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

Regular Meeting

Tuesday, July 6, 2021, 6:00 P.M.

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- 1. CALL TO ORDER AND DETERMINATION OF QUORUM**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF THE AGENDA**
- 4. APPROVAL OF MINUTES FROM JUNE 1<sup>ST</sup>, 2021 MEETING**
- 5. NEW BUSINESS**
  - A) CONSIDERATION OF REZONING CASE #RZ21-01 FROM SINGLE FAMILY RESIDENTIAL 4 (SFR-4) TO INDUSTRIAL (IND) ZONING DISTRICT REGARDING PARCEL ID#'S 127183, 127178, 127181, 220489, 220488. PROPERTY ADDRESSES RANGING FROM 260A OAKLAND DRIVE thru 518 OAKLAND DRIVE.**
  - B) CONSIDERATION OF REZONING CASE #RZ21-02 FROM RESIDENTIAL 4 (SFR-4) TO INDUSTRIAL (IND) ZONING DISTRICT REGARDING PARCEL ID# 216857.**
- 6. ADJOURN**

# MINUTES

Lowell Planning Board  
Regular Meeting  
Tuesday, June 1, 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.

## II. AFFIRMATION OF OATH OF OFFICE

Beverly Harris, City Clerk, administered the oaths of office for the Planning Board and Board of Adjustment members. In conjunction with the recent adoption of the Lowell Development Ordinance, the renewed oaths will cover the remainder of the 2021 calendar year. Oaths will be renewed the beginning of each calendar year per Clerk.

## III. APPROVAL OF MINUTES FROM APRIL 6, 2021 MEETING

Mike Harris made a motion to approve the minutes from the April 6, 2021 meeting, followed by a second from Bill Stegall. The vote was unanimously in favor.

## IV. DISPERSION OF LDO WITHOUT WATERMARK

Alex Blackburn presented each board member with a clean and certified copy of the adopted Lowell Development Ordinance for their individual notebooks.

## V. ADJOURN

Mike Harris made a motion to adjourn the meeting, followed by a second from Bill Stegall. The vote was unanimously in favor. The meeting ended at 6:09 p.m.

AFFIRM:

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Chairperson, Vieta Benson

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City Clerk, Beverly Harris

**APPLICATION FOR REZONING**

TO: THE CITY OF LOWELL

APPLICATION #:

R221-01

DATE FILED:

7-2-2021

11:00 AM

FEE PAID:

\$350.00

The undersigned does (do) hereby respectfully make application and request to the City of Lowell to amend the Zoning Ordinance and/or change the Zoning Map of the City of Lowell as hereinafter requested and in support of this application the following facts are shown:

- 1) It is requested that the real property hereinafter described be rezoned from:

SR4 to I-2

- 2) The real property sought to be rezoned is owned in fee simple by:

I.B. Ventures, Mike Gouber, Don Hill, Mark Jordan

as evidenced in Deed Book \_\_\_\_\_ Page \_\_\_\_\_ 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 put to the use specified in Paragraph 1 of this application.

- 3) The address of the real property sought to be rezoned is: 300 - 200  
400 - 506 - 518 Oakland Drive  
and / or a further legal description by metes and bounds of said realty is attached to this application.

- 4) The real property sought to be rezoned is located on the \_\_\_\_\_ side of \_\_\_\_\_  
\_\_\_\_\_ between \_\_\_\_\_ and \_\_\_\_\_  
(street) (street)

\_\_\_\_\_ and further identified in Gaston County  
Tax Book \_\_\_\_\_, Map \_\_\_\_\_, Parcel(s) 127183, 127178, 127181, 220489,  
Said Lot(s) has (have) a frontage of \_\_\_\_\_ feet and a depth of \_\_\_\_\_ feet, 220488  
or \_\_\_\_\_ acres.

- 5) The following are all the 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 rezoned. 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
Don Hill	300 Oakland Drive
I. B. Ventures Inga Barnard	400 Oakland Drive
	506 Oakland Drive
Mark Joadan	260 Oakland Drive
MGC6 inc	518 Oakland Drive
Mike Gaultin	

- The applicant understands that a letter stating the date, time and place for the Public Hearing for the rezoning of said property shall be mailed to each of the parties listed in Paragraph 5 at least ten (10) days prior to the said Public Hearing.
- If the applicant is not the legal owner of the property sought to be rezoned, the legal owners names and addresses shall be listed below. Owners shall be determined by the most recent tax listing as recorded in the Gaston County Tax Office. (Use additional pages if necessary.)

NAME	ADDRESS
_____	_____
_____	_____
_____	_____
_____	_____

- A map or drawing identifying the real property requested to be rezoned and all attached properties with their designated zoning districts shown shall be attached to this application.

Applicant(s) Name: Inga Barnard  
Address: 8712 Mountain Shore Dr Shenell's Ford NC 28673  
Telephone: 704-400-9372  
Applicant's Signature: Inga Barnard

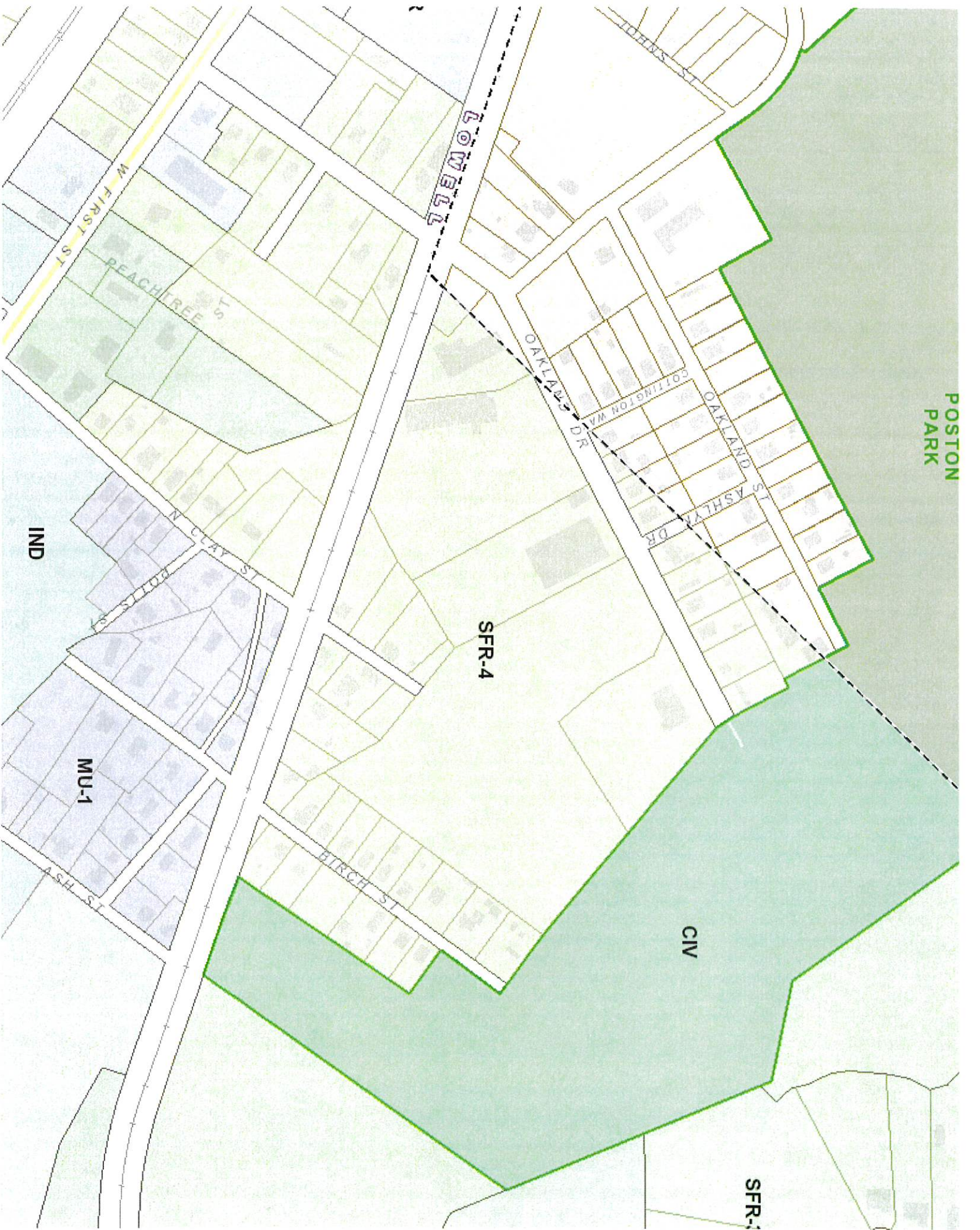
City of Lowell  
101 West First Street  
Lowell, NC 28098

Telephone: 704 - 824 - 3518

POSTON PARK



= Properties Proposed to be rezoned



POSTON  
PARK

LOWELL

W FIRST ST

PEACHTREE ST

OAKLAND DR

OAKLAND ST  
ASHLEY DR

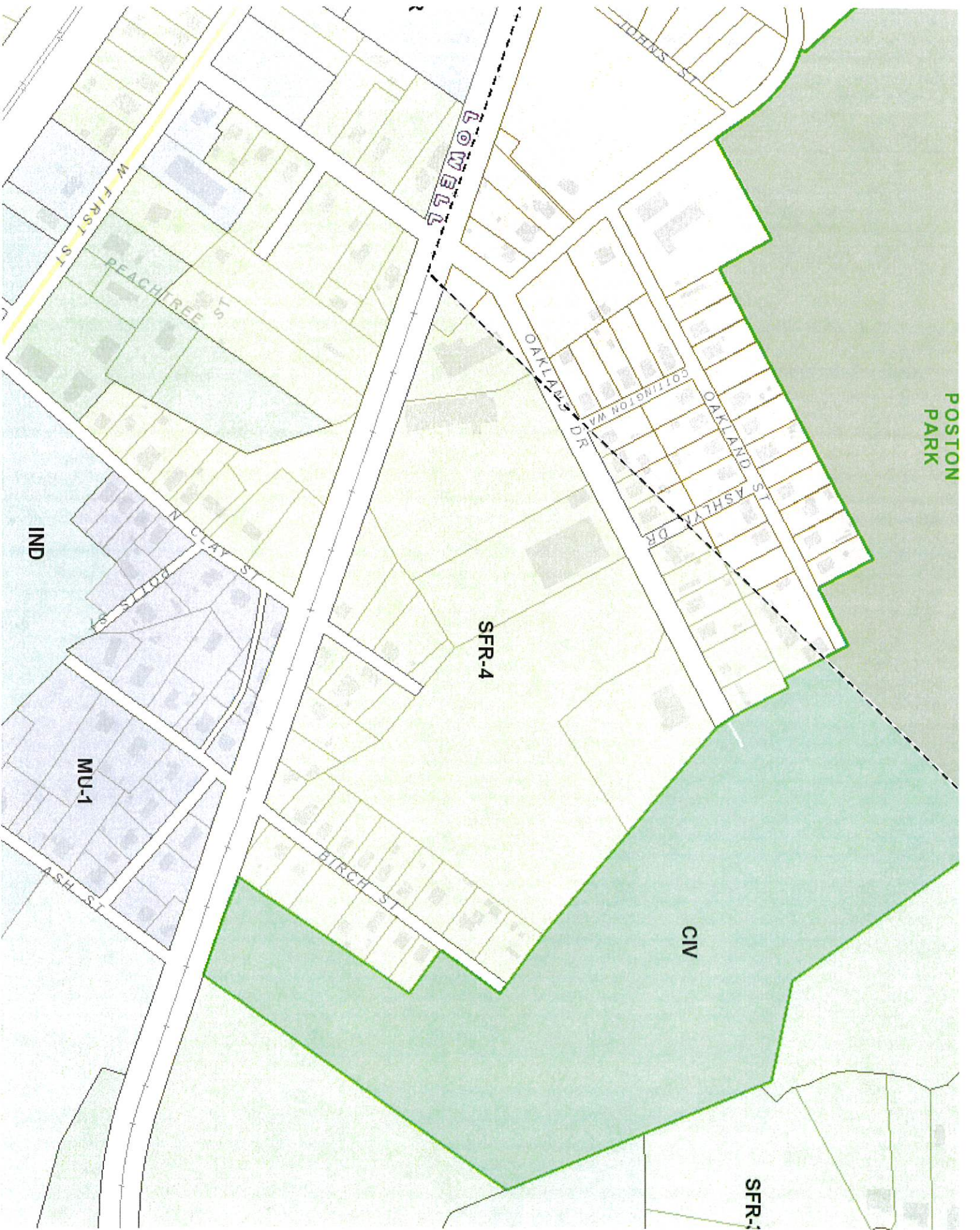
SFR-4

CIV

MU-1

IND

SFR-4



PID	ACREAGE	PHYSICAL ADDRESS	OWNER NAME 1	OWNER NAME 2	MAILING ADDRESS	CITY	STATE	ZIP CODE
220488	2.17	518 OAKLAND DR	MCGG PROPERTIES LLC		432 OLD LEICESTER HWY	ASHEVILLE	NC	28806
127198	0.37		ARMS TRAVIS L		779 CASON ST	BELMONT	NC	28012
127649	0.17	212 OAKLAND DR	OWENS TANGELA HUTCHINS		734 CAPPS DR	BESSEMER CITY	NC	28016
127189	0.26	519 OAKLAND DR	MONDRAGON DIANA		822 OAK ST	CHARLOTTE	NC	28214
127196	0.24	227 OAKLAND DR	LOVINGOOD LORE FLOWERS		112 BOWDEN LN	GASTONIA	NC	28056
127195	0.26	228 OAKLAND DR	BRUZGIS JOHN J	MCKINNEY CATHY L	134 BURTON HILLS CIR	GASTONIA	NC	28054
127659	1.39	107 PEACHTREE ST	SMITH TRAVIS DANIEL	SMITH SHANNON HORTON	109 PEACHTREE ST	LOWELL	NC	28098
127660	1.37	109 PEACHTREE ST	SMITH PAMELA A &	SMITH TRAVIS DANIEL	109 PEACHTREE ST	LOWELL	NC	28098
127191	0.25	513 OAKLAND DR	FALLS HAROLD R JR	FALLS SHIRLEY P	1609 POWER LINE DR	LOWELL	NC	28098
127206	0.22	419 BIRCH ST	PERKINS KAREN HOLLIDAY		210 OAKLAND ST	LOWELL	NC	28098
127678	0.55		SMITH CHAD C	SMITH TOSHUA L	213 N CLAY ST	LOWELL	NC	28098
127648	0.25	214 OAKLAND DR	MOSS CAROLYN JACKSON		214 OAKLAND DR	LOWELL	NC	28098
148055	0.28	216 OAKLAND DR	JORDAN MARK G		216 S OAKLAND DRIVE	LOWELL	NC	28098
148048	0.23	224 OAKLAND DR	GODFREY ROBERT W	GODFREY DEBRA M	224 OAKLAND DR	LOWELL	NC	28098
127178	3.79	300 OAKLAND DR	CATAWBA FIRE PROTECTION INC		300 OAKLAND ST	LOWELL	NC	28098
127199	0.54	405 N CLAY ST	UNDERDOWN LORETTA K HEIRS		405 N CLAY ST	LOWELL	NC	28098
127197	0.44	409 N CLAY ST	MCCURRY MICHAEL	MCCURRY VIOLA MICHELLE	409 CLAY ST	LOWELL	NC	28098
127179	0.11		HARWELL WAYNE	HARWELL MARGARET	409 N CLAY ST	LOWELL	NC	28098
127205	0.24	417 BIRCH ST	BRADY JACKIE B	BRADY SHERRY L	417 BIRCH ST	LOWELL	NC	28098
127208	0.22	501 BIRCH ST	MESSICK JERRY DEAN		501 BIRCH ST	LOWELL	NC	28098
127210	0.22	505 BIRCH ST	BONE ASHTON DANIELLE		505 BIRCH ST	LOWELL	NC	28098
127211	0.36	509 BIRCH ST	LY JENNIE CONG		509 BIRCH ST	LOWELL	NC	28098
127217	0.34	515 BIRCH ST	BURDETTE REBECCA LYNN		511 BIRCH ST	LOWELL	NC	28098
212815	0.35	511 BIRCH ST	BURDETTE REBECCA LYNN		511 BIRCH ST	LOWELL	NC	28098
148054	0.26	610 RHYNE OAKLAND RD	CREECH EARL DONALD & OTHERS	CREECH CHERYL	610 RHYNE OAKLAND RD	LOWELL	NC	28098
127180	0.22		STEPHENSON TERRY WAYNE II		710 N CLAY ST	LOWELL	NC	28098
127202	0.45	710 N CLAY ST	STEPHENSON TERRY WAYNE II		710 N CLAY ST	LOWELL	NC	28098
127203	0.23	706 N CLAY ST	STEPHENSON TERRY W II		710 N CLAY ST	LOWELL	NC	28098
127226	0.24	225 OAKLAND DR	JENKINS ROSE ANN N HEIRS	C/O ANN JENKINS WEBB	225 OAKLAND DR	LOWELL	NC	28098
127209	0.21	503 BIRCH ST	HALL EDNA CAROL	C/O EDNA C BURKE	503 BIRCH STREET	LOWELL	NC	28098
127204	0.16	415 BIRCH ST	FRANKLIN GERALDINE HEIRS	C/O GARY FRANKLIN JR	PO BOX 603	LOWELL	NC	28098
127192	0.24	509 OAKLAND DR	KNIGHT ALICE F HEIRS	C/O THOMAS KNIGHT	509 OAKLAND DR	LOWELL	NC	28098
127181	2.21	400 A OAKLAND DR	IB VENTURES INC		P O BOX 464	LOWELL	NC	28098
220489	8.36	506 OAKLAND DR	IB VENTURES INC		P O BOX 464	LOWELL	NC	28098
127676	0.8		LOWELL CHURCH OF GOD		P O BOX 802	LOWELL	NC	28098
127193	0.24	507 1/2 OAKLAND DR	MORTON SANDRA G		PO BOX 458	LOWELL	NC	28098
127194	0.26	507 OAKLAND DR	MORTON SANDRA G		PO BOX 458	LOWELL	NC	28098
127225	0.24	226 OAKLAND DR	MORTON SANDRA		PO BOX 458	LOWELL	NC	28098
127183	1.09	260 A OAKLAND DR	JORDAN ROBERT CARY		PO BOX 789	LOWELL	NC	28098
148049	0.69	609 RHYNE OAKLAND RD	DO/28 INVESTMENTS LLC		PO BOX 8	LOWELL	NC	28098
127207	0.23	421 BIRCH ST	BRADY JACK REED		421 BIRCH ST	LOWELL	NC	28098
127190	0.35	517 OAKLAND DR	LAYEL TONY EUGENE		502 CHURCH ST	MT HOLLY	NC	28120
148012			Gaston County		PO Box 1578	Gastonia	NC	28053

APPLICATION FOR REZONING

TO: THE CITY OF LOWELL

APPLICATION #: R221-02

DATE FILED: \_\_\_\_\_

FEE PAID: \$350

The undersigned does (do) hereby respectfully make application and request to the City of Lowell to amend the Zoning Ordinance and/or change the Zoning Map of the City of Lowell as hereinafter requested and in support of this application the following facts are shown:

- 1) It is requested that the real property hereinafter described be rezoned from:

SFR-4 to IND

- 2) The real property sought to be rezoned is owned in fee simple by:

Paul Mitchem and Mark W. Mitchem

as evidenced in Deed Book 1190 Page 448 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 put to the use specified in Paragraph 1 of this application.

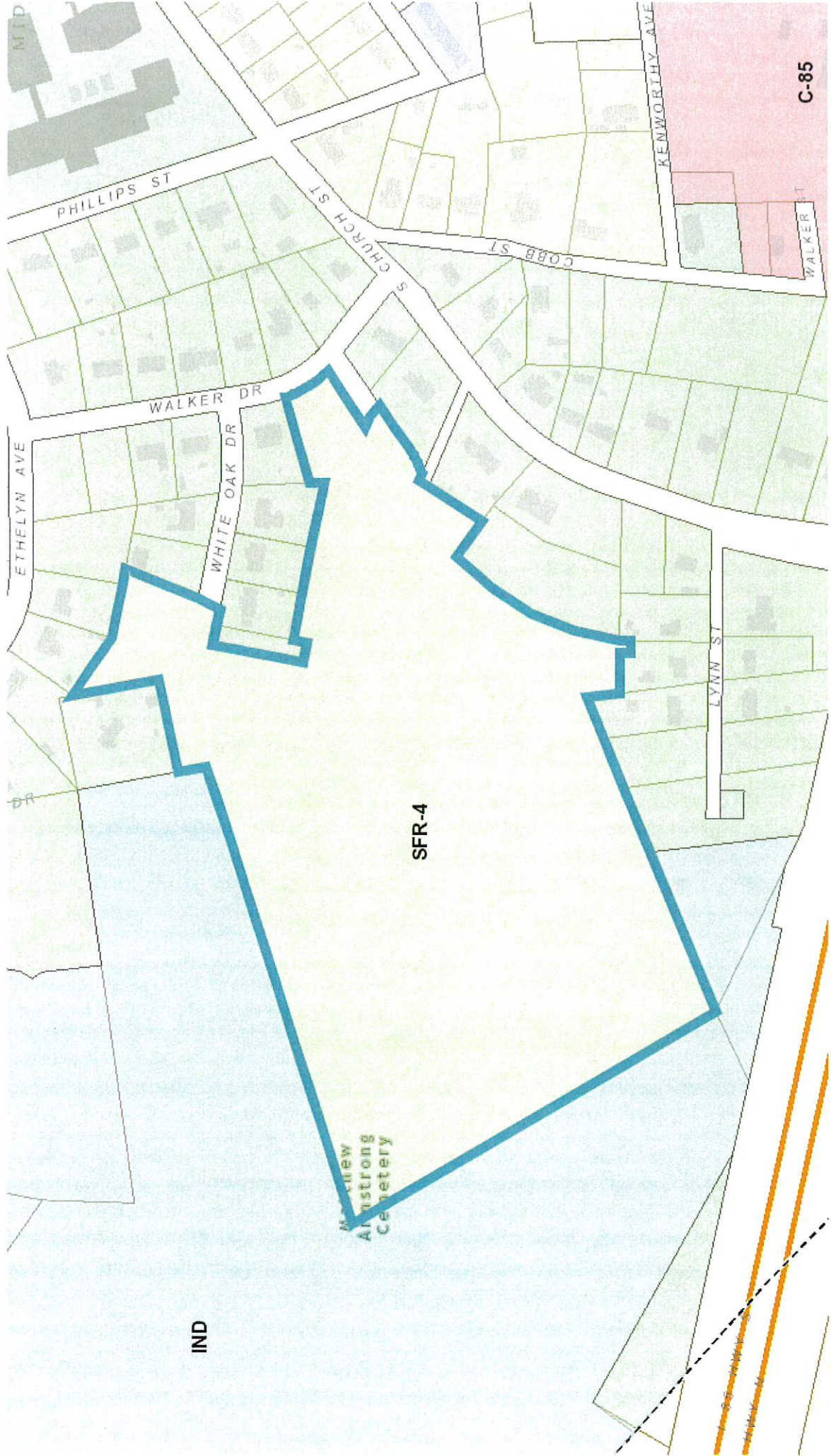
- 3) The address of the real property sought to be rezoned is: Lynn Street and / or a further legal description by metes and bounds of said realty is attached to this application.

- 4) The real property sought to be rezoned is located on the East side of Church Street between Lynn and White Oak (street) (street)

White Oak and further identified in Gaston County Tax Book \_\_\_\_\_, Map \_\_\_\_\_, Parcel(s) 216857 Said Lot(s) has (have) a frontage of \_\_\_\_\_ feet and a depth of \_\_\_\_\_ feet, or 25.75 acres.

- 5) The following are all the 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 rezoned. The names and addresses listed below shall be determined





PHILLIPS ST

S CHURCH ST

KENWORTHY AVE

C-85

COBB ST

WALKER ST

WALKER DR

ETHELYN AVE

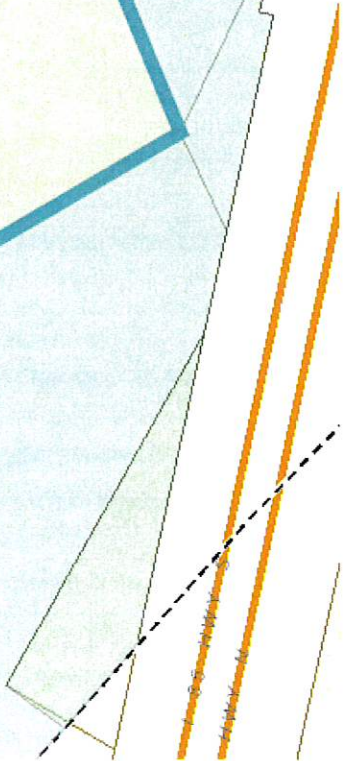
WHITE OAK DR

LYMAN ST

SFR-4

McClure  
Armstrong  
Cemetery

IND



Parcel Number	Current Owners	Mailing Address	Physical Address	Deed Book	Deed Page	Sale Date	Deed Book	Deed Page	Acreage	Property Use	Taxable Value
128489	MILAM LESLIE M	17210 PENNINGTON DR, HUNTERSVILLE, NC 280780000	612 S CHURCH ST	004E	1005	7/29/2004			0.67	RESIDENTIAL	\$156,860.00
128465	GARDNER GERTIE	310 LYNN STREET, LOWELL, NC 280980000	310 LYNN ST	0748	0031	8/8/1959	012	046	0.42	RESIDENTIAL	\$96,840.00
128524	CALDWELL STEPHEN NORMAN CALDWELL DEBORAH SETZER	308 WALKER DR , LOWELL, NC 28098	308 WALKER DR	2698	0262	8/29/1997	017	006	0.49	RESIDENTIAL	\$141,140.00
128526	COX JOEY L COX GINGER W	306 WALKER DR , LOWELL, NC 280980000	306 WALKER DR	4225	1176	5/30/2006	017	006	0.43	RESIDENTIAL	\$228,130.00
127859	JONES GEORGE M JONES KIMBERLY H	2611 BELMEADE DR , CHARLOTTE, NC 282149239	515 ETHELYN AVE	4814	1046	11/9/2015	019	078	0.47	RESIDENTIAL	\$181,300.00
128493	LOWERY CHARLES D	710 S CHURCH ST , LOWELL, NC 280980000	NO ASSIGNED ADDRESS	0772	0473	2/2/1961	012	046	1.19	RESIDENTIAL	\$20,680.00
128475	HANNA MARILYN J	613 WHITE OAK DR , LOWELL, NC 280981834	617 WHITE OAK DR	4688	0877	7/30/2013	017	006	0.38	RESIDENTIAL	\$135,820.00
128455	JACKSON H EDWARD	PO BOX 1062 , GASTONIA, NC 280531062	NO ASSIGNED ADDRESS	3891	0824	12/9/2003			1.11	RESIDENTIAL	\$12,570.00
128453	JACKSON H EDWARD	PO BOX 1062 , GASTONIA, NC 280531062	NO ASSIGNED ADDRESS	3891	0824	12/9/2003			0.54	RESIDENTIAL	\$6,590.00
128495	LOWERY CHARLES D	710 S CHURCH ST , LOWELL, NC 280980000	710 S CHURCH ST	0772	0472	2/2/1961	012	046	0.8	RESIDENTIAL	\$244,130.00
128517	WHEELER WILLIAM T WHEELER DONNA C	304 WALKER DRIVE , LOWELL, NC 280980000	304 WALKER DR	2287	0622	7/1/1993	017	006	0.35	RESIDENTIAL	\$145,360.00
128481	MCKENZIE JOHN S MCKENZIE JOY B	PO BOX 457 , LOWELL, NC 280980000	609 WHITE OAK DR	1166	0793	8/22/1975	017	006	0.46	RESIDENTIAL	\$201,880.00
128458	JACKSON H EDWARD	PO BOX 1062 , GASTONIA, NC 280531062	NO ASSIGNED ADDRESS	3891	0824	12/9/2003			0.5	RESIDENTIAL	\$10,300.00

Parcel Number	Current Owners	Mailing Address	Physical Address	Deed Book	Deed Page	Sale Date	Deed Book	Deed Page	Acreage	Property Use	Taxable Value
128490	ELLIOTT GARY DON ELLIOTT LINDA REYNOLDS	PO BOX 1011, LOWELL, NC 280980000	702 S CHURCH ST	5058	2282	8/7/2019	012	046	0.7	RESIDENTIAL	\$199,870.00
128464	MITCHEM REBECCA B HEIRS	302 SOUTH CLEAR CREEK DR, FRIENDSWOOD, TX 77546	306 LYNN ST	4274	1478	11/28/2006	012	046	0.44	RESIDENTIAL	\$88,470.00
216858	MITCHEM JOSEPH L & DAVIDSON MARIA M	C/O JOSEPH L MITCHEM 226 FORBUSH MTN DR, CHAPEL HILL, NC 275141906	NO ASSIGNED ADDRESS	012E	1535	11/22/2012			0.19	RESIDENTIAL	\$1,580.00
128478	KEPHART TIMOTHY L KEPHART NANCY P	610 WHITE OAK DR, LOWELL, NC 280980000	610 WHITE OAK DR	3529	0325	9/13/2002	017	006	0.34	RESIDENTIAL	\$159,480.00
127860	RIMMER JACQUELINE HAWKS	517 ETHELYN AVE, LOWELL, NC 280981815	517 ETHELYN AVE	4105	2226	3/7/2005	019	078	0.55	RESIDENTIAL	\$144,810.00
128477	LYNCH LAURIE	613 WHITE OAK DRIVE, LOWELL, NC 28098	613 WHITE OAK DR	4996	0771	8/24/2018	017	006	0.38	RESIDENTIAL	\$114,140.00
128494	MITCHEM REBECCA B	302 SOUTH CLEAR CREEK DR, FRIENDSWOOD, TX 77546	NO ASSIGNED ADDRESS	1100	0650	1/26/1973	012	046	0.4	RESIDENTIAL	\$8,240.00
304673	NP GASTONIA INDUSTRIAL LLC	4825 NW 41ST STREET SUITE 500, RIVERSIDE, MO 64150	3301 LINEBERGER RD	5184	1270	12/21/2020	092	116	111.57	INDUSTRIAL	\$1,135,230.00
128460	HOWELL CATHY E	312 LYNN ST, LOWELL, NC 28098	312 LYNN ST	2557	0186	6/3/1996	012	046	0.51	RESIDENTIAL	\$142,340.00
216857	MITCHEM REBECCA B HEIRS	302 SOUTH CLEAR CREEK DR, FRIENDSWOOD, TX 77546	NO ASSIGNED ADDRESS	4120	944	4/28/2005			25.75	RESIDENTIAL	\$12,480.00
127824	MCCUEN TERESA A	912 LAKEVIEW DR, LOWELL, NC 280981819	912 LAKEVIEW DR	3138	0317	5/18/2015			1	RESIDENTIAL	\$165,820.00

Parcel Number	Current Owners	Mailing Address	Physical Address	Deed Book	Deed Page	Sale Date	Deed Book	Deed Page	Acreage	Property Use	Taxable Value
127858	VAUGHN TIMOTHY SHELDON & VAUGHN KAREN CATHEY	513 ETHELYN AVE , LOWELL, NC 280980000	513 ETHELYN AVE	4203	0451	3/6/2006	019	078	0.45	RESIDENTIAL	\$148,590.00
128510	WILLARD JONATHAN D WILLARD GWENDOLYN P	606 S CHURCH ST , LOWELL, NC 280981810	606 S CHURCH ST	4887	0412	12/23/2016			0.37	RESIDENTIAL	\$203,120.00
127857	WRIGHT BILLIE JOAN	612 WHITE OAK DR , LOWELL, NC 28098	NO ASSIGNED ADDRESS	4505	2280	3/10/2010	019	078	0.63	RESIDENTIAL	\$10,300.00
128454	JACKSON H EDWARD	PO BOX 1062 , GASTONIA, NC 280531062	NO ASSIGNED ADDRESS	3891	0824	12/9/2003			1.29	RESIDENTIAL	\$12,630.00
128479	WRIGHT BILLIE JOAN	612 WHITE OAK DR , LOWELL, NC 28098	612 WHITE OAK DR	4505	2285	3/10/2010	017	006	0.36	RESIDENTIAL	\$136,230.00
128485	SARNS KAREN A	307 WALKER DR , LOWELL, NC 280980000	307 WALKER DR	4509	2416	4/9/2010	017	006	0.46	RESIDENTIAL	\$167,080.00

by the most recent tax listing as recorded in the Gaston County Tax Office. (Use additional pages if necessary.)

NAME	ADDRESS
SEE ATTACHED	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

- 6) The applicant understands that a letter stating the date, time and place for the Public Hearing for the rezoning of said property shall be mailed to each of the parties listed in Paragraph 5 at least ten (10) days prior to the said Public Hearing.
- 7) If the applicant is not the legal owner of the property sought to be rezoned, the legal owners names and addresses shall be listed below. Owners shall be determined by the most recent tax listing as recorded in the Gaston County Tax Office. (Use additional pages if necessary.)

NAME	ADDRESS
Rebecca B Mitchem Heirs	302 S. Clear Creek Dr, Friendswood, TX 77546
_____	_____
_____	_____
_____	_____

- 8) A map or drawing identifying the real property requested to be rezoned and all attached properties with their designated zoning districts shown shall be attached to this application.

Applicant(s) Name: Mark W. Mitchem  
Address: 302 S. Clear Creek Dr, Friendswood TX 77546  
Telephone: 713-201-6175

Applicant's Signature: 

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

Telephone: 704 - 824 - 3518

by the most recent tax listing as recorded in the Gaston County Tax Office. (Use additional pages if necessary.)

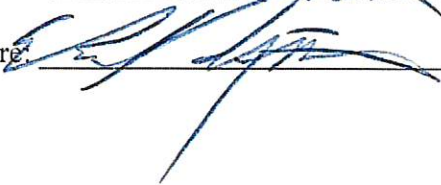
NAME	ADDRESS
SEE ATTACHED	
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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NAME	ADDRESS
Rebecca B Mitchem Heirs	302 S. Clear Creek Dr, Friendswood, TX 77546
_____	_____
_____	_____
_____	_____

- 8) A map or drawing identifying the real property requested to be rezoned and all attached properties with their designated zoning districts shown shall be attached to this application.

Applicant(s) Name: Paul Mitchem  
Address: 163 Brucemont Circle, Asheville NC, 28806  
Telephone: 828-808-1272

Applicant's Signature: 

City of Lowell  
101 West First Street  
Lowell, NC 28098

Telephone: 704 - 824 - 3518