



ORDINANCE NO. 4-2023

AN ORDINANCE AMENDING THE LOWELL DEVELOPMENT ORDINANCE OF THE CITY OF LOWELL, NORTH CAROLINA

WHEREAS, on May 11, 2021 the Lowell City Council adopted the Lowell Development Ordinance, also known as the LDO, and the City of Lowell Zoning Map to promote the health, safety, and general welfare of the residents of the city of Lowell by regulating the use of buildings and land, land development, planned developments, manufactured housing, development of subdivisions, signs, off street parking and loading, planting yards, watershed protection, flood damage protection, and\ or undertaking other consistent action that's provided in the ordinance; and,

WHEREAS, Article 5 of the LDO allows the local City Council to amend, supplement, modify, or repeal any provision of the ordinance or to amend the Zoning Map pursuant to the procedures established by N.C. Gen Stat. 160D-601 through 160D-605 and upon a finding of compliance with the City of Lowell Comprehensive Land Use Plan; and

WHERAS, on February 7, 2023, the Lowell Planning Board unanimously voted to approve a Zoning Map Amendment providing for a General Rezoning of Parcel ID's 127737 and 306363 from the Civic (CIV) and Vehicle Service & Repair District (VSR) to the Industrial District (IND); and

WHERAS, the Lowell City Council, after conducting a public hearing which was duly advertised as provided by the foregoing statutes, has found this amendment to the city of Lowell zoning map be in the public interest, and furtherance of the general purpose and objectives of the LDO, and in compliance with the city of all comprehensive land use plan;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Lowell, North Carolina that the Office Zoning Map of the Lowell Development Ordinance be amended as follows:

PART 1: Consistency with the Adopted Comprehensive Plan

The City Council finds that the rezoning map amendment to the property described as Gaston County tax parcels 127737 and 306363 and illustrated in attachment "A" attached hereto, established thing a General Zoning designation of Industrial District (IND) is consistent with the City's 2040 Comprehensive Land Use Plan (the Plan) as appearing in the Future Land Use Map as required by General Statute 160D-605 (A).

PART 2: Statement of Reasonableness.

This amendment is reasonable in that it allows the subject property to be used for or to provide opportunities for compatible and sustainable development of an underutilized nonresidential

property to create job opportunities which are expected to serve local residents as well as persons who travel from surrounding communities. The development is expected to provide parking and access designed to promote safety for the motoring public while maintain being a pleasant pedestrian friendly auto-oriented environment compatible or transitional with uses in adjacent districts.

PART 3: Designation of Zoning Designation.

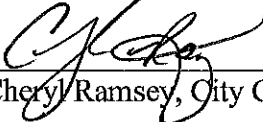
That Gaston County Tax Parcels 127737 and 306363, as shown in Attachment "A" attached hereto shall be designated a general zoning designation of Industrial (IND) district on the Official Zoning Map, all provisions of which shall hereafter be applicable to the subject land areas. Furthermore, the Future Land Use Map of the City of Lowell shall simultaneously be amended to reflect the aforementioned zoning designation.

PART 4: Effective Date.

This Ordinance shall be effective immediately upon its adoption

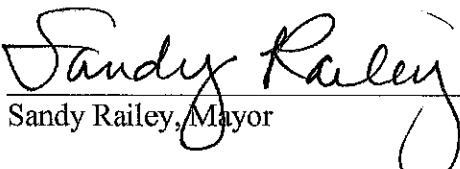
PASSED AND APPROVED this 14 day of March, 2023.

ATTEST:



Cheryl Ramsey, City Clerk

[SEAL]



Sandy Railey, Mayor

ATTACHEMENT "A"

