

MINUTES
PLANNING BOARD MEETING
December 17, 2018
5:30 P.M.
905 WEST AVENUE

MEMBERS PRESENT:

Lucy McCarl, Sharon Bryant, Leah Hamilton, Merlin Perry, Mac Martin, Richard Hedrick, Larry Smith

MEMBERS ABSENT: Tim Scobie, Jeff Church, James Bradshaw

STAFF PRESENT:

Jenny Wheelock, Hannah Williams

MINUTES:

Board Member Hamilton moved approval of the meeting minutes of November 26, 2018 as written. Board Member Smith seconded the motion, which was voted upon and passed by unanimous vote.

SPECIAL RECOGNITION:

Chairperson McCarl recognized Board Member Merlin Perry for his retirement from the Planning Board. Board members and staff thanked Mr. Perry for his service to the City of Lenoir.

**NEW
BUSINESS:**

1. REALTY STREET REZONING

Applicant: Ben Griffin

Owner: Ben and Jackie Griffin

Location: 515 Realty St

R#3-18: The applicant requests that the City re-zone the subject property from B-2 (General Business) to I-2 (Heavy Industrial).

Recommended Action: Staff recommends approval based on the consistency statement on page 6 of the staff report, and call for a Public Hearing for City Council to consider the request on January 15, 2019.

This item was presented by Hannah Williams. Using the Staff Report and PowerPoint presentation, Ms. Williams presented the proposed project, staff's conditions and recommendations, and responded to Board questions.

Ms. Williams stated that staff recommended approval of the request.

Board Member Perry moved Approval of the request, subject to the consistency statement in the staff report, and call for a Public Hearing for City Council to consider the request on January 15, 2019. Board Member Hedrick seconded the motion, which was voted upon and passed unanimously.

2. Conditional Use Permit 2-18

Applicant: Angie Meadows, Montessori Nature School

Owner: Resurrection Hope Church of God

Location: 732 Stacey Place

CUP#2-18: The applicant is requesting a Conditional Use Permit for a Day Care Facility in the Medium-Density Residential (R-9) zoning district, in order to establish a Montessori school on an existing church property.

Recommended Action: Staff recommends approval, subject to the conditions in the staff report, and call for a Public Hearing for City Council to consider the request on January 15, 2019.

This item was presented by Hannah Williams. Using the Staff Report and PowerPoint presentation, Ms. Williams presented the proposed project, staff's conditions and recommendations, and responded to Board questions.

The applicant, Angie Meadows of Montessori Nature School addressed the board to provide more details about the proposed day care. Ms. Meadows asked if the staff recommended enrollment number could be amended to state that attendance be limited to 23 students on site on any given day of operation, as opposed to a total enrollment of the program. Jenny Wheelock, Planning Director, clarified that was staff's intent and stated she would revise the language to make this clear.

General discussion ensued about the lot and parking configurations.

Board Member Bryant moved approval of the request, subject to the conditions in the staff report as amended in the session, and called for a Public Hearing for City Council to consider the request on January 15, 2019. Board Member Martin seconded the motion, which was voted upon and passed unanimously.

3. ARROWOOD STREET CONDITIONAL ZONING ORDINANCE

Applicant: Gail Greer

Owner: Camelot Golf Center LLC

Location: 211 Arrowood Street, across of entrance to Hibriten High School.

CZ 5-18: The applicant is requesting a Conditional Zoning District for a property with an existing (inactive) restaurant and clubhouse, to accommodate multi-family developments at low to medium densities, along with nonresidential uses. The base zoning district for this request is R-12.

Recommended Action: *Staff recommends approval, subject to the conditions of the district.*

This item was presented by Hannah Williams. Using the Staff Report and PowerPoint presentation, Ms. Williams presented the proposed project and staff's conditions and recommendations. Planning Director Jenny Wheelock clarified details about the Conditional Zoning ordinance and the land use goals.

The applicant's representative, Nick Brown, addressed the board to discuss the history of the property, as well as his family's intent to sell the land. Mr. Brown answered general questions from the board.

C. Mack Wilson of 1710 Wilkesboro Blvd came forward to inquire about the restaurant building's grease disposal. He recalled the former occupant of the existing restaurant building on the site improperly dumping the grease on the ground and the runoff touching his (Wilson's) property.

Jeanie Cline of 317 Arrowood St came forward to speak in opposition of the proposed ordinance, expressing concern over the traffic problems a multi-family project could cause. General discussion ensued over the conditions for the traffic study, and access to the site.

Board Member Hamilton moved approval of the ordinance, and called for a Public Hearing for City Council to consider the request on January 15, 2019. Board Member Martin seconded the motion, which was voted upon and passed unanimously.

CONTINUING BUSINESS:

1. COMMUNICATION TOWER ZONING ORDINANCE AMENDMENT

Applicant: City of Lenoir

Owner: N/A

Location: Citywide

ZOA#3-18: The planning department is proposing amending Appendix A, Section 910-912 of the Lenoir Zoning Code, related communication tower height and small cell wireless facilities.

Recommended Action: *Staff recommends approval, call for a Public Hearing for City Council to consider the request on January 15, 2018.*

This item was presented by Jenny Wheelock, Planning Director. Ms. Wheelock presented the proposed amendment and responded to Board questions.

There was a general discussion by the board on cell tower heights, locational requirements, and small cell antenna locations.

Board Member Hamilton moved approval of the ordinance, and called for a Public Hearing for City Council to consider the request on January 15, 2019. Board Member Martin seconded the motion, which was voted upon and passed unanimously.

OTHER BUSINESS:

PERMITS ISSUED

The board was given a list of permits issued.

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the meeting at 7:50 p.m.

Lucy McCarl
Chairperson

Jenny Wheelock
Planning Director