

**COMMUNITY MEETING REPORT FOR REZONING PETITION**  
**PULTEGROUP – LOWELL**

**Petitioner:** PulteGroup  
**Rezoning City:** Lowell  
**Property:** ±290 acres located along Lowell Spencer Mountain Road

This Community Meeting Report is being filed with the City of Lowell Planning Department pursuant to the Requirements of the City of Lowell Development Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

The required Community Meeting was held on Wednesday, March 30, 2022. A representative of the petitioner mailed a written notice of the date, time, and details of the Community Meeting on March 15, 2022, as required by Ordinance. The mailing list of registered owners of property and organizations is attached as **Exhibit A.** A copy of the notice is attached as **Exhibit B.**

**TIME AND DATE OF MEETING:**

The Community Meeting required by the Ordinance was held on Wednesday, March 30, 2022, at 6:00 PM at the Lowell Town Hall, 101 W. 1<sup>st</sup> Street, Lowell, North Carolina, 28098.

**PERSONS IN ATTENDANCE AT MEETING:**

The list of attendees from the required Community Meeting is attached as **Exhibit C.** The Petitioner's representatives at the required Community Meeting were Fred Matrulli, Mellissa Oliver and Cameron Fox with The Pulte Group and Bridget Grant with Moore & Van Allen, PLLC. Also at the meeting was the Lowell City Manager of the Planning Department, Scott Attaway.

**SUMMARY OF ISSUES DISCUSSED AT MEETING:**

**I. Overview of Petitioner's Presentation.**

**Introduction and Overview of Development Plan.**

Bridget Grant with Moore & Van Allen started the meeting by welcoming the participants to the meeting and thanking them for attending the community meeting for the rezoning project on Lowell Spencer Mountain Road by Pulte Group. She then introduced the Petitioners representatives to the meeting attendees. She also explained to the participants how the meeting would proceed and reviewed the agenda.

Ms. Grant and the Petitioners representatives provided the following information during the presentation.

The approximately 290-acre site is located off Lowell Spencer Mountain Road. The existing zoning is SFR-3 and the proposed zoning is SFR-4 CZ to develop the Site with 422 single-family units. The benefit of a conditional zoning plan are the greenway/trails, common open space of at least 91 acres, tree save of 136.45 acres, the cluster style of development which creates contiguous areas of tree save and open space, increased open space along conservation area and the increased water quality/environmental protections.

Ms. Grant then opened the meeting for questions.

**II. Summary of Questions/Comments and Responses:**

Comments from residents generally focused on environmental issues.

Participants inquired about the ability to provide certainty on open space preservation and commitments to preserve a portion of the site. The petitioner noted that they would continue to work with the community to define a specific area to be preserved or subdivided from the petition. Attendees emphasized the relevance of the natural habitat on the site and appreciation for significant open space throughout the community. The development team and participants identified a potential boundary/border to limit development. Attendees also noted that it would be important to provide access to the site to be preserved.

One attendee requested that additional water quality measures be implemented similar to other projects in the area. The development team confirmed willingness to implement similar standards.

The meeting was adjourned, and the development team committed to providing updated plans that reflect community comments.

cc: Scott Attaway, City of Lowell, City Manager  
Mellissa Oliver, The Pulte Group  
Fred Matrulli, The Pulte Group  
Bridget Grant, Moore & Van Allen, PLLC

## Exhibit A

CONTACT	ADDRESS	CITY	STATE	ZIP
LLOYD JULIA B & OTHERS BARR EDWIN T SR 1/4 INT	1427 BUCKINGHAM AVE	GASTONIA	NC	28054
FLOWERS GERALD THOMAS FLOWERS TERI LYN	138 HALL RD	GASTONIA	NC	28056
BROWN DOROTHY MAY	126 FLOWERS RD	GASTONIA	NC	28056
MAY EDITH C HEIRS C/O JEFFERY SCOTT BEASLEY	114 FLOWERS RD	GASTONIA	NC	28056
MORROW CHARLES FRANKLIN MORROW MARSHA B	104 FLOWERS RD	GASTONIA	NC	28056
COSTNER ERIC EUGENE	1437 LOWELL SPENCER MOUNTAIN RD	GASTONIA	NC	28056
ABERNATHY BLANCHE M	PO BOX 56	MCADENVILLE	NC	28101-0000
MOORE RACHEL MANN	1429 LOWELL SPENCER MOUNTAIN RD	GASTONIA	NC	28056
SUTTON DONALD TERRY	109 SUTTON CARPENTER RD	GASTONIA	NC	28056
SCHRONCE TAMMY S	2408 MALLOTTE LN	GASTONIA	NC	28054
LITTLE JEFFREY A & OTHERS LITTLE JEFFREY A & SPOUSE	1413 LOWELL SPENCER MOUNTAIN RD	GASTONIA	NC	28056
DAVIS DANIEL A	1405 LOWELL SPENCER MOUNTAIN RD	GASTONIA	NC	28056
BARKER GAIL REDDICK	2940 ALARKA RD	BRYSON CITY	NC	28713
MACCINI DIANNE	121 SUTTON CARPENTER RD	GASTONIA	NC	28056
CARPENTER EUNICE H 12% INT CARPENTER CATHY J 88% INT	129 SUTTON CARPENTER RD	GASTONIA	NC	28056
EMMERLING HAZEL M	3035 MARLBOROUGH CIR	GASTONIA	NC	28056
WBTV INC	ONE JULIAN PRICE PLACE	CHARLOTTE	NC	28208
GASTON COUNTY	PO BOX 1578	GASTONIA	NC	28053-1578
TALLEN DORIS B	2306 RYAN CONLEY CT	GASTONIA	NC	28056
TALLEN DRUM COMPANY	PO BOX 675	LOWELL	NC	28098-0000
TALLEN DORIS	PO BOX 675	LOWELL	NC	28098-0000
GOODSON JAMES A	4266 KISER WOODS DR SOUTHWEST	CONCORD	NC	28025
CATAWBA LANDS CONSERVANCY	4530 PARK RD, SUITE 420	CHARLOTTE	NC	28209
STATE OF NORTH CAROLINA C/O STATE PROPERTY OFFICE	1321 MAIL SERVICE CENTER	RALEIGH	NC	27699-1321

## Exhibit B

### **NOTICE TO INTERESTED PARTIES OF A REZONING PETITION PULTEGROUP – LOWELL**

Subject: Rezoning Petition – Lowell Spencer Mountain Road  
Petitioner/Developer: PulteGroup  
Current Land Use: Vacant  
Existing Zoning: SFR-3 and R-1  
Rezoning Requested: SFR-4 (CZ)  
**Date and Time of Meeting:** ***March 30<sup>th</sup>, 2022 at 6:00 p.m.***  
**Location:** Lowell Town Hall  
101 W 1st St  
Lowell, NC 28098  
Date of Notice: 3/15/2022

We are assisting PulteGroup (the “Petitioner”) on a recently filed request to rezone an approximately ±290 acre site located along Lowell Spencer Mountain Road (the “Site”) from SFR-3 and R-1 to SFR-4(CZ). The request is to allow the development of the Site with a single-family residential community. The purpose of the rezoning is to provide flexibility in the lot sizes and increase open space while maintaining the density permitted under the existing zoning.

We are hosting the community meeting to discuss this rezoning proposal with nearby property owners and organizations on March 30<sup>th</sup>, 2022, at 6:00 PM at the Lowell Town Hall.

Residents who expect they will be unable to attend and have questions about this matter are asked to email [bridgetgrant@mvalaw.com](mailto:bridgetgrant@mvalaw.com) or call 704-331-2379 to make alternative arrangements to receive the presentation information.

Thank you.

cc: Scott Attaway, City of Lowell  
Mellissa Oliver, PulteGroup  
Eddie Moore, McAdams Company  
Jeff Brown, Moore & Van Allen, PLLC  
Bridget Grant, Moore & Van Allen, PLLC

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**Exhibit B (Continued)**

**Site location:**



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## Exhibit C

### Community Meeting Attendance Sheet

\*\* This sign in sheet is to acknowledge your attendance at the community meeting and so that the City Council may know who attended the community meeting. Signing this attendance sheet does not indicate support or opposition to the proposed rezoning petition. \*\*

Petitioner: Pulte Group  
 Rezoning petition Number \_\_\_\_\_  
 Date 03/30/2022

Name	Address	Phone	Email
Andy Kane	18 Fairway Ridge 404 W. 55	980- 506-8684	andyk@ catalawriverkeeper.org
Tom Gates	2311 Roswell Ave Charlotte NC 28207	704-695-0243	tomgates@ catalawriverkeeper.com
Waywood Rankin	144 Redburn Lane Gastonia NC 28656	704-527-2524	RANKIN@ WILLSON24.NET
DAVE CABLE	739 SPRING ST. DAVIDSON NC	704-577-2007	dcable@springside partners.com
JOHN SEARBY	397 LAKE WYLIE RD BELMONT, NC 28012	309-989-7176	John@ catalawriverkeeper.org
Branda Jones	115 Willow Dr, Mendocville	704 747 5907	branda@catalawriverkeeper.org

**\*Add additional sheets as needed\***