



Lenoir Planning Board

Agenda • February 28, 2022

Meeting Information

Location

Virtual

Time

5:30 p.m.

Board Members

Lucy McCarl, Chairperson

Jeff Church, Vice-Chair

Curtis Baker

James Bradshaw

Sharon Bryant

Marta Lazo

Mac Martin

Tim Scobie

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. We anticipate the recommendations of today's meeting will be presented at the City Council meeting on March 15, 2022 for approval of recommended actions.

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 January 24, 2022 Minutes

NEW BUSINESS

1. #R 2-22 Summerhill Subdivision Phase I/II

Applicant: Cape Hatteras, LLC

Owner: Cape Hatteras, LLC (majority owner); various

Location: Summerhill Subdivision Phase I/II

Proposed re-zoning from R-12 to Conditional Zoning (will be “CZ-8” on the Official Zoning Map). The proposed CZ-8 district seeks to retroactively approve the reduced setbacks shown on the Phase 1 plat, and modify previous conditions related to stormwater management.

Recommended Action: Table this item for one month, until the next regularly scheduled Planning Board meeting on Monday, March 28, in order to allow staff and the applicant additional time to finalize stormwater management details.

(Note: Staff sent required mailed notice to property owners in and adjacent to the development on February 18, which is why this item requires action from the board to defer until the March meeting.)

OTHER BUSINESS

1. Update on zoning permits issued.
2. Introduction of cloud-based document sharing for Planning Board materials.

ADJOURNMENT

**MINUTES
PLANNING BOARD MEETING
January 24, 2022
5:30 P.M.**

LOCATION:
Virtual

VIA TELECONFERENCE:

Curtis Baker, James Bradshaw Sharon Bryant, Jeff Church, Kent Greer, Lucy McCarl, Tim Scobie

MEMBERS ABSENT: Marta Lazo, Mac Martin

STAFF PRESENT VIA TELECONFERENCE:

Jenny Wheelock, Hannah Williams, Lauren Hartley

Chairperson McCarl called the meeting to order and reviewed the Zoom meeting procedures from April 2020.

Lucy asked for a motion to follow the Zoom meeting procedures as reviewed.

Board Member Scobie made a motion to approve the Zoom meeting procedures as stated from April 2020. Board Member Bryant seconded the motion, which was voted upon and passed unanimously.

MINUTES:

Board Member Church moved approval of the meeting minutes of November 22, 2021. All were in favor, none opposed.

NEW BUSINESS:

1. CZ# 1-22 413 Rocky Top Ct SE

Applicant: Dianne Swanson/Michele Willis

Owner: Dianne Swanson/Michele Willis

Location: 413 Rocky Top Ct SE

The applicant is requesting a Conditional Zoning District to reduce the front setback from 40 feet to 30 feet.

This item was presented by Jenny Wheelock, Planning Director using the staff report. She stated the Rocky Top subdivision was approved by our old SUD /SUP process, which is now considered to be a conditional zoning district. Conditional zoning allows us to write an ordinance regulating development of a subdivision or property with different standards than the conventional zoning code.

Director Wheelock stated the Rocky Top subdivision was approved for single family and

attached dwellings in the mid-nineties. The lots on the west side of the development have a cliff on the back side, which makes it difficult to meet the 40' front setback. A mistake was caught on combined lots 1 and 2 where the house was built with a 35' front setback, but the permit issued was written for a 40'. The applicant's house, under construction has similar encroachments. Staff is proposing a 30' front setback in this conditional zone. All property owners of the subdivision were notified and signed off on this request.

General discussion ensued, using the zoom protocols.

The applicants, Diane Swanson and Michele Willis stated they would be happy for this to be approved and go to City Council. The builder, Keith Willis stated he lined up the front with the house built on the next lot, that's how the mistake happened. He stated the house fits well in the subdivision.

Board Member Church made a motion to approve the conditional zoning as presented in the staff report, complete with the proposed conditional zoning district CZ standards 1-4 and consistent with the comprehensive plan and call for a Public Hearing for City Council to consider the request on February 15, 2022. Board Member Bradshaw seconded the motion, which was voted upon and passed unanimously.

OTHER BUSINESS

1. Jenny Wheelock spoke to the board about potential upcoming conditional zoning applications.

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the Planning Board meeting at 6:15 p.m.

Lucy McCarl
Chairperson

Jenny Wheelock
Planning Director

01/17/2022 - 02/17/2022

Permit #	Permit Date	Permit Type	Applicant Name	Issued Date	Description	Parcel Address
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Group: Accessory/Addition

2022027	2/15/2022	Accessory/Addition	Eric Cline	2/15/2022	deck	121 MAEHILL PL
2022023	2/11/2022	Accessory/Addition	Joseph Burke	2/11/2022	Sunset St-2 decks	305 SUNSET ST
2022022	2/10/2022	Accessory/Addition	Larry Bailey	2/10/2022	Sims Pl Acc Apartment	516 SIMS PL
2022020	2/3/2022	Accessory/Addition	North Lenoir COG	2/3/2022	rear addition	1317 WAKEFIELD DR
2022019	2/2/2022	Accessory/Addition	Van McCormick	2/2/2022	deck	1053 PRESTWOOD DR SE
2022015	1/27/2022	Accessory/Addition	John Green	1/27/2022	2 lumber sheds	2000 VALWAY RD

Group Total: 6

Group: Change of Use

2022021	2/8/2022	Change of Use	Julian Baker	2/8/2022	change of use-to residential	545 HARPER AV

Group Total: 1

Group: Driveway

2022012	1/21/2022	Driveway	John Moore	1/21/2022	driveway permit	532 PARK WY

Group Total: 1

Group: Non-residential

2022017	2/1/2022	Non-residential	James R Vannoy	2/8/2022	Blue Ridge Energy	219 NUWAY CR
2022014	1/27/2022	Non-residential	Spectrum Building Company	1/27/2022	Renovations for Dental Office	107 NORWOOD ST

Group Total: 2

Group: Permanent Sign

2022018	2/1/2022	Permanent Sign	BWE/Fleetgenius	2/1/2022	Sign Permit	1808 NORWOOD ST
2022016	1/31/2022	Permanent Sign	Savannah Mock	2/2/2022	Sign Permit- Popeyes	140 BLOWING ROCK BV

Group Total: 2**Group: Single Family Home**

2022026	2/15/2022	Single Family Home	Local Investments LLC-Ben Griffin	2/15/2022	singe family dwelling	821 MULBERRY STREET
2022011	1/20/2022	Single Family Home	Brushy Mountain Builders	1/21/2022	Single Family Dwelling	532 PARK WY

Group Total: 2**Group: Temporary Advertising**

2022008	1/17/2022	Temporary Advertising	Riley Thaman - ASAP Events	1/17/2022	30 SF Banner	208 MORGANTON BV

Group Total: 1**Group: Zoning Verification**

2022028	2/16/2022	Zoning Verification	Katharine Anthony Market Manager Specialist BB&T now Truist	2/16/2022	Verification Letter	413 ROCKY TOP CT
2022025	2/15/2022	Zoning Verification	Carolyn Blanchard	2/15/2022	Verification Letter	1095 HICKORY BL
2022024	2/11/2022	Zoning Verification	Lisa Cornatzer	2/11/2022	verification letter	2310 ICENHOUR CT
2022013	1/21/2022	Zoning Verification	Global Zoning	1/21/2022	Verification Letter	2309 LAKESIDE TERRACE CR
2022010	1/20/2022	Zoning Verification	Gabriela Falla	1/20/2022	Verification Letter	701 WILKESBORO BV

Group Total: 5

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Total Records: 20**2/17/2022**