



DEPT. OF COMMUNITY  
DEVELOPMENT  
PLANNING DIVISION  
301 W. CHESTNUT  
PHONE: (479) 621-1186  
FAX: (479) 986-6896

## **PLANNING COMMISSION MEETING AGENDA**

**SEPTEMBER 19, 2023**

**5:30 PM**

### **ONLINE VIEWING:**

**PLANNING COMMISSION:** <HTTPS://US02WEB.ZOOM.US/J/82630952933>

**BOARD OF ADJUSTMENT:** <HTTPS://US02WEB.ZOOM.US/J/82630952933>

**ZONING REVIEW COMMITTEE:** <HTTPS://US02WEB.ZOOM.US/J/84323479482>

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## **AGENDA**

### **CALL TO ORDER:**

### **ROLL CALL:**

### **ACTION ON MINUTES:**

1. September 5, 2023

### **PUBLIC FORUM:**

### **REPORTS :**

1. Staff
2. Commissioners

### **DECLARATION OF ABSTENTION:**



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## **CONSENT AGENDA:**

### **1. LSDP: 2<sup>nd</sup> Street Industrial**

A proposal to construct 115,089-sf of building area for Manufacturing, Wholesale, and Distribution near the southwest corner of W. Hudson Road and N. 2<sup>nd</sup> Street in the I-1 and C-2 (Light Industrial, Highway Commercial) zoning districts.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Jake Chavis*

### **2. LSDP: CarMax**

A proposal to construct 11,311-sf. of building area for vehicle/equipment sales and rentals east of I-49 and west of N. Dixieland Road bordering Lowell city limits in the C-2 (Highway Commercial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Scott Dallam*

### **3. LSDP: PLP Parking Expansion**

A proposal to construct additional parking spaces for the existing development at 2740 S. 1<sup>st</sup> Street in the I-2 (Heavy Industrial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Ali Karr*

### **4. LSDP: St. Vincent De Paul School**

A proposal to construct an addition to the existing school at 1315 W. Cypress Street in the RSF-5 (Residential Single Family) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Ali Karr*

## **PUBLIC HEARING:**

### **1. RZN: Hannah Cicioni**

A request by Hannah Cicioni to rezone 511 W. Pecan Street from the N-R (Neighborhood Transition) zoning district to the NBT (Neighborhood Transition) zoning district.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Hannah Cicioni*

### **2. RZN: SVM22 Homes**



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A request by SVM22 Homes to rezone 3.98 acres south of the intersection at N. 22<sup>nd</sup> Street & W. Easy Street from the RMF-12B (Residential Multifamily, 12 units per acre, rentals) zoning district to the NR (Neighborhood Residential) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Jason Ingalls*

3. **CGM Amendment: Trinity Grace Church**

A request by Trinity Grace Church to amend the Comprehensive Growth Map from Neighborhood to Neighborhood Center growth designation at 5845 S. Bellview Road

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Barry Williams*

4. **CUP: Specialized Hail Company**

A request by Specialized Hail Company to allow the use of "Vehicle/Equipment Repair & Installation" at 702 N. 2<sup>nd</sup> Street in the C-2 (Highway Commercial) zoning district. (*Postponed at 9/5/23 meeting*)

- *STAFF: Christina Moore*
- *REPRESENTED BY: Danny Stephens*

## **CALL FOR RECESS:**

1. Zoning Review Committee

- A request to change the Downtown NBT Schedule of Uses to make all commercial uses conditional.
- Any items referred by Commission.

2. Board of Adjustment

## **CALL TO ORDER:**

## **OLD BUSINESS:**

## **NEW BUSINESS:**

1. A request to change the Downtown NBT Schedule of Uses to make all commercial uses conditional.
2. INFORM Rogers: FLUM Discussion
3. All recommended items from committees.



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**COMMISSIONERS' FINAL COMMENTS:**

**ADJOURN:**