

MINUTES

Lowell Planning Board
Regular Meeting
Tuesday, February 4, 2020, 6:00 P.M.

I. CALL TO ORDER AND DETERMINATION OF QUORUM

Co-Chairperson John Cantrell called the meeting to order at 6:00 p.m. Those attending were: Planning Board members Mike Harris, Dick Roberts, and Bill Stegall. Staff members present were: City Clerk Beverly Harris and Development Services Administrator Scott Attaway. Chairperson Vieta Benson and Planning Board member Arnold Hensley were absent. A quorum was determined.

II. APPROVAL OF MINUTES FROM AUGUST 6, 2019 MEETING

Dick Roberts made a motion to approve the minutes from the August 6, 2019 Planning Board meeting, followed by a second from Bill Stegall. The vote was unanimous.

III. LOWELL UDO SECTION 7.6.6 CORRIDOR HIGHWAY OVERLAY DISTRICT – TEXT AMENDMENT

Scott Attaway stated the proposed text amendment to the Lowell UDO Section 7.6.6 Corridor Highway Overlay District is starting the process to complete the Council’s Strategic Plan goal of “Developing a Land Use Master Plan for Undeveloped Areas”. Mr. Attaway stated the master plan they will begin work on first is for South Main Street. In an effort to prepare this main thoroughfare of Lowell for future development. Additionally, he stated staff has met with stakeholders of South Main Street concerning the idea of the highest and best use of the land. Together, staff and the largest vacant land property owner discussed the importance of removing certain land uses from the “Gateway” into Lowell. Staff recommended the removal of the land uses from the Corridor Highway Overlay District noted on Exhibit A attached. Also, the limited floor area ratio did not offer much density flexibility noted on Exhibit B attached. Mr. Attaway also stated the importance to note the proposed text amendment limits the uses specifically in the Corridor Highway (CH) Overlay District. The predominant general zoning district in this area is C-2 (Highway Commercial) and all other uses allowed in the C-2 would be allowed in the CH District.

Dick Roberts made a motion to approve the text amendment to the Lowell UDO Section 7.6.6 Corridor Highway Overlay District, followed by a second from Mike Harris. The vote was unanimous.

IV. LOWELL PED/BIKE PLAN

Scott Attaway reviewed the tentative Lowell PED/Bike Plan with the Planning Board.

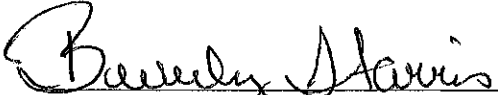
V. ADJOURN

Dick Roberts made a motion to adjourn the meeting, followed by a second from Bill Stegall. The vote was unanimous.

ATTEST:



Chairperson, Vieta Benson



City Clerk, Beverly Harris

Exhibit A

7.6.6 CH CORRIDOR HIGHWAY OVERLAY DISTRICT

A. PERMITTED AND CONDITIONAL USES

Any permitted or conditional use, with the exception of manufactured homes, allowed in the underlying general zoning district, or parallel conditional use district shall be permitted in the CH District. In no case, however, shall any of the following principal uses be allowed to take place in any area located in the CH District:

1. Automobile Sales
2. Automobile Body shop
3. Automobile Repair Shop
4. Automobile Towing and Wrecker Service
5. Camping and Recreational Vehicle Park
6. Junkyards/Salvage Yard
7. Flea Market, Outdoors
8. Commercial Vehicle and Truck Storage
9. Outdoor Storage Yard
10. Auction Facility
11. Manufactured Homes (All Classes)
12. Contractor's Office and Storage Yard

~~Manufactured homes shall not be allowed in the CH Corridor Highway Overlay District unless allowed elsewhere in this ordinance. Any conditional use in the underlying zoning district shall be permitted in accordance with the regulations outlined in Section 5.11. All such permitted and conditional uses shall also meet all requirements of the CH District. With the exception of manufactured homes (which are not allowed in the CH District), in no instance shall the regulations of this overlay district apply to single and two-family dwellings.~~

Exhibit B

~~B. MAXIMUM FLOOR AREA RATIO~~

- ~~1. For all nonresidential uses, the following maximum floor area ratios shall be observed:~~

<u>LOT SIZE RANGE</u>	<u>MAXIMUM FLOOR AREA RATION</u>
0.00 – 0.99 acres	0.25
1.00 – 9.99 acres	0.30
10.00 – 19.99 acres	0.35
20.00 + acres	0.40

- ~~2. Said floor area ratios shall normally be computed for individual lots. However, in the case of a planned multi-tenant development that contains more than one lot (i.e., a shopping center which contains out parcels or an office park) said floor area ratio shall be applied to the whole development. For industrial parks, however, the floor area ratio shall only be applicable to the individual lots.~~