

APPLICATION FOR REZONING

TO: THE CITY OF LOWELL

APPLICATION #: 2MA24-01

DATE FILED: ✓03-11-2024

FEE PAID: ✓YES. \$1260.00

The undersigned does (do) hereby respectfully make application and request to the City of Lowell to amend the Zoning Ordinance and/or change the Zoning Map of the City of Lowell as hereinafter requested and in support of this application the following facts are shown:

- 1) It is requested that the real property hereinafter described be rezoned from:

Mixed Use (MU-2) to Industrial (IND)

- 2) The real property sought to be rezoned is owned in fee simple by:

JPFJ, LLC

as evidenced in Deed Book 5112, Page 25, Gaston County Register of Deeds Office. There are no restrictions or covenants of record appearing in the chain of title which would prohibit the property from being put to the use specified in Paragraph 1 of this application.

- 3) The address of the real property sought to be rezoned is: 603 Groves Street, Lowell, NC 28098 (portion of real property with this address) and / or a further legal description by metes and bounds of said realty is attached to this application.

- 4) The real property sought to be rezoned is located on the South side of I-85 between Groves Street and Ford Drive (street) (street)

further identified in Gaston County Tax Book 5112, Map 25, Parcel(s) 302742 (portion of) Said Lot(s) has (have) a frontage of 856.63 feet and a depth of 318.77 feet, or 5.03 acres.

- 5) The following are all the adjoining property owners who own land adjacent to all sides, front and rear, which shall include properties across the street from the property sought to be rezoned. The names and addresses listed below shall be determined

by the most recent tax listing as recorded in the Gaston County Tax Office. (Use additional pages if necessary.)

NAME	ADDRESS
Lowell Townhome Land LLC	2649 Breckonridge Centre Drive Monroe, NC 28110
Magnolia Place Townhomes HOA Inc.	5001 A Roseboro Ct., Lowell, NC 28098
Town of Lowell	101 W 1 st Street Lowell, NC 28098
Dow E. Beatty	700 Bowden Drive Lowell, NC 28098
Cami Anne Maxwell and Ryan Bruce Maxwell	702 Bowden Drive Lowell, NC 28098-1747

- 6) The applicant understands that a letter stating the date, time and place for the Public Hearing for the rezoning of said property shall be mailed to each of the parties listed in Paragraph 5 at least ten (10) days prior to the said Public Hearing.
- 7) If the applicant is not the legal owner of the property sought to be rezoned, the legal owners names and addresses shall be listed below. Owners shall be determined by the most recent tax listing as recorded in the Gaston County Tax Office. (Use additional pages if necessary.)

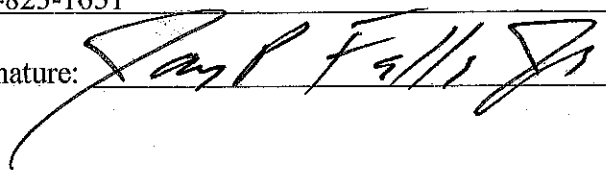
NAME	ADDRESS
N/A	

- 8) A map or drawing identifying the real property requested to be rezoned and all attached properties with their designated zoning districts shown shall be attached to this application.

Applicant(s) Name: JPFJ, LLC

Address: 603 Groves Street, Lowell, NC 28098

Telephone: 704-823-1651

Applicant's Signature: 

City of Lowell
101 West First Street
Lowell, NC 28098

Telephone: 704-824-3518

LEGAL DESCRIPTION

BEGINNING at a concrete monument in the southern margin of Interstate Highway 85, said point of Beginning being the northeastern corner of that property conveyed to JPFJ, LLC, by deed recorded in Book 3077, Page 283, Gaston County Registry, said point of Beginning being also situate the following three (3) courses and distances along the southern margin of Interstate Highway 85 from its intersection with the northeastern terminus of Groves Street: (1) North 73-35-09 East 212.52 feet to a point; (2) North 19-31-14 West 10.08 feet to a point; (3) North 73-30-16 East 385.83 feet to a concrete monument, control corner and the POINT OF BEGINNING; thence from said Point of Beginning along the southern margin of Interstate Highway 85 the following three courses and distances: (1) North 73-54-45 East 210.45 feet to an existing iron pin; (2) South 16-36-00 East 30.04 feet to an existing iron pin; (3) North 72-48-08 East, crossing an existing iron pin at 56.28 feet, a total distance of 78.28 feet to an existing iron pin; thence a new line South 18-10-34 East 653.41 feet to an iron pin set within the Duke Power Transmission Line right-of-way; thence South 42-06-58 West 331.30 feet to a concrete monument, control corner; thence with the easterly line of property conveyed to JPFJ, LLC, in Book 3077, Page 283, North 18-10-34 West 856.63 feet to the point and place of Beginning.

The foregoing description is taken from plat of survey entitled "Recombination Plat Smith Property" made by Tanner and McConnaughey, Registered Surveyors, dated February 19, 2020, last revised March 20, 2020, which plat of survey is recorded in Plat Book 90, Page 113 of the Gaston County Registry.

Being the same property conveyed to JPFJ, LLC, by deed recorded in Book 5112, Page 25, Gaston County Registry.