

MINUTES

City of Lowell

Planning and Zoning Board

Regular Meeting

Tuesday, March 5, 2019, 6:00 P.M.

I. CALL TO ORDER AND DETERMINATION OF A QUORUM

Chairperson Vieta Benson called the meeting to order at 6:00 p.m. Those attending were Planning and Zoning Board members Mike Harris, John Cantrell, Bill Stegall, and Dick Roberts. Staff members present were Development Services Administrator Scott Attaway, and City Clerk Beverly Harris, and various citizens. Board member Arnold Hensley was not present.

II. ADOPTION OF AGENDA FOR THIS MEETING

Dick Roberts made a motion to adopt the agenda for the meeting, followed by a second from John Cantrell. The vote was unanimous.

III. APPROVAL OF MINUTES FROM DECEMBER 4, 2018 MEETING

Dick Roberts made a motion to approve the minutes from the December 4, 2018 meeting, followed by a second from Mike Harris. The vote was unanimous.

IV. REZONING APPLICATION RZ19-01: GERALD RAMSEY – 500 BIRCH STREET (127221). General Rezoning from the RS-8 to the RMF Zoning District.

Scott Attaway stated on February 14, 2019 staff received a request from Mr. Gerald Ramsey to rezone the property located at 500 Birch Street, Parcel ID #127221, from the RS-8 Zoning District to the RMF Zoning District in order for a duplex to be built. Mr. Ramsey submitted a rezoning application and paid the applicable fee. Staff recommends approval as it is consistent with nearby land uses and the intentions and spirit of the Lowell UDO. Specifically, the RS-8 district is the closest in density to the RMF district in order to allow a two-family dwelling.

Dick Roberts stated that due to the rezoning being consistent with nearby land uses and the intentions and spirit of the Lowell UDO, he made the motion to approve the rezoning of 500 Birch Street, Parcel ID #127221 from RS-8 to the RMF zoning district, followed by a second from Mike Harris. The vote was unanimous.

V. REZONING APPLICATION RZ19-02: DEPENDABLE DEVELOPMENT, LLC – 1602 N. Main Street (PID #127477). RS-12 to the Conditional District (CD) Zoning District.

Scott Attaway stated on February 14, 2019 staff received a request from Dependable Development, LLC to rezone the property located at 1602 N. Main Street, Property Parcel ID #127477, from the RS-12 to the

CD/RS-12 Zoning District in order to build 49 townhomes on the western side of the parcel and 20 single family homes on the eastern side.

Mr. Attaway stated the two required Public Information Meetings held on 2/25/19 at Lowell Presbyterian Church. He discussed the comments at those meetings and who was present.

Staff will schedule with the City Council to set a public hearing for their April 2019 meeting and the property advertisements and adjoining property owner letters will be sent prior to the public hearing.

Mr. Attaway stated staff has recommended the following conditions for RZ19-02:

- Reserve approximately 50' wide easement along the river and two approximately 20' wide pedestrian connectors from the subdivision cul-de-sacs to the thread trail easement. Also, a 10' wide pedestrian connector to the parcel to the northwest. Allow for flexibility of exact location and size of pedestrian connectors and thread trail easement.
- Sidewalks within subdivision on both sides of interior roads for single family and on dwelling side of road in the townhome area.
- Install a 6' wide grass strip and a 5' wide sidewalk along N. Main Street frontage.
- Landscaping with canopy trees at southeastern corner of the site.
- Building materials to match the renderings provided to staff.

Staff recommendation: Upon meeting the conditions above, staff recommends approval of the proposed rezoning as it is consistent with nearby land uses and the intentions and spirit of the Lowell UDO.

Shaun Gasparini of True Homes, located at 2649 Brekonridge Centre Drive, Monroe, NC, stated True Homes was in agreement with the conditions recommended by staff at the City of Lowell. Mr. Gasparini stated the Phase I environmental testing found there to be no contaminants on this site from adjoining property.

There was concern from Planning Board members regarding the rear of the townhomes that would be facing the main road. Mr. Gasparini stated True Homes would be leaving the 30' natural tree buffer in that area.

Dick Roberts stated the development was consistent with nearby land uses and the intentions and spirit of the Lowell UDO and then made a motion to approve the rezoning application RZ19-02 to rezone 1602 N Main Street (PID #127477) from RS-12 to the Conditional District CD/RS-12 zoning district to include staff recommendations, followed by a second from John Cantrell. The vote was unanimous.

VI. BICYCLE AND PEDESTRIAN PLAN UPDATE

Scott Attaway gave the Planning Board an update on the bicycle and pedestrian plan. He stated the next meeting for this project would be a public involvement meeting on March 28 from 6-8pm. He further stated citizens would be surveyed in the near future too.

VII. ADJOURN

Dick Roberts made a motion to adjourn the meeting, followed by a second from John Cantrell. The meeting ended at 7:00 pm.

Vieta Benson

Chairperson, Vieta Benson

Beverly Harris

City Clerk, Beverly Harris