



Lenoir Planning Board

Agenda • February 24, 2020

Meeting Information

Location

City /County Meeting Room
905 West Avenue
Lenoir, NW 28645

Time

5:30 p.m.

Board Members

Lucy McCarl, Chairperson

Tim Scobie, Vice-Chair

Sharon Bryant

Richard Hedrick

James Bradshaw

Mac Martin

Jeff Church

Leah Hamilton

Kaye Reynolds

Welcome!

We are glad you have joined us for tonight's meeting. The Lenoir Planning Board is an advisory board to City Council comprised of citizen members who voluntarily devote their time and talents to a variety of zoning and land development issues in the community. All Planning Board recommendations are subject to final action by City Council.

General Rules of Order

The Board is pleased to hear all non-repetitive comments. However, since a general time limit of five (5) minutes is allotted to the proponents/opponents of an issue, large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request/Lobbyist Registration Form and give it to the Recording Secretary. When the Chairperson recognizes you, state your name and address and speak directly into the microphone. ROBERT'S RULES OF ORDER govern the conduct of the meeting.

OPENING SESSION

- Determination of a Quorum
- Call to Order
- Consideration of November 25, 2019 Minutes

NEW BUSINESS

- **Downtown Development/Main Street Presentation**

OTHER BUSINESS

- Update on zoning permits issued

ADJOURNMENT

**MINUTES
PLANNING BOARD MEETING
November 25, 2019
5:30 P.M.
905 WEST AVENUE**

MEMBERS PRESENT:

Sharon Bryant, Jeff Church, Leah Hamilton, Richard Hedrick, Mac Martin, Lucy McCarl, Kaye Reynolds, Larry Smith

MEMBERS ABSENT: James Bradshaw, Tim Scobie

STAFF PRESENT:

Jenny Wheelock, Hannah Williams, Lauren McKinney

MINUTES:

Board Member Church moved approval of the meeting minutes of October 28, 2019, as written. Board Member Bryant seconded the motion, which was voted upon and passed by unanimous vote.

NEW BUSINESS:

1. R# 7-19 413 Vance Street NW Rezoning

Applicant: Robert Triplett

Owner: Robert Triplett

Location: 413 Vance Street NW

Zoning map amendment to change the zoning from I-1 (Light Industrial) to R-9 (Mixed Density Residential).

Recommended Action: Approval of the request, based on the consistency statement in the staff report, and call for a public hearing at City Council on January 7, 2020.

Jenny Wheelock, Planning Director presented the proposed rezoning case for 413 Vance Street NW. Mrs. Wheelock stated the property is owned by Robert Triplett and located in the North Main small area plan overlay, currently zoned I-1. Applicant is requesting to rezone to R-9, the purpose is to convert an industrial building to residential. Mrs. Wheelock explained a permit was issued for an industrial addition but it truly was to convert this property to residential and add a bathroom. Industrial does not allow residential uses, which put this project on hold until the zoning is determined. The addition meets the standards and

setbacks for I-1 and R-9. Mrs. Wheelock read the consistency statement and answered Boards questions.

Consistency with the Comprehensive Plan

All decisions of the Planning Board and City Council should be based on consistency of the proposal with the comprehensive plan and any other officially adopted plan that is applicable. In this case, the subject property and the surrounding neighborhood are inside of the North Main Street Small Area Plan. The subject property is identified as “existing nonresidential zone” on the future land use map of the Comprehensive Plan and does not offer a different future use. The Comprehensive Plan does encourage housing at various densities and infill development. The applicant’s request to rezone this property to residential would convert an underused industrial property into a residence in an area already served by city infrastructure.

The North Main Street Plan further expands on land use concepts in the study area by limiting industrial zoning near residential areas and expanding the R-9 zoning district. This warehouse-to-residence conversion offers a transitional area between traditional residences and other nonresidential uses. Staff finds the proposed re-zoning to be consistent with the goals and policy concepts of the Comprehensive Plan and the N. Main Street Small Area Plan.

Board Member Hedrick made a motion to approve the rezoning as presented by staff, based on the consistency statement and call for a Public Hearing for City Council to consider the request on January 7, 2020. Board Member Smith seconded the motion, which was voted upon and passed unanimously.

OTHER BUSINESS:

- Update on zoning permits issued.
 - Board Member Hamilton asked for more information on the adult gaming permit. Jenny Wheelock, Planning Director stated this permit is probably not moving forward because of some new court cases regarding adult gaming establishments.
- The December 16th meeting will be held at noon for the Christmas Luncheon.

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the meeting at 5:47 p.m.

Lucy McCarl
Chairperson

Jenny Wheelock
Planning Director

Permit Number	Project Name	Address	NC PIN	Date Issued
2019				
ZP 123-19	Elias Court- In ground pool	406 Elias Ct NE	2850513104	11/18/2019
ZP 124-19	Yokefellow Signs	202 Harper Ave	2759179785	11/19/2019
ZP 125-19	1202 North Main St Carports	1202 North Main St NW	2840627193	11/19/2019
ZP 126-19	Norwood St- Ramp	1302 Norwood St	2758187589	11/26/2019
ZP 127-19	Creekway Drive -Accessory Building	601 Creekway Dr	2749389895	12/3/2019
ZP 128-19	Tywood St- Accessory Building	429D Tywood St	2850404298	12/3/2019
ZP 129-19	Prestwood Dr Addition	1058 Prestwood Dr	2759813141	12/10/2019
ZP 130-19	Woodbine Pl-Single Family Dwelling	917 Woodbine Place	2850729427	12/13/2019
ZP 131-19	Waterlife Church- renovation	1007 Morganton Blvd	2749931139	12/17/2019
ZP 132-19	Walt Arney Rd- porch enclosure	1902 Walt Arney Rd	2758124131	12/19/2019
ZP 133-19	Hibriten Dr- Single Family Dwelling	512 Hibriten Dr SW	2758166646	12/19/2019
2020				
ZP 1-20	538 Wilkesboro Blvd Carport	538 Wilkesboro Blvd	2759680310	1/2/2020
ZP 2-20	404 Golfview Ct- sunroom addition	404 Golfview Ct	2759459439	1/2/2020
ZP 3-20	Crestview Baptist Church Sign	1906 Blowing Rock Blvd	2840688150	1/6/2020
ZP 4-20	Mountain view MHP unit 4	2012 Roselle Pl	2739928154	1/10/2020
ZP 5-20	Skyline Bank-Sign	509 Wilkesboro Blvd	2759582413	1/21/2020
ZP 6-20	Starcross Road-addition	1887 Starcross Rd	2758959487	1/10/2020
ZP 7-20	Vance St- addition	413 Vance St	2749687204	1/10/2020
ZP 8-20	Stonecroft House	436 Stonecroft Dr SE	2759851145	1/16/2020
ZP 9-20	2085 Fork Creek Pl-porch and ramp	2085 Fork Creek Pl	2840671821	1/21/2020
ZP 10-20	Nuway Cir Doublewide ETJ	838 Nuway Cir	2841906354	1/24/2020
ZP 11-20	N/A			
ZP 12-20	Forest Hill Park Place-Accessory Blg	1911 Forest Hill Park Pl	2758110517	1/28/2020
ZP 13-20	Vance St- Porch	511 Vance St	2749698051	1/28/2020
ZP 14-20	Counseling Agency Sign	213 Main St	2749778681	2/5/2020
ZP 15-20	Meadowlane Dr- Porch	942 Meadowlane Dr	2840308003	2/5/2020
ZP 16-20	City of Lenoir awning	801 West Ave	2749779339	2/7/2020
ZP 17-20	Boundary St-awning	122 Boundary St	2749776179	2/10/2020
ZP 18-20	Stonewall Apt Sign	415 Stonewall St	2759090073	2/6/2020
ZP 19-20	Pinecrest Pl-Deck	906 Pinecrest Pl	2850717211	2/13/2020