

MINUTES

Lowell Planning Board
Regular Meeting
Tuesday, July 28, 2020, 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, Dick Roberts, and Bill Stegall. Staff members present were: City Clerk Beverly Harris and Development Services Administrator Scott Attaway. A quorum was determined and the meeting proceeded. Arnold Hensley was absent. A conference call was opened for the general public to listen to the meeting.

The chairperson asked to amend the agenda by changing #6 to add “staff comments” and moving the adjournment to #7. Roberts made a motion to accept the amended agenda, followed by a second from John Cantrell. The vote was unanimous.

II. APPROVAL OF MINUTES FROM JUNE 2, 2020 MEETING

John Cantrell made a motion to approve the minutes from the June 2, 2020 meeting, followed by a second from Dick Roberts. The vote was unanimous.

III. REZONING CASE RZ20-02

Scott Attaway stated on July 9, 2020 staff received a request from Mr. Grant Hromas to rezone two parcels located near Lineberger Rd in Lowell, NC. The two parcels have unassigned addresses and can be further identified as Property Parcel ID #'s 127779 and 127822. The request for rezoning is from the current C-2 Highway Commercial Zoning District to the I-2 General Industrial Zoning District. Mr. Hromas submitted a rezoning application and paid the applicable fee.

Mr. Attaway stated staff recommends approval of the request as it is consistent with nearby land uses and the intentions and spirit of the Lowell UDO.

Mr. Hromas stated the City of Gastonia has already zoned their adjacent parcels to industrial. There was discussion on entrances/exits and interchange improvements at Exit 22.

John Cantrell made a motion approve rezoning case RZ20-02 to rezone property parcel ID #'s 127779 and 127822 from C-2 highway commercial zoning district to the I-2 general industrial zoning district, followed by a second from Mike Harris. The vote was unanimous.

IV. CONDITIONAL USE PERMIT CUP-20-01

Scott Attaway stated on July 23, 2020 staff received a Conditional Use Permit request from Mr. Dean Brown to allow eight (8) pumps (instead of 3 allowed by right) in the front yard of a proposed convenience store located at 106 Kenworthy Ave in Lowell, NC. Mr. Brown submitted a conditional use permit application with required info and paid the applicable fee.

John Cantrell made a motion to approve the Conditional Use Permit CUP-20-01 allowing 8 pumps instead of 3 in the front yard of the proposed convenience store located at 106 Kenworthy Ave in Lowell, NC, followed by a second from Dick Roberts. The vote was unanimous.

V. LOWELL UDO – 160D UPDATES FOR ARTICLES 1-7/NEW ORDINANCE DISCUSSION

Mr. Rick Flowe with N-Focus Consultants gave background information on 160D, statutory requirements and why updates are needed to the City of Lowell's current UDO.

Mr. Flowe outlined how he will be working with the board over several months and the process of how they will receive and review the needed updates for 160D.


VI. STAFF COMMENTS

Scott Attaway discussed the appointments on the Planning Board. Everyone was ok with still serving.

VII. ADJOURN

John Cantrell made a motion to adjourn the meeting, followed by a second from Bill Stegall. The vote was unanimous. The meeting ended at 7:00 pm.

ATTEST:

(Absent)
Chairperson, Vieta Benson (absent) 

Vice Chairperson, John Cantrell

John Cantrell

Beverly Harris
City Clerk, Beverly Harris