commissioner Amy Ryan thought that the design was a very sensible solution.
5. Commissioner Robin Whitsell did not believe that the bicycle parking location appeared to be safe. She recommended that the bicycle parking be relocated where it was accessible to pedestrians and Borders customers.
6. Commissioner Jonathan Whitney expressed support for the project.

attachment

Prepared for: Jonathan Whitney, Chair
Prepared by: Kay Pearlstein, Staff 