



ORDINANCE NO. 3-2022

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP of the CITY OF LOWELL DEVELOPMENT ORDINANCE TO APPROVE A GENERAL REZONING of PARCEL ID#'s: 225354, 128306, 128316, 128315, 128304, 128305, 128307, 128928, 128999, 128318, 225350, 128321, 128322, 128333, 128334, 225352 from the MAIN STREET DISTRICT (MS) to the MIXED USE – 2 DISTRICT (MU-2).

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 as provided in the Ordinance; and,

WHEREAS, Article 5 of the LDO allows the Lowell 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

WHEREAS, on June 7, 2022, the Lowell Planning Board unanimously voted to approve a Zoning Map Amendment providing for a general rezoning of Parcel ID#'s: 225354, 128306, 128316, 128315, 128304, 128305, 128307, 128928, 128999, 128318, 225350, 128321, 128322, 128333, 128334, 225352 from the Main Street District (MS) to the Mixed Use – 2 District (MU-2); and ;

WHEREAS, 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, in furtherance of the general purpose and objectives of the LDO, and in compliance with the City of Lowell Comprehensive Land Use Plan;

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

Part 1. Consistency with Adopted Comprehensive Plan.

The City Council finds that the zoning map amendment to the property of described as Gaston County Tax Parcels 225354, 128306, 128316, 128315, 128304, 128305, 128307, 128928, 128999, 128318, 225350, 128321, 128322, 128333, 128334, 225352 and illustrated in Attachment "A" attached hereto, establishing a general zoning designation of Mixed Use – 2 (MU-2) is consistent with the City’s 2040 Comprehensive Land Use Plan (the Plan) as appearing on the Future Land Use Map, as required by G.S. 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 re-development of an underutilized commercial properties or infill sites and to create opportunities for businesses and housing designs which share community amenities and enhancements which are expected to serve Lowell 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 maintaining a pleasant pedestrian-friendly auto-oriented environment compatible or transitional with uses in adjacent neighborhood districts.

Part 3. Designation of Zoning Designation.

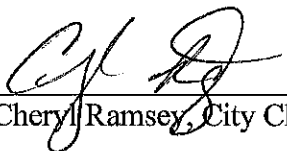
That Gaston County Tax Parcels 225354, 128306, 128316, 128315, 128304, 128305, 128307, 128928, 128999, 128318, 225350, 128321, 128322, 128333, 128334, 225352, as shown in Attachment "A" attached hereto shall be designated a general zoning designation of Mixed Use – 2 (MU-2) on the Official Zoning Map, 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 14th day of June, 2022.

ATTEST:


Cheryl Ramsey, City Clerk

[SEAL]

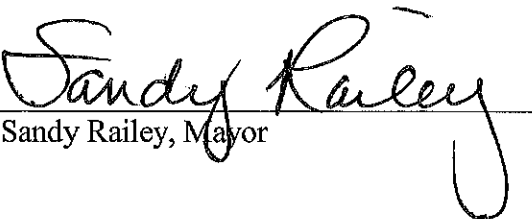

Sandy Railey, Mayor

EXHIBIT "A"

