

MINUTES

Lowell Planning and Zoning Board
Regular Meeting
Tuesday, November 1, 2022, 6:00 P.M.

I. CALL TO ORDER

Chairman Scott Wilson, called the meeting to order at 6:16 p.m. to allow David Jennings to arrive. Planning Board members present: Heather Seay, David Jennings and Norris Lamb. Board member Troy Roberts Sr. was absent from the meeting. Staff members present: Joe Gates, Planning Director, and Cheryl Ramsey, City Clerk. 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 Scott Wilson

IV. CHANGES TO AND APPROVAL OF AGENDA – No changes were proposed to the agenda.

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 Seay. The vote was unanimously in favor.

VI. OLD BUSINESS – None

VII. NEW BUSINESS

A. Preliminary Plat Review – Grove St/Lowell Townhomes. Presented by Joe Gates. He presented Section 7.11(E) regarding a Subdivision Plat Approval and the responsibility of the board emphasizing #3 which states ‘this review shall be made by the Planning Board as requested by the Planning Zoning and Subdivision Administrator. The Planning Board shall provide input on the Preliminary Plat/Site development plan for major subdivisions only in accordance with the applicable requirements of this Ordinance. He explained that they act as a citizen planner and use knowledge of Lowell history and address issues. He then asked the members of the board to come closer to the screens so he can show them a more up-close view of the Grove St/Lowell Townhomes plans. Mr. Gates stated that the Board of Adjustment approved Variance V22-02 regarding the Groves St homes in April 2022. This granted relief from Sections 12.3-2 and 12.3-3(1) which has to do with alley access and parking vehicles in the rear of the buildings. Since Groves St is an

NCDOT maintained road, this plan will be sent to them for review and approval. This plan has also been submitted to the Gaston Cleveland Lincoln MPO group for comments including traffic patterns or anything that will affect this project. Some of the questions from the Board members asked this evening included:

1. Chairman Wilson asked when they widen 85, will NCDOT do anything with the bridge [on Groves St]. Mr. Gates said yes, they will be closing the bridge on Groves St for a while.
2. Chairman Wilson asked if more grass can be required between each home? Mr. Gates stated that will be discussed further with the developers. He stated the developers are also trying to incorporate on street parking.
3. Board Member Jennings asked if it will connect to Ford Dr. Mr. Gates said yes, it is one of the two points of entry per fire code requirements.
4. Chairman Wilson asked if there will be two parking spots in front of each unit. Mr. Gates said it would depend on the number of bedrooms. He will confirm with the developer but stated the developer will be working through parking issues. Mr. Wilson emphasized the importance of decent parking for the people living there.

There was a brief discussion about parking for residents throughout the neighborhood and Mr. Gates explained more about the project and requirements pertaining to this development.

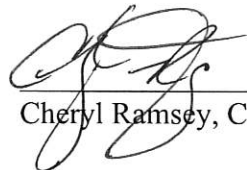
VIII. ADJOURN

Motion was made to adjourn by Board Member Lamb, seconded by Board Member Jennings. The vote was unanimously in favor by the group. It adjourned at 6:46pm to begin the Stormwater Commission meeting.

AFFIRM:



Chair, Scott Wilson



Cheryl Ramsey, City Clerk