

MINUTES

Lowell Planning Board
Regular Meeting
Tuesday, March 2, 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, Bill Stegall, and Travis Smith. Staff members present were: City Clerk Beverly Harris, Planning Director Alex Blackburn, and City Manager Scott Attaway. A quorum was determined, the meeting proceeded. Planning Board member Bob Mulholland was absent. N-Focus representatives were present.

Chairperson Benson added an item six to the agenda. Item six would be to discuss Planning Department updates. John Cantrell made a motion to adopt the amended agenda, followed by a second from Bill Stegall. The vote was unanimous.

II. APPROVAL OF MINUTES FROM FEBRUARY 2, 2021 MEETING

Travis Smith made a motion to approve the minutes from the February 2, 2021 meeting, followed by a second from Mike Harris. The vote was unanimous.

III. CONDITIONAL USE/SPECIAL USE PERMIT REQUEST

APPLICATION: C/SUP21-01 - 518 Oakland Drive, Lowell, NC

Alex Blackburn stated on September 28, 2020 staff received a Conditional/Special Use Permit request from Mr. Steed Story (manager of Griffin Waste Services) to allow for the acquisition and usage of structures at 518 Oakland Drive for the purpose of moving his current waste disposal business from 400 Oakland Drive. Mr. Blackburn stated the property is currently bordering the Gaston County owned-property, George Poston Park, on the eastern side and is located south of residential homes (RMF) district. To the west, there is industrial zoned property (existing Griffin Waste site).

At the February 2, 2021 meeting, the Planning Board tabled further discussions on C/SUP21-01 in order to allow the applicant to administer requested site plan changes.

The applicant presented the requested landscaping drawing of the front of the new location to the Planning Board. The condition was to allow the specified landscaping presented in a portion of the right-of-way. Mr. Attaway told the applicant the landscaping drawing was still not allowable. Only the portion of the landscaping directly in front of the building entrance can go partially in the right-of-way. The applicant had presented it with all front landscaping in the right-of-way and outside of their property lines.

Mike Harris and Travis Smith had concerns about no containment being at the back of the new location to keep anything hazardous from running into the creek behind the property. Travis Smith asked the applicant if they have a containment plan in place now. The applicant stated all portable toilet containers are empty. There are not any liquids on site. The applicant then stated later the trucks are kept with waste in them on site.

Travis Smith asked Scott Attaway if they needed a revised drawing prior to voting. Mr. Attaway stated that the Planning Board had to vote at this meeting due to the 30-day continuance time expiring from the extension of the February 2nd meeting. Mr. Attaway told the applicant that Council would need a revised drawing of what the Planning Board recommended for the March 9 Council meeting.

John Cantrell made a motion to approve the conditional use/special use permit (C/SUP21-01) for 518 Oakland Drive and the plantings on the southside front of property to be moved back onto their property and the plantings in front of the building can be allowed partially in the right-of-way as specified by the board, followed by a second from Bill Stegall. There was further discussion. The vote was three in favor (Benson, Cantrell, and Stegall) and two opposed (Harris and Smith). The motion carries with the majority being in favor and the Planning Board will make a recommendation of approval of the Conditional Use Permit to City Council at their next scheduled meeting.

IV. FUTURE LAND USE PLAN (FLUP) – STATUS UPDATE BY N-FOCUS

N-Focus introduced to the Planning Board a draft “Town Plan 2040 – Future Land Use Plan which included the following:

- Draft City Plan document
- Draft Future Land Use Map
- Draft Growth Opportunities Map

The Planning Board and Rick Flowe with N-Focus discussed changes on the draft future land use and zoning maps.

Mike Harris made a motion the noted amended future land use map to be recommended for approval by City Council, followed by a second from Travis Smith. The vote was unanimous.

V. LOWELL UNIFIED DEVELOPMENT ORDINANCE (LDO)

N-Focus reviewed and discussed Lowell Development Ordinance (LDO) articles (listed below) with Planning Board members. These articles were previously introduced to the Board at the last meeting.

- o Article 10 – Additional Standards and Special Uses
- o Article 19 – Stormwater
- o Article 20 – Soil Erosion and Sedimentation Control
- o Article 9 – Building and Lot Type Standards & Specifications
- o Article 8 – Districts
- o Table 8.1
- o Official Zoning Map

N-Focus also introduced future articles (listed below) to the Planning Board members for their review and discussion at the next Planning Board meeting.

- o TS&SM (Technical Standards & Specifications Manual)
- o Statement of Consistency & Reasonableness
- o Rules of Procedures (Planning Board and Board of Adjustment)

John Cantrell made a motion that the Lowell Development Ordinance will include the City of Lowell zoning map and notations and also include the Rules of Procedures, followed by a second from Travis Smith. The vote was unanimous.

John Cantrell made a motion that the Planning Board adopt the statement of consistency & reasonableness as presented for the adoption of the City of Lowell Development Ordinance, followed by a second from Mike Harris. The vote was unanimous.


VI. PLANNING DEPARTMENT UPDATES

Alex Blackburn told the Planning Board about the educational field trip with board members Mike Harris and Travis Smith. More field trips will be scheduled in the future with other board members.


VII. ADJOURN

John Cantrell made a motion to adjourn the meeting, followed by a second from Travis Smith. The vote was unanimous. The meeting ended at 7:50 pm.

AFFIRM:



Chairperson, Vieta Benson



City Clerk, Beverly Harris