

MINUTES

Lowell Planning and Zoning Board

Regular Meeting

Thursday, July 6, 2023, 5:30 P.M.

(Date/Time change due to 4th of July holiday)

I. CALL TO ORDER

Chairman Scott Wilson, called the meeting to order at 5:40 p.m. Planning Board members present: Troy Roberts Sr., Norris Lamb, Heather Seay and David Jennings (came in at 5:45). Staff members present: Joe Gates, Planning Director, Todd Stroupe, GIS Analyst and Cheryl Ramsey, City Clerk. Members of the public were also in attendance.

II. DETERMINATION OF QUORUM –it was determined a quorum was reached.

III. PLEDGE OF ALLEGIANCE - led by Scott Wilson

IV. CHANGES TO AND APPROVAL OF AGENDA – No changes. Board Member Lamb made a motion to approve the agenda without change, seconded by Board Member Seay. The vote was unanimously in favor.

V. APPROVAL OF MINUTES FROM THE JUNE 6, 2023, MEETING.

A motion was made by Board Member Lamb 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 – Spencer Ridge Subdivision (former Pulte Homes project)** Review preliminary plat as required by section 7.11(E) Subdivision Plat Approval. Mr. Gates went over the discussions from the most recent Technical Review Committee (TRC) meeting (see agenda for detailed discussion). This group is comprised of Mr. Gates, the Lowell City Engineer (LaBella), Chief Moore of the Lowell Police Department, Gaston County Natural Resources representative, Chad Waldrup, Randi Gates with the Metropolitan Planning Organization (MPO), and Blake Guffey with NCDOT. They met to discuss the engineers, McAdams/Lennar, request to review a preliminary plat for Spencer Ridge which is approximately 233 acres/406 units and abuts Poston Park and lies on both sides of Lowell Spencer Mountain Rd. Chief Cunningham of the Lowell Volunteer Fire Dept was unable to attend the meeting and Mr. Gates will keep him updated.

Mr. Gates then showed a map of the rezoning that has already been approved and discussed the development standards for the project. The standards include 1. general provisions which site location, zoning, and graphics, 2. Permitted uses and development areas, 3. Transportation and Connectivity, 4. Architectural Standards, 5. Environmental Features and Open Space, 6. Miscellaneous Provisions, 7. Amendments to the Rezoning Plan, and 8. Binding effect of the Rezoning Application. Mr. Gates asked if the board had any questions that can be answered by the developer who is in attendance. He reminded them that this would not be to hold them to conditions at this time but a way to voice opinions or concerns. Board Member Roberts asked if a turn lane has been discussed? Mr. Gates said typically the developer would turn in a Traffic Impact Analysis (TIA) and once they finalize everything they need, NCDOT will agree or make suggestions. Board Member Jennings asked if the TIA has to be completed before the developer starts? Mr. Gates said yes. Mr. Wilson asked if this developer has to follow the same plan as the original developer. Mr. Gates said yes, nothing has changed with the original conditions.

Mr. Gates then went over the site plan for members to view. Board Member Jennings asked what phase they are going to start in. Michael Duval with McAdams explained the different phases. Board Member Lamb asked if this was part of the annexation. Mr. Gates said the entire project will be in city limits.

With no other questions, Board Member Seay made a motion for staff to proceed as presented, seconded by Board Member Jennings. The vote was unanimously in favor.

- B. Preliminary Capacity Assurance Review (PCAR) Application: File #PCAR2023-03 Spenser Ridge (former Pulte Homes project).** Review and make recommendation on an application requesting water and sanitary sewer to this project located off Lowell-Spencer Mountain Road north of George Poston Park. The developers, Lennar Carolinas, in trying to do some predicting on the allocation that they'll need for water and sewer services, has submitted a PCAR for the homes to be built in section A above. The developer is estimating 97,440 gallons per day in wastewater and 162,400 gallons in water per day. Additionally, there will be a set of amenities in the subdivision that will use 3300 gallons a day in wastewater and water. The City Engineer, LaBella has given its support for the proposed development. They stated that it is assumed any unknown applicants wishing to purchase capacity within the next five years are not significant enough to cause limitations or a moratorium on connections.

Board Member Seay asked if this takes into account other projects and is that regardless of if they have been approved or not? Mr. Gates said that we know all

the developments and the stages they are in. He said we maintain a report monthly of our sewer plan for the capacity to make sure we do not have any inconsistencies. He said the City of Lowell sets the limits so low that we can incrementally add capacity, regardless of the size of the development.

With no other questions, Board Member Lamb made a motion to recommend approval and to send the Preliminary Capacity Assurance Review to the City Council for approval, seconded by Board Member Jennings. The vote was unanimously in favor.

- C. Preliminary Capacity Assurance Review (PCAR) Application:** File # PCAR2023-04 Willow Creek Meadows (former Lowell Townhomes/Groves Street TH. Review and make recommendation on a revised application request to extend water and sanitary sewer services to this project located off Groves Street north of Highway 74. Mr. Gates stated that this is very similar to the PCAR in section B above but that the sewer will be sent to a pump station for treatment in Gastonia. Gastonia has reviewed and determined they have the capacity to accept sewer from this development. He stated that this project is estimated to use 71,600 gallons per day of water and 32,220 gallons for sewer.

Mr. Gates stated that this was also reviewed by LaBella and they stated that the flows from the proposed development were included in the City's 2022 Reid Street Pump Station Reversal to TRU feasibility study. The existing 8" sewer line from Groves Street to the downstream TRU Metering Station at Fair Street was found sufficient to serve the proposed development based upon the study assumptions and flow observed during 2022.

With no other questions, Board Member Roberts made a motion to pass to City Council for approval, seconded by Board Member Jennings. The vote was unanimously in favor.

- D. Lowell Development Ordinance Training.** Discussion about staff providing training to the Planning Board on a regular basis during their meetings. Mr. Gates stated he sent out an email after the last meeting and discussed with some members their desire to have training and topics they would like to discuss. He opened it up to the Board to discuss. Chairman Wilson said 'a life of the day of Joe' would be good and to also understand his problems he has seen or encountered and how to use the LDO better. Board Member Lamb suggested bringing the book and reviewing different sections each time [monthly meetings]. Board Member Seay stated she is still in need of a book but would like to learn how to navigate it more. Mr. Gates suggested they contact him when citizens ask them questions for them to help guide something like Frequently Asked Questions for the community. Chairman Wilson suggested Mr. Gates to pick a part to help

explain, for example, the kind of fence you can put up, can you have a tiny house, etc. There was a brief discussion about a dog nuisance issue and who enforces that. Mr. Gates then mentioned the City of Lowell has added a Planner position and Todd Stroupe mentioned that the city has also added a Stormwater position as well.


VIII. ADJOURN

Motion was made to adjourn by Board Member Jennings, seconded by Board Member Lamb. The vote was unanimously in favor. Adjourned at 6:45 p.m.

AFFIRM:



Chair, Scott Wilson



Cheryl Ramsey, City Clerk