

**MINUTES
PLANNING BOARD MEETING
August 26, 2019
5:30 P.M.
905 WEST AVENUE**

MEMBERS PRESENT:

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

MEMBERS ABSENT: Leah Hamilton

STAFF PRESENT:

Jenny Wheelock, Hannah Williams, Lauren McKinney

MINUTES:

Board Member Hamilton moved approval of the meeting minutes of June 24, 2019 as written. Board Member Church seconded the motion, which was voted upon and passed by unanimous vote.

NEW BUSINESS:

1. College/Steele Street Re-Zoning

Applicant: City of Lenoir
Owner: Lenoir Depot LLC, Blue Bell Lenoir LLC, James Sullivan
Location: 1407 College Ave, 1241 College Ave, 1201 Steele Street
R# 3-19 Zoning map amendment to change the zoning from I-2 (Heavy Industrial) to R-C (Residential-Commercial) on the three subject properties.

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 September 17, 2019.

Hannah Williams presented the proposed project, consistency statement and recommendations, and responded to the Board's questions.

Ms. Williams stated the three properties recently received the local landmark status and are currently zoned I-2 (heavy industrial) The proposed re-zoning is R-C (Residential Commercial), which allows various types of housing including multi-family, 30 units per acre.

Board Member Bryant made a motion to approve the re-zoning from I-2 to R-C as presented by staff, based on the consistently statement and call for a Public Hearing for City Council to consider the request on September 17, 2019. Board Member Church seconded the motion, which was voted upon and passed unanimously.

OTHER BUSINESS:

Hannah Williams attended a Historic Preservation Commission workshop in Waynesville, NC. Ms. Williams gave an overview of the participation advocacy, outreach, purchasing/contracts and what the Historic Preservation Commission is trying to protect.

Jenny Wheelock, Planning Director gave a presentation on parking codes. She explained the parking code changed in 2015 from 3 to 4 spaces for 1,000 sq. ft. of gross floor area for non-residential uses, doing this made it possible for new development. The current parking code regulations are 2 spaces per dwelling and 1 space per dwelling for age restricted communities ages 55 up. The proposed regulation would be calculated based on a breakdown of the number of units and 80% of requirements for senior apartments.

This will be discussed further at the next meeting.

ADJOURNMENT:

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

Lucy McCarl
Chairperson

Jenny Wheelock
Planning Director