



Lenoir Planning Board

Agenda • April 22, 2019

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

Larry Smith

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. We anticipate the recommendations of today's meeting will be presented at the City Council meeting on May 21, 2019 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 March 25, 2019 Minutes

NEW BUSINESS

HISTORIC PRESERVATION COMMISSION

1. Lenoir Cotton Mill-Blue Bell, Inc. Plant

Applicant: Heather Fearnbach

Owner: Blue Bell Lenoir LLC

Location: 1241 College Avenue

Consideration of Historic Landmark Report for Lenoir Cotton Mill – Blue Bell, Inc. Plant.

Recommended Action: Approval of the request, and call for a public hearing for the Lenoir City Council to consider the landmark request on May 21, 2019.

2. Carolina and Northwestern Railway Freight Station

Applicant: Heather Fearnbach

Owner: Lenoir Depot LLC

Location: 1407 College Avenue SW

Consideration of Historic Landmark Report for Carolina and Northwestern Railway Freight Station.

Recommended Action: Approval of the request, and call for a public hearing for the Lenoir City Council to consider the landmark request on May 21, 2019.

3. J.M. Bernhardt Planing Mill and Box Factory-Steele Cotton Mill-Hayes Cotton Mill

Applicant: Heather Fearnbach

Owner: James Sullivan Revocable Trust

Location: 1201 Steele Street

Consideration of Historic Landmark Report for J.M. Bernhardt Planing Mill and Box Factory-Steele Cotton Mill-Hayes Cotton Mill.

Recommended Action: Approval of the request, and call for a public hearing for the Lenoir City Council to consider the landmark request on May 21, 2019.

OTHER BUSINESS

- Update on zoning permits issued

ADJOURNMENT

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

MEMBERS PRESENT:

James Bradshaw, Sharon Bryant, Lucy McCarl, Leah Hamilton, Mac Martin, Richard Hedrick, Kaye Reynolds, Tim Scobie, Larry Smith

MEMBERS ABSENT: Jeff Church

STAFF PRESENT:

Jenny Wheelock, Hannah Williams, Lauren McKinney

MINUTES:

Board Member Hamilton moved approval of the meeting minutes of February 25, 2019 as written. Board Member Scobie seconded the motion, which was voted upon and passed by unanimous vote.

Chairperson McCarl introduced the new Board member Kaye Reynolds who starting on the Board in February.

NEW BUSINESS:

Historical Preservation Commission

1. Lenoir Cotton Mill-Blue Bell, Inc. Plant

Applicant: Heather Fearnbach
Owner: Blue Bell Lenoir LLC
Location: 1241 College Ave

Recommended Action: Forward the report to the State Historic Preservation Office for comment and review, and call for a public hearing to consider the landmark request on April 22, 2019.

2. Carolina and Northwestern Railway Freight Station

Applicant: Heather Fearnbach
Owner: Lenoir Depot LLC
Location: 1407 College Ave SW

Recommended Action: Forward the report to the State Historic Preservation Office for comment and review, and call for a public hearing to consider the landmark request on April 22, 2019.

3. J.M. Bernhardt Planing Mill and Box Factory-Steele Cotton Mill Hayes

Cotton Mill

Applicant: Heather Fearnbach

Owner: James Sullivan Revocable Trust

Location: 1201 Steele Street

Recommended Action: Forward the report to the State Historic Preservation Office for comment and review, and call for a public hearing to consider the landmark request on April 22, 2019.

Jenny Wheelock, Planning Director went over reports on the three properties prepared by Heather Fearnbach and stated the request for these properties is to be referred to the Historic Preservation Office to be designated as local landmarks. The Historic Preservation Office should have comments back to the Planning Department by the next Planning Board meeting.

Ms. Wheelock explained if a project is designated as a local landmark it will receive a 50% tax referral benefit as long as it stays in compliant with all design standards. This requires two public hearings, the Historic Preservation Commission and City Council. Once designated, all changes must be reviewed by this Board for certificate of appropriateness.

Kaye Reynolds asked to get a copy of the national register and study list.

Leah Hamilton asked if there are upcoming projects as a result of this approval. Ms. Wheelock responded the Planning Department anticipates more projects coming forward.

Board Member Bradshaw made a motion to refer these three properties to the Historic Preservation Office, and call for a Public Hearing for Historic Preservation Commission to consider the request on April 22, 2019. Board Member Bryant seconded the motion, which was voted upon and passed unanimously.

OTHER BUSINESS:

- Update on zoning permits issued
- Election of Officers

Board Member Bryant nominated Lucy McCarl for the Chair position of the Planning Board. Board Member Martin seconded the motion and the motion carried unanimously.

Chairperson McCarl nominated Tim Scobie for the Vice Chair position of the Planning Board. Board Member Hamilton seconded the motion and the motion carried unanimously.

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the meeting at 6:35 p.m.

Lucy McCarl
Chairperson

Jenny Wheelock
Planning Director

