

**MINUTES
PLANNING BOARD MEETING
June 27, 2022
5:30 P.M.**

LOCATION:
City /County Meeting Room
905 West Avenue

MEMBERS PRESENT: James Bradshaw, Sharon Bryant, Michael Careccia, Kyle Case, Marta Lazo, Lucy McCarl

MEMBERS ABSENT: Curtis Baker, Tim Scobie

STAFF PRESENT: Jenny Wheelock, Hannah Williams, Lauren Hartley

Chairperson McCarl called the meeting to order.

MINUTES:
Board Member Bryant moved approval of the meeting minutes of May 23, 2022. Board Member Bradshaw seconded the motion, which was voted upon and passed by unanimous vote.

NEW BUSINESS:

1. R# 3-22 1231 Hibriten Drive SE; 1304 Hibriten Drive SE

Applicant: Ben Griffin
Owner: New Vision Trust Co; Custodian Ben Griffin
Location: 1231 Hibriten Drive SE; 1304 Hibriten Drive SE

Proposed re-zoning from B-1 (Neighborhood Business) to B-2 (General Business) to allow for Auto Sales (Intensive Retailing).

Recommended Action: Approval of the request, and call for a public hearing at City Council on July 19, 2022.

This item was presented by Hannah Williams using the staff report and PowerPoint presentation. The requested re-zoning is for one parcel at the corner of Hibriten Drive and Starcross Road, zoned B-1 (Neighborhood Business). This site currently has 2 commercial buildings, one is currently being rented by Resurrection Life Church and the other is vacant. The applicant is proposing to re-zone to B-2 (General Business), which would provide the owner with more flexibility with the existing office space. The owner is considering opening a small car dealership with no new construction at this time.

Ms. Williams stated the property is located close to the US-321 Whitnel interchange, which gives access from 321. The property does have floodplain and a small part of floodway on the site. Also, buffers would be required along lines that have residential. Staff recommends an approval of the re-zoning request along with the consistency statement.

The applicant, Ben Griffin stated his car lot is currently at the corner of Mt. Herman Road and 321 in Hudson, the property has been sold. He would like to relocate the car lot to the proposed property and use the existing building. He stated the car dealership is not a high volume or high traffic lot. There are existing buffers to hide from the residential areas.

Board member McCarl asked the applicant how many cars would be on the lot and if he planned to expand the parking area. Ms. McCarl also asked if there was a flood, does he have a plan for the cars.

Mr. Griffin responded the car lot will have around 10-20 cars. There is enough room for the car lot and church without expanding the parking. He also responded if the property would flood he would have a plan for where the cars would be moved.

Jenny Wheelock, Planning Director stated before a car dealership could be approved for this property, it would need a change of use permit and comply with the zoning code regulations. From there, we would know where he would park the cars in the event of a flood.

Kathleen Braswell at 1519 Starcross Road spoke to the board stating she lives adjacent to the property. She is concerned with the increase of traffic, noise, and the amount of parking.

Board member Bryant stated she is concerned about the surrounding residential and the permitted uses once the zoning is changed to B-2.

Board Member Bradshaw made a motion to approve the re-zoning case and consistency statement as presented by staff and call for a Public Hearing for City Council to consider the request on July 19, 2022. The motion was seconded by Board Member Lazo. The motion carried 4-2, with Bradshaw, Lazo, Case, and Careccia voting in favor; Bryant and McCarl voting against.

OTHER BUSINESS

1. Social District presentation
 - Matthew Anthony, City of Lenoir Main Street Community Engagement Coordinator updated the Board on a new ordinance in the works that would create a “social district” downtown to allow patrons to drink alcohol outdoors purchased from Downtown businesses. General discussion followed, with Anthony answering questions and responding to the Board’s feedback.
2. Staff provided an updated list of issued zoning permits to the board, as general information.

3. The board has the vacant position of vice-chair since the resignation of Jeff Church. The nominations will be done at the next meeting. The board also has 2 vacant board seats.

ADJOURNMENT:

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

Lucy McCarl
Chairperson

Jenny Wheelock
Planning Director