

**MINUTES
PLANNING BOARD MEETING
April 27, 2020
5:30 P.M.
905 WEST AVENUE**

PRESENT:

Lucy McCarl, Jenny Wheelock

VIA TELECONFERENCE: Sharon Bryant, Jeff Church, Leah Hamilton, Richard Hedrick, Tim Scobie, Hannah Williams, Lauren McKinney

MEMBERS ABSENT: James Bradshaw, Mac Martin, Kaye Reynolds,

MINUTES:

Board Member Scobie moved approval of the meeting minutes of November 25, 2019, as written.

NEW BUSINESS:

Chairperson McCarl swore in Jenny Wheelock, Yorke Lawson, Brian Newson, and Shannon Moser and were placed under oath.

Chairperson McCarl explained to the procedures of the virtual Planning Board meeting and established a quorum.

HISTORIC PRESERVATION COMMISSION BUSINESS

1. COA 1-20 Lenoir Cotton Mill-Blue Bell, Inc. Plant

Applicant: Yorke Lawson
Owner: Blue Bell Lenoir, LLC
Location: 1241 College Avenue

Consideration of Certificate of Appropriateness for Blue Bell Lenoir, LLC.

Recommended Action: Recommending approval of the Certificate of Appropriateness.

Jenny Wheelock, Planning Director introduced Certificate of Appropriateness case for 1241 College Avenue. This is a rehabilitation project to convert the Lenoir Blue Bell/Lenoir Cotton Mill building into 46 residential apartments. This property is a local landmark property. Mrs. Wheelock stated staff is recommending approval with conditions.

Yorke Lawson, the applicant gave a brief overview of the project. Shannon Moser gave a presentation of the proposed project and answered the Boards questions.

Chairperson, McCarl closed the public hearing

Board Member Bryant made a motion to approve the COA case as recommended by staff, with conditions. Board Member Church seconded the motion, which was voted upon and passed unanimously.

PLANNING BOARD

1. R #1-20 Vacant Lot NC PIN 2738693845

Applicant: Devin and Alisa Waters

Owner: Barry Waters

Location: Vacant lot at the end of Melview Place
(NC PIN 2738693845)

Zoning map amendment to change the zoning from I-1 (Light Industrial) to R- R (Rural 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 May 19, 2020.

Hannah Williams presented the proposed rezoning case for the property at the end of Melview Place, owned by Barry Waters. Mrs. Williams stated the property is currently zoned I-1 (light industrial), the applicant is requesting to rezone to R-R (rural residential). Mrs. Williams stated the applicant is planning to use this property as a single family lot, which the current zoning does not allow.

Alisa Waters, the applicant stated her family plans to build their family home on the property.

Board Member Church 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 May 19, 2020. Board Member Scobie seconded the motion, which was voted upon and passed unanimously.

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the meeting at 6:28 p.m.

Lucy McCarl
Chairperson

Jenny Wheelock
Planning Director