

## **Minutes for the Planning Board**

101 W. First Street, Lowell, North Carolina 28098

December 5, 2023, 6:00 PM - December 5, 2023, 6:16 PM

**Roll Call:** *(The following members were in attendance)*

- **David Jennings**, Board Member
- **Norris Lamb**, Vice Chairman
- **Heather Seay**, Board Member
- **Scott Wilson**, Chairman
- **Natasha Shuford**, Board member

### **1. Call to Order**

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#### **1A. Call to Order- 6:00 PM**

Called to order by Chairman Scott Wilson.

#### **1B. Determination of Quorum- 6:00 PM**

Attendees included Chairman Wilson, Board Members Seay, Jennings, Lamb, and new Board Member Natasha Shuford were in attendance. Board Member Roberts was absent. It was determined a quorum was in place. City staff included, Planning Director Joe Gates, Planner Tyler Cobb, Stormwater Administrator Jamie Watkins, and City Clerk Cheryl Ramsey. Members of the public were also in attendance.

#### **1C. Pledge of Allegiance- 6:00 PM**

Led by Chairman Wilson

#### **1D. Changes to and Approval of Agenda- 6:01 PM**

No changes as presented

### **2. Approval of Minutes**

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#### **2A. DRAFT - November 6th, 2023 Planning Board Meeting Minutes- 6:02 PM**

Board Member Lamb made a motion to accept the minutes, seconded by Board Member Seay. The vote was unanimously in favor.

**The item was motioned To Approve by Norris Lamb and seconded by Heather Seay with a passing result 4-0-1-0 Abstained by Scott Wilson**

### **3. Old Business**

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### **4. New Business**

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#### **4A. Master Sign Plan Application - 831 S. Main Street, Lowell, NC 28098 - - 6:03 PM**

Gastonia Chevrolet, Buick, GMC Dealership is seeking approval of their proposed master sign plan. Presented by Joe Gates. He stated that the Planning Department received a request for a Master Sign Application from Rick Gonzalez of Automotive Management Services. The request is to replace the existing sign at 831 S. Main St in Lowell from McKenney [Property owner] to a new sign that says Gastonia. He stated that the applicant, who was in attendance, submitted a complete application, site plan and other supporting documentation to support their request to replace the one sign. Staff is recommending approval from the board with them taking into consideration the review procedure noted in the agenda packet from Section 17.10-4 of the Lowell Development Ordinance. He also brought to the attention of the Board the letter provided by the applicant of the request, also located within the agenda packet. Board Member Lamb asked, to verify, that this was only to change the one sign, correct? Mr. Gates said yes. Board Member Shuford asked the applicant if is agreeing to go with the smaller sign [as stated in the application and letter to the city]? Ryan Fay, Director of Business Operations for the dealership answered saying the sign is smaller because there are less letters. With no other questions, Board Member Lamb made a motion to accept the proposed change in signage based on Section 17.10-4 Review Procedure for approving the change finding the items true [see agenda packet], seconded by Board Member Shuford. The vote was unanimously approved.

**The item was motioned To Approve by Norris Lamb and seconded by Heather Seay with a passing result 4-0-1-0 Abstained by Scott Wilson**

#### **4B. Planning Board Monthly Report - 6:13 PM**

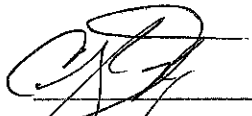
Presented by Joe Gates. He explained to the board that he will be keeping the board abreast of what his department is doing and opened the floor up for questions. Board Member asked Mr. Gates to go over the permit count for the record. Mr. Gates said from January 2023 to now [December 1, 2023] at 161 permits. At the same time last year, only 65 were done for the entire year. We have more than doubled. He expects it to get to the 180's maybe 200 by the end of the year. He said this does not include site plan reviews, subdivision reviews as they are calculated on a project basis. This is including zoning of any kind, new home, remodels or additional accessory structure signs for example. There were no questions for Mr. Gates.

## 5. Adjournment

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Board Member Jennings made a motion to adjourn, seconded by Board Member Seay at 6:16 pm. The vote was unanimously approved.

ATTEST:

  
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Cheryl Ramsey, City Clerk  
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Scott Wilson, Chairman