

MINUTES
PLANNING BOARD MEETING
January 28, 2019
5:30 P.M.
905 WEST AVENUE

MEMBERS PRESENT:

Lucy McCarl, James Bradshaw, Sharon Bryant, Jeff Church, Leah Hamilton, Mac Martin, Richard Hedrick, Larry Smith

MEMBERS ABSENT: Tim Scobie

STAFF PRESENT:

Jenny Wheelock, Hannah Williams, Lauren McKinney

MINUTES:

Board Member Hamilton moved approval of the meeting minutes of December 17, 2018 as written. Board Member Smith seconded the motion, which was voted upon and passed by unanimous vote.

SPECIAL RECOGNITION:

Planning Director, Jenny Wheelock introduced her new staff member, Lauren McKinney as the new Planning Technician. Ms. Wheelock stated the staff is excited to have her on board.

Chairperson McCarl proposed the Board change the agenda item number 3- Proposed Zoning Map Amendments: B-4 Properties and move it to item number 1 on the agenda since members of the public were in attendance. Board Member Bryant made a motion to modify the agenda and Board Member Martin seconded the motion, motion passed by unanimous vote.

NEW
BUSINESS:

1. PROPOSED ZONING MAP AMENDMENTS: B-4 PROPERTIES

Applicant: City of Lenoir

Owner: Multiple

Location: Multiple

Recommended Action: Review of proposed zoning changes related to the elimination of the B-4 zoning district, and direction to staff to advertise/notice the zoning changes for February Planning Board.

Jenny Wheelock, Planning Director discussed the proposed zoning changes to the B-4 properties. Ms. Wheelock stated that during the staff review of the zoning districts as a part of the proposed overhaul to the zoning ordinance, the B-4 zoning district was identified for deletion, because it is rarely utilized and other zoning districts exist that can accommodate the current and future needs of B-4 properties without disruption to the property owner.

Ms. Wheelock stated this is not to take action on at this time; this is open for discussion with the Board and citizens.

Hannah Williams presented this item with a PowerPoint presentation of the property maps and their proposed zoning code change. Ms. Williams explained each proposed zoning change and why it property fits.

Joan Knox, property owner of 107 Light Street SW spoke of her concerns stating she needs to learn what the new zoning meant for her business. Ms. Wheelock stated she would schedule a meeting with her and explain the options.

James Echerd, property owner of NC PIN #2749010962 stated he is concerned with the proposed zoning of R-20 for his property because he has been marketing the property for sale for business use. Ms. Wheelock proposed to change his property to B-6, residential and small businesses or neighborhood businesses. Discussion continued about the change to B-6. Staff will advertise the map changes for February Planning Board.

2. HISTORIC PRESERVATION ORDINANCE

Applicant: City of Lenoir

Owner: N/A

Location: Citywide

ZOA#2-19: An ordinance amending the zoning code to create a Historic Preservation Commission.

Recommended Action: Staff recommends approval, call for a Public Hearing for City Council to consider the request on February 19, 2019.

Planning Director, Jenny Wheelock explained to the Board about the Historic Preservation Ordinance and explained that key properties in our community were put on the National Register, but that we do not have any local authority to create local landmarks, which have tax benefits. This ordinance would establish a Local Preservation Program, which would create the Planning Board as the Historic Preservation Commission. This Board would review properties to make landmark status and also review Certificates of Appropriateness.

Board Member Bryant moved Approval of the request, and call for a Public Hearing for City Council to consider the request on February 5, 2019. Board Member Church seconded the motion, which was voted upon and passed unanimously.

3. DISTRICT AND USE STANDARDS OVERHAUL

Applicant: City of Lenoir

Owner: N/A

Location: Citywide

ZOA#1-19: An ordinance to streamline and update uses and zoning district regulations.

Recommended Action: Discussion with anticipated final action on February 25, 2019.

This item was presented by Jenny Wheelock, Planning Director. Using a chart she presented the changes including residential and non-residential permitted conditional uses. Ms. Wheelock clarified details about each type and responded to Board questions.

Chairperson McCarl thanked Ms. Wheelock for her work and the staff's work on this chart and the improvements.

OTHER BUSINESS:

Board member Church stated he is also a member of the County Planning Board, who is working on their comprehensive plan. Mr. Church invited the Board to attend a community meeting held at 6:00pm at a local school. An email will be sent out to the Board with the information.

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the meeting at 7:20 p.m.

Lucy McCarl
Chairperson

Jenny Wheelock
Planning Director