

## **Minutes for the Planning Board**

101 W. First Street, Lowell, North Carolina 28098

January 2, 2024, 6:02 PM - January 2, 2024, 6:16 PM

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

- **David Jennings**, Board Member
- **Norris Lamb**, Vice Chairman
- **Troy Roberts**, Board Member
- **Scott Wilson**, Chair
- **Sandy Railey**, Mayor
- **Natasha Shuford**, Board member

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

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#### **1A. Call to Order-** 6:02 PM

Called to order by Chairman Scott Wilson.

#### **1B. Determination of Quorum-** 6:02 PM

Attendees included Chairman Wilson and Board Members Jennings, Lamb, Roberts, and Shuford. Board Member Seay was absent. It was determined a quorum was in place. City Staff included Planning Director Joe Gates, Planner Tyler Cobb, and City Clerk Cheryl Ramsey. There were no members of the public in attendance.

#### **1C. Pledge of Allegiance-** 6:02 PM

Led by Chairman Wilson.

#### **1D. Changes to and Approval of Agenda-** 6:03 PM

There no changes.

The item was motioned To Approve by David Jennings and seconded by Natasha Shuford with a passing result 4-0-1-1 Abstained by Scott Wilson Absent was Heather Seay

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

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**2A. December 5, 2023 Planning Board Meeting Minutes- 6:04 PM**

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

**3. Old Business**

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None

**4. New Business**

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**4A. Consideration of Board Calendar for 2024- 6:05 PM**

Presented by Joe Gates. He put together a list of dates for the 2024 year for Planning Board meetings. As set forth in the by-laws, these meetings are currently designated for the first Tuesday of each month at 6pm. Mr. Gates stated that the November date has been changed to Monday, November 4, 2024 due to Election Day. Board Member Jennings asked about the week of the 4th in that some people travel [4th of July]. Mr. Gates said moving that would be under the boards' discretion. With no other questions, Board Member Lamb made a motion to accept the calendar as it stands, seconded by Board Member Jennings. The vote was unanimously in favor.

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

**4B. Monthly Planning Report- 6:07 PM**

Presented by Joe Gates. He highlighted some of the zoning items, including the 166 permit count for calendar year 2023 to date, noting that the department only had 66 permits during the same period last year. He said this is indicative of the growth and the things that are going on here in town.

Chairman Wilson asked about the construction of a new road for Northpoint. Mr. Gates said as part of the new development, this is an extension of what is known as Aberdeen on the City of Gastonia side. They are extending it where it will tie into Church St, then there is a section between Church and Cobb St. This is a NCDOT maintained road. Also, 3rd party engineers have been inspecting this road the entire time so that if the developer would like to have those roads adopted into our maintenance schedule, they have to go through a process, which includes inspections and a resolution by council to turn it into a public right-of-way.

Board Member Jennings asked about the road at First Presbyterian. He asked if that is there [owners] property and why did we put a gate up at the end of the street where it says "road closed". Mr. Gates said that had happened a number of years ago in the form of a public hearing. The right-of-way had been closed so the church owns the property on both sides. At that time,

Council approved the closure, so it is now private property and that private owner chose to put a gate at the end of their property. It is no longer public right-of-way that the city maintains between 2nd St and 1st St. Board Member Jennings asked if anyone has ever hit it [the gate]? Mr. Gates said that would be a private matter at that time if they did. He said the city had done its due diligence back then to ensure that this closure could be done. In addition, the current city staff looked at all the documentation and determined it was legitimate.

Board Member Lamb asked what G-Camp is? Mr. Gates said it is the Gaston County Association of Municipal Planners. The county hosts a monthly meeting for all the planning staff of all municipalities in the county to discuss specific issues in their towns/cities and share ideas. Board Member Lamb then asked what is Polimorphic? Mr. Gates said it is an IT system the city uses to process our permits through. These are standing monthly meetings on updates or any issues that have arisen within the system.

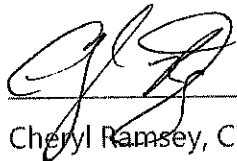
Chairman Wilson asked Mr. Gates to explain the presentation at the AI Conference. Mr. Gates said that the Centralina Council of Government is an organization the city partners with. Centralina has monthly topics of discussion and this was one of the topics in which presenters came and spoke on the ethics of AI [Artificial Intelligence] and AI uses and what it is. He presented AI as a user of it in conjunction with Polimorphic.

## **5. Adjournment**

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Board Member Jennings made a motion to adjourn the meeting, seconded by Board Member Lamb. The vote was unanimously in favor. The meeting adjourned at 6:15 pm

ATTEST:

  
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Cheryl Ramsey, City Clerk

  
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Scott Wilson, Chairman