



LOWELL PLANNING AND ZONING BOARD MEETING

Regular Meeting

Tuesday, November 1st, 2022, 6:00 P.M.

- 1. CALL TO ORDER**
- 2. DETERMINATION OF QUORUM**
- 3. PLEDGE OF ALLEGIANCE**
- 4. CHANGES TO AND APPROVAL OF AGENDA**
- 5. APPROVAL OF MINUTES FROM AUGUST 2ND, 2022 MEETING**
- 6. OLD BUSINESS**
 - A. None**
- 7. NEW BUSINESS**
 - A. Preliminary Plat Review - Grove St/ Lowell Townhomes**
- 8. ADJOURNMENT**

MINUTES

Lowell Planning and Zoning Board
Regular Meeting
Tuesday, August 2, 2022, 6:00 P.M.

I. CALL TO ORDER

Troy Roberts, acting Chair for the meeting, called the meeting to order at 6:08 p.m. Planning Board members present: Troy Roberts Sr., Heather Seay, David Jennings and Norris Lamb. Staff members present: Joe Gates, Planning Director, and Cheryl Ramsey, City Clerk. Scott Attaway, City Manager joined at 6:48pm. Members of the public were also in attendance.

II. **DETERMINATION OF QUORUM** – with four members in attendance, it was determined a quorum was reached.

III. **PLEDGE OF ALLEGIANCE** led by Troy Roberts Sr.

IV. CHANGES TO AND APPROVAL OF AGENDA

It was determined Heather Seay needed to be sworn in as a new member of the Planning Board. Board Member Lamb made a motion to approve the change to the agenda. Board Member Seay was then given the Oath of Office as a new member of the Planning Board by the City Clerk. Motion was made by Board Member Lamb to approve the agenda, seconded by Board Member Jennings. The vote was unanimously in favor.

V. APPROVAL OF MINUTES FROM THE APRIL 5, 2022, MEETING.

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

VI. **OLD BUSINESS** – None

VII. NEW BUSINESS

A. Appointment of Vice Chair – Acting Chair Troy Roberts made a motion to nominate Board Member Norris Lamb, seconded by Board Member Jennings. The vote was unanimously in favor with Board Member Lamb abstaining from the vote.

B. Consideration of Rezoning Case #RZ22—03 for parcels 136564, 210660, and a portion of 135144, 202166 and 202774 from the SFR-3 and SFR-2 (Single-Family Residential) Zoning District TO SFR-4 (CZ) Single-Family Residential Conditional Zoning District. Mr. Gates explained to the board that this was approved by the Planning Board a couple months ago. The public hearing was set for this item to be heard by City Council but did not take place. He highlighted the plan regarding the Pulte group on the Lowell side of Spencer Mountain. The applicant came back to the Planning Board with a revised site plan

that includes a portion of the wooded area being removed from the development completely to be set aside sold for conservation with the Catawba Lands Conservancy. The applicant is not proposing any changes to the prior conditions or the maximum number of units (422). The applicant is requesting to rezone to SFR-4CZ to construct a maximum of 422 single family detached homes on 226.29 AC, down from 289.99 AC in the previous submittal. Board Member Jennings asked Mr. Gates to explain the difference in SFR2 and SFR4 zoning districts. Mr. Gates referred to the April 2022 minutes (in agenda packet) and the map location. He stated that the proposed rezoning is consistent with the Lowell Future Lan Use Plan and the 2040 Comprehensive Land Use Plan.

The applicant was asked to speak by Acting Chair Roberts. Bridget Grant, Land Use Consultant with Moore Van Allen Group introduced herself and others with her, Melissa Oliver with Pulte Group and Rob Reddick with McAdams. Ms. Grant gave a brief presentation reiterating the reason for the application for rezoning.

Vice Chair Lamb explained to the new Board Member Seay that the group addressed all the issues and answered all questions when the Planning Board met in April. Ms. Oliver asked Mr. Gates if the land needs to be subdivided before Council approves. He said it would be good to do so but not necessary before the hearing.

With no other questions, Board Member Norris made a motion to accept to approve the new zoning agenda, seconded by Board Member Seay. The vote was unanimously in favor. Mr. Gates said it will be presented to Council for them to set a public hearing at their September meeting.

- C. Consideration of LDO Text Amendment to Table 8.1 Table of Uses. Removing the usage of barber shops and beauty salons from the downtown district. They are both allowed in the five districts if the board votes to take it out of the Main Street (MS) district. Board Member Jennings asked if they can come back later on as a beauty shop. Mr. Gates explained how grandfathering works. Board Member Lamb asked if we say yes and Council says yes, do the current owners get a letter or notification. Mr. Gates said the City is required to post in the paper of the public hearing to which all are invited but no individual letter is provided. Acting Chair Roberts asked if they own or lease. Mr. Gates did not know but those currently in the lots are grandfathered in. After some discussion, Acting Chair Roberts asked if this is basically for revitalizing downtown and helping other businesses come into the downtown area. Mr. Attaway said that the zoning is a tool for them and Council to steer land uses they want in certain districts. For example, the storefront churches are not the retail traffic you would expect so that was taken out of the ordinance. Mr. Gates stated that this ordinance would essentially just be a cap on the current shops and grandfathered in and not allow any additional ones in the downtown district. Mr. Attaway reminded the board that the ordinance can always be changed back if needed. With no other discussion, Board Member Lamb made a motion for consideration of LDO text amendment to Table 8.1, seconded by Board Member Seay. The vote was unanimously in favor. It will go to City Council for approval.

VIII. ADJOURN

Motion was made to adjourn by Board Member Jennings, seconded by Board Member Lamb. The vote was unanimously in favor by the group. It adjourned at 6:59pm.

AFFIRM:

Chair, Scott Wilson

Cheryl Ramsey, City Clerk



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LOWELL TOWNHOMES

GROVES STREET
 LOWELL, NORTH CAROLINA

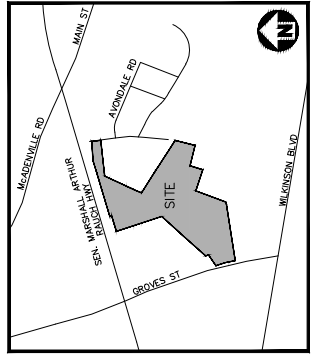
PRELIMINARY PLAT
 PROJECT NUMBER: TRU-21001
 DATE: OCTOBER 3, 2022

SHEET INDEX

- PL-1 OVERALL PRELIMINARY PLAT
- PL-2 PRELIMINARY PLAT - SOUTH
- PL-3 PRELIMINARY PLAT - EAST
- PL-4 PRELIMINARY PLAT - NORTH
- PL-5 PLAN & PROFILE - STREET A STA. 0+00.00 TO 10+650.78
- PL-6 PLAN & PROFILE - STREET B STA. 0+00.00 TO 10+500.00
- PL-7 PLAN & PROFILE - STREET B STA. 9+500.00 TO 10+200.00
- PL-8 PLAN & PROFILE - STREET B STA. 20+00.00 TO 10+28422.11
- PL-9 PLAN & PROFILE - STREET C STA. 0+00.00 TO 10+74827.1

VICINITY MAP

N.T.S.



REVISIONS

DATE DATE

PRELIMINARY PLAT FOR:

LOWELL TOWNHOMES
 LOWELL, NORTH CAROLINA
 PROJECT NUMBER: TRU-21001



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SERVICE CONTRACTOR: TRUETHOMES.COM

True Homes
THE VALUE HOME OWNERS

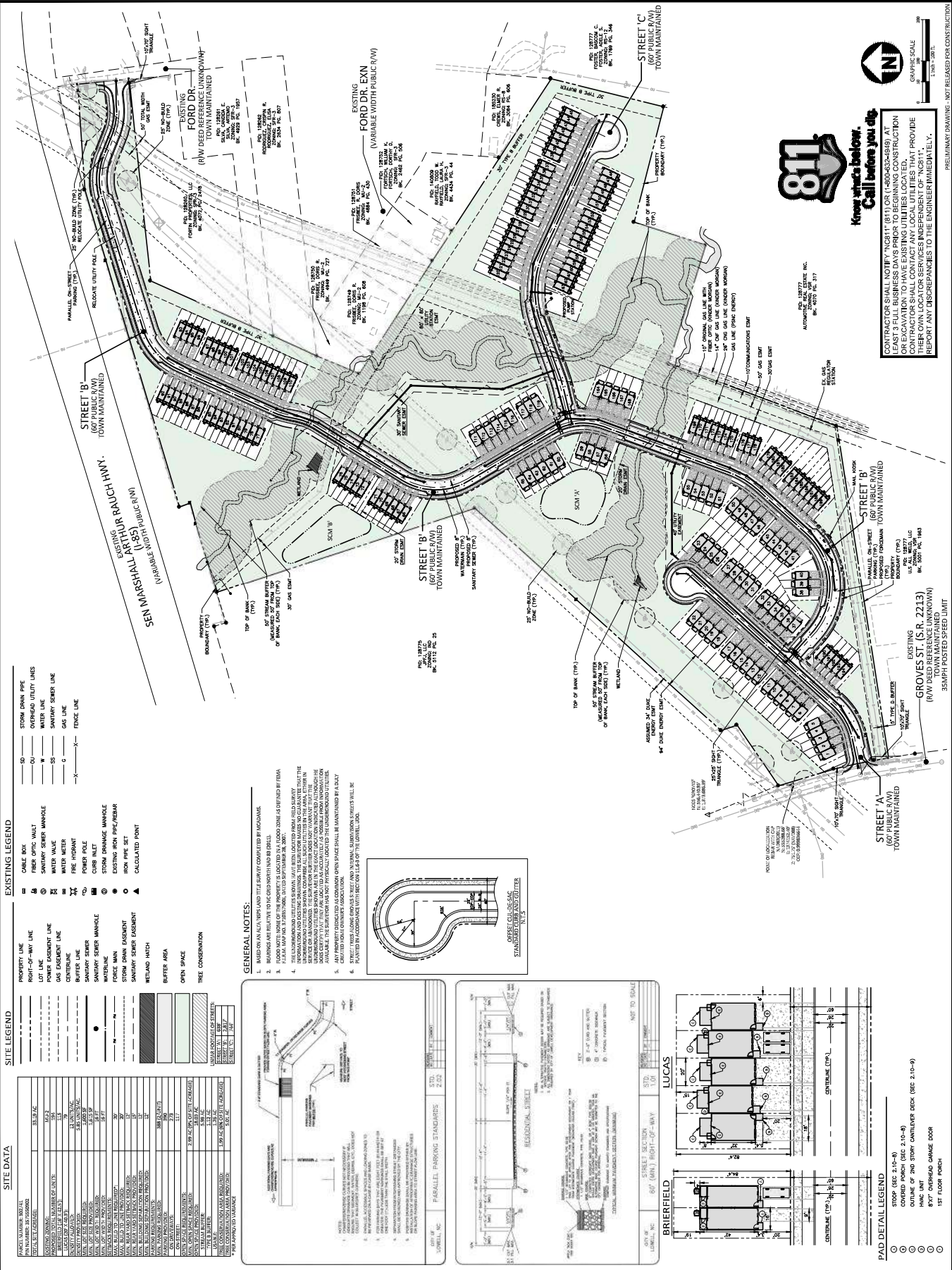
LOWELL TOWNHOMES
PRELIMINARY PLAN
GROVES STREET
LOWELL, NORTH CAROLINA



REVISIONS
NO. DATE

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AUTOMATICALLY GENERATED
DATE: 10.03.2022
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DRAWN BY: MDM
PROJECT: 1221001-001-001-001

OVERALL PL
PRELIMINARY
PL-1
SHEET



EXISTING LEGEND

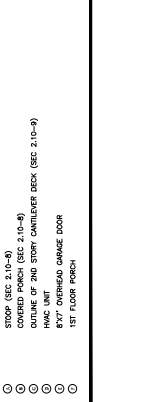
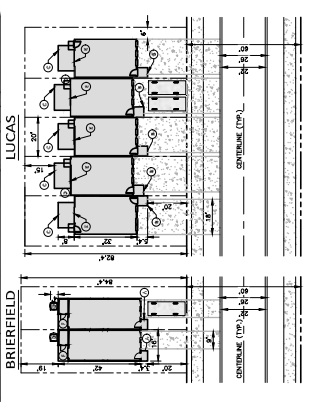
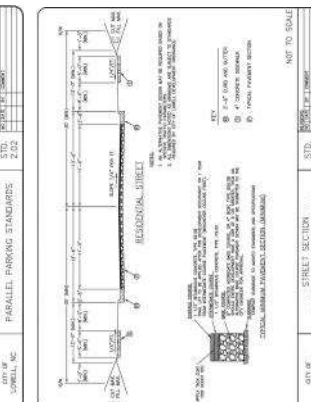
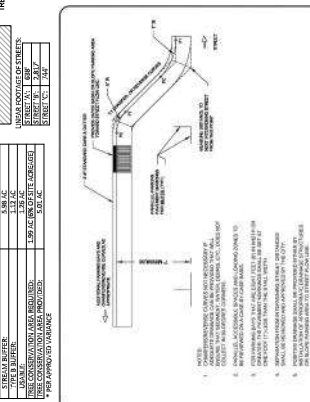
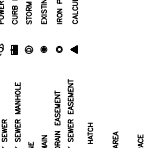
- SO STORM DRAIN PIPE
- OU OVERHEAD UTILITY LINES
- W WATER LINE
- SS SANITARY SEWER LINE
- G GAS LINE
- F FENCE LINE
- CB CABLE BOX
- FO FIBER OPTIC WALK
- SW SANITARY SEWER MANHOLE
- WM WATER VALVE
- FM FIRE HYDRANT
- CP CABLE INLET
- SM STORM DRAIN MANHOLE
- PP/P/PSH/P/PH/S/M
- IPW IRON PIPE SET
- CA CALCULATED POINT
- RL RIGHT-OF-WAY LINE
- PL LOT LINE
- PS POWER EASEMENT LINE
- SE SEWERAGE LINE
- BL BUFFER LINE
- SS SANITARY SEWER MANHOLE
- WH WINDUPE
- SD STORM DRAIN EASEMENT
- SM STORM DRAIN MANHOLE
- WH WINDUPE
- IPW IRON PIPE SET
- CA CALCULATED POINT
- WETLAND HATCH
- BU BUFFER AREA
- OS OPEN SPACE
- TC TREE CONSERVATION

SITE LEGEND

PARALLEL PARKING STANDARDS
LOWELL, NC 27102
DATE: 10/03/2022

GENERAL NOTES:

- BASED ON AN AEA REPORT AND TITLE SURVEY COMPILED BY MCADAMS.
- BOUNDARIES ARE SHOWN TO THE GRID NORTH AND BY DED.
- FLOOD HAZARD INFORMATION IS INDICATED BY A FLOOD ZONE AS REQUIRED BY FEMA INFORMATION AND THIS INFORMATION IS NOT TO BE USED AS A BASIS FOR DESIGN OR CONSTRUCTION OF ANY STRUCTURE OR EQUIPMENT UNLESS THE DESIGNER HAS BEEN ADVISED BY THE FLOOD HAZARD INFORMATION AVAILABLE TO HIM THAT THE INFORMATION IS AVAILABLE TO HIM AND THAT HE IS SATISFIED THAT THE INFORMATION IS AVAILABLE TO HIM AND THAT HE IS SATISFIED THAT THE INFORMATION IS AVAILABLE TO HIM AND THAT HE IS SATISFIED THAT THE INFORMATION IS AVAILABLE TO HIM.
- ANY PROPERTY INTERFERED AS SHOWN OPEN SPACES SHALL BE MAINTAINED BY A DEDICATED HOME OWNERS ASSOCIATION.
- PLANTING IN ACCORDANCE WITH SECTION 14.04 OF THE LOWELL PLAN.



CONTRACTOR SHALL NOTIFY 811 (811) OR (1-800-632-8489) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



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 EMAIL SAVAKASABIAN@BIRKENHEADUSA.COM

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LOWELL TOWNHOMES

PRELIMINARY PLAN

GROVES STREET
 LOWELL, NORTH CAROLINA



REVISIONS
 NO. DATE

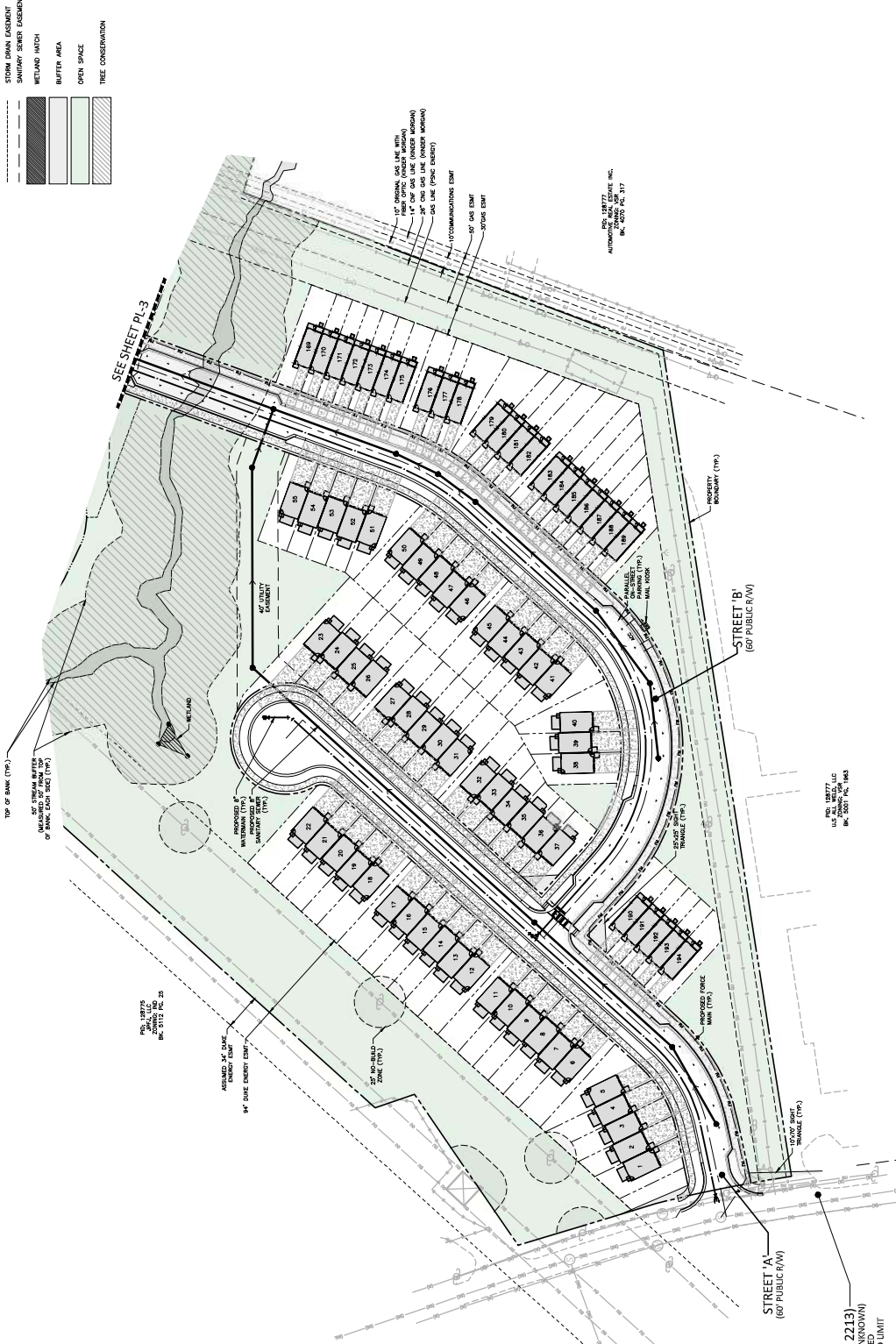
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 PROJECT DATE: 12/20/2020
 PROJECT FILE: 2020-PP-61
 DRAWN BY: SAH
 SCALE: 1"=50'
 DATE: 10.03.2022
SHEET

PRELIMINARY PLAT
SOUTH
PL-2

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

SITE LEGEND

- PROPERTY LINE
- 40' SETBACK LINE
- LOT LINE
- POWER EASEMENT LINE
- GAS EASEMENT LINE
- CENTERLINE
- SEWER LINE
- WATERLINE
- STAIRWAY
- STAIRWAY SINKS
- STAIRWAY MANHOLE
- FORCE MAIN
- STORM DRAIN EASEMENT
- STAIRWAY EXTERIOR DOWNCAST
- WETLAND SWATH
- WETLAND
- BUFFET AREA
- OPEN SPACE
- TREE CONSERVATION



PROJ. LIMITS
 ZONING: LDD
 INC. 5112, INC. 20

ASSUMED 34' DRIVE
 ENERGY EXEMPT
 8' DRIVE ENERGY EXEMPT

PROJ. 182777
 U.S. ENGINEER
 INC. 2807, INC. 1843

EXISTING
 GROVES ST. (S. R. 2213)
 (RW BEHIND DOWN MAINLAND)
 35MPH POSTED SPEED LIMIT

SEE SHEET PL-3

STREET A'
 (60' PUBLIC R/W)

STREET B'
 (60' PUBLIC R/W)



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SALES 603.949.8115
SALES 603.949.8115
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WE VALUE YOUR TRUTH

LOWELL TOWNHOMES
PRELIMINARY PLAN
GROVES STREET
LOWELL, NORTH CAROLINA



REVISIONS
NO. DATE

PLAN INFORMATION
PROJECT NO. TRN23001
PROJECT NAME GROVES STREET PH-45
DESIGNED BY SAH
DRAWN BY MOM
SCALE 1"=50'
DATE 10.03.2022

SHEET
PRELIMINARY PLAN
EAST

PL-3

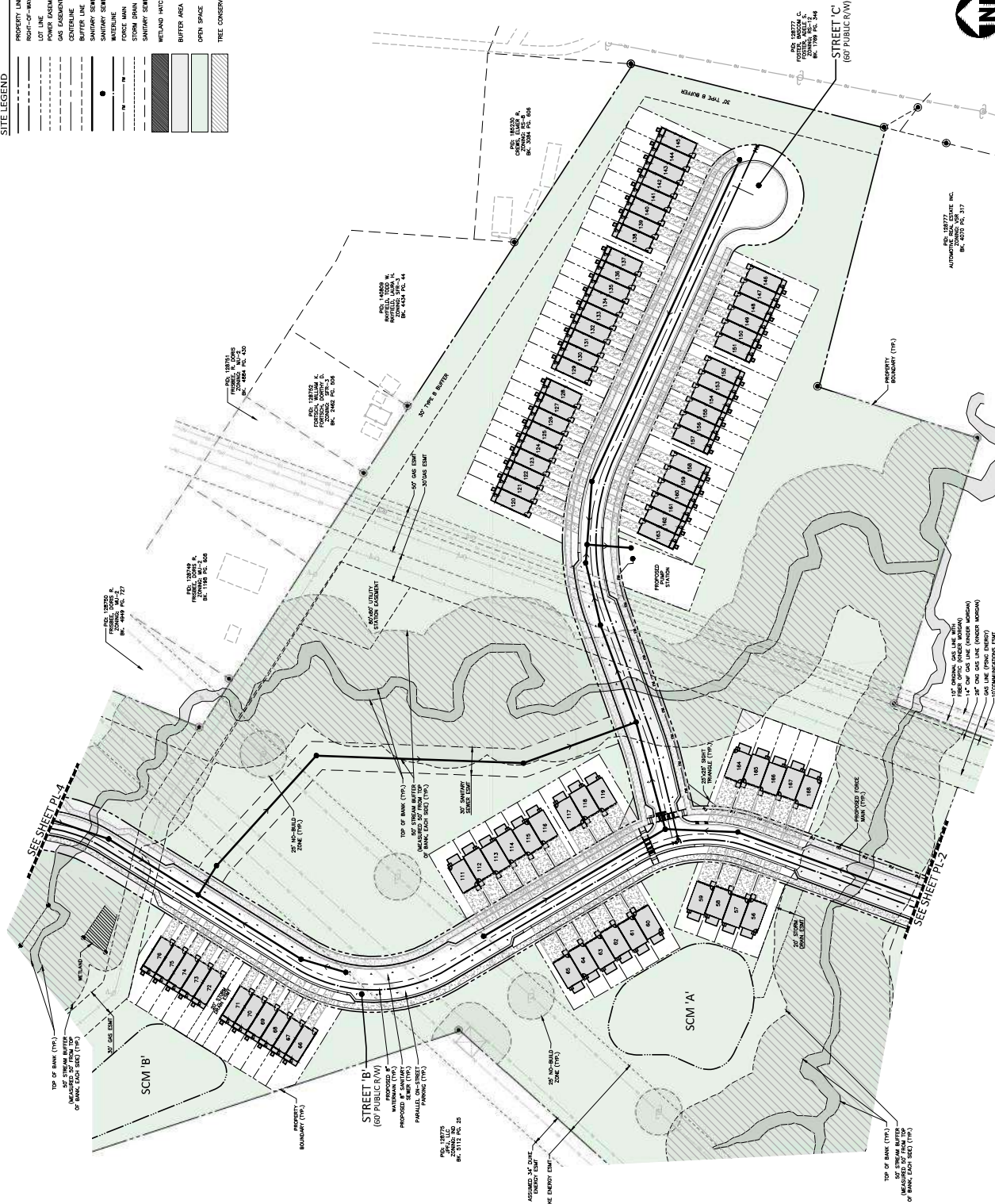
SITE LEGEND

PROPERTY LINE	(Symbol)
PROPOSED LOT LINE	(Symbol)
POWER EASEMENT LINE	(Symbol)
GAS EASEMENT LINE	(Symbol)
CENTURINE	(Symbol)
BUFFER LINE	(Symbol)
WATERLINE	(Symbol)
SEWER LINE	(Symbol)
FORCE MAIN	(Symbol)
STORM DRAIN EASEMENT	(Symbol)
STORM SEWER EASEMENT	(Symbol)
WETLAND INCH	(Symbol)
BUFFER AREA	(Symbol)
OPEN SPACE	(Symbol)
TREE CONSERVATION	(Symbol)



GRAPHIC SCALE
1"=50'
0 50 100 150 200

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION





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LOWELL TOWNHOMES
PRELIMINARY PLAT
GROVES STREET
LOWELL, NORTH CAROLINA



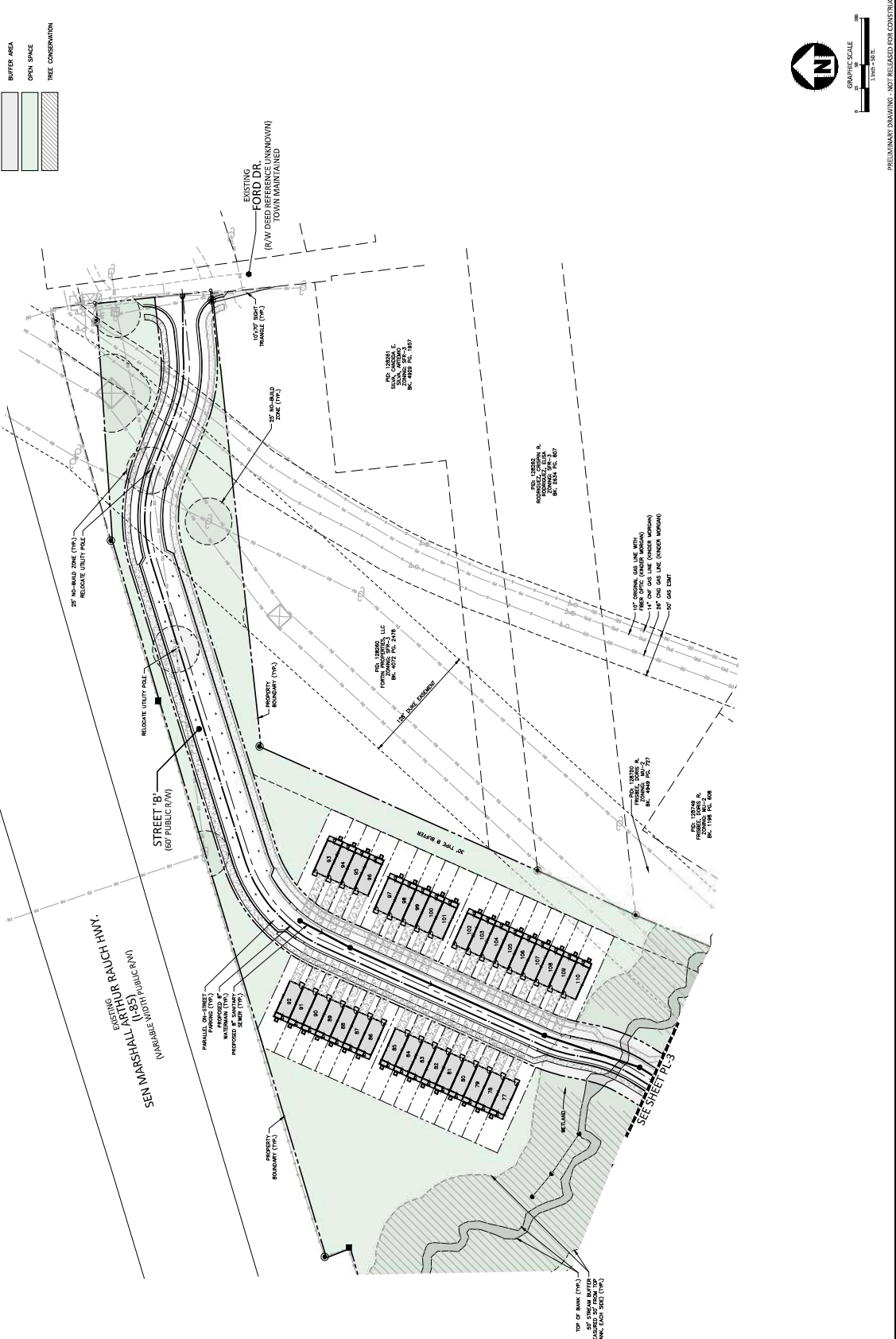
REVISIONS
NO. DATE

PLAN INFORMATION
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PROJECT ADDRESS 2630 BRIDGEMOUNT DRIVE
PLANNED BY SHAIN
DRAWN BY MOM
SCALE 1"=50'
DATE 10.03.2022
SHEET

PRELIMINARY PLAT
NORTH
PL-4

SITE LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	POWER EASEMENT LINE
	GAS EASEMENT LINE
	SANITARY SEWER LINE
	WATERLINE
	SANITARY SEWER MANHOLE
	FORCE MAIN
	SANITARY SEWER EASEMENT
	WETLAND HITCH
	BUFFER AREA
	OPEN SPACE
	TREE CONSERVATION

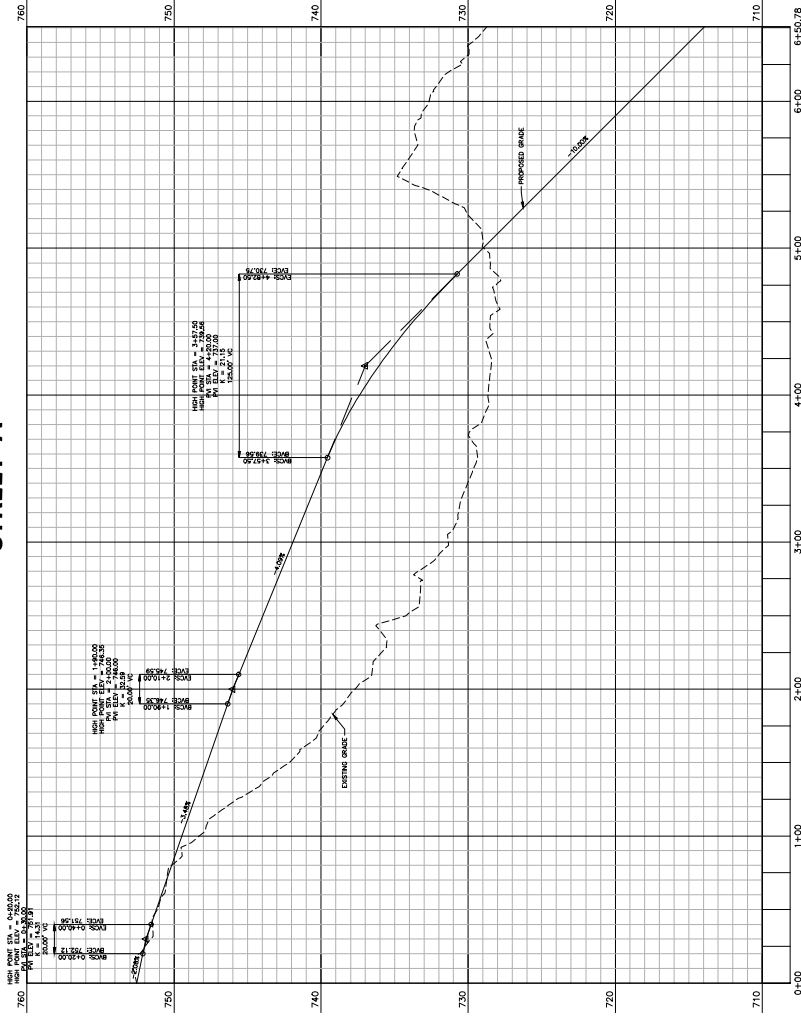


PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

EXISTING GROVES ST. (S.R. 2213) (IN A DOWNHILL DIRECTION) TO BE MAINTAINED TO AN EXISTING 35MPH POSTED SPEED LIMIT



STREET 'A'



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Charlotte, NC 28277
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www.mcadams.com

REVISIONS
DATE DESCRIPTION
1.00 1.00 1.00

REVISED BY:
DATE



LOWELL TOWNHOMES
PRELIMINARY PLAT
GROVES STREET
LOWELL, NORTH CAROLINA

PLAN INFORMATION
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PROJECT LOCATION: R112100-C-P-Road
DRAWN BY: MOM
SCALE: 1"=40'/1/4"
DATE: 10.03.2022

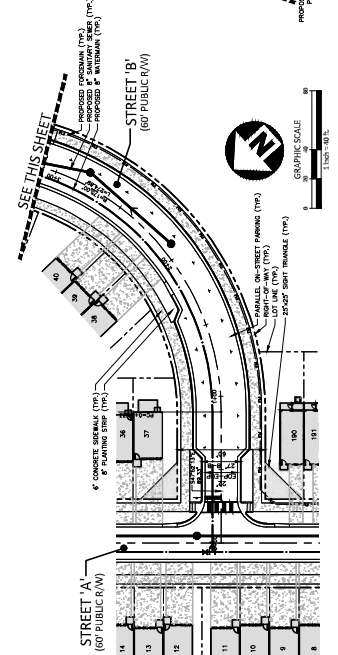
PLAN AND PROFILE
STREET 'A'
STA. 0+00.00 THRU STA. 6+55.78
PRELIMINARY ENGINEERING - NOT RELEASED FOR CONSTRUCTION

PL-5

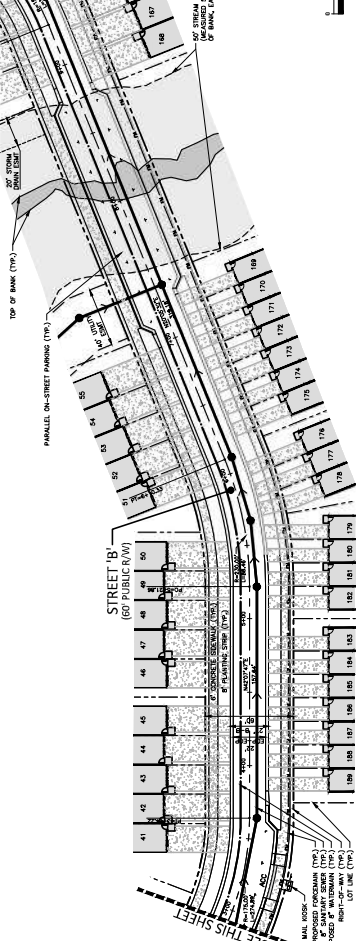


CLIENT
TRUE HOMES
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MONROE, NC 28110
PHONE: 704.794.4336
www.truehomes.com

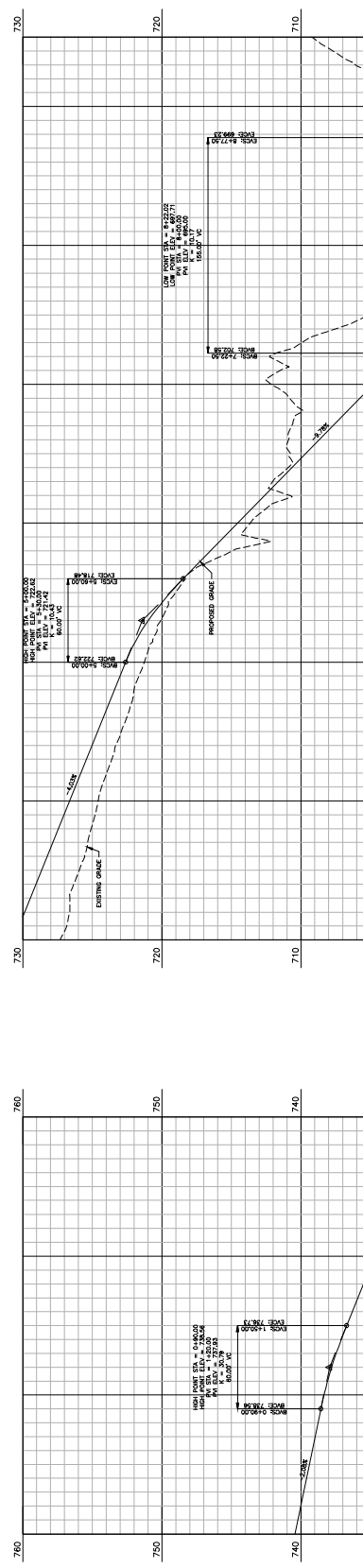
SEE THIS SHEET



SEE SHEET PL-7



STREET 'B'



LOWELL TOWNHOMES
PRELIMINARY PLAT
GROVES STREET
LOWELL, NORTH CAROLINA

PLAN INFORMATION

PROJECT NO. TRU-21001
STREET BY 57A, 60B, 60C THROUGH STA. 9+50.00
PRELIMINARY PLAT THROUGH STA. 9+50.00
DESIGNED BY TRU-CAD/CAD
DRAWN BY NOM
SCALE 1"=40'/1"=4'
DATE 10.03.2022

CLIENT

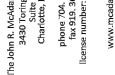
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REVISIONS

NO.	DATE	DESCRIPTION
1	10/3/22	ISSUE

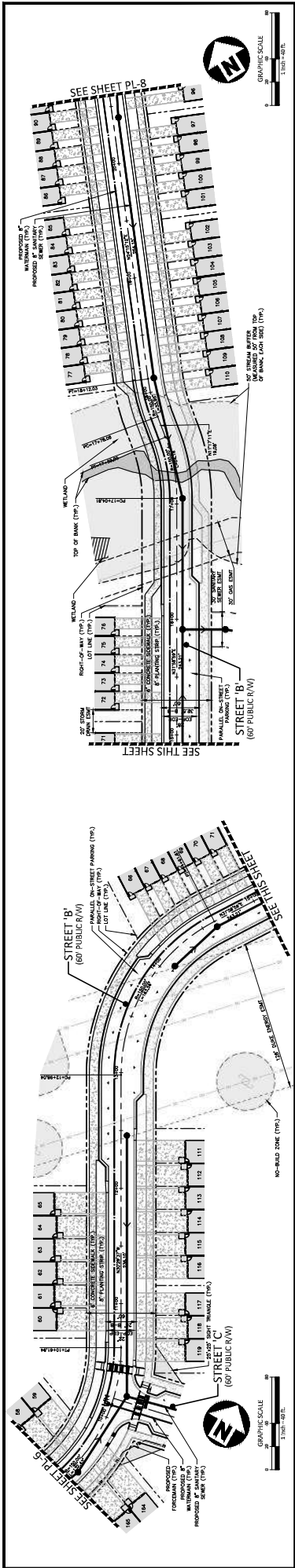


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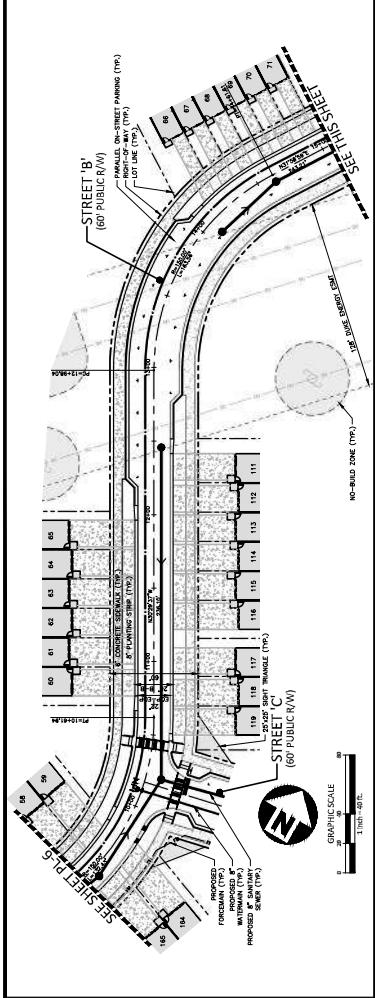
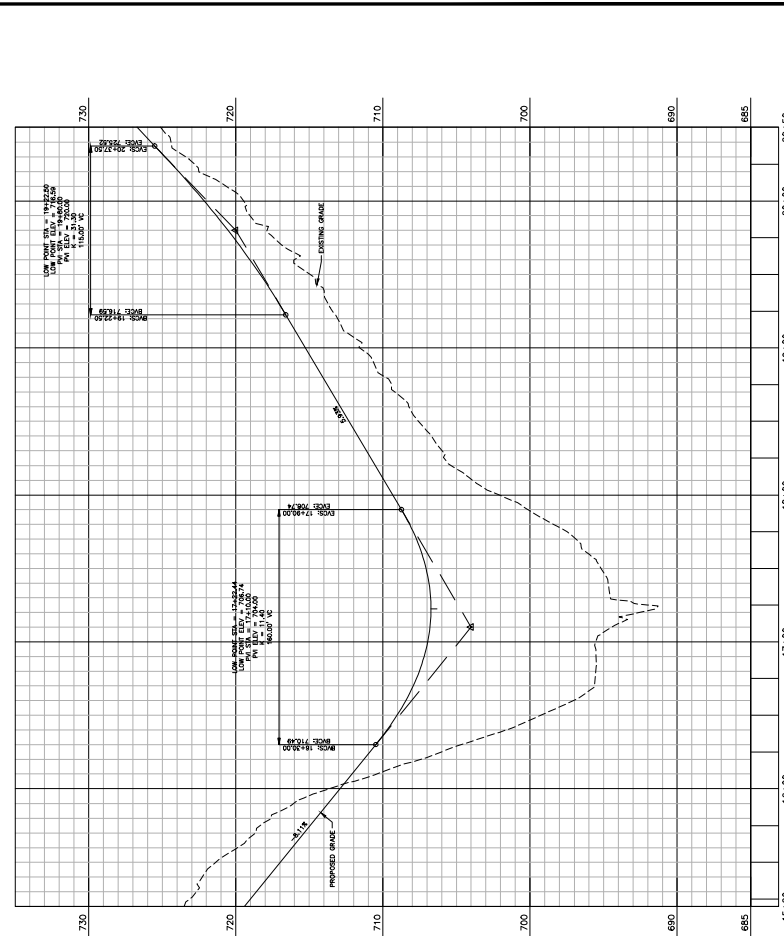


PLAN AND PROFILE
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PRELIMINARY PLAT THROUGH STA. 9+50.00

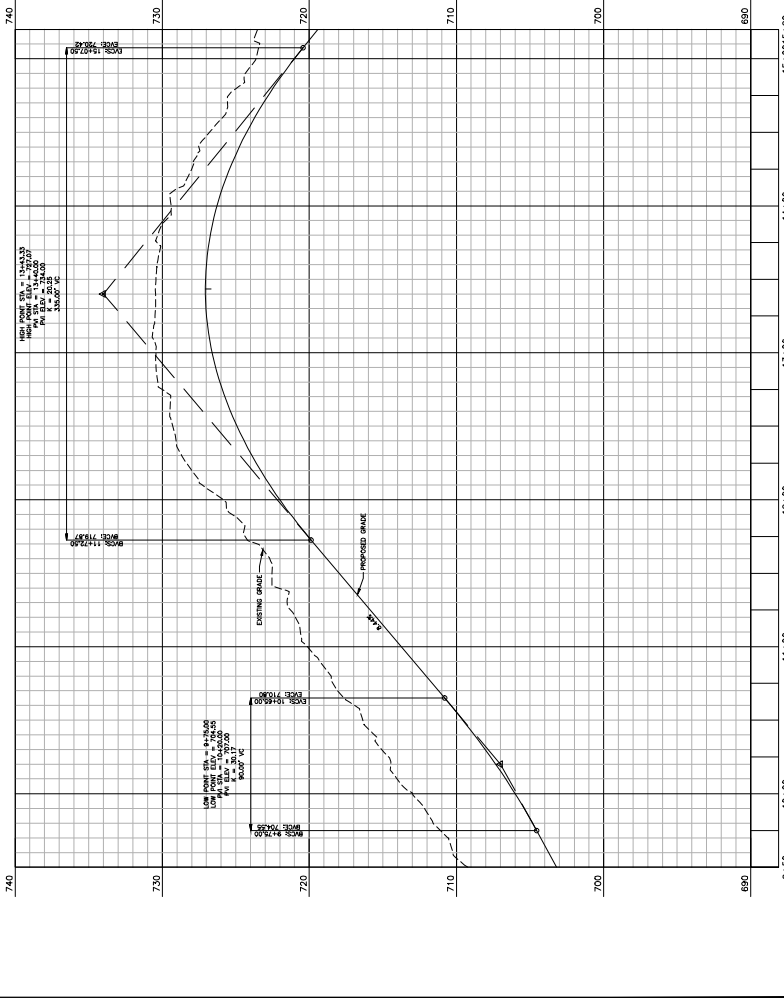
PL-6



STREET 'B'



STREET 'C'



LOWELL TOWNHOMES
PRELIMINARY PLAT
GROVES STREET
LOWELL, NORTH CAROLINA

PLAN INFORMATION
PROJECT NO. TRU-21001
PROJECT NAME RUGLDC-P-Road
CHECKED BY MM
DRAWN BY MAM
SCALE 1"=40'/1/4"
DATE 10.03.2022

PLAN AND PROFILE
STREET 'B'
STA. 15+20.00 THRU STA. 20+50.00
PRELIMINARY ENGINEERING - NOT RELEASED FOR CONSTRUCTION

REVISIONS
REV. DATE

CLIENT
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LICENSE NO. 30918
EXPIRES 12/31/2024

Professional Engineer Seal
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STATE OF NORTH CAROLINA
LICENSE NO. 30918
EXPIRES 12/31/2024



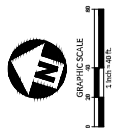
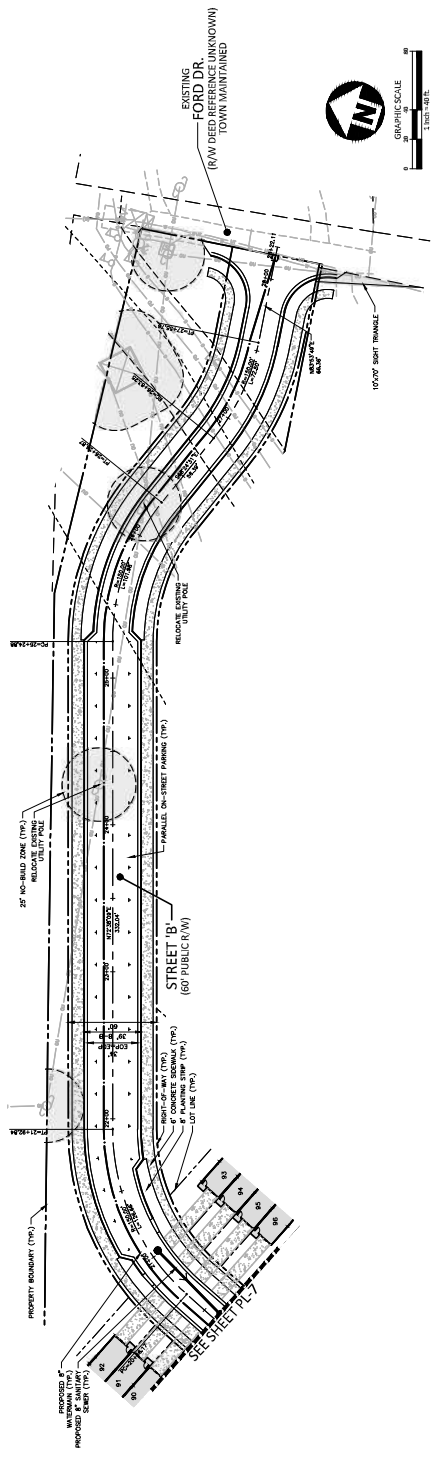
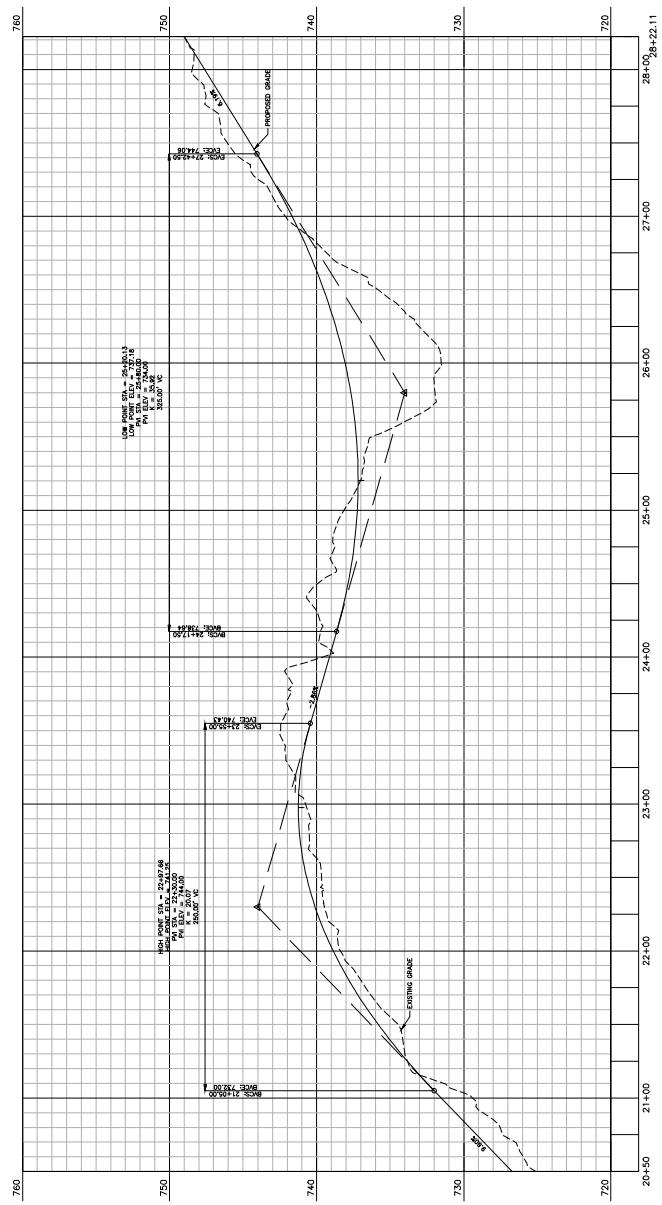
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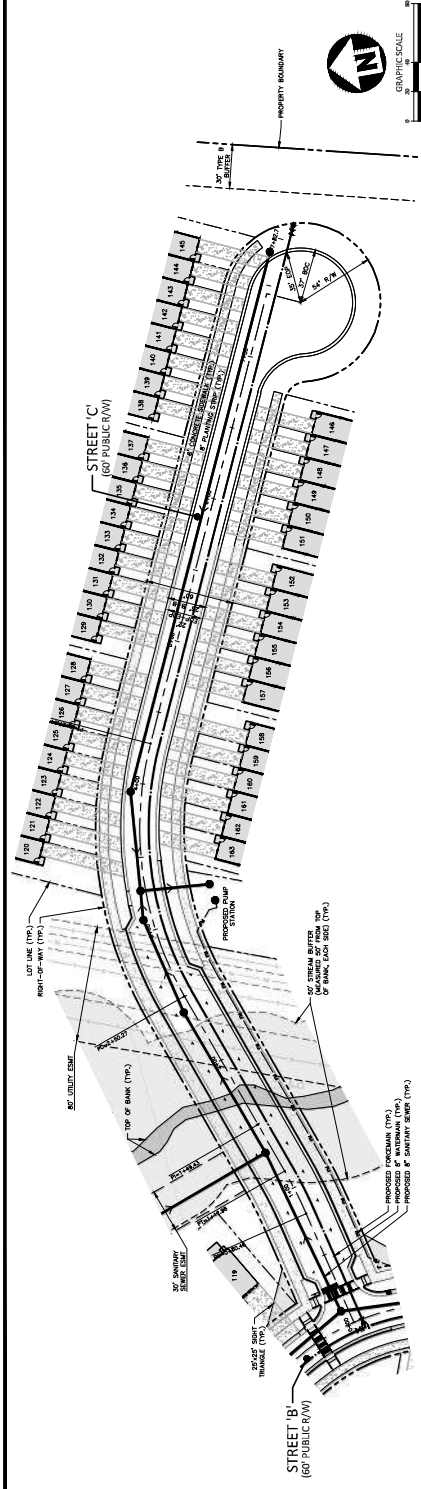
CLIENT
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 FAX: 704.571.0800
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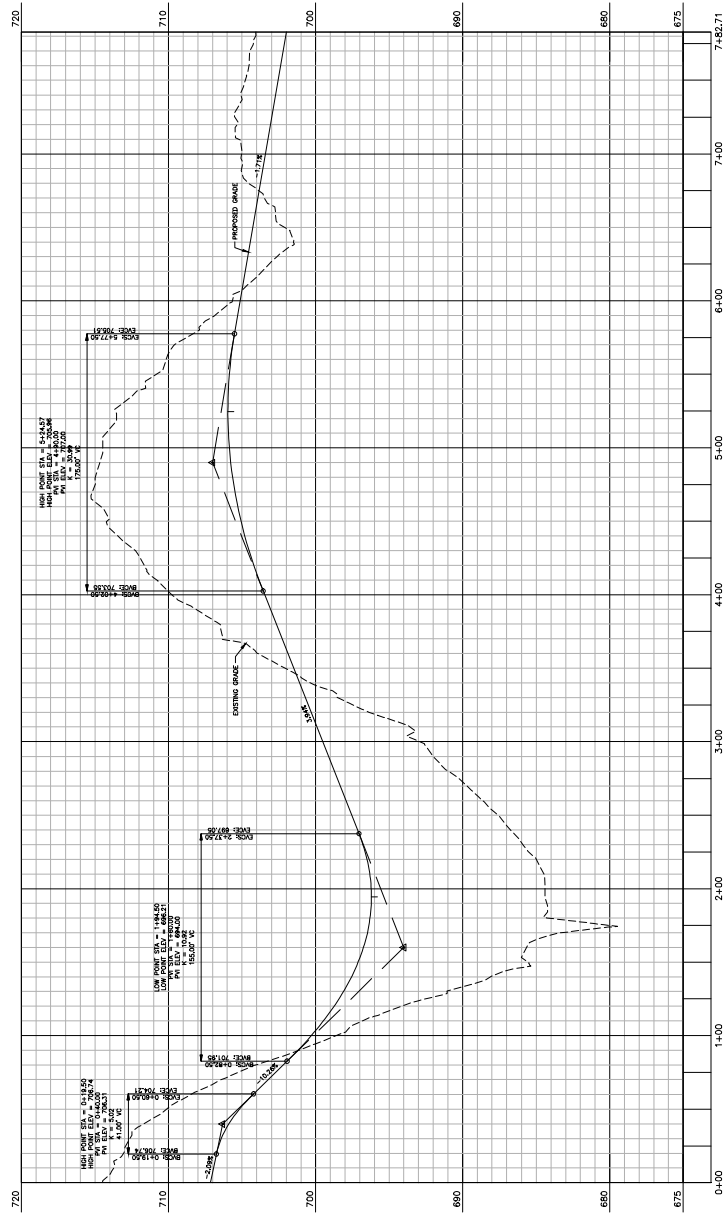


STREET 'B'





STREET 'C'

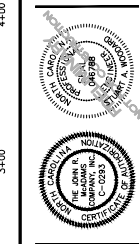


PRELIMINARY ENGINEERING - NOT RELEASED FOR CONSTRUCTION

PLAN AND PROFILE
 STREET 'C'
 STA. 0+00.00 THRU STA. 7+82.71

PLAN INFORMATION
 PROJECT NO. TRU-21001
 DRAWING NO. R02100C-P-Road
 CHECKED BY [Signature]
 DRAWN BY [Signature]
 SCALE 1"=40'/1"=4'
 DATE 10.03.2022

LOWELL TOWNHOMES
 PRELIMINARY PLAT
 GROVES STREET
 LOWELL, NORTH CAROLINA



REVISIONS
 No. 1
 Date 10/3/22

CLIENT
 TRUE HOMES COMMUNITY
 2400 GARDENS CENTRE DRIVE
 MONROE, NC 28110
 PHONE: 704.794.4206
 www.truehomes.com

The John R. McAdams Company, Inc.
 3430 Tompkins Way
 Charlotte, NC 28277
 Phone: 704.577.0800
 Fax: 919.361.2269
 License Number: C0295, C-187
 www.mcadams.com



McADAMS



Variance
Board of Adjustment Permit Certification
Document for Recording in Register of Deed's Office

Date of Certification: _____

Permit Number: V22-02 Property Parcel Number(s): 302741

Property Owner(s): Grove Street Partners, Inc.

Physical Address of Property: 33.17 acres east of Grove St. and bordered by Avondale Rd. and I-85, no assigned address
(include city, state, and zip code)

Previous Zoning District: MU-2

Request: Request for relief from Sections 12.3-2 and 12.3-3(1), build-to-line distance; and Section 16.2-7(A) maximum cul-de-sac length of the Lowell Development Ordinance

See attached conditions, and site plan
See conditions, and site plan

The City of Lowell Board of Adjustment approved the permit during a meeting on April 5, 2022 with approval and conditions in effect on the property at time of approval, and this permit certification shall become null and void should provisions of the approval are not fulfilled or if new uses not listed in this permit are introduced on the property.

Certification

I, Cheryl Ramsey, City Clerk to the City of Lowell, do hereby certify that the above is a true and accurate action adopted by the Lowell Board of Adjustment on April 5, 2022.

SEAL

City Clerk Date

I, _____, a Notary Public for Gaston County, North Carolina, do hereby certify that Beverly Harris, the City Clerk, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this _____ day of _____, 20____.

Return to:
City of Lowell, City Clerk
101 W First Street
Lowell, NC 28098

Notary Public

V22-02
Variance Approval Certificate,
Conditions approved:
April 5, 2022

The Lowell Board of Adjustment approved a Variance to the Lowell Development Ordinance as follows:

1. Relief from Sections 12.3-2 and 12.3-3(1) was approved allowing the development of the property with high density lots without alley access as required in these Sections; and
2. Relief from Section 16.2-7(A) was approved allowing Street “B” and/or Street “C” as shown on the site plan to exceed the maximum cul-de-sacs length of 400 feet.