

**MINUTES
PLANNING BOARD MEETING
February 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, Richard Hedrick

MEMBERS ABSENT:

Mattie Patterson

STAFF PRESENT:

Jenny Wheelock, Hannah Williams, Jackie Sigmon

MINUTES:

Vice-Chair Scobie moved approval of the meeting minutes of January 22, 2018, as written. Board member Church seconded the motion, which was voted upon and passed by unanimous vote.

**NEW
BUSINESS:**

1. RE-ZONING ELIZABETH & VALMEAD STREET

Applicant: Dino Dibernardi, Caldwell County EMS

Owner: Caldwell County

Location: Southeast corner of Elizabeth Street and Valmead Street
(1.75 acres) NCPIN: 2840747741

R# 1-18 Request to re-zone the subject property from R-9 (Multi-Family Residential) to I-2 (Heavy Industrial), to facilitate a Caldwell County EMS base.

Chairperson McCarl recused herself from this item on the agenda stating a conflict of interest because she is an employee of Caldwell County.

Board Member Church asked to state for the record he had worked closely with the sale of the property to the county but was not asking to be recused because he did not see this as a conflict of interest.

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.

Dino Dibernardi, Emergency Services Director, 2345 Morganton Blvd. SW, Lenoir came forward to respond to questions from the board.

Mr. Dibernardi said the plan was to build 2 new EMS stations and close the EMS station downtown. One station would be located off the Taylorsville Road extension and if approved tonight the other would be off Valmead Street. This would split the crews at the downtown base and decrease response times.

Mr. Dibernardi also said they were in the process of developing a response plan and discharge would be onto North Main and not directed toward the school. There would be no response directed toward the school. Mr. Dibernardi said they had been conducting their own traffic studies and are mindful of traffic on Clark Drive certain times of the day. (Also, the limited sidewalk space won't really allow for children to walk to school.)

Mr. Dibernardi said the City of Lenoir would be serviced from both of the EMS locations. Their study shows it can take longer to drive through or out of Downtown Lenoir than drive into Downtown. The two new bases would allow them to surround the City and have more coverage and decreased response times.

Mr. Dibernardi said they are looking at primary discharge being on North Main and secondary discharge on the lower end of Clark Drive but are discouraging Clark Drive because of traffic.

Ms. Williams came forward to answer that staff had not received any feedback from local residents. Ms. Williams also said zoning to I-2 is what made sense for this area, but a public service facility is allowed in I-2 as well as B-2.

Ms. Wheelock confirmed this was not spot zoning and staff had a high level of confidence this owner would be the end user, in response to questions from the Board about intensity of I-2 compared to other districts that would allow public service uses.

Mr. Dibernardi said the standard policy was to not turn on the siren as part of the warning system until primary roadway was reached and from this location that would be North Main or Creekway Drive.

Board Member Bryant moved Approval of the request, subject to the following consistency statement, and call for a Public Hearing for City

Council to consider the request on March 20, 2018. Board Member Perry seconded the motion, which was voted upon and passed unanimously.

The proposed zoning map amendment is consistent with the adopted Comprehensive Plan because it facilitates the provision of public service facilities to support future growth in an area that is already served by existing infrastructure. The proposed amendment is reasonable and in the public interest because it allows for construction of an EMS base in an industrially-zoned property, while maintaining requirements for adequate buffering and setbacks to surrounding residential properties.

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 presented by Jenny Wheelock, Planning Director. Using the Staff Report and PowerPoint presentation, Ms. Wheelock presented the proposed amendment, and responded to Board questions.

Ms. Wheelock said the presentation gave an overview of the regulatory framework used today to regulate manufactured housing.

Ms. Wheelock said she would like to highlight the main points of the ordinance and table this item for next month. Ms. Wheelock explained the proposed ordinance would eliminate the ongoing need for zoning variances to allow for the placement of otherwise permitted manufactured homes.

Ms. Wheelock explained the difference in manufactured homes and modular homes. Ms. Wheelock said a manufactured home is built in a factory and transported to its site on its own chassis. Manufactured homes are built to federal code (HUD) and can be single or multi section.

Ms. Wheelock said a modular home is not a manufactured home. A modular home is built in a factory but is built to local building codes. Modular homes do not have a chassis and are transported on a flatbed truck.

Ms. Wheelock said homes built prior to HUD code (1976) are “mobile homes”. Anything that remains on wheels has a towing apparatus that remains attached, isn’t designed to be placed on a foundation, or is required to have DMV registration is not a manufactured home.

Ms. Wheelock gave examples of manufactured, modular, and stick built homes to the board. A discussion ensued regarding the benefits, disadvantages, and impacts of the proposed change to the ordinance.

Chairperson McCarl asked about removing the R-9 zoning district from where manufactured homes were allowed. Ms. Wheelock explained that because there are limited areas to accommodate manufactured homes already and because they do provide affordable housing she would caution the board from making the zoning more restrictive.

Ms. Wheelock explained why staff would like to change the code.

1. New mobile homes must be a minimum size of 1,150 square feet. Ms. Wheelock explained that double-wide or multi-segment design could remain a standard for regulation without the restriction that homes be a certain size. Zoning districts R-6 and R-9 allow for the smallest lots and these tend to be narrow, deep lots and placement of manufactured homes could make it difficult to meet setbacks. A proposed solution would be to reduce or eliminate the minimum size standard and define Class A as a multi-section, doublewide or more.
2. New mobile homes must be oriented so that the long side is parallel to the street. Ms. Wheelock said this standard must have been adopted to ensure that the “front” of the home faced the street. The lots don’t accommodate the standard shape. Changes to designs of manufactured homes allow flexibility for “end loading” designs that are much more compatible with traditional neighborhoods. A proposed solution would be to eliminate the orientation standard and replace it with the design standard that the functional front door of the home faces the primary street frontage.
3. New mobile homes are prohibited within the North Main Overlay District. Ms. Wheelock said in 2015 the North Main Overlay implemented design standards because local governments in North Carolina were allowed to adopt and enforce design standards on one and two family dwellings. In 2016 North Carolina statutes said local government could no longer regulate design standards for residential. Ms. Wheelock said because the context changed she proposed removing the prohibition to remove manufactured homes from the North Main Overlay District and default back to the existing zoning to regulate manufactured homes (R-6 and R-9).
4. Currently require 75 sq. ft. deck, porch, or patio for Class A Manufactured Homes but don’t specify it has to be on the front or covered. One change for the board to consider is replacing this standard with a requirement for a front-gabled, covered front entryway instead of the larger deck, to enhance architectural appeal.

Ms. Wheelock was asked to expand on the 2016 legislation regarding design standards. Local government is only allowed to regulate setbacks and height not materials, roof pitch, or placement of a garage on single family homes. Because manufactured homes meet HUD code they don't fall under North Carolina Building Code so we are allowed to implement some design standards.

When asked about metal roofing Ms. Wheelock said she would research metal roofs on manufactured homes.

A discussion ensued regarding depreciation of manufactured homes if they are allowed in the North Main Overlay District. Ms. Wheelock said she could not find reliable information for depreciation on manufactured homes but it could have to do with how it is maintained and where it is located. Board member Church said that banks are financing manufactured homes with land for 30 years so this should say something about the depreciation.

Board member Church said he would like to include the requirement of gutters in the ordinance.

The discussion continued and the following changes were noted:

The board agreed to eliminate the minimum square footage requirement and the orientation of the manufactured home as long as the front door faced the street.

There was a lengthy discussion on requiring front gable porches on all manufactured homes or just in the North Main Overlay District. Ms. Wheelock agreed to get some cost estimates.

Ms. Wheelock said she would make the necessary changes and bring a clean version for the board to review at the next meeting.

Board Member Church moved to Table the request. Board Member Perry seconded the motion, which was voted upon and passed unanimously.

OTHER BUSINESS:

BICYCLE PLAN

Ms. Wheelock presented the board with the Bicycle Plan, which included lists and maps of identified priority projects. A general discussion ensued regarding the elements of the plan.

Vice-Chair Scobie moved to approve the endorsement of the plan. Board Member Hamilton seconded the motion, which was voted upon and passed unanimously.

PERMITS ISSUED

The board was given a list of permits issued last month.

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the meeting at 8:15 p.m.

Lucy McCarl
Chairperson

Jenny Wheelock
Planning Director