

**MINUTES
PLANNING BOARD MEETING
OCTOBER 22, 2018
5:30 P.M.
801 WEST AVENUE**

MEMBERS PRESENT:

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

MEMBERS ABSENT:

STAFF PRESENT:

Jenny Wheelock, Hannah Williams, Jackie Sigmon

MINUTES:

Vice-Chair Scobie moved approval of the meeting minutes of July 23, 2018 as written. Board Member Smith seconded the motion, which was voted upon and passed by unanimous vote.

**NEW
BUSINESS:**

1. ASHE AVENUE CONDITIONAL USE PERMIT

**Applicant: Jesse Plaster
Owner: Education Foundation
Location: 1015 Ashe Avenue, on the block between Willow Street and Boundary Street NCPIN: 2749771412
CUP#1-18 Request a Conditional Use Permit for a 3 unit multi-family townhome development in the Central Business District (B-3).**

Board Member Church asked to be recused from this item on the agenda stating a conflict of interest because he served on the board for the Education Foundation. Board Member Bryant moved approval of the request. Board Member Hedrick seconded the motion, which was voted upon and passed by unanimous vote.

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 the applicant was requesting a Conditional Use Permit for a 3 unit multi-family townhouse in the B-3, downtown district. Ms. Williams said the proposed project consisted of a single two-story residential building with three separate entrances for each unit. The development is intended to be housing for teachers in their first 1 to 4 years of teaching at Caldwell County Schools. It is directly across from the Education Foundation's Ledbetter Angel Center, a gathering space for teacher training, tutoring, and special guests.

Ms. Williams stated the request met the standards for Conditional Use Permit approval which are listed on page 4 of the staff report.

Ms. Williams stated that staff recommended approval of the request subject to the conditions in the staff report.

1. Prior to obtaining zoning and building permits, the applicant shall resubmit plans for appearance review to ensure aesthetically appealing architecture that is in harmony with existing structures and the B-3 district.
2. Sidewalks must be installed to connect to sidewalks on either side of the property to match existing widths or meeting the minimum City standard width of 5 feet, whichever is greater.
3. All lighting shall be fully cut-off and shielded so as to eliminate/minimize light spill-over onto adjacent residential properties.
4. The apron and at least the first 15 feet of driveway from Ashe Avenue must be paved.
5. Valid permits must be obtained for this project and all construction must meet the requirements of the City of Lenoir Code of Ordinances, the North Carolina State Building Code, the North Carolina State Fire Code, and any other federal, state, or local regulation that applies.
6. If a building permit has not been issued within 24 months of the adoption of the Conditional Use Permit, the approval shall be considered null and void.

Pat Triplett, Director of the Education Foundation came forward and gave the following response to questions from the board. Ms. Triplett stated the foundation was building the units for teachers to have affordable housing. Ms. Triplett said the two parcels were given to the foundation through an estate and they were building the townhomes with donor funds.

Jesse Plaster, applicant and architect for the project gave the following responses to questions from the board. Mr. Plaster said because of the natural slope of the lot they won't require fill dirt. Mr. Plaster said each unit would have

two bedrooms and there would be a shared driveway with a parking area in the back.

Samuel Patterson of 1011 Ashe Avenue spoke in favor of the request.

Board Member Hedrick moved Approval of the request, subject to the conditions in the staff report, and called for a Public Hearing for City Council to consider the request on November 20, 2018. Board Member Martin seconded the motion, which was voted upon and passed unanimously.

OTHER BUSINESS:

Ms. Wheelock shared with the board that the attendance for the Neighborhood Map meeting was good and she appreciated the boards help with this project. Ms. Wheelock also thanked Board Member Martin and Church for their attendance at this meeting. Ms. Wheelock said she received a lot of positive comments from residents.

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 6:21 p.m.

Lucy McCarl
Chairperson

Jenny Wheelock
Planning Director