

Lowe's Asks For Less Parking, More Storage

By Susan L. Serbin

The Lowe's home store project for Edgmont Shopping Center was back before Edgmont supervisors at a continued meeting, Oct. 25. The applicant had revision requests to conditional use approval. The Lowe's team was asking supervisors to review about 10 items of the approximate four dozen stipulations of conditional use approval given in June.

Lowe's original application was triggered by construction of a building larger than

100,000 square feet. The plan includes outdoor storage and display and exceeds that figure by nearly another 50,000 square feet. A separate, free-standing bank is also proposed on the 15.25 acre parcel.

Project attorney Joseph Damico said while several conditions had relatively minor adjustments, a few were substantive enough for a return to the original decision.

Key among those issues is sanitary sewer service. The main building is to be built

on the existing sanitary sewer field for much of the shopping center. While a public sewer project is being planned, actual construction and service could be at least a few years in the future. In the time between Lowe's building and public sewers, the applicant wants a "pump and haul" arrangement. If the Department of Environmental Protection issues such a permit, it generally has a finite time period, which could be as short as six months. Damico indicated extensions could be requested.

"You could be on pump and haul an inordinate amount of time. That is our concern," said Supervisor Joe Conan.

Facade treatment related to pedestrian and vehicular traffic was an area of compliance. Overall traffic movements will be optimized with a synchronized signalization from Providence Road through the shopping center frontage.

Supervisors and nearby residents had a particular issue with deliveries and parking of delivery trucks. Lowe's asked for delivery hours of 7 a.m. to 7 p.m., Monday through Saturday, and 10 a.m. to 5 p.m., Sunday. Lowe's representative Doug Grossman said Sunday deliveries to customers was necessary due to the company's national advertising campaign. Three rental trucks available to customer use would be on site, and parking of those was also an issue.

Supervisor Chairman Ron Gravina said some of the issues, particularly regarding sewer lines and service, could not be answered at this time. Other components of the overall plan involve amendments to reduce the parking ratio for the site, allowing a division of the total signage area and increasing outdoor storage and display allowances.

Joe Raspa, a resident of the community to the west of the proposed Lowe's, said he would like a limitation on hours of deliveries to reduce the back-up beeping sounds.

Castle Rock resident Barbara Moore had much more far-reaching objections to the plan. She referenced protection of water quality, noise disturbance on weekends, potential traffic conflicts with other shopping center patrons, dangerous intersections and the sewage issue. Ms. Moore has been an outspoken critic since Lowe's original proposal and continued to object to the project size.

Supervisors have 45 days in which to render a decision on the requested conditional

use amendments although they are likely not to take that long. The Lowe's project was officially launched in March 2007, although preparatory discussions began months before.

Palmieri

In another matter handled at supervisors' special Oct. 25 meeting, the board approved conditional use for the four-lot subdivision of Anthony and Lisa Palmieri on Stackhouse Mill Road. The proposal is for an expansion of the existing manor house and creation of three new building lots. The applicant asked for relief for a "conventional" layout rather than the cluster option required by code.

Among the 19 conditions of approval is a deed restriction of further subdivision for the 6-acre lot with the existing home, elimination of one driveway used by the main house, minimizing disturbance of steep slopes, protection of a pond and retention of trees on site. This approval moves the project forward to the subdivision and land development phase before the Planning Commission.