



---

## **LOWELL PLANNING AND ZONING BOARD MEETING**

Regular Meeting

Tuesday, October 5, 2021, 6:00 P.M.

---

- 1. CALL TO ORDER AND DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES FROM SEPTEMBER 7<sup>TH</sup>, 2021 MEETING**
- 4. DISCUSSION OF ADDITIONAL PARCELS OF BELMONT LAND & INVESTMENT CO.**
  - a. Consideration of zoning property therein to Single Family Residential-4 (SFR-4).**
- 5. DISCUSSION OF ROLE AS ENVIRONMENTAL REVIEW/STORMWATER BOARD.**
- 6. ADJOURN**

# MINUTES

Lowell Planning Board  
Regular Meeting

Tuesday, September 7, 2021, 6:00 P.M.

## I. CALL TO ORDER AND DETERMINATION OF QUORUM

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

The chairperson turned meeting facilitation over to the co-chair.

## II. PLEDGE OF ALLEGIANCE

The chairperson lead everyone in the Pledge of Allegiance.

## III. APPROVAL OF MINUTES FROM AUGUST 3, 2021 MEETING

Mike Harris made a motion to approve the minutes from the August 3, 2021 meeting, followed by a second from Travis Smith. The vote was unanimously in favor.

## IV. CONSIDERATION OF REZONING CASE #RZ21-03 FROM SINGLE FAMILY RESIDENTIAL (SFR-3) TO MIXED USE-1 (MU-1) DISTRICT REGARDING PARCEL ID #128061

Alex Blackburn stated on August 12, 2021, city staff held a pre-filing meeting with Andrew Lineberger and Scott Phillips (representing Lowry Oaks Development, LLC) regarding a possible rezoning of Parcel ID #128061. He stated the meeting preceded the submittal of a request for rezoning received September 1, 2021. That request was to change the zoning of the 6.37-acre property from its designation of Single Family Residential-3 (SFR-3) to Mixed Use-1 (MU-1).

Mr. Blackburn stated the current zoning for the property in discussion is listed as Single Family Residential-3 (SFR-3) which provides for the completion of existing residential neighborhoods and the development of new residential neighborhoods. Allowed building/lot types in the Single-Family Districts are detached houses. Mr. Blackburn stated proposed zoning of Mixed Use-1 (MU-1) with the intent to establish opportunities for both compatible and sustainable re-development where underutilized commercial properties already exist as well as infill sites where site specific land planning of new development creates opportunities for businesses and various housing designs sharing community amenities and enhancements.

The applicant, Andrew Lineberger, explained to the board why he was wanting to rezone the property. He stated they are trying to keep their product options open and not be limited to single family homes.

Mike Harris made a motion to approve the rezoning of case #RZ21-03 (Parcel ID #128061) from Single Family Residential-3 (SFR-3) to Mixed Use-1 (MU-1), followed by a second from Travis Smith. The vote was unanimously in favor.

**V. DISCUSSION OF ANNEXATION OF BELMONT LAND & INVESTMENT LLC.**

a. Consideration of zoning property therein to Single Family Residential-4 (SFR-4)

Alex Blackburn stated on August 10, 2021, city staff received a Petition of Voluntary Annexation of Contiguous Property from the representative of Belmont Land & Investment Company, LLC. Mr. Blackburn stated the petition for annexation was preceded by a meeting with the representative Mr. Bob Clay to discuss the preferred zoning of the property to be annexed. It was requested that the district be amended from R-12 (Residential District) to R-1 (Single Family Limited) to the Lowell zoning designation of Single Family Residential-4 (SFR-4).

Vieta Benson made a motion to approve the rezoning for case #RZ21-04 (Parcel ID #136564 and #202774) to Single Family Residential-4 (SFR-4), followed by a second from Travis Smith. The vote was unanimously in favor.

**VI. DISCUSSION OF VOLUNTARY ANNEXATION OF GEORGE POSTON PARK, GASTON COUNTY**

a. Consideration of zoning property therein to Civic

Alex Blackburn stated city staff received a Petition requesting annexation for a contiguous property. Mr. Blackburn stated the request is to change the zoning designation to all civic throughout the park property.

Mike Harris made a motion to approve the rezoning for Parcel ID #148011 and #148012 to Civic, followed by a second from Travis Smith. The vote was unanimously in favor.

**VII. ADJOURN**

Travis Smith made a motion to adjourn the meeting, followed by a second from Mike Harris. The vote was unanimously in favor. The meeting ended at 6:15 pm.

AFFIRM:

---

Co-Chairperson, John Cantrell

---

City Clerk, Beverly Harris

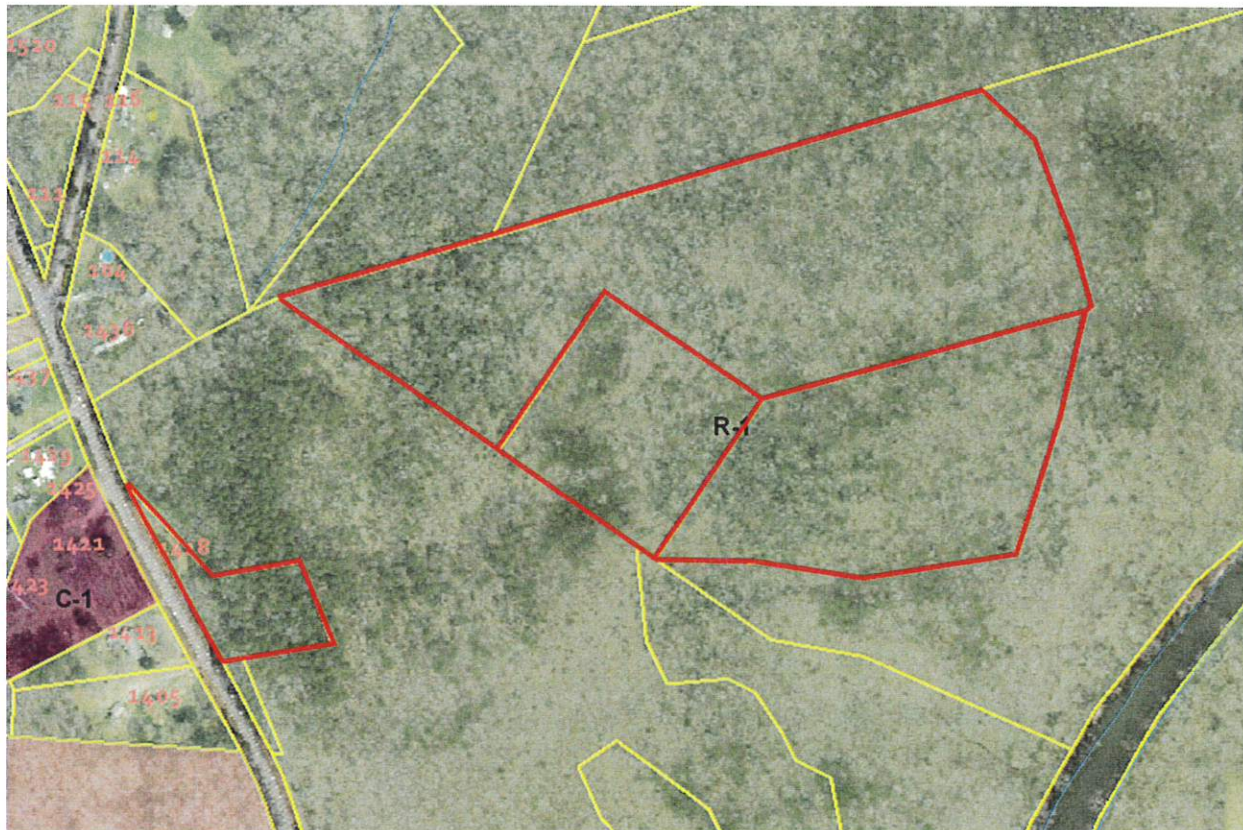
## City of Lowell Planning Department – Staff Report

### INITIAL ZONING DESIGNATION

Applicant:	Bob Clay,
Property Owner(s):	Belmont Land & Investment Co.
Property Location:	Parcel ID# 202166, 202167, 135144, and 210660
Property Size:	28.06
Current Zoning:	Single Family Limited R-1 (Gaston County)
Proposed Zoning:	Single Family Residential-4 (SFR-4)

### Description:

On September 27, 2021 City Staff received a Petition of Voluntary Annexation of Contiguous Property from the representatives of Belmont Land & Investment Company, LLC. This petition for annexation preceded a meeting with the representative Mr. Bob Clay to discuss the preferred Zoning of the property to be annexed. It was requested that the district be amended from R-1 (Single Family Limited) to the Lowell zoning designation of Single Family Residential-4 (SFR-4).



### **Process:**

Staff received application and scheduled rezoning request to be reviewed at the next available meeting of the Lowell Planning Board on September 7, 2021.

- Prefiling meeting to discuss proposed amendment and to become familiar with the applicable requirements and approved procedures.
- Neighborhood meeting to be hosted by the applicant(s) to be conducted prior to the Legislative Hearing by the City Council.
  - To be held at 12:00 pm on October 11, 2021
- Filing of request.
- Filing of Public Hearing Consent Forms from Property owners represented in the rezoning.
- Lowell Planning Board Review of Case # RZ21-04 and recommendation to City Council.
- Staff to schedule with the City Council to set Public Hearing for their October 2021, Meeting.
- Staff to schedule proper advertisement of the public hearing to run once a week for two consecutive calendar weeks in a newspaper having general circulation in the area.
- Staff to install rezoning signage on the subject property prior to public hearing.
- Notices of adjoining property owners to be sent prior to the public hearing by staff.

### **Meeting Dates:**

- September 2, 2021 Pre-filing Meeting
- October 5, 2021 Planning Board Review of Case # IZP21-03
- October 12, 2021 City Council set Public Hearing for November 9, 2021
- November 9, 2021 City Council to hold Public Hearing

### **Staff Comments:**

Due to the property being outside of the City of Lowell's jurisdiction at the time prior to adoption of annexation ordinance, the former zoning on these four properties was designated as R-1, being residential in nature. The annexation of the four parcels brings forth the requirement for them to be designated a zoning district represented within the Lowell Development Ordinance (LDO). Following a meeting with the representatives of the Belmont Land & Investment Company, LLC, it was determined that the best designation would be that of the Single Family Residential-4 (SFR-4).

The Single Family Residential-4 (SFR-4) zoning district provides for the completion of existing residential neighborhoods and the development of new residential neighborhoods. Allowed building/lot types in the Single-Family Districts are Detached House. Listed uses are restricted to Single-Family, including duplex (two-family), homes and their accessory uses. Neighborhoods in these districts are the dominant land use in Lowell and are a major element in defining the character of the community. Standards for the Single-Family Residential Districts promote that new development maintains the character of the community. The Single-Family residential Districts permit the completion and conformity of conventional residential subdivisions already

existing or approved in sketch plan form by the City of Lowell prior to the effective date of these regulations.