

MINUTES

Lowell Planning and Zoning Board

Regular Meeting

Tuesday, October 3, 2023, 6:00 P.M.

I. CALL TO ORDER

Chairman Scott Wilson, called the meeting to order at 6:03 p.m. Planning Board members present: Troy Roberts Sr., Norris Lamb, Heather Seay and David Jennings. Staff members present: Joe Gates, Planning Director, Todd Stroupe, GIS Analyst, Planner, Tyler Cobb, Stormwater Administrator Jamie Watkins, and Cheryl Ramsey, City Clerk. No members of the public were 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 Jennings made a motion to approve the agenda without change, seconded by Board Member Roberts. The vote was unanimously in favor.

V. APPROVAL OF MINUTES FROM THE SEPTEMBER 5, 2023, MEETING.

A 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: Applicant is proposing an 18-lot subdivision in the SFR-3 zoning district (Single Family). The proposed name of subdivision is Lowery Oaks, located on parcel 128061.** Presented by Joe Gates. Per the LDO, Article 7, the Planning Board is to give a preliminary review of these plats, make comments either about the area or rezoning. He said this is a chance to discuss what is required and how any comments fit, then go back to the developer and designers for changes. He went over the process and provided maps for members to view and make comments on. Lowery Lane is currently an undeveloped right-of-way for single family homes, SFR-3 or 3 units per acre. There is 6.5 acres, and the developer is proposing to develop 18 lots. Mr. Gates then hit some highlights and the qualifications to meet SFR-3 noted in the agenda packet. He mentioned that in February 2022, when the Planning Board, acting as the Board of Adjustments, issued a variance request for this property to keep the 60ft right-of-way and shrink the lanes and setbacks to fit on both sides of the property.

After some brief discussion on the rezoning topic, Board Member Roberts asked if this was a different builder than on Lineberger? Mr. Gates said yes, this builder is Settler's Landing LLC. Board Member Jennings asked if this is the site where we talked about some trees or something that may be in the right-of-way. Mr. Gates said nothing was drawn on the map, but it can be moved, if necessary, when construction is done.

Board Member Lamp asked what the timeline is? Mr. Gates said that is not something we ask as we go based on the ordinance timelines. He said it may be 2024 before we get plans and a couple months for preliminary capacity review which must go through engineers, etc. He said at least a few months. Chairman Wilson thinks things will probably change because of the flooding and draining issues on this property. There was discussion about how developers handle flood plain areas.

Board Member Roberts asked if we will have another meeting about this. Mr. Gates said no because the zoning has already been set and directed the board to the memo in the packet regarding Article 7, Section 7.11-1, where the board is to review and make recommendations on the preliminary plat/site development plans for major subdivisions to staff. Mr. Gates said this is to get more eyes on the plans to help staff. Board Member Seay asked what happens after this. Mr. Gates said he would take their remarks or suggestions and he and Tyler Cobb will do their review. Once it's set to the development standards, then part two or a construction plan is done. This is all sent to the city engineer to do their part, like the roadway, pipe sizing, etc.

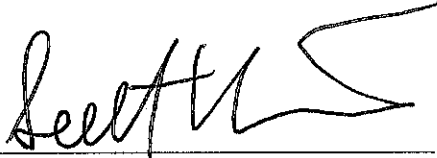
Board Member asked how big can the homes be? Mr. Gates said about 50x50 or 2500 sq ft but there is no minimum. Chairman Wilson asked if there is a value for the homes yet. Mr. Gates said no, as we do not regulate the price of the homes ; however, there are some standards for the homes that are to be built. Chairman Wilson asked if an HOA required? Mr. Gates said yes, our ordinance requires it but that is a longer process, and he will update the board as things come up. He said the next thing the board will see is the preliminary capacity assurance review (PCAR) application [when it is available].

Chairman Wilson mentioned that the neighborhood went through this with the rezoning and the majority of people, including himself thought that if they build the property, it needs to be consistent with that side of town and that SFR-3 would be the way to go. He said some people didn't want this to be built at all but it's land and zoned SFR-3. Mr. Gates said it is residential zoning and when you're building something that's allowed to be in the district, you don't have to have a public hearing. You don't have to get permission for everything, only when changing the zoning district in which they are building. There was a brief discussion about the addition this will be to Lowell.

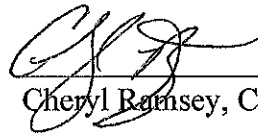
VIII. ADJOURN

With no other discussion, a motion was made to adjourn by Board Member Lamb, seconded by Board Member Roberts. The vote was unanimously in favor. Adjourned at 6:38 p.m.

AFFIRM:



Chair, Scott Wilson



Cheryl Ramsey, City Clerk