



**CITY OF LOWELL  
COUNCIL MEETING AGENDA  
TUESDAY, APRIL 12, 2022, 6:00 P.M.**

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- 1. CALL TO ORDER – Mayor Sandy Railey**
- 2. INVOCATION / PLEDGE OF ALLEGIANCE**
- 3. ADOPTION OF AGENDA FOR THIS MEETING**
- 4. PUBLIC COMMENTS**
- 5. APPROVAL OF MINUTES**
  - A. Minutes from Council Meeting Held March 8, 2022 **(p. 1-10)**
- 6. SPECIAL PRESENTATION**
  - A. Presentation of the Final Draft Conceptual Master Plan for 1602 N. Main Street **(p. 11)**
- 7. UNFINISHED BUSINESS**
  - A. Public Hearing for Consideration of Zoning Text Amendment for Article 12, Section 12.10. **(p. 12-13)**
  - B. Public Hearing for Rezoning Case # RZ22-01 Regarding Parcel ID #'s 202167, 202166, 135144, 210660, 136564, and 202774 from the Zoning Districts of SFR-2 and SFR-3 to the CZ/SFR-4 Zoning District **(p. 15)**
- 8. NEW BUSINESS**
  - A. Budget Amendments #4 & #5 **(p. 16)**
  - B. Set Public Hearing for consideration of LDO Text Amendment to add “Blood Plasma Facility” to Article 8, Table 8.1 Table of Uses, Section 1 with supplemental regulations **(p. 17-18)**
  - C. Review and Consideration of Master Sign Application for 4290 E. Franklin Blvd. Parcel ID#128628 **(p. 19-27)**
  - D. Approval of Planning Director Salary Range Adjustment **(p. 28-29)**
  - E. Discussion of FY 23 Budget Highlights **(p. 30)**
  - F. Consideration of Resolution to Include the City of Lowell within the Gaston County Fire Protection Service Tax District **(p. 31-32)**
  - G. Consideration of LCC By-laws Revision **(p. 33)**
  - H. Discussion of Harold Rankin Park and Bob Bolick Park Master Plans **(p. 34-35)**

**9. STAFF REPORTS**

- A. Public Works Report (p. 36)
  - B. Finance Department Report (p. 37)
  - C. Police Department Report (p. 38-39)
  - D. Fire Department Report (p. 40)
  - E. Parks and Recreation Report (p. 41-42)
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**10. CITY ATTORNEY REPORT**

**11. CITY MANAGER REPORT**

**12. MAYOR AND CITY COUNCIL GENERAL DISCUSSION**

**13. CLOSED SESSION**

- A. To Discuss the Acquisition of Real Property Pursuant to NCGS 143-318.11(a)(5), NCGS 158-7.1(d)
- B. To Discuss Matters Regarding Personnel Pursuant to NCGS 143-318.11(a)(6)

**14. TAKE ACTION ON ITEMS DISCUSSED DURING CLOSED SESSION**

- A. Discussion of Salary for Council Appointed Position
- B. Determination of Setting Public Hearing for Economic Development Agreement

**15. ADJOURN**

# MINUTES

Lowell City Council

Regular Meeting

Tuesday, March 8, 2022, 6:00 P.M.

## I. CALL TO ORDER – Mayor Sandy Railey

Mayor Railey called the meeting to order at 6:00p.m. Those attending in-person were Mayor Pro-Temp Travis Smith, Councilmembers Phil Bonham, Candy Funderburk, Thomas Gillespie, and Joanna Fulbright. City staff included City Manager Scott Attaway, City Attorney John Russell Jr, Interim Police Chief and Captain Carl Moore, Sergeant Jeff Harrison, Finance Director, Lisa Nolen, Public Works Director, Thomas Shrewsbury, and City Clerk Cheryl Ramsey. Parks and Recreation Director Cristy Cummings attended via online. A quorum was determined at the beginning of the meeting. The meeting was teleconferenced to the public and the agenda and meeting materials were made available on the city's website. Members of the public were also present.

## II. INVOCATION / PLEDGE OF ALLEGIANCE

Councilmember Gillespie gave the invocation and led everyone in the pledge of allegiance.

## III. ADOPTION OF AGENDA FOR THIS MEETING

Before the motion was initiated, Mr. Attaway informed members of the three items added to agenda: 8G, 8H, and 8I (highlighted below). Councilmember Candy Funderburk made a motion to accept the agenda with the added items, seconded by Councilmember Thomas Gillespie. The vote was unanimously in favor.

## IV. PUBLIC COMMENTS

- A. Levi Adgate of 701 S Church St, Lowell, NC discussed the NorthPoint Development issues and how it has affected his family. He is trying to understand why they want to buy his property as he has not heard from Michael (NorthPoint) nor the organization since February 9<sup>th</sup>. He would like to get the ball rolling in the right direction and more conversation with Michael from the agency.
- B. Kay and Joe Kasey are realtors representing neighbors on Church St regarding Gateway 85. One of their clients was contacted about purchasing their property and this is how they got involved in the NorthPoint project. They have had trouble getting definite answers regarding a road going through properties or not. She had also met with Michael (NorthPoint) in February about the plans and they were going fine but now they (NorthPoint) seem to have changed their plans without notifying the residents. The residents have put in offers on homes and discussed numbers for their current homes. They let Michael know and was told he would get back with them. Residents have been waiting weeks for a response and are not understanding the delay in buying the homes noted in the initial plan. She doesn't want the plans to hurt the neighbors and them being stuck in homes with a new roundabout on their street with 18 wheelers lined up going by

with children and a school nearby if the firm goes north. She is requesting the council help these people.

- C. Don Elliott of 702 S Church St stated he was approached by Michael over a year ago regarding buying his property, the need to build a road on their end of the project to commute from 85 and along Kenworthy and that four houses were involved. No discussions were made for quite some time and then Michael got back to them one day when he was not at home. They are trying to make a lateral move to keep the lifestyle they currently have in looking for a new home. Negotiations were made with the last offer being close to his initial offer with Michael. They know Northpoint needs this and he is not trying to make a lot of money and have looked at a lot of homes. He said he spoke to Michael a couple weeks ago and was told he had to speak to his associates by the end of the week. He has yet to hear from him even after multiple attempts. He has now heard there have been at least two properties north of their property that are under contract with NorthPoint which exceed the amounts that was offered to him. They just want a clear answer on what the plan is and he is still interested in selling his property. He does not want to live in an area with noise, trucks, lighting etc. if they move north and believes the citizens of Church Street will be very unhappy when this all happens.
- D. Joe Kasey was allowed to speak again by Mayor Railey. He stated that the last statement made when representatives of the project met at Levi's (Adgate) home was if there is going to be a road and there is always the option of eminent domain and his hand pounded on the table in Levi's home. He considered that a threat and do not think that is appropriate. He is asking for protection of these people as they are feeling overwhelmed and overpowered.
- E. Heather Ward 711 S Church St, Lowell, NC was approached by Spencer with (inaudible) and was told they would like her to be out by June 6<sup>th</sup>. She thought that was quick and asked to have a year but they re-emphasized the 6<sup>th</sup>. She then started the process of looking for a house with Kay Kasey, getting approved and so forth. They sent her an offer and she counter offered on February 18<sup>th</sup>. She has not heard anything since. She doesn't want this project near her home and just wants an answer so they can move forward. Was hoping to come here tonight to get more direction on the project.

There were no other speakers and Councilmember Candy Funderburk mentioned to the public that this will be on the agenda later if they wanted to stay. Attorney John Russell explained to the public the protocol of the council in that they are not allowed to dialogue with the public during this time and more about the public being allowed to speak their peace.

## V. APPROVAL OF MINUTES

- A. Minutes from Council Meeting held February 8, 2022 (p. 1-7)

Councilmember Funderburk made a motion to approve the minutes from the February 8, 2022 Council meeting, seconded by Councilmember Gillespie. The vote was unanimously in favor.

## VI. SPECIAL PRESENTATION

- A. Presentation and Adoption of the 2021-2022 Lowell Parks and Recreation Master Plan – presented by Michael Kanters. He gave some of the recommendations for the development. They included:
1. Future land acquisition to provide connectivity
  2. Revitalize Harold Rankin park – 5.86 acres of development land and 4.09 acres of property adjacent to the park to come up with different renditions for the maximum usage 26:27
  3. Revitalize Bob Bolick park – barrier needed between the park and railroad line as there is currently no barrier; updated bathroom facilities (particularly when holding events).
  4. Community indoor recreation center with space (multi-generational)
  5. (Matt Carusona continued the presentation) Financee Park and Rec improvements – renew land ordinance
  6. Lack of Full-time staff as the city continues to grow
  7. Enhancing support and recreation program for teens and adults to deter people from going out of town for these benefits.

Councilmember Funderburk thanked them for speaking but was under the impression that they were going to be providing a map of what is going to happen. Mr. Carusona stated that this is a needs assessment plan and how you can grow in the next 5-10 years. Land use is done by another larger firm. They did ask in the survey to list where actions should be focused on and a map was provided for viewers to refer to. They thanked Cristy Cummings, Parks and Recreation Director for helping them. Motion was made by Councilmember Gillespie to adopt the presentation of the 2021-2022 Lowell Parks and Recreation Master Plan. It was seconded by Mayor Pro Tem Smith. The motion was passed 4 out of 5 with one dissenting vote from Councilmember Funderburk.

## VII. UNFINISHED BUSINESS

- A. Public Hearing for consideration of Zoning Text Amendment for Article 12, Section 12.10 (p. 8-9). Mayor Railey asked for a motion to go into public hearing. Councilmember Funderburk made the motion to go into the public hearing, seconded by Mayor Pro Tem Smith. The vote was unanimously in favor. Scott Attaway presented the amendment to the LDO regarding RV's and commercial vehicles parked in front yard/driveways. Under the prior UDO, these types of vehicles had to be parked in the rear of the house. The changes proposed are that they are not to be forward any 25ft behind the front line of the house. They could still be parked in the side yard and could be parked from that point to the rear of the home. This is the way the amendment was written and how the Planning Board recommended approval of it.

Councilmember Funderburk asked if there were a lot of complaints [from citizens]. Mr. Attaway said they came in spurts, particularly in 2019. The new ordinance allows them to park in the front area for a period of time of 30 days, instead of 90 days. Councilmember Funderburk agreed but noted that sometimes we need to do a case-by-case basis. She mentioned she knows of a citizen of Lowell that is renovating his RV for dialysis. She stated they had a special driveway built to house; however, in order to adhere to the rules and moved it to the side of the home. They plan on moving from the property altogether in six months but in the meantime during the renovation he is need of the RV where it is. She is hoping council would consider keeping the time to 90 days instead of changing to 30 days. Mr. Attaway stated that the point of the timeline is when it is occupied. She said the citizen will not occupy it but will be going in and out but would not adhere

to the rules in terms of its location. Mr. Attaway stated he didn't mean to misinform but the amendment refers to occupying the RV not parking it. Its currently 90 days but not more than twice per year. The proposal was 30 days but not more than twice per year as occupied. He stated that if council agreed on researching medical reasons, they can table this to do so. Councilmember Bonham asked if this was really an issue stating that if you are in and out of the dwelling then you are not occupying it and therefore does not see the issue as long as it's set back. Councilmember Funderburk explained that the citizen's RV is not set back which is the question. Mr. Attaway said if the issue is not the setback then that would be a separate issue and council would need to rethink the proposal. He also stated that the City does not have the manpower to drive around looking for RV's and this is only on a complaint basis for enforcement. This text amendment was brought up in the case of a complaint in the future.

Councilmember Funderburk suggested maybe the topic needs to be tabled to look further into medical reasons. Councilmember Fulbright said she drove around and noted on Riverview the lots are slanted on one side and a resident may have an air conditioner or wooded areas that would impede them from getting their RVs or boats to their backyards on the other side. She wanted to understand what the fairness was for people using their money to purchase these types of things. She asked if there was an ordinance related to this or similar to having multiple vehicles in their yards. Mr. Attaway stated there is a junk vehicle ordinance. She asked if the City could do something similar to that instead of telling people they can't put the RV in a particular place where you could be fined if you don't follow. Mr. Attaway said some HOAs have in their by-laws that you can't have them. He also mentioned that a number of storage units have been built around Gaston County. He said that was the original reason why this section was in any zoning ordinance with the UDO adoption in 2007. As it stands right now, the way the ordinance reads is that "they shall not be parked or stored on the street in residential districts...an RV license can be occupied and remain that way on a lot for up to 90 days, twice a year. He stated if council is satisfied with that, he is fine with not amending the text of the LDO. If Council thinks that still needs to be changed then the public hearing can be kept open and addressed again in April. Councilmember Bonham suggested to keep it open for more research. Mayor Pro Tem Smith made a motion to table it to the April 12<sup>th</sup> meeting at 6pm, Councilmember Gillespie seconded it. The vote was unanimously in favor.

## VIII. NEW BUSINESS

- A. Appointment of Council Delegate to GCLMPO Board (p. 10) – Mr. Attaway presented. Due to resignation of Councilmember Ken Ervin, it leaves a void for the primary delegate. Councilmember Funderburk is the current alternate member. He is requesting a motion to appoint someone to serve as primary and alternate delegate. Councilmember Bonham made the motion for Councilmember Funderburk to be the primary delegate for the GCLMPO Board. Councilmember Gillespie seconded. The vote was unanimously in favor. Mayor Pro Tem then volunteered to be the alternate. Councilmember Gillespie made the motion for Mayor Pro Tem Smith to be the alternate delegate to the GCLMPO Board, seconded by Councilmember Funderburk. The vote was unanimously in favor.
- A. Consideration of Appointment to the Lowell Community Committee (p. 11-15) – Mr. Attaway presented. A re-appointment application was received from Heather Seay. Her term is currently

up now and requires a reappointment. Mayor Pro Tem Smith made a motion to approve Heather Seay for another term, seconded by Councilmember Funderburk. The vote was unanimously in favor.

- B. Set Public Hearing for Rezoning Case # RZ22-01 Regarding Parcel ID #'s 202167, 202166, 135144, 210660, 136564, and 202774 from Zoning Districts of SFR-2 and SFR-3 to the Gateway 85 Project (p.16-21) – Councilmember Bonham made a motion to set the public hearing, with Mayor Pro Tem Smith seconding. Attorney John Russell suggested holding off the set public hearing vote to allow Mr. Attaway to do a brief introduction to explain the background. Mr. Attaway stated that Pulte Development has submitted a request to go from the 2 and 3 zoning classifications to the conditional zoning district of SFR 4. Included is Attachment A that shows the latest versions of the site layout and email updates from Pulte. The application will be under review with the Planning Board who is meeting the first Tuesday of April, the week prior to the public hearing he is asking to be set tonight. Councilmember Funderburk asked if they had to have a reason to come back to request a rezoning? Mr. Attaway asked if she was referring to the exemption for not having to wait four months? She said yes. Mr. Attaway said that was done a month ago. Councilmember Funderburk said it was approved but he never stated the reason. Mr. Attaway said because they were applying for conditional zoning. Councilmember Funderburk then stated they were never given a site map and asked if that is the reasoning? She wanted to see something showing what it looks like with the SFR 2's and 3's instead of the SFR4's. Mr. Attaway said he doesn't think we can require them to submit a site plan for SFR two or three. Councilmember Funderburk said that is what it was originally zoned for and why did they even show us anything. Mr. Attaway said he doesn't think they were interested in trying to get under those zoning districts which is why they have come to the City for rezoning.

Councilmember Gillespie asked if this is the motion that Councilmember Funderburk made when the conservatory group wanted to go to SF2? Mr. Attaway said this is the same development but there are multiple tracks of land. He said the flexibility in asking for a 4 (the numbers mean per acre where you can build this number of units-4 units per acre) on 290 acres is 1160 lots which will not happen due to all the flooding in the area. That site plan has 490 residentials on it which came down from 575 where we saw some preliminary flood plans from them. He assumes the deletions of about 85 units are coming from the eastern side of Lowell Spencer Mountain Rd.

Councilmember Funderburk asked if he had any idea of when they will be starting that road, build new schools? She said the way it is already laid out, it will impact traffic and the schools. She asked if we have any idea of when DOT will start? Mr. Attaway stated the area is currently SFR3 and they are asking for more density, but they are not actually going to build 1100 homes. SFR3 right now would be 3x290 acres so that is roughly 600 houses by-right. They are asking for the flexibility of a 4 because the footprint and some of the setback constraints in certain areas so they can put more density in less pockets of the development. This allows better buildable areas to make the project work for them. Councilmember Gillespie said it went from a 2 to 4 and it seems like they are only wanting to make money. He also wondered why they are not here to discuss it. Mr. Attaway said they are asking for less homes than last time. They went down from 575 to 490.

Councilmember Funderburk did calculations for 490 homes for potential 2.5 kids in home and the number of cars that will be on the road. She is concerned about the cars and the traffic. She knows

we can't tell them they can't build but thinks the developer has the responsibility to get in touch with DOT and the schools before they even start. Councilmember Fulbright asked if the area they are talking about is buildable space? Can they go back and build it up after we say everything is fine. Mr. Attaway said no because conditions are set and the developer and City have to agree. We can't control much on North Main Street because it is a DOT maintained road. DOT requires the developer to perform a traffic impact analysis. What Lowell can do is entertain some conditions. Mr. Russell then elaborated on conditional zoning that Councilmember Fulbright asked about. Councilmember Funderburk asked if the Catawba Conservatory will be here or has spoken to the developer? Mr. Attaway did not know.

Mayor Pro Tem Smith asked if DOT has contacted the Gaston County school board? Mr. Attaway said he and members of council have contacted them and they have their own boards. Councilmember Funderburk then encouraged everyone to email or call your school board members of what is coming because someone she contacted had no clue. She stated if we stick together, maybe we can get something. She said you can't build a school after the development is built because they have to plan. Mr. Attaway said he talked to the School Board and let them know that using a US Housing calculator, we are going to produce about 380 children off of all of the developments in Lowell because it's based off the bedroom count etc. and that prompted a 'thank you' from the School Board. Since then, the Gaston County has formed a group where all the Planners from all cities meet monthly to offer up submitted projects to stay in the loop. Councilmember Bonham said that we have to keep a pulse of what's going on.

Mr. Russell then said this is the time to make the motion to set the public hearing up. Councilmember Bonham made a motion to set the public hearing up for April 12 at 6pm. It was seconded by Mayor Pro Tem Smith and unanimously in favor by the group.

*A short recess of five minutes was requested at 7:14 and motioned by Councilmember Bonham and seconded by Councilmember Funderburk. The vote was unanimously in favor. The meeting resumed at 7:19 pm.*

- C. Update and Discussion of Aberdeen Extension and S. Main Street connection as it relates to the Gateway 85 project (p. 22-23). Mr. Attaway presented with the background. He stated it has been several months of discussions with the developer of Gaston County NCDOT and there have been multiple alignments proposed but no set in stone final alignment yet. He stated he has a call regarding this matter Thursday of this week. He also explained the map on page 23. He then opened the floor for questions to him or Attorney John Russell. Councilmember Funderburk discussed her issues with the project. She started with stating "we can't tell them they can't come but the integrity of Michael Johnston and Jordan Quinn in how they approached these citizens is unacceptable in my opinion." She said one person was almost threatened with someone telling them they would take their house even when eminent domain is against the law in North Carolina and that is unacceptable to her. She then referred to one of the couples in the audience and how they were approached by the developers to buy their house. She stated that NorthPoint has not gotten back to the residents regarding their homes and does not believe they know what they are doing. She mentioned how she was appointed to the GCLMPO and talked to Randi Gates about



two weeks ago. She stated Ms. Gates is the Director and didn't know anything about this road. She stated this project would tear Lowell up and that the situation has upset her.

Councilmember Gillespie asked Mr. Attaway if a representative from NorthPoint was supposed to be here tonight? He stated that they said they were going to come. Caleb Moore then spoke up to say he was here. Mr. Attaway introduced him to the Council. Councilmember Gillespie asked if they could clear up some of this stuff. Mayor Railey asked if Mr. Moore would like to speak and he stated he would.

Caleb Moore, Regional VP for NorthPoint Development and works with Michael Johnston in the Southeast began with an apology for the mishandling of the situation with all of this and the poor communication. He said they try to set themselves apart and treat people fairly, but they acknowledged they missed the mark. In speaking to the project, he stated "the original plan was described correctly in that it wasn't connecting over, but due to the constraints with the fire department and secondary access and to be perfectly candid, and some marketability for our site, they are pursuing the secondary access. Obviously with tenants like these and having two points of access to interstates is big stuff. He stated from their prospective the hardest part is that it's always a dance with residential properties takedown, negotiating purchase prices, compliance with DOT, and the Fire Department. He said when NorthPoint originally reached out to Levi there was one routing of the road, then negotiations on the purchase price took place and at that point we were not able to get to the asking price. At that point they determined that there were other options they could explore. He apologized again and stated then tenants should have been kept in the loop the entire time and a huge mistake on their part. He then added "with that said when we went through and with claims that we are purchasing other properties at the same price, well that is not entirely true. That all works in conjunction. When we negotiate purchase prices, we are careful not to go into a contract unless we are willing to move forward with it. We've looked at the different options. We still do not know the right solution is. It's a dance with DOT making sure what we are proposing and what works for them and is approvable. I think DOT has the residents in mind. We're looking at how to design this intersection from a perspective of public safety and making sure we design it in a way that works." He then offered Council to ask questions of him and pledged to make the residents and council more aware of what is going on.

Councilmember Funderburk (using a map to illustrate) asked "have they thought about building closer to 85 by the Sonic on the other side and go down like an access road and a roundabout by Lynn St. that would come up to a third building?" Mr. Moore was not familiar with that particular map but, Mr. Attaway said he mentioned that option to NCDOT and they didn't like it because you have to deal with a federal highway. Mr. Warren said he didn't know about a roundabout. Councilmember Funderburk then said it was told to her that a roundabout was coming near Cobb Street and asked Mr. Moore about it and he said it is not. She asked if he signed a contract with any citizen on S Church St. about buying their homes? Mr. Moore said they have. He did not want to tell who. She stated if homes are being bought at S. Church and Cobb St, then it would indicate that they do have plans to go right through there. She disagreed to that thought because of the vicinity of that road to Holbrook and tearing up the property down through there.

Councilmember Funderburk then asked Mr. Moore if it is a two lane or four lane road? Mr. Moore said two lanes. She asked how S. Church is going to cross it with Holbrook traffic being so busy. Mr. Attaway stated that DOT has required the developers to do a traffic analysis. Any findings would have to be addressed. Mr. Moore stated that the project is completely conceptual at this point. Nothing has been approved or permitted. He also mentioned that they are only under contract with the homeowners, and have not closed. Councilmember Funderburk then asked where is the proposed street going? Mr. Moore said the intent is to come into Church St then connect to Cobb and tie into Kenworthy.

Councilmember Fulbright asked if the idea of speaking with residents is to see what area agrees to the lowest amount and that is where the development will be, leaving other residents on hold after already agreeing to sell? Mr. Moore stated some aspects are true but to clarify, some were never under contract and there has not been an agreed upon purchase price. He again apologized for the lack of communication. Mr. Moore stated that engineers are involved with thoughtfully designed plans and must meet DOT criteria. They also look at ways to help the community in landscaping and plan on donating land for a park. They try to be thoughtful and considerate. She said she heard from a reliable source that they are pushing hard on Lowell because if they don't get this project done first, Gastonia won't sign off. He said that is not true and if this doesn't happen, they will still have a secondary access to Lineberger. Councilmember Funderburk disputed that idea and stated traffic issues especially when a wreck happens on 85. She said she would have never voted for this had she known about this road. Councilmember Fulbright asked if there will be a ramp off of I-85? Mr. Attaway said it is an illustrated conceptual plan based on the master plan for Lowell. NorthPoint was included because the project had already started. The consultants working with the City looked to see how you could best use the property to potentially add to the plan.

Mayor Pro Temp Smith asked Mr. Moore about the miscommunication and how that will be addressed with the members of the community effected and those in attendance. Mr. Moore said that at this point they are probably looking at another route and shifting the road 100 ft. Councilmember Funderburk mentioned the traffic issues again and alternatives to use Lynn St. He stated that they will be doing traffic studies at the whole area affected in the surrounding areas and will provide copies of some of the results to council. He will talk to the engineers about Lynn St possibilities.

- D. Budget Amendment #2 (p.24-25). Mr. Attaway said a motion needs to be received for the Police Department Grant. Mayor Pro Temp Smith made the motion to approve the Budget Amendment #2, seconded by Councilmember Bonham. The vote was unanimously in favor.
- E. Discussion of April 6 City Council Work Session (p.26). Mr. Attaway said the meeting is needed and asked members to check their calendars. The meeting was ultimately changed to Friday, April 8<sup>th</sup> at 3pm. Councilmember Funderburk made a motion to amend the council work session budget calendar from April 6<sup>th</sup> to the 8<sup>th</sup>, seconded by Councilmember Funderburk. The vote was unanimously in favor.
- F. Approval of Accounting Technician Position. Mr. Attaway explained the need for the new position and asked council to look over the attached job description. This job would be primarily cross-trained with Sue Lowe and serve as accounting back-up for Lisa Nolen and back up with payroll duties. He asked if a motion is made please note the amount of the pay. Mayor Pro Temp

Smith made the motion to approve the Accounting Tech position at a pay grade of 10, seconded by Councilmember Funderburk. The vote was unanimously in favor.

- G. Consideration of Grant Project Ordinance for ARPA Funds – Mr. Attaway presented. He asked all project items to be left out of this particular motion. This will need to be allocated by July 2024 and spent by December 31, 2026. The city has some unassigned funds so council will need to do other amendments in the future. Councilmember Bonham made the motion to approve the Grant Project Ordinance for the City of Lowell American Rescue Plan Act 2021: Coronavirus State and Local Fiscal Recovery funds as outlined. It was seconded by Councilmember Funderburk. The vote was unanimously in favor.
- H. Budget Amendment #3 – Mr. Attaway presented. Moving ARPA revenues to the General Fund Revenue by \$85,000 then moved administrative salaries for the supplanting (noted above) for this existing fiscal year. Councilmember Funderburk made a motion to approve the budget amendment #3, seconded by Mayor Pro Tem Smith. The vote was unanimously in favor.

## IX. STAFF REPORTS

- A. Public Works Department Report (p.27) – Mr. Shrewsbury reported:  
He stated they had a typical month with water leaks and such. He is working to getting a full staff back. Councilmember Bonham asked about inmate staffing. Mr. Shrewsbury stated they are using two inmates with one to be replaced next week and they may be losing the other due to an illness. They are still down one fulltime and one part time employee. Mr. Attaway stated Mr. Shrewsbury has asked for an additional employee for Water/Sewer so he is trying to account for that in this next budget. Councilmember Funderburk asked about speed bumps? Mr. Attaway thinks the policy needs to be more visible on the website so we will make the updates as necessary.
- B. Finance (p.28) – Lisa Nolen presented. She stated that Sue Lowe was still working with the MeterSys analyst to work out some issues and working on water supply reports for Mr. Shrewsbury. She stated Ms. Lowe is also in the process of documenting her procedures in the event someone needs to help her at the front desk and answering calls. Mrs. Nolen is currently cleaning up account transactions that were coded incorrectly. She mentioned the new temp and how she is very helpful and knowledgeable. Mrs. Nolen is also working on year-end adjustments from Butler & Stowe. Mr. Attaway mentioned that Ms. Lowe is pulling together a lot of reports for the CIP updates in preparation for the flow study. He thanked Ms. Lowe and Lisa Nolen for their hard work.
- C. Police Department Report (p. 41-42) – Interim Chief/Captain Carl Moore reported
1. Very busy month and citations are back up. Installed a camera at the old chemical plant and have charged 24 adults and a few more teenagers with trespassing.
  2. Sgt. Harrison started the Community Watch program last week on the 3<sup>rd</sup> on Woodlawn and it went well with about 32 people were in attendance.
  3. Officer Anderson had a drug bust charging juveniles with 17.5 oz of marijuana, seized \$1400 in cash and a gun was confiscated off Stowe St. Councilmember Funderburk asked about the homeless camp and if that had been straightened out. Captain Moore said they are still working on it. Two people were charged last week around Rankin Park. They are working with Mr. Dixon at Woodlawn Church and Mr. Culbertson to try to fix it the problem.
- D. Fire Department Report– see **Departmental report on page 46.**

## X. CITY ATTORNEY REPORT – No updates

XI. **CITY MANAGER REPORT** – No updates. Councilmember Funderburk asked about the update of the apartments on Groves Street Mr. Attaway said they tabled the variance for the next month due to wetlands issues.

XII. **MAYOR AND CITY COUNCIL GENERAL DISCUSSION** – Mayor asked council if they had any further comments. Councilmember Funderburk thanked Mayor Pro Tem Smith for volunteering on the GCLMPO Board.

Mayor Railey thanked everyone for coming and asked for a motion to adjourn. It was moved by Councilmember Bonham, seconded by Councilmember Funderburk. The vote was unanimously in favor. Adjourned at 8:21 p.m.

ATTEST:

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Sandy Railey, Mayor

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Cheryl Ramsey, City Clerk

DRAFT

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**AGENDA ITEM INFORMATION**

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**AGENDA ITEM #:** 6-A

**DESCRIPTION:** PRESENTATION OF THE FINAL DRAFT CONCEPTUAL  
MASTER PLAN FOR 1602 N. MAIN STREET

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Staff will give a presentation on this item.

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**AGENDA ITEM INFORMATION**

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**AGENDA ITEM #:** 7-A

**DESCRIPTION:** PUBLIC HEARING FOR CONSIDERATION OF ZONING TEXT  
AMENDMENT FOR ARTICLE 12, SECTION 12.10.

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Please see the attached memo.



**To:** Lowell Mayor and City Council

**From:** Scott Attaway, City Manager

**Date:** April 8, 2022

**Re:** Public Hearing Regarding Zoning Text Amendment for Article 12, Section 12.10.

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During their February 1, 2022 regular meeting, the City of Lowell Planning Board considered the text amendment concerning a proposed change to the Lowell Development Ordinance. This change would further limit the number of days that an oversized vehicle may be allowed to be in use within a residential zoning district and proper placement on the residential lot.

After reviewing the proposal, the Planning Board voted unanimously to recommend the amendment for approval by the City Council.

During the March 8, 2022 Public Hearing the Council tabled the matter to the April 12, 2022 City Council meeting at 6:00 pm.

**Current Wording:**

**12.10 Parking of Over Size Vehicles in Residential Districts**

In order to maintain both safety and the visual appeal of residential areas, over size vehicles such as recreational vehicles (RV's), water craft and accessories, towing trailers, and commercial vehicles, as per Section 12.3-9, shall not be parked or stored on the street in residential districts. RV's shall be licensed motor vehicles in order to be occupied and remain on a lot for up to ninety (90) days, but not more than twice per year.

**Proposed Wording Recommended by Lowell Planning Board:**

**12.10 Parking of Over Size Vehicles in Residential Districts**

In order to maintain both safety and the visual appeal of residential areas, over size vehicles such as recreational vehicles (RV's), water craft and accessories, towing trailers, and commercial vehicles except per Section 12.3-9, shall neither be parked/stored on the street nor forward of any point twenty-five (25) feet behind the front building line of the conditioned space of any dwelling in residential districts. RV's shall be licensed motor vehicles in order to be occupied and remain on a lot for up to thirty (30) days, but not more than twice per year.

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**AGENDA ITEM INFORMATION**

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**AGENDA ITEM #:** 7-B

**DESCRIPTION:** PUBLIC HEARING FOR REZONING CASE # RZ22-01  
REGARDING PARCEL ID #'S 202167, 202166, 135144, 210660,  
136564, AND 202774 FROM THE ZONING DISTRICTS OF SFR-  
2 AND SFR-3 TO THE CZ/SFR-4 ZONING DISTRICT

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The applicant requested that this be pulled from the agenda while they finalize the survey of the property. Staff will readvertise for a public hearing when the applicant advises.



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**AGENDA ITEM INFORMATION**

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**AGENDA ITEM #:** 8-A

**DESCRIPTION:** BUDGET AMENDMENTS #4 & #5

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Staff will provide the recommended budget amendments as it relates to ARPA funds.

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**AGENDA ITEM INFORMATION**

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**AGENDA ITEM #:** 8-B

**DESCRIPTION:** SET PUBLIC HEARING FOR CONSIDERATION OF LDO TEXT AMENDMENT TO ADD "BLOOD PLASMA FACILITY" TO ARTICLE 8, TABLE 8.1 TABLE OF USES, SECTION 1 WITH SUPPLEMENTAL REGULATIONS

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Please see the attached memo. Please set a public hearing for the May 10, 2022 Council meeting.



**To:** Lowell Mayor and City Council

**From:** Scott Attaway, City Manager

**Date:** April 8, 2022

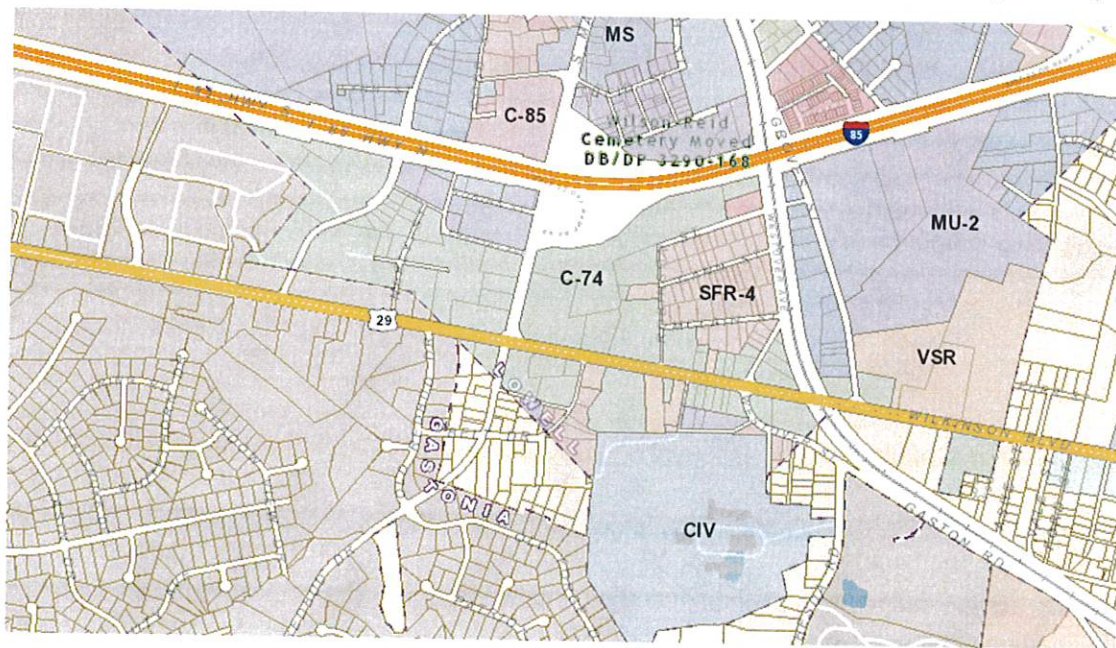
**Re:** Consideration of LDO Text Amendment to add Blood Plasma Facility to Article 8, Table 8.1 Table of Uses, Section 1; C-74 Zoning District w/ supplemental regulations

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It has been brought to our attention that Article 8; Table 8.1 does not include the land use of Blood Plasma Facility. Staff does not believe the land use fits with “medical offices” and should be a specific land use listed only in the C-74 Zoning District. Below is a staff-initiated text amendment to add this land use to the LDO with supplemental regulations. The Planning Board has recommended approval.

**Proposed Supplemental Regulations:**

- 1) Shall be located at least five hundred (500) linear feet away from any single-family residential use; elementary, middle, or high school facility; church or other house of worship facility.
- 2) Hours of operations for Blood Plasma Facilities shall be between 6:00 a.m. and 8:00 p.m. only.



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**AGENDA ITEM INFORMATION**

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**AGENDA ITEM #:** 8-C

**DESCRIPTION:** REVIEW AND CONSIDERATION OF MASTER SIGN  
APPLICATION FOR 4290 E. FRANKLIN BLVD. PARCEL  
ID#128628

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Please see the attached memo and application.



**To:** Lowell Mayor and City Council

**From:** Scott Attaway, City Manager

**Date:** April 8, 2022

**Re:** Consideration of Kia Master Sign Plan Application

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The LDO allows for applicants to apply for a deviation from the sign ordinance as described below. The Lowell Planning Board recommended approval at their April 5, 2022 meeting.

#### 17.10 Master Sign Plan

Regardless of the other provisions of this Article, the City Council may, at its sole discretion, approve a master sign plan for specified areas of City or for certain development projects listed in this section. The approved master sign plan may include signs of different sizes, types, locations, placement and height from those otherwise enumerated in this Article. 17.10-1 Purpose. The purpose behind this section is to permit creativity in sign design and placement to address site issues and constraints associated with topography, pedestrian-orientation, wayfinding/directional/directory and other conditions unique to the subject development or area of City.

#### 17.10-2 Application.

Master sign plans may be submitted for the following types of developments:

- (A.) Traditional Neighborhood Development (TNDO) projects, in accordance with the provisions of Article 8 of this Ordinance.
- (B.) Commercial, institutional, industrial, or mixed-use developments containing three or more acres in area.
- (C.) Areas of City that are governed by a corridor plan or area plan that includes sign guidelines.

#### 17.10-3 Submittal process.

Master sign plan applications may be submitted for consideration at the time of original submittal of the proposed development or separately from the original development proposal. The following information or material shall be required for a signage plan application and shall be indicated on an application form provided by the Planning, Zoning & Subdivision Administrator.

(A.) Owner and contact name, address, telephone number and signature(s), as applicable.

(B.) A master sign plan proposal illustrating the proposed signs, their proposed location, and their proposed purpose, along with a statement as to why the existing sign code cannot or should not be followed in the subject case.

(C.) An analysis showing how the proposed signage plan differs from what could be provided under the existing sign regulations set forth in this Article.

(D.) Other similar information determined by the Planning, Zoning & Subdivision Administrator to be necessary for understanding the purpose and intent of the proposed master sign plan application.

#### 17.10-4 Review procedure.

The Planning, Zoning & Subdivision Administrator shall schedule the master sign plan for Planning Board and City Council consideration in accordance with the notice and public hearing procedures set forth in Article 5 for zoning map amendments. In reviewing the proposed master sign plan, the Planning Board and City Council shall take the following matters into consideration.

(1.) The extent to which the proposed master sign plan deviates from the sign allowances otherwise applicable in this Article.

(2.) The rationale provided by the applicant for the deviations.

(3.) The extent to which the master sign plan promotes City goals associated with community character, wayfinding, pedestrian-orientation, and business identification.

(4.) The degree to which the master sign plan creatively and effectively addresses the issues and constraints unique to the site with regard to signage.

The Planning Board shall provide a recommendation to the City Council whether to deny or approve the proposed master sign plan in part or in total and shall further recommend conditions regarding approval where deemed warranted. The City Council may deny or approve the proposed master sign plan in part or in total and may establish conditions regarding approval. In the event that the master sign plan is denied, the applicant must wait at least 90 days before reapplying for a new master sign plan substantially similar (as defined in Article 3) to the proposed master sign plan.



MASTER SIGN PLAN APPLICATION

TO: THE CITY OF LOWELL  
101 W. First Street  
Lowell, NC 28098

APPLICATION #: \_\_\_\_\_  
DATE FILED: \_\_\_\_\_  
FEE PAID: \_\_\_\_\_

The undersigned does (do) hereby respectfully make application and request to the City of Lowell to allow creativity in order to address site issues and constraints as outlined in regards to Article 17 of the Lowell Development Ordinance pertaining to sign regulations and requirements on the below listed property and in such ways as proposed.

1) The real property sought to be amended is owned in fee simple by:

Gunter Michael D. LLC

as evidenced in Deed Book 4287 Page 0755 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 subject to this request.

2) The address of the real property sought to be amended is: 4290 E. Franklin Blvd and/or further legal description by metes and bounds of said realty is attached to this application.

3) The following are all 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 amended. 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
<u>None</u>	
_____	_____
_____	_____
_____	_____

4) A map or drawing identifying the real property requesting the Master Sign Plan and all attached properties with their designated zoning districts shown shall be attached to this application.

5) Master Sign Plan proposal illustrating the proposed signs, their proposed location, and their proposed purpose, along with a statement as to why the existing sign code cannot or should not be followed in the subject case.

- 6) An analysis showing how the proposed signage plan differs from what could be provided under the existing sign regulations set forth in Article 17 of the Lowell Development Ordinance.
- 7) Other similar information determined by the *Planning, Zoning & Subdivision Administrator* to be necessary for understanding the purpose and intent of the proposed Master Sign Plan application.

a. With the setback being 75' this allows signage to be seen from road  
 b. proposed pylon is smaller than existing - giving all signage a "cleaner" look  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

- 8) The applicant understands that a letter stating the date, time and place for the Public Hearing for the Master Sign Plan request of said property shall be mailed to each of the parties listed in Section 3 above at least ten (10) days prior to the Public Hearing.
- 9) If the applicant is not the legal owner of the property seeking approval of the Master Sign Plan, the legal owner(s) names and addresses shall be listed below. Owner(s) shall be determined by the most recent tax listing as recorded in the Gaston County Tax Office. (Use additional pages if necessary.) (Please attach Notarized Public Hearing Consent Form provided by the City of Lowell)

NAME

ADDRESS

<u>Quarter Michael D. LLC</u>	<u>7591 Oaklawn Ave, Winston-Salem, NC 27104</u>
_____	_____
_____	_____
_____	_____

Applicant(s) Name: Sign Connection, Inc. / Dana Stowe  
 Address: 1060 Picolet Ct., Gastonia, NC 28052  
 Telephone: 704-868-4500

Applicant(s) Signature: Dana Stowe

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

Telephone: 704-824-3518



Project ID  
MW2-36705

Date: 11-10-2021

Scale: As noted

Sales: E. Whipple

Designer: M. Holman

Rev. #: \_\_\_\_\_

Date: \_\_\_\_\_

Revision Notes:

**Missing Information**  
Required:

Electrical  
 120V  240V  
 Other

Customer Approval  
 Signature: \_\_\_\_\_  
 Title: \_\_\_\_\_

All rights reserved. The architect and sign manufacturer shall be held responsible for any errors or omissions in this drawing. The sign manufacturer shall be held responsible for any errors or omissions in the fabrication and installation of the sign. The sign manufacturer shall be held responsible for any errors or omissions in the performance of the sign.

NCD 79  
 Courage, Kia  
 4290 Wilkinson Blvd.  
 Lowell, NC 28098

Signs Item:  
 NO1, NO2



NO1

Scale: 1/4" = 1'

38.28 SF.

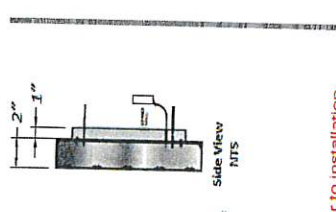
Font: Kia Signature Bold

Colors:  
 All Aluminum is painted KIA Silver Metallic  
 LED - 7200K White Illumination

Specifications:  
 Back - Extruded Aluminum Shakes  
 Returns - 2" Deep Extruded Aluminum  
 Painted KIA Metallic Silver  
 Front - 1/2" Thick Clear Acrylic  
 Aluminum Shims - 1/4" Deep Extruded  
 Clear Edge Light Bars - 220' Clear Acrylic  
 Back set over 1/2" 220' Clear Acrylics on  
 Illumination - 7200K LED. Power Supplies are  
 not shown indicated



Side View  
 NTS



NO2

Scale: 3/8" = 1'-0"

14.90 SF.

Font: Kia Signature Bold

Colors:  
 Faces - KIA Metallic Silver  
 Returns - Anodized Aluminum  
 Front - 1/2" Thick Clear Acrylic  
 LED - 7200K White Illumination

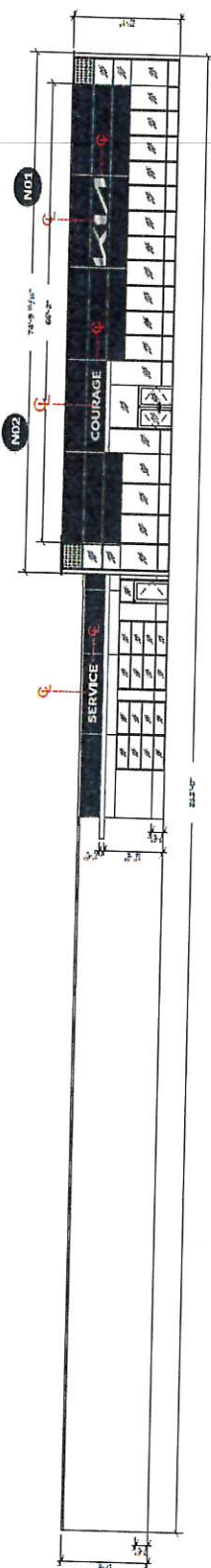
Specifications:  
 KIA Font Dealer and Secondary Letters  
 Metallic Silver Performed Vinyl with Clear  
 Overlaminates - 1/2" Metallic Silver Anodized  
 Returns - Anodized Aluminum 3" Deep  
 Illumination - 7200K LED. Power Supplies are  
 not shown indicated



Side View  
 NTS

NOTE: Dealer to provide electrical prior to installation.

NOTE: Dealer to provide electrical prior to installation.



FRONT ELEVATION  
 Scale: 1/16" = 1'

Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required. ANY non-compliant Kia logo (i.e., window vinyl, doors/entry vinyl, parking signs, directional signs, multi-tenant signs, rear/side signs, etc.) NOT represented in this proposal must be updated by the Dealer to the current compliant Kia logo or must be removed.

SR • UL  
 520 W. Summit Hill, Suite 702, Knoxville TN, 37902  
 (615) 585-1100 (Fax) 1.800.693.1106  
 www.pattonsign.com

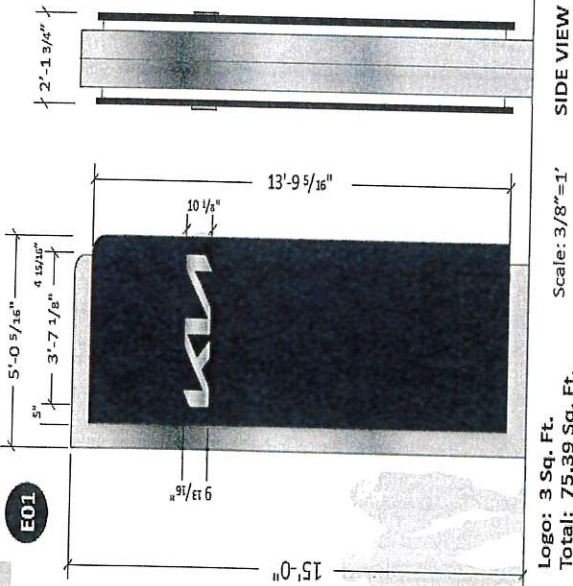
Patton Sign Group  
 Powering Your Brand

- NOTES:
1. Sign Structure designed for min 130 mph wind load and ultimate wind load of 150 mph. Use min 3500 psi concrete for concrete footings.
  2. Any deviation from these plans or non-compliance with the general notes without written approval from design engineer will render the entire design to be void.
  3. Contact the design engineer if any field changes are warranted. Field modifications are prohibited without Sign Connection's approval.
  4. Sign cabinet components and all sign attachments/connections designs are the responsibility of the Sign Connection and/or sign manufacturer.
  5. All sign supports, cantilever, connections and structural components to be designed to withstand a 130 mph (3-sec gust) design wind speed with a maximum design pressure of 37.4 psf. (Design by The Sign Connection Inc.)

<b>SIGN DRAWINGS AND DETAILS</b>	<b>COURAGE KIA SIGN</b> 4290 EAST FRANKLIN BLVD GASTONIA NC 28056	<b>FRANKLIN S. CRAIG, PE, CONSULTING CIVIL ENGINEER</b> 2543 GLENEAGLES DRIVE GASTONIA, NC 28056 (704) 813-3764
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# KIA NEW LOGO MONOLITH

**KUSPS15**



Logo: 3 Sq. Ft.  
Total: 75.39 Sq. Ft. Scale: 3/8"=1'

**EXISTING**



**NOTE: PSG to remove existing pylon sign and install new pylon sign on existing foundation**

**Colors**

- Black KIA ACM - TBD
- Metallic Silver KIA ACM - Alfred Essex Kia
- LED - 7200K White Illumination
- LED - 7200K White Illumination

**Specifications**

- Cladding - 4MM KIA Black and Metallic Silver ACM
- Accent Lighting - 7200K LED Illumination with
- LED - 7200K White Illumination
- KIA Wordmark
- "Sandwich" Design with 7200K LED Illumination
- thru edge of filler

**Project ID:** MW2-36705  
**Date:** 11-10-2021  
**Scale:** as noted  
**Sales:** E. Inacile  
**Designer:** M. Holman  
**Rev. #:**  
**Date:**  
**Revision Notes:**

**Missing Information**  
Required:

**Electrical**  
 120V  240V  
 Other

**Customer Approval**

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

The Customer's responsibility is to ensure that the structure of the sign is designed and constructed to meet the applicable code requirements. The sign structure is being covered. Please see PGS for further details. The sign structure is to be constructed in accordance with the applicable code requirements. The sign structure is to be constructed in accordance with the applicable code requirements. The sign structure is to be constructed in accordance with the applicable code requirements.

**NC079**  
Courage Kia  
4290 Wilkinson Blvd,  
Lowell, NC 28098  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_



**Any non-compliant Kia logo (i.e., window vinyl, doors/entry vinyl, parking signs, directional signs, multi-tenant signs, reader board graphics, etc) not represented in this proposal must be updated by the Dealer to the current compliant Kia logo or must be removed.**

Note: Size of signs in relation to the surrounding area is approximate. This photo mock-up is intended for location purposes only. A site survey is required.

320 W. Serrano Hill, Suite 702, Knoxville, TN, 37902  
www.pattisonsign.com

**NOTES:**

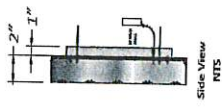
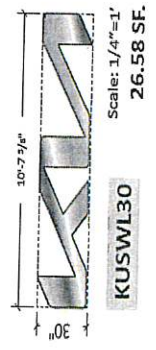
1. Sign Structure designed for min 130 mph wind load and ultimate wind load of 150 mph. Use min 3500 psi concrete for concrete footings.
2. Any deviation from these plans or non-compliance with the general notes without written approval from design engineer will render the entire design to be void.
3. Contact the design engineer if any field changes are warranted. Field modifications are prohibited without Sign Connection's approval.
4. Sign cabinet components and all sign attachments/connections designs are the responsibility of the Sign Connection and/or sign manufacturer.
5. All sign supports, cantilever, connections and structural components to be designed to withstand a 130 mph (3-sec gust) design wind speed with a maximum design pressure of 37.4 psf. (Design by The Sign Connection Inc.)

**SIGN DRAWINGS AND DETAILS**

**COURAGE KIA SIGN**  
4290 EAST FRANKLIN BLVD  
GASTONIA NC 28056

**FRANKLIN S. CRAIG, PE, CONSULTING CIVIL ENGINEER**  
2543 GLENEAGLES DRIVE  
GASTONIA, NC 28056  
(704) 813-3764

**N04 KIA NEW LOGO WALL SIGN**



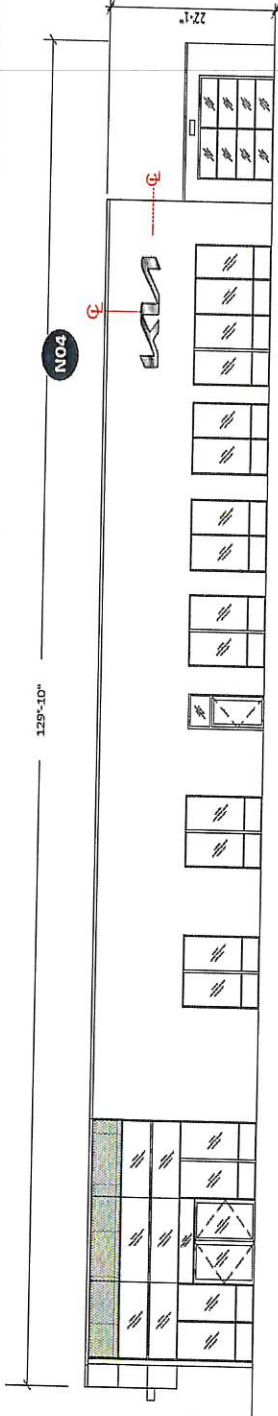
**Specifications**

Frame - Fabricated Aluminum painted  
 KIA Metal  
 Returns - 2" Deep Fabricated Aluminum  
 Painted KIA Metallic Silver  
 Stand-off Pedestal - 1" Deep Fabricated  
 KIA Metal  
 Clear Edge Light Box - KIA Metallic Silver  
 mounted over .327 Clear Polycarbonate on  
 back of cast for light transmission.  
 Illumination - 7100K LED, Power Supplies  
 are remote mounted

**Colors**

All Aluminum is painted KIA Silver Metallic  
 Edge Light Box - Clear Acrylic  
 LED - 7100K White Illumination

**NOTE: Dealer to provide electrical prior to installation.**



**RIGHT SIDE ELEVATION**  
 Scale: 3/32"=1'

Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required.  
**Any non-compliant Kia logo (i.e., window vinyl, doors/entry vinyl, parking signs, directional signs, multi-tenant signs, reader board graphics, etc.) not represented in this proposal must be updated by the dealer to the current compliant Kia logo or must be removed.**

**Pattison Sign Group**  
 Powering Your Brand  
 1250 W. Campbell Rd., Suite 702, Knoxville, TN, 37902  
 (615) 596-1100 Fax: (615) 596-1101 Email: info@pattison.com  
 www.pattison.com

**NOTES:**

1. Sign Structure designed for min 130 mph wind load and ultimate wind load of 150 mph. Use min 3500 psi concrete for concrete footings.
2. Any deviation from these plans or non-compliance with the general notes without written approval from design engineer will render the entire design to be void.
3. Contact the design engineer if any field changes are warranted. Field modifications are prohibited without Sign Connection's approval.
4. Sign cabinet components and all sign attachments/connections designs are the responsibility of the Sign Connection and/or sign manufacturer.
5. All sign supports, cantilever, connections and structural components to be designed to withstand a 130 mph (3-sec gust) design wind speed with a maximum design pressure of 37.4 psf. (Design by The Sign Connection Inc.)

**SIGN DRAWINGS  
 AND DETAILS**

**COURAGE KIA SIGN**  
 4290 EAST FRANKLIN BLVD  
 GASTONIA NC 28056

**FRANKLIN S. CRAIG, PE, CONSULTING CIVIL ENGINEER**  
 2543 GLENEAGLES DRIVE  
 GASTONIA, NC 28056  
 (704) 813-3764

<b>Project ID</b> MW2-36705-R1	<b>Date:</b> 11-10-2021	<b>Scale:</b> as noted	<b>Drawn:</b> E. Madala
<b>Rev. #:</b> 01	<b>Rev. #:</b> 01	<b>Rev. #:</b> 01	<b>Rev. #:</b> 01
<b>Designer:</b> M. Robinson	<b>Rev. #:</b> 01	<b>Date:</b> 11-10-2021	<b>Revision Note:</b>
<p>1. Update the KIA logo to the current compliant KIA logo per the KIA logo plan.</p> <p>2. Update the KIA logo to the current compliant KIA logo per the KIA logo plan.</p> <p>3. Update the KIA logo to the current compliant KIA logo per the KIA logo plan.</p>			
<b>Missing Information</b>			
Required:			
<input checked="" type="checkbox"/> Electrical	<input type="checkbox"/> 120V	<input type="checkbox"/> 247V	
<b>Customer Approval</b>			
Signature: _____			
DATE: _____			
<p>It is the Customer's responsibility to ensure that the structure of the sign meets the requirements of the applicable codes and regulations. The sign must be installed in accordance with the applicable codes and regulations. The sign must be installed in accordance with the applicable codes and regulations. The sign must be installed in accordance with the applicable codes and regulations.</p>			
<p>All rights reserved. The trademark and/or service mark is the property of the sign manufacturer and is used herein for identification purposes only. The sign must be installed in accordance with the applicable codes and regulations. The sign must be installed in accordance with the applicable codes and regulations. The sign must be installed in accordance with the applicable codes and regulations.</p>			
<p>NCD079                  Courage Kia                  4290 Wilkinson Blvd.                  Lowell, NC 28058</p>			
<p>Sign Item: _____                  N04</p>			



**Project ID**  
MW2-36705

Date: 11-03-2023  
Scale: 1/8"=1'-0"  
Designer: S. Haskin

Rev. #:  
Revision Note:

**Missing Information**  
Required:

Electrical  
 120V  240V  
 Other

**Customer Approval**  
Signature: [Blank]  
Date: [Blank]

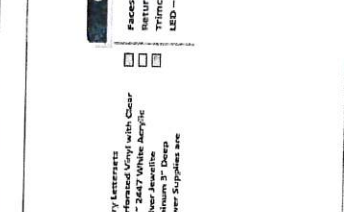
All lights reserved. The Service structure shall remain the property of the customer. The Sign Group and its components shall remain the property of the Sign Connection and/or sign manufacturer. The sign shall be installed in part without written permission by the Sign Connection.

NCO79  
Courage Kia  
4290 Wilkinson Blvd.  
Lowe's, NC 28058  
Signs Item  
N03



**Specifications**  
Kia Font Dealer and Secondary Letters:  
Metallic Silver Perforated Vinyl with Clear Overlay  
Face: Rectiline - 3" Metallic Silver Aluminum  
Returns - .060 Anodized Aluminum 3" Deep  
Illumination - 7500K LED, Power Supplies are separate (included)

**Colors**  
Faces - KIA Metallic Silver  
Returns - Anodized Aluminum  
Truncap - PS9 Standard Metallic Silver  
LED - 7500K White Illumination



**NOTE: Dealer to provide electrical prior to installation.**

**Notes:**

1. Sign Structure designed for min 130 mph wind load and ultimate wind load of 150 mph. Use min. 3500 psi concrete for concrete footings.
2. Any deviation from these plans or non-compliance with the general notes without written approval from design engineer will render the entire design to be void.
3. Contact the design engineer if any field changes are warranted. Field modifications are prohibited without Sign Connection's approval.
4. Sign cabinet components and all sign attachments/connections designs are the responsibility of the Sign Connection and/or sign manufacturer.
5. All sign supports, cantilever, connections and structural components to be designed to withstand a 130 mph (3-sec gust) design wind speed with a maximum design pressure of 37.4 psf. (Design by The Sign Connection Inc.)

**Notes:** Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required. Any non-compliant Kia logo (i.e., window vinyl, doors/entry vinyl, parking signs, directional signs, multi-tenant signs, reader board graphics, etc.) not represented in this proposal must be updated by the Dealer to the current compliant Kia logo or must be removed.

**Pattison Sign Group**  
Powering Your Brand  
320 W Summit Hill, Suite 202, Knoxville, TN 37902  
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1100  
www.pattisonsign.com

The sign to be installed in accordance with the requirements of Article 605 of the National Electrical Code (NEC). This includes proper grounding and bonding of the sign.

**Sign Drawings and Details**  
COURAGE KIA SIGN  
4290 EAST FRANKLIN BLVD  
GASTONIA NC 28056

**Engineer**  
FRANKLIN S. CRAIG, PE, CONSULTING CIVIL ENGINEER  
2543 GLENEAGLES DRIVE  
GASTONIA, NC 28056  
(704) 813-3764

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**AGENDA ITEM INFORMATION**

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**AGENDA ITEM #:** 8-D

**DESCRIPTION:** APPROVAL OF PLANNING DIRECTOR SALARY RANGE  
ADJUSTMENT

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The salary range for the Planning Director's position is recommended to increase to the 2021 salary survey results of a Grade 21. Please see the attached salary schedule.

Salary Schedule  
2020-2021

GRADE	HIRING RATE	MINIMUM	MID POINT	MAXIMUM
3	24,000	25,200	30,600	37,200
4	25,200	26,460	32,130	39,060
5	26,460	27,783	33,737	41,013
6	27,783	29,172	35,424	43,064
7	29,172	30,631	37,195	45,217
8	30,631	32,163	39,055	47,478
9	32,163	33,771	41,008	49,853
10	33,771	35,460	43,058	52,345
11	35,460	37,233	45,212	54,963
12	37,233	39,095	47,472	57,711
13	39,095	41,050	49,846	60,597
14	41,050	43,103	52,339	63,628
15	43,103	45,258	54,957	66,810
16	45,258	47,521	57,704	70,150
17	47,521	49,897	60,590	73,658
18	49,897	52,392	63,619	77,340
19	52,392	55,012	66,800	81,208
20	55,012	57,763	70,141	85,269
21	57,763	60,651	73,648	89,533
22	60,651	63,684	77,330	94,009
23	63,684	66,868	81,197	98,710
24	66,868	70,211	85,257	103,645
25	70,211	73,722	89,519	108,827
26	73,722	77,408	93,996	114,269
27	77,408	81,278	98,695	119,982
28	81,278	85,342	103,630	125,981
29	85,342	89,609	108,811	132,280
30	89,609	94,089	114,252	138,894
31	94,089	98,793	119,964	145,838
32	98,793	103,733	125,961	153,129
33	103,733	108,920	132,260	160,786
34	108,920	114,366	138,873	168,826
35	114,366	120,084	145,817	177,267

 Existing  
 Recommended

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**AGENDA ITEM INFORMATION**

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**AGENDA ITEM #:** 8-E

**DESCRIPTION:** DISCUSSION OF FY 23 BUDGET HIGHLIGHTS

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Staff will present FY 23 Budget highlights.

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**AGENDA ITEM INFORMATION**

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**AGENDA ITEM #:** 8-F

**DESCRIPTION:** CONSIDERATION OF RESOLUTION TO INCLUDE THE CITY  
OF LOWELL WITHIN THE GASTON COUNTY FIRE  
PROTECTION SERVICE TAX DISTRICT

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Please see the attached resolution. Staff will give a presentation on the background of this agreement and be able to answer any questions.



**CITY OF LOWELL, NORTH CAROLINA  
RESOLUTION TO INCLUDE THE CITY OF LOWELL WITHIN THE GASTON  
COUNTY FIRE PROTECTION SERVICE TAX DISTRICT**

**RESOLUTION NUMBER:** \_\_\_\_\_

WHEREAS, the Gaston County Board of Commissioners (the "Board") created a county service tax district for the purpose of financing fire protection as authorized in G.S. 153A-301; and,

WHEREAS, the Board established such a district as outlined in G.S. 153A-302 on \_\_\_\_\_;  
and,

WHEREAS, pursuant to G.S. 153A-302(a) territory lying within the corporate limits of a city or sanitary district may not be included in a county service tax district unless the governing body of the city or sanitary district agrees by resolution to such inclusion, and;

WHEREAS, expenses related to the provision of fire protection services are increasing due to increased fire facilities, staff, and apparatus required to maintain service levels; and,

WHEREAS, the City of Lowell desires to be included in the Gaston County Fire Protection Service Tax District; and,

WHEREAS, the County will contract for fire protection services within the boundaries of the Gaston County Fire Protection Service Tax District; and,

WHEREAS, all citizens within the corporate limits of the City of Lowell will be taxed at a uniform rate established by the Gaston County Board of Commissioners for the Gaston County Fire Protection Service Tax District;

NOW THEREFORE BE IT RESOLVED, the City of Lowell, City Council hereby declare its desire to be included within the Gaston County Fire Protection Service Tax District and authorize a limit in the rate of tax being levied to a maximum of fifteen cents (\$0.15) on each one hundred dollars (\$100.00) of property subject to taxation consistent with the limitations of G.S. 153A-307.

Adopted this \_\_\_\_\_, 2022 while in regular session.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

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**AGENDA ITEM INFORMATION**

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**AGENDA ITEM #:** 8-G

**DESCRIPTION:** CONSIDERATION OF LCC BY-LAWS REVISION

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Please see the attached memo from the Parks and Recreation Director regarding removing the term limits for LCC members.

Action Needed: Vote. Staff recommends Council approval.

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**AGENDA ITEM INFORMATION**

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**AGENDA ITEM #:** 8-H

**DESCRIPTION:** DISCUSSION OF HAROLD RANKIN PARK AND BOB BOLICK  
PARK MASTER PLAN

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Staff will present the scope of services that we have received regarding master plans for the above mentioned park facilities.



**To:** Scott Attaway, City Manager

**From:** Cristy Cummings, Parks and Recreation Director

**Date:** April 7, 2022

**Re:** LCC By-laws Revision

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The Lowell Community Committee would like to request City Council to remove the term limit for their committee. This is due to the low interest in the community to serve on this committee.

The current Lowell Community Committee By-laws currently state:

**Section I. Membership**

- a. a. There shall be a Lowell Community Committee which shall consist of up to eight (8) members but not less than five (5) members of which all shall be voting members each appointed to three (3) year terms. Terms will be staggered to provide for continuity of leadership and experience while allowing for new members with fresh ideas. Terms shall run from January 1 in the year appointed to December 31 of the expiration year. All members shall be current residents of Lowell or City of Lowell business or property owners and will apply to the City Council. Any member seeking reappointment must submit an updated application that addresses the willingness to serve an additional term. Members may fill an unexpired term and two additional terms. The City Manager or a designee appointed by the City Manager, will serve as City Staff Liaison, and up to 2 members of the City Council will be appointed annually as non-voting members to serve as Committee Liaison to the Lowell Community Committee.

The revised Lowell Community Committee By-laws would remove the highlighted lines above:

**Section I. Membership**

- b. a. There shall be a Lowell Community Committee which shall consist of up to eight (8) members but not less than five (5) members of which all shall be voting members each appointed to three (3) year terms. Terms will be staggered to provide for continuity of leadership and experience while allowing for new members with fresh ideas. Terms shall run from January 1 in the year appointed to December 31 of the expiration year. All members shall be current residents of Lowell or City of Lowell business or property owners and will apply to the City Council. The City Manager or a designee appointed by the City Manager, will serve as City Staff Liaison, and up to 2 members of the City Council will be appointed annually as non-voting members to serve as Committee Liaison to the Lowell Community Committee.



**To:** Scott Attaway, City Manager

**From:** Thomas Shrewsbury, Public Works

**Date:** April 8, 2022

**Re:** Monthly report

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March 2022 updates are as follows:

- Sewer Department crews worked on I&I detection on the southern side of I-85.
- Water Department employees worked within the Fair Street basin to identify any water losses. Manholes and storm drains were inspected and tested for potable water that should not be there.
- 20 ft of 1 inch water line was replaced on Lowell Rd.
- 2-inch water line break on N. Church Street.
- 2-inch water line break on Wilson Street
- 2-inch water line break on High Street.
- ¾ inch line break at Harold Rankin Park
- ¾ inch leak on W. First Street
- Street Dept staff began the process of clearing sidewalks and curbing. All staff continued to work on initial cleaning of municipal grounds and facilities in preparation for the growing season.
- Street department Crews worked to trim trees and hedges on public grounds. Mulch and pine needles were refurbished after weed control was put down.
- Staff worked with developers and contractors on new development taking place in Lowell.
- City crews helped with getting City Hall prepared for the upcoming improvements.



**To:** Scott Attaway, City Manager

**From:** Lisa Nolen, Finance Director

**Date:** April 7, 2022

**Re:** Finance Update

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**Utility Billing:**

Continuing to work closely with MeterSys staff to improve operations in MiNet. This is extremely helpful in getting the MiNet meter database more in line with the Southern Software billing system.

Coordinating with Thomas and his staff to get the remaining meters installed that have not been changed out. This process includes Sue initiating those meters in MiNet and then performing a meter changeout in the billing system after the meter is installed.

Working on a manual for all areas of operations in the Utility Billing dept.; including all daily, weekly, and monthly responsibilities.

**Finance:**

Continuing to work on back log of tasks to be completed. We have all entries and bank reconciliations complete for the operating bank account through February 2022 and are now working on March. Once operating account is up-to-date we will be getting all CDBG grant transactions entered and the bank reconciliations completed as well.

All FY 2020-2021 year end entries are entered and balanced to the trail balance provided by the CPA.

We have interviewed for the Accounting Technician position and will be sending an offer letter soon.



**To:** Scott Attaway, City Manager

**From:** Carl Moore, Interim Police Chief

**Date:** April 1, 2022

**Re:** Police Department Update

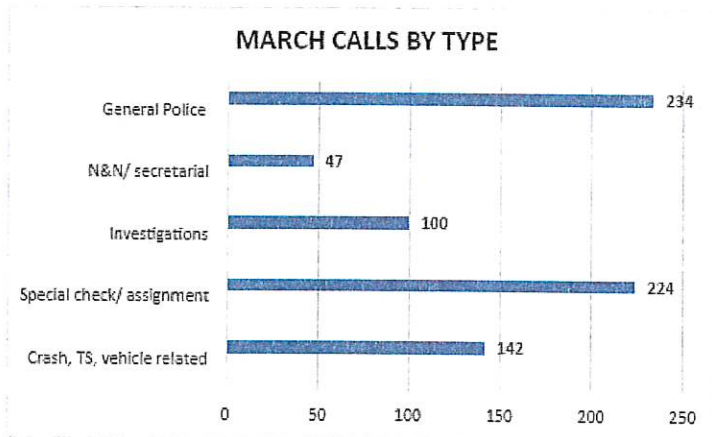
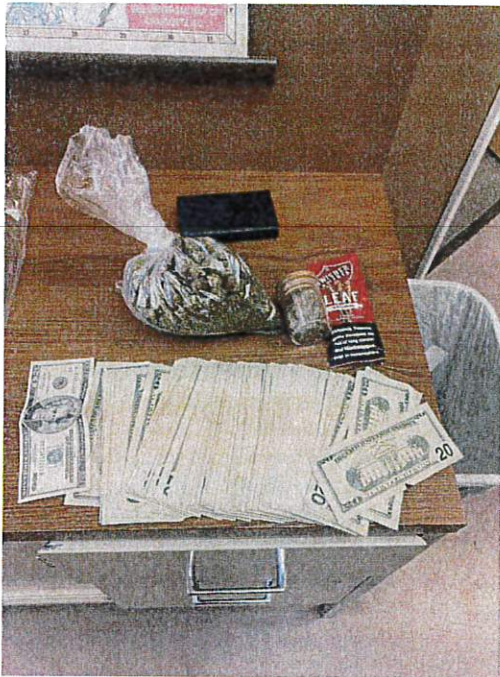
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March was a busy but productive month for the police department. Call volume was up significantly from months past. LPD logged 750 calls for March up from 562 in February. Most of the increase in volume is due to officers conducting special checks of neighborhoods and businesses. This is proactive patrolling and a good way to curb crime before it happens. The chemical plant continues to be a hot spot for trespassers and officers responded to 24 calls and charged multiple trespassers each time. Traffic stops and citations issued are on pace as expected for March.

The community watch program wrapped up its first meetings in March. We had 2 poor weather nights that led to very low or no attendance. The meetings in the other 3 zones had great attendance and we received great feedback. The main focus of the meetings was to open lines of communication between the citizens and the PD. The main concern expressed by our citizens was speeding in the neighborhoods. The solution proposed was further implementation of the mobile speed sign and increased patrols.

Interim Chief Moore and Sergeant Harrison conducted retention/ goal setting interviews with all officers in patrol. These interviews were conducted so the administration of the LPD would have an idea of what our officers wanted to accomplish in the future. The main theme in the interviews was training to obtain certifications. We have officers that want training ranging from General Instructor with specialization to Drug Recognition Expert certification. The LPD will now be able to set our officers up for success and help them achieve their goals.

Sergeant Hoffman conducted a traffic stop for speeding that led to a significant drug arrest. 178 Grams of marijuana were located along with \$3003.00 cash. This is well beyond the taxable amount of marijuana and will result in no less than \$470.00 returned to the LPD for the arrest.



Monthly call volumes 2020-2022

2020- 363

2021- 576

2022- 750



# Lowell Volunteer Fire Department

Lowell, NC

This report was generated on 4/2/2022 9:51:07 PM



## Incident Type Count per Station for Date Range

Start Date: 03/01/2022 | End Date: 03/31/2022

INCIDENT TYPE	# INCIDENTS
<b>Station: 17 - STATION 17</b>	
111 - Building fire	3
113 - Cooking fire, confined to container	1
150 - Outside rubbish fire, other	1
311 - Medical assist, assist EMS crew	2
320 - Emergency medical service, other	1
321 - EMS call, excluding vehicle accident with injury	1
322 - Motor vehicle accident with injuries	10
324 - Motor vehicle accident with no injuries.	3
400 - Hazardous condition, other	1
412 - Gas leak (natural gas or LPG)	1
500 - Service Call, other	3
511 - Lock-out	1
551 - Assist police or other governmental agency	2
611 - Dispatched & cancelled en route	3
700 - False alarm or false call, other	1
<b># Incidents for 17 - Station 17:</b>	<b>34</b>

Only REVIEWED incidents included.



emergencyreporting.com  
Doc Id: 857  
Page # 1 of 1



**To:** Scott Attaway, City Manager

**From:** Cristy Cummings, Parks and Recreation Director

**Date:** March 31, 2022

**Re:** Monthly Parks and Recreation Update

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Parks and Recreation updates are as follows:

### **Events and Programs**

- Planned & coordinated Senior's Valentine's Day goodie bag giveaway – picking up donations and purchasing of supplies. Distributing and made requested deliveries of bags
- Advertising & social media postings for St. Patrick's Day Parade & Market
- Emails to vendors & parade entries for St. Patrick's Day Parade
- Set parade line-up for St. Patrick's Day Parade
- Delivered letters door-to-door for all houses on Lineberger Street beside Woodlawn & across the street from Woodlawn to notify residents of the parade line-up and road closures.
- Recorded city-wide phone call for St. Patrick's Day event notifying residents of the event and the street closures.
- Coordinated and assisted vendors with unloading
- Directed parade entries
- Planned Senior Easter Picnic – created artwork, advertising
- Planned & scheduled Mommy & Me Yoga – created artwork, advertising
- Planned & scheduled Memorial Day Service – created artwork, advertising
- Planned & scheduled Music in the Park – created artwork, advertising
- Submitted sponsorship request to CaroMont Health – grant cycle Feb. 1-March 4.
- Planned Spring Litter Sweep event

### **Athletics**

- Communications with area P&R departments regarding registration dates, rules, and age groups
- Accepted registrations February 1 thru March 10
- Answering parent emails, texts, and phone calls
- Scheduled t-ball Meet and Greet
- Communications with head coach
- Opening bathrooms and prep work prior to t-ball practices
- Worked with City of Gastonia and set scheduling of games at Harold Rankin Park
- Ordering of team uniforms

- Securing a sponsor to pay for pants and socks for t-ball players
- Attended meeting at Fuse regarding fundraising opportunities
- Hosted in-person sports registration date

### **General**

- General communications answering inquiries via phone, social media, email
- Picking up trash
- Social media postings and website updates
- Coding invoices and updating budget spreadsheet
- Attended monthly staff meeting
- Reaching out to vendors for quotes on ballfield dirt with install, playground mulch with install, bathroom improvements, and landscaping quotes for both current and next budget year
- Preparation for Savvy Citizen podcast
- Attended Recreation Access Meeting for South Fork River Health Committee
- Attended Gaston County Parks and Recreation Director's Meeting
- Creation of newsletter, placing labels on newsletters, hand counting, and delivery to post office
- LCC meeting preparation and creation of PowerPoint – attended meeting
- Requesting quotes for Harold Rankin Park and Bob Bolick Park site plans