

**MINUTES
PLANNING BOARD MEETING
March 26, 2018
5:30 P.M.
905 WEST AVENUE**

MEMBERS PRESENT:

Lucy McCarl, Sharon Bryant, Merlin Perry, Leah Hamilton, James Bradshaw, Mac Martin, Tim Scobie, Jeff Church

MEMBERS ABSENT:

Mattie Patterson, Richard Hedrick

STAFF PRESENT:

Jenny Wheelock, Hannah Williams, Jackie Sigmon

MINUTES:

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

**NEW
BUSINESS:**

1. RE-ZONING TAYLOR PLACE

Applicant: Bartels Construction Solutions

Owner: Steve Lee

Location: 1202 Taylor Place at the southeast corner of Hibriten Drive and Taylor Place

(~ .98 AC) NCPIN: 2758597142

R# 2-18 Request to re-zone the subject property from R-15 (Single-Family Residential) to B-1 (Neighborhood Business), to facilitate an accessory apartment or cottage as a permitted use.

Chairperson McCarl said the board had received a letter from the applicant requesting an extension of 30 days. Board Member Bradshaw made a motion to listen to public comments but defer to the next meeting when the applicant could be present for questions. Board Member Bryant seconded the motion, which was voted upon and passed by unanimous vote.

Hannah Williams came forward and gave a brief overview of the request. Ms. Williams stated the request was to re-zone the subject property from R-15 (Single- Family Residential) to B-1 (Neighborhood Business) to allow a detached garage to be converted to an accessory cottage/apartment. Ms. Williams stated the Comprehensive Plan did call for increasing density in single family districts.

Board Member Hamilton stated B-1 seemed extreme and asked if there was a midpoint like multi-family zoning instead. Ms. Williams responded the lot adjacent to the rear of the subject property was zoned B-1; although multi-family would be spot zoning it could be an option.

The following residents came forward to speak in opposition of the re-zoning:

Ann Sime 1231 Taylor Place
Allen Gilbert 1211 Taylor Place
Tracy Rogers 1222 Taylor Place
Charles Shore 1212 Taylor Place

The residents expressed concern about the zoning change and the intentions of the property owner. They did not want to see their neighborhood or what was allowed in their neighborhood to change. They understood the need for housing options but stated changing existing neighborhoods was not the way to fix the housing shortage. When asked if re-zoning to R-9 would alleviate some of their concerns they responded no and said they would like to stay R-15.

A brief discussion ensued regarding zoning and permitted uses.

Board Member Church stated for the record his property line bordered Taylor Place and he shared some of the same concerns as the residents.

When asked why the applicant requested the extension Ms. Wheelock responded that the applicant was not available to attend this meeting so they asked for the deferral.

Chairperson McCarl thanked the residents for coming and stated since the board listened to their concerns tonight it would not be necessary for them to attend the next meeting although they were certainly welcome to attend. The residents were also reminded that City Council would make the final decision as Planning Board only makes a recommendation to City Council.

OLD BUSINESS:

2. MANUFACTURED HOMES ORDINANCE AMENDMENT

Applicant: City of Lenoir

Owner: N/A

Location: Citywide

ZOA# 2-18 City Staff is proposing amending Appendix A of the Lenoir City Code related to manufactured housing.

This item was tabled at the February 26, 2018 meeting.

Ms. Wheelock presented the board with a new strike through, underlined Manufactured Home Ordinance.

The following changes were discussed:

Ms. Wheelock said in Section 806 there were two definitions for manufactured homes that were basically the same so she combined the two definitions into one definition, which actually defines a Class A as a doublewide.

Board member Hamilton moved approval of removing Section 806.1c Board member Church seconded the motion, which was voted upon and passed by unanimous vote.

Section 806-1c) The home shall have a minimum of 900 square feet of enclosed and heated living. This requirement should also be removed from the chart on page 4.

Board Member Church moved Section 806-1h be approved as amended. Board Member Scobie seconded the motion, which was voted upon and passed by unanimous vote.

Section 806-1h) The pitch of the roof of the home shall have a minimum vertical rise of approximately 3 feet for each 12 feet of horizontal run and the roof shall be finished with a type of shingle that is commonly used in standard residential construction. Standing seam metal roofs, as are commonly used in residential construction, are also allowed. Such roof shall be installed by the manufacturer of the home at the time of construction. All roof structures shall provide an eave projection of no less than six (6) inches, which may include a gutter.

Chairperson McCarl had reservations about manufactured homes in the R-9 zoning district. Ms. Wheelock said the ordinance did not change where manufactured homes were allowed. Manufactured homes are currently allowed in the R-9 zoning district. After a lengthy discussion regarding manufactured homes in the R-9 zoning district it was decided to leave the amended ordinance as it is but revisit the R-9 zoning district and the zoning map. This would allow an

opportunity to streamline and consolidate the zoning districts. Ms. Wheelock said the Comprehensive Plan also needed to be updated.

Board Member Church moved Section 806.1 i be approved as written. Board Member Bradshaw seconded the motion, which was voted upon and passed by unanimous vote.

806.1 i)The home shall have a covered porch that is permanently mounted to the ground at the front door and constructed in compliance with the North Carolina Building Code. The minimum area for such porch shall be 36 square feet, and must be a front-gabled roof design oriented towards the primary public street;

Ms. Wheelock said because of the covered front porch requirement citywide she left the proposal to remove prohibition in the North Main Small Area Plan and allow for those if someone were to place one in the plan area in a zoning district where they were allowed.

Board Member Church moved the amended Manufactured Homes Ordinance be approved. Board Member Hamilton seconded the motion, which was voted upon and passed by unanimous vote.

PERMITS ISSUED

The board was given a list of permits issued last month. There was no discussion.

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the meeting at 7:04 p.m.

Lucy McCarl
Chairperson

Jenny Wheelock
Planning Director