

# MINUTES

Lowell Planning and Zoning Board  
Regular Meeting  
Tuesday, December 6, 2022, 6:00 P.M.

## I. CALL TO ORDER

Scott Wilson called the meeting to order at 6:00 p.m. Planning Board members present: Troy Roberts Sr., David Jennings, Heather Seay and Norris Lamb. Staff members present: Joe Gates, Planning Director, and Cheryl Ramsey, City Clerk. Members of the public were also in attendance.

II. DETERMINATION OF QUORUM – all members were present.

III. PLEDGE OF ALLEGIANCE led by Scott Wilson

IV. CHANGES TO AND APPROVAL OF AGENDA – Board Member Lamb made a motion to approve the agenda with no changes, seconded by Board Member Jennings. The vote was unanimously in favor.

V. APPROVAL OF MINUTES FROM THE NOVEMBER 1, 2022, MEETING.

Motion was made by Board Member Jennings. to approve the previous minutes, seconded by Board Member Seay. The vote was unanimously in favor.

VI. OLD BUSINESS -

A. None

VII. NEW BUSINESS

A. Consideration of Lowell Development Ordinance Text Amendment to Section 13.6-1 Streets and Associated Infrastructure Design-Street Trees and Sidewalks. Presented by Joe Gates. The NorthPoint Development is applying for a proposed text amendment noted in Article 13.6-1 Streets and Associated Infrastructure design. He stated NorthPoint recommends the update to accommodate industrial sized traffic. They are proposing added exemptions to add an industrial area which will not require the planting of trees on both sides of the streets. Staff agreed with and approved the amendment to add language to the LDO to bring before the Board. Mr. Gates read the proposed amendment (see agenda packet). NorthPoint representatives did not have anything to add to the presentation.

Board Member Lamb asked Mr. Gates to show the location in question. Chairman Wilson asked once you get in the residential areas, it will look like a residential area

correct? Mr. Gates said yes. Mr. Gates said that this is for a proposed area. Normally, if you aren't developing a residential area it would default to a general commercial zone. He explained that NorthPoint has asked to design wider lanes to accommodate larger trucks in area and they will be helping with stormwater relief designs and larger sidewalk areas.

Chairman Wilson asked if it will be bicycle friendly. Mr. Gates said there is no dedicated bike lane but they are proposing 6 foot wide sidewalks that would help. Board Member Seay asked if this is for all future industrial areas. Mr. Gates said yes once approved, if you are doing an industrial development and creating a new street/infrastructure like NorthPoint is, then this new set of standards would apply.

Board Member Jennings asked what kind of timeframe for the completion of streets can be expected. Toby Wiles of NorthPoint said late fall depending on when they get started but looking at a 7-8 month timeframe. Board Member Lamb asked how does the proposed change line up with other councils, Gastonia for example? Mr. Wiles said Lowell's standards are higher.

With no other questions, Board Member Lamb made a motion to make the change the amendment 13.6-1 as recommended, seconded by Board Member Roberts. The vote was unanimously in favor.

Mr. Gates stated that he will prepare a memo for City Council review in January 2023.

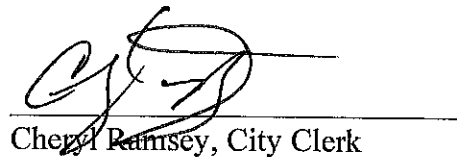
## **B. ADJOURN**

Motion was made to adjourn by Board Member Jennings, seconded by Board Member Seay. The vote was unanimously in favor by the group. It adjourned at 6:21 pm.

AFFIRM:



Chair, Scott Wilson



Cheryl Ramsey, City Clerk