

MINUTES

Lowell Planning Board
Regular Meeting
Tuesday, July 6, 2021, 6:00 P.M.

I. CALL TO ORDER AND DETERMINATION OF QUORUM

Chairperson Vieta Benson called the meeting to order at 6:00 p.m. Those attending in-person were: Planning Board members John Cantrell, Mike Harris, and Travis Smith. Staff members present were: City Clerk Beverly Harris, Planning Director Alex Blackburn, and City Manager Scott Attaway. There were applicants present. A quorum was determined, the meeting proceeded.

II. PLEDGE OF ALLEGIANCE

Everyone stated the pledge of allegiance.

III. APPROVAL OF THE AGENDA

John Cantrell made a motion to approve the agenda, followed by a second from Mike Harris. The vote was unanimously in favor.

IV. APPROVAL OF MINUTES FROM JUNE 1, 2021 MEETING

John Cantrell made a motion to approve the minutes from the June 1, 2021 meeting, followed by a second from Travis Smith. The vote was unanimously in favor.

V. NEW BUSINESS

- A. Consideration of rezoning case #RZ21-01 from Single Family Residential 4 (SFR-4) to Industrial (IND) zoning district regarding parcel ID #'s 127183, 127178, 127181, 220489, 220488. Property addresses ranging from 260A Oakland Drive thru 518 Oakland Drive.

Alex Blackburn stated the property owners had reached out to the City for rezoning from Single Family Residential (SFR-4) to Industrial (IND) for parcels #127183, 127178, 127181, 220489, 220488. Mr. Blackburn explained the allowed uses within the industrial zoning.

John Cantrell made a motion to approve the rezoning from SFR-4 to IND to not create non-conforming land uses for the property owners, followed by a second from Travis Smith. The vote was three in favor and one opposed. The motion passes with the majority being in favor.

Forwarding recommendation to Council for consideration.

- B. Consideration of rezoning case #RZ21-02 from Residential 4 (SFR-4) to Industrial (IND) zoning district regarding parcel ID # 216857.

Alex Blackburn stated the applicants asked for their property (#216857) to be rezoned from residential 4 (SFR-4) to industrial (IND).

Mike Harris made a motion to rezone from residential 4 (SFR-4) to industrial (IND), followed by a second from John Cantrell. The vote was unanimously in favor.

VI. ADJOURN

Mike Harris made a motion to adjourn the meeting, followed by a second from John Cantrell. The vote was unanimously in favor. The meeting ended at 6:32 p.m.

AFFIRM:



Chairperson, Vieta Benson



City Clerk, Beverly Harris

APPLICATION FOR REZONING

TO: THE CITY OF LOWELL

APPLICATION #: R221-01
DATE FILED: 7-2-2021 11:00 AM
FEE PAID: \$350

The undersigned does (do) hereby respectfully make application and request to the City of Lowell to amend the Zoning Ordinance and/or change the Zoning Map of the City of Lowell as hereinafter requested and in support of this application the following facts are shown:

- 1) It is requested that the real property hereinafter described be rezoned from:

SR4 to I-2

- 2) The real property sought to be rezoned is owned in fee simple by:

I. B. Ventures, Mike Gouber, Don Hill, Mark Jordan
as evidenced in Deed Book _____ Page _____ of the Gaston County Register of Deeds Office. There are no restrictions or covenants of record appearing in the chain of title which would prohibit the property from being put to the use specified in Paragraph 1 of this application.

- 3) The address of the real property sought to be rezoned is: 300 - 280 400 - 506 - 518 Oakland Drive and / or a further legal description by metes and bounds of said realty is attached to this application.

- 4) The real property sought to be rezoned is located on the _____ side of _____ between _____ and _____
(street) (street)

_____ and further identified in Gaston County Tax Book _____, Map _____, Parcel(s) 127183, 127178, 127181, 220488, Said Lot(s) has (have) a frontage of _____ feet and a depth of _____ feet, 220488 or _____ acres.

- 5) The following are all the adjoining property owners who own land adjacent to all sides, front and rear, which shall include properties across the street from the property sought to be rezoned. The names and addresses listed below shall be determined

by the most recent tax listing as recorded in the Gaston County Tax Office. (Use additional pages if necessary.)

NAME	ADDRESS
Don Hill	300 Oakland Drive
J. B. Ventures Inga Barnard	400 Oakland Drive
Mark J. Badao	506 Oakland Drive
MGC6 inc	260 Oakland Drive
Mike Griffin	518 Oakland Drive

- 6) The applicant understands that a letter stating the date, time and place for the Public Hearing for the rezoning of said property shall be mailed to each of the parties listed in Paragraph 5 at least ten (10) days prior to the said Public Hearing.
- 7) If the applicant is not the legal owner of the property sought to be rezoned, the legal owners names and addresses shall be listed below. Owners shall be determined by the most recent tax listing as recorded in the Gaston County Tax Office. (Use additional pages if necessary.)

NAME	ADDRESS

- 8) A map or drawing identifying the real property requested to be rezoned and all attached properties with their designated zoning districts shown shall be attached to this application.

Applicant(s) Name: Inga Barnard
Address: 8712 Mountain Shore Dr Shenandoah VA 228673
Telephone: 704-400-9372
Applicant's Signature: Inga Barnard

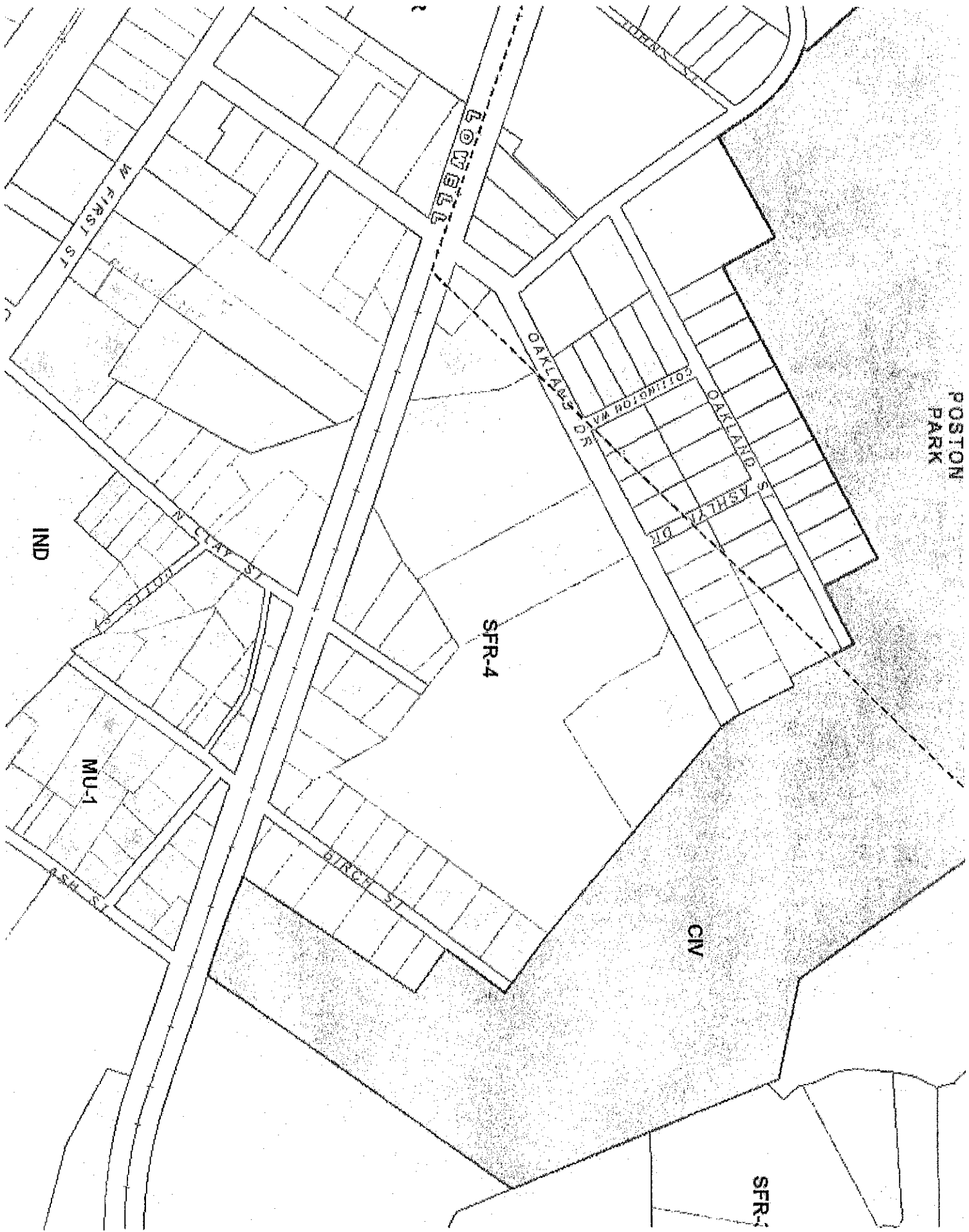
City of Lowell
101 West First Street
Lowell, NC 28098

Telephone: 704 - 824 - 3518



POSTON PARK

= Properties Proposed to be rezoned



POSTON
PARK

SFR-4

CIV

SFR-3

IND

MU-1

W FIRST ST

N CLAY ST

BIRCH ST

OAKLAND ST

OAKLAND ST

KESHLITZ DR

COLLINGWOOD WAY

PID	ACREAGE	PHYSICAL ADDRESS	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE
220488	2.17	518 OAKLAND DR	MCGG PROPERTIES LLC		432 OLD LEICESTER HWY	ASHEVILLE	NC	28806
127198	0.37		ARMS TRAVIS L		779 CASON ST	BELMONT	NC	28012
127649	0.17	212 OAKLAND DR	OWENS TANGELA HUTCHINS		734 CAPPS DR	BESSEMER CITY	NC	28016
127189	0.26	519 OAKLAND DR	MONDRAGON DIANA		822 OAK ST	CHARLOTTE	NC	28214
127196	0.24	227 OAKLAND DR	LOVINGOOD LORE FLOWERS		112 BOWDEN LN	GASTONIA	NC	28056
127195	0.26	228 OAKLAND DR	BRUZGIS JOHN J		134 BURTON HILLS CIR	GASTONIA	NC	28054
127659	1.39	107 PEACHTREE ST	SMITH TRAVIS DANIEL	MCKINNEY CATHY L	109 PEACHTREE ST	LOWELL	NC	28098
127660	1.37	109 PEACHTREE ST	SMITH PAMELA A &	SMITH SHANNON HORTON	109 PEACHTREE ST	LOWELL	NC	28098
127191	0.25	513 OAKLAND DR	FALLS HAROLD R JR	SMITH TRAVIS DANIEL	1609 POWER LINE DR	LOWELL	NC	28098
127206	0.22	419 BIRCH ST	PERKINS KAREN HOLLIDAY	FALLS SHIRLEY P	210 OAKLAND ST	LOWELL	NC	28098
127678	0.55		SMITH CHAD C	SMITH TOSHUA L	213 N CLAY ST	LOWELL	NC	28098
127648	0.25	214 OAKLAND DR	MOSS CAROLYN JACKSON		714 OAKLAND DR	LOWELL	NC	28098
148055	0.28	216 OAKLAND DR	JORDAN MARK G		216 S OAKLAND DRIVE	LOWELL	NC	28098
148048	0.23	224 OAKLAND DR	GODFREY ROBERT W		224 OAKLAND DR	LOWELL	NC	28098
127178	3.79	300 OAKLAND DR	CATAWBA FIRE PROTECTION INC	GODFREY DEBRA M	300 OAKLAND ST	LOWELL	NC	28098
127199	0.54	405 N CLAY ST	UNDERDOWN LORETTA K HEIRS		405 N CLAY ST	LOWELL	NC	28098
127197	0.44	409 N CLAY ST	MCCURRY MICHAEL	MCCURRY VIOLA MICHELLE	409 CLAY ST	LOWELL	NC	28098
127179	0.11		HARWELL WAYNE	HARWELL MARGARET	409 N CLAY ST	LOWELL	NC	28098
127205	0.24	417 BIRCH ST	BRADY JACKIE B	BRADY SHERRY L	417 BIRCH ST	LOWELL	NC	28098
127208	0.22	501 BIRCH ST	MESSICK JERRY DEAN		501 BIRCH ST	LOWELL	NC	28098
127210	0.22	505 BIRCH ST	BONE ASHTON DANIELLE		505 BIRCH ST	LOWELL	NC	28098
127211	0.36	509 BIRCH ST	LY JENNIE CONG		509 BIRCH ST	LOWELL	NC	28098
127217	0.34	515 BIRCH ST	BURDETTE REBECCA LYNN		511 BIRCH ST	LOWELL	NC	28098
212815	0.35	511 BIRCH ST	BURDETTE REBECCA LYNN		511 BIRCH ST	LOWELL	NC	28098
148054	0.26	610 RHYNE OAKLAND RD	CREECH EARL DONALD & OTHERS	CREECH CHERYL	610 RHYNE OAKLAND RD	LOWELL	NC	28098
127180	0.22		STEPHENSON TERRY WAYNE II		710 N CLAY ST	LOWELL	NC	28098
127202	0.45	710 N CLAY ST	STEPHENSON TERRY WAYNE II		710 N CLAY ST	LOWELL	NC	28098
127203	0.23	706 N CLAY ST	STEPHENSON TERRY W II		710 N CLAY ST	LOWELL	NC	28098
127226	0.24	225 OAKLAND DR	JENKINS ROSE ANN N HEIRS	C/O ANN JENKINS WEBB	225 OAKLAND DR	LOWELL	NC	28098
127209	0.21	503 BIRCH ST	HALL EDNA CAROL	C/O EDNA C BURKE	503 BIRCH STREET	LOWELL	NC	28098
127204	0.16	415 BIRCH ST	FRANKLIN GERALDINE HEIRS	C/O GARY FRANKLIN JR	PO BOX 603	LOWELL	NC	28098
127192	0.24	509 OAKLAND DR	KNIGHT ALICE F HEIRS	C/O THOMAS KNIGHT	509 OAKLAND DR	LOWELL	NC	28098
127181	2.21	400 A OAKLAND DR	IB VENTURES INC		P O BOX 464	LOWELL	NC	28098
220489	8.36	506 OAKLAND DR	IB VENTURES INC		P O BOX 464	LOWELL	NC	28098
127676	0.8		LOWELL CHURCH OF GOD		P O BOX 802	LOWELL	NC	28098
127193	0.24	507 1/2 OAKLAND DR	MORTON SANDRA G		PO BOX 458	LOWELL	NC	28098
127194	0.26	507 OAKLAND DR	MORTON SANDRA G		PO BOX 458	LOWELL	NC	28098
127225	0.24	226 OAKLAND DR	MORTON SANDRA		PO BOX 458	LOWELL	NC	28098
127183	1.09	260 A OAKLAND DR	JORDAN ROBERT CARY		PO BOX 789	LOWELL	NC	28098
148049	0.69	609 RHYNE OAKLAND RD	DO/28 INVESTMENTS LLC		PO BOX 8	LOWELL	NC	28098
127207	0.23	421 BIRCH ST	BRADY JACK REED		421 BIRCH ST	LOWELL	NC	28098
127190	0.35	517 OAKLAND DR	LAYEL TONY EUGENE		502 CHURCH ST	MT HOLLY	NC	28120
148012			Gaston County		PO Box 1578	Gastonia	NC	28053

APPLICATION FOR REZONING

TO: THE CITY OF LOWELL

APPLICATION #: RZ21-02

DATE FILED:

FEE PAID:

\$350

The undersigned does (do) hereby respectfully make application and request to the City of Lowell to amend the Zoning Ordinance and/or change the Zoning Map of the City of Lowell as hereinafter requested and in support of this application the following facts are shown:

- 1) It is requested that the real property hereinafter described be rezoned from:

SFR-4 to IND

- 2) The real property sought to be rezoned is owned in fee simple by:

Paul Mitchem and Mark W. Mitchem

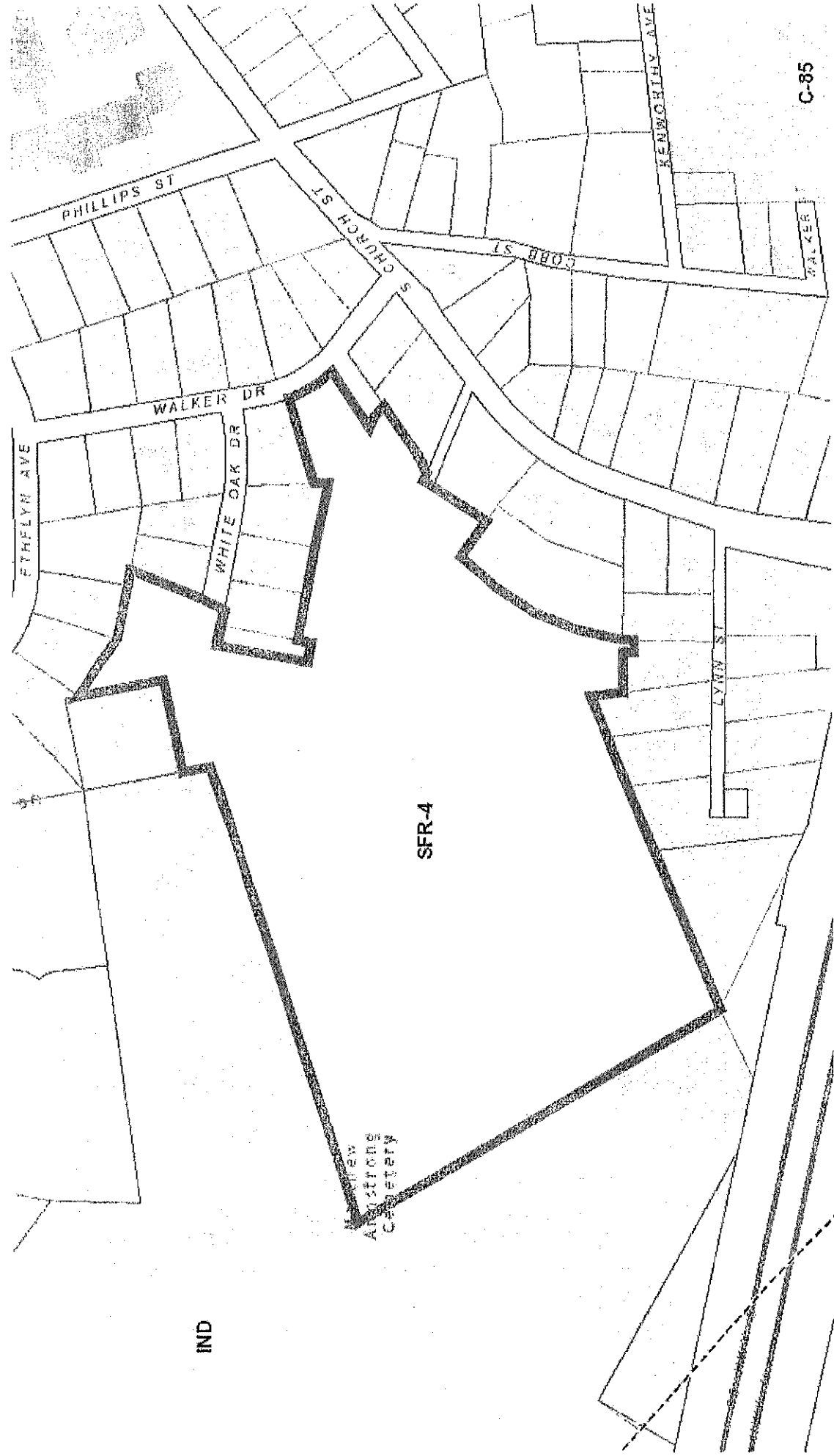
as evidenced in Deed Book 1190 Page 448 of the Gaston County Register of Deeds Office. There are no restrictions or covenants of record appearing in the chain of title which would prohibit the property from being put to the use specified in Paragraph 1 of this application.

- 3) The address of the real property sought to be rezoned is: Lynn Street and / or a further legal description by metes and bounds of said realty is attached to this application.

- 4) The real property sought to be rezoned is located on the East side of Church Street between Lynn and White Oak (street) (street)

and further identified in Gaston County Tax Book _____, Map _____, Parcel(s) 216857 Said Lot(s) has (have) a frontage of _____ feet and a depth of _____ feet, or 25.75 acres.

- 5) The following are all the adjoining property owners who own land adjacent to all sides, front and rear, which shall include properties across the street from the property sought to be rezoned. The names and addresses listed below shall be determined



C-85

SFR-4

IND

View of
Astron's
Cemetery

Parcel Number	Current Owners	Mailing Address	Physical Address	Deed Book	Deed Page	Sale Date	Deed Book	Deed Page	Acres	Property Use	Taxable Value
128489	MILAM LESLIE M	17210 PENNINGTON DR, HUNTERSVILLE, NC 280780000	612 S CHURCH ST	004E	1005	7/29/2004			0.67	RESIDENTIAL	\$156,860.00
128465	GARDNER GERTIE	310 LYNN STREET, LOWELL, NC 280980000	310 LYNN ST	0748	0031	8/8/1959	012	046	0.42	RESIDENTIAL	\$96,840.00
128524	CALDWELL STEPHEN NORMAN CALDWELL DEBORAH SETZER	308 WALKER DR , LOWELL, NC 28098	308 WALKER DR	2898	0262	8/29/1997	017	006	0.49	RESIDENTIAL	\$141,140.00
128526	COX JOEY L COX GINGER W	306 WALKER DR , LOWELL, NC 280980000	306 WALKER DR	4225	1176	5/30/2006	017	006	0.43	RESIDENTIAL	\$228,130.00
127859	JONES GEORGE M JONES KIMBERLY H	2611 8ELMEADE DR, CHARLOTTE, NC 282149239	515 ETHELYN AVE	4814	1046	11/9/2015	019	078	0.47	RESIDENTIAL	\$181,300.00
128499	LOWERY CHARLES D	710 S CHURCH ST, LOWELL, NC 280980000	NO ASSIGNED ADDRESS	0772	0473	2/2/1961	012	046	1.19	RESIDENTIAL	\$20,680.00
128475	HANNA MARILYN J	613 WHITE OAK DR, LOWELL, NC 280981834	617 WHITE OAK DR	4688	0877	7/30/2013	017	006	0.38	RESIDENTIAL	\$135,820.00
128455	JACKSON H EDWARD	PO BOX 1062, GASTONIA, NC 280531062	NO ASSIGNED ADDRESS	3891	0824	12/9/2003			1.11	RESIDENTIAL	\$12,570.00
128453	JACKSON H EDWARD	PO BOX 1062, GASTONIA, NC 280531062	NO ASSIGNED ADDRESS	3891	0824	12/9/2003			0.54	RESIDENTIAL	\$6,590.00
128495	LOWERY CHARLES D	710 S CHURCH ST, LOWELL, NC 280980000	710 S CHURCH ST	0772	0472	2/2/1961	012	046	0.8	RESIDENTIAL	\$244,130.00
128517	WHEELER WILLIAM T WHEELER DONNA C	304 WALKER DRIVE, LOWELL, NC 280980000	304 WALKER DR	2287	0622	7/1/1993	017	006	0.35	RESIDENTIAL	\$145,360.00
128481	MCKENZIE JOHN S MCKENZIE JOY B	PO BOX 457, LOWELL, NC 280980000	609 WHITE OAK DR	1166	0793	8/22/1975	017	006	0.46	RESIDENTIAL	\$201,880.00
128458	JACKSON H EDWARD	PO BOX 1062, GASTONIA, NC 280531062	NO ASSIGNED ADDRESS	3891	0824	12/9/2003			0.5	RESIDENTIAL	\$10,300.00

Parcel Number	Current Owners	Mailing Address	Physical Address	Deed Book	Deed Page	Sale Date	Deed Book	Deed Page	Acreage	Property Use	Taxable Value
128490	ELLIOTT GARY DON ELLIOTT LINDA REYNOLDS	PO BOX 1011, LOWELL, NC 280980000	702 S CHURCH ST	5058	2282	8/7/2019	012	046	0.7	RESIDENTIAL	\$199,870.00
128464	MITCHEM REBECCA B HEIRS	302 SOUTH CLEAR CREEK DR, FRIENDSWOOD, TX 77546	306 LYNN ST	4274	1478	11/28/2006	012	046	0.44	RESIDENTIAL	\$88,470.00
216858	MITCHEM JOSEPH L & DAVIDSON MARIA M	C/O JOSEPH L MITCHEM 226 FORBUSH MTN DR, CHAPEL HILL, NC 275141906	NO ASSIGNED ADDRESS	012E	1535	11/22/2012			0.19	RESIDENTIAL	\$1,580.00
128478	KEPHART TIMOTHY L KEPHART NANCY P	610 WHITE OAK DR, LOWELL, NC 280980000	610 WHITE OAK DR	3529	0325	9/13/2002	017	006	0.34	RESIDENTIAL	\$159,480.00
127860	RIMMER JACQUELINE HAWKS	517 ETHELYN AVE, LOWELL, NC 280981815	517 ETHELYN AVE	4105	2226	3/7/2005	019	078	0.55	RESIDENTIAL	\$144,810.00
128477	LYNCH LAURIE	613 WHITE OAK DRIVE, LOWELL, NC 28098	613 WHITE OAK DR	4996	0771	8/24/2018	017	006	0.38	RESIDENTIAL	\$114,140.00
128494	MITCHEM REBECCA B	302 SOUTH CLEAR CREEK DR, FRIENDSWOOD, TX 77546	NO ASSIGNED ADDRESS	1100	0650	1/26/1973	012	046	0.4	RESIDENTIAL	\$8,240.00
304673	NP GASTONIA INDUSTRIAL LLC	4825 NW 41ST STREET SUITE 500, RIVERSIDE, MO 64150	3301 LINEBERGER RD	5184	1270	12/21/2020	092	116	111.57	INDUSTRIAL	\$1,135,230.00
128460	HOWELL CATHY E	312 LYNN ST, LOWELL, NC 28098	312 LYNN ST	2557	0186	6/3/1996	012	046	0.51	RESIDENTIAL	\$142,340.00
216857	MITCHEM REBECCA B HEIRS	302 SOUTH CLEAR CREEK DR, FRIENDSWOOD, TX 77546	NO ASSIGNED ADDRESS	4120	944	4/28/2005			25.75	RESIDENTIAL	\$12,480.00
127824	MCCUEN TERESA A	912 LAKEVIEW DR, LOWELL, NC 280981819	912 LAKEVIEW DR	3138	0317	5/18/2015			1	RESIDENTIAL	\$165,820.00

6/21/2021

Print Data

Parcel Number	Current Owners	Mailing Address	Physical Address	Deed Book	Deed Page	Sale Date	Deed Book	Deed Page	Acreage	Property Use	Taxable Value
127858	VAUGHN TIMOTHY SHELDON & VAUGHN KAREN CATHEY	513 ETHELYN AVE, LOWELL, NC 280980000	513 ETHELYN AVE	4203	0451	3/6/2006	019	078	0.45	RESIDENTIAL	\$148,590.00
128510	WILLARD JONATHAN D WILLARD GWENDOLYN P	606 S CHURCH ST, LOWELL, NC 280981810	606 S CHURCH ST	4887	0412	12/23/2016			0.37	RESIDENTIAL	\$203,120.00
127857	WRIGHT BILLIE JOAN	612 WHITE OAK DR, LOWELL, NC 28098	NO ASSIGNED ADDRESS	4505	2280	3/10/2010	019	078	0.63	RESIDENTIAL	\$10,300.00
128454	JACKSON H EDWARD	PO BOX 1062, GASTONIA, NC 280531062	NO ASSIGNED ADDRESS	3891	0824	12/9/2003			1.29	RESIDENTIAL	\$12,630.00
128479	WRIGHT BILLIE JOAN	612 WHITE OAK DR, LOWELL, NC 28098	612 WHITE OAK DR	4505	2285	3/10/2010	017	006	0.36	RESIDENTIAL	\$136,230.00
128485	SARNS KAREN A	307 WALKER DR , LOWELL, NC 280980000	307 WALKER DR	4509	2416	4/9/2010	017	006	0.46	RESIDENTIAL	\$167,080.00

by the most recent tax listing as recorded in the Gaston County Tax Office. (Use additional pages if necessary.)

NAME	ADDRESS
SEE ATTACHED	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

- 6) The applicant understands that a letter stating the date, time and place for the Public Hearing for the rezoning of said property shall be mailed to each of the parties listed in Paragraph 5 at least ten (10) days prior to the said Public Hearing.
- 7) If the applicant is not the legal owner of the property sought to be rezoned, the legal owners names and addresses shall be listed below. Owners shall be determined by the most recent tax listing as recorded in the Gaston County Tax Office. (Use additional pages if necessary.)

NAME	ADDRESS
Rebecca B Mitchem Heirs	302 S. Clear Creek Dr, Friendswood, TX 77546
_____	_____
_____	_____
_____	_____

- 8) A map or drawing identifying the real property requested to be rezoned and all attached properties with their designated zoning districts shown shall be attached to this application.

Applicant(s) Name: Mark W. Mitchem
Address: 302 S. Clear Creek Dr, Friendswood TX 77546
Telephone: 713-201-6175

Applicant's Signature: 

City of Lowell
101 West First Street
Lowell, NC 28098 .

Telephone: 704 - 824 - 3518

by the most recent tax listing as recorded in the Gaston County Tax Office. (Use additional pages if necessary.)

NAME	ADDRESS
SEE ATTACHED	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

- 6) The applicant understands that a letter stating the date, time and place for the Public Hearing for the rezoning of said property shall be mailed to each of the parties listed in Paragraph 5 at least ten (10) days prior to the said Public Hearing.
- 7) If the applicant is not the legal owner of the property sought to be rezoned, the legal owners names and addresses shall be listed below. Owners shall be determined by the most recent tax listing as recorded in the Gaston County Tax Office. (Use additional pages if necessary.)

NAME	ADDRESS
Rebecca B Mitchem Heirs	302 S. Clear Creek Dr, Friendswood, TX 77546
_____	_____
_____	_____
_____	_____

- 8) A map or drawing identifying the real property requested to be rezoned and all attached properties with their designated zoning districts shown shall be attached to this application.

Applicant(s) Name: Paul Mitchem
Address: 163 Brucemont Circle, Asheville NC, 28806
Telephone: 828-808-1272

Applicant's Signature: 

City of Lowell
101 West First Street
Lowell, NC 28098

Telephone: 704 - 824 - 3518