



## Meeting Information

### *Location*

City /County Meeting Room  
905 West Avenue  
Lenoir, NW 28645

### *Time*

5:30 p.m.

### *Board Members*

Lucy McCarl, Chairperson

Tim Scobie, Vice-Chair

Sharon Bryant

Richard Hedrick

James Bradshaw

Mac Martin

Jeff Church

Leah Hamilton

Larry Smith

Kaye Reynolds

# Lenoir Planning Board

## Agenda • August 26, 2019

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### *Welcome!*

We are glad you have joined us for tonight's meeting. The Lenoir Planning Board is an advisory board to City Council comprised of citizen members who voluntarily devote their time and talents to a variety of zoning and land development issues in the community. All Planning Board recommendations are subject to final action by City Council. We anticipate the recommendations of today's meeting will be presented at the City Council meeting on September 17, 2019 for approval of recommended actions.

### *General Rules of Order*

The Board is pleased to hear all non-repetitive comments. However, since a general time limit of five (5) minutes is allotted to the proponents/opponents of an issue, large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request/Lobbyist Registration Form and give it to the Recording Secretary. When the Chairperson recognizes you, state your name and address and speak directly into the microphone. ROBERT'S RULES OF ORDER govern the conduct of the meeting.

## OPENING SESSION

- Determination of a Quorum
- Call to Order
- Consideration of June 24, 2019 Minutes

## 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.

## OTHER BUSINESS

- Update on zoning permits issued

## ADJOURNMENT

**MINUTES**  
**PLANNING BOARD MEETING**  
**June 24, 2019**  
**5:30 P.M.**  
**905 WEST AVENUE**

**MEMBERS PRESENT:**

Sharon Bryant, Jeff Church, Lucy McCarl, Leah Hamilton, Richard Hedrick, Kaye Reynolds, Tim Scobie, Larry Smith

**MEMBERS ABSENT:** James Bradshaw, Mac Martin

**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. Norwood Street Rezoning**

**Applicant:** Marcus Sims

**Owner:** MWS Investments LLC

**Location:** 1248 Norwood St SW, multiple addresses on Summit Place

*Recommended Action: Staff recommends that the zoning be changed from R-15 to R-12 on the applicant's property as well as 12 other lots on Summit Place based on the consistency in the staff report, and call for a Public Hearing for City Council to consider the request on July 16, 2019.*

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

Ms. Williams explained two options for this case. The first option is requested by the applicant to rezone 1248 Norwood Street SW from R-15 to R-12. The applicant submitted an application to subdivide the lot into two lots for two proposed houses. The current zoning district for this lot is R-15 (low density

single family) which requires that lots be 15,000 square feet. The proposed rezoning district to R-12 (medium density residential) allows lot sizes to be 12,000 square feet and also allows several conditional uses including bed and breakfast, duplexes, and garden apartments.

The second option is to rezone 1248 Norwood Street SW along with 12 other parcels on Summit Place, which is staff initiated.

The developer, Marcus Sims with MWS Investments LLC introduced himself to the Board and answered questions.

Height Reid at 326 Summit Place SW asked if owners would be allowed to subdivide current lots with this rezoning. Planning Director, Jenny Wheelock stated they would be allowed, but any conditional uses would have to come through the Planning Department for approval.

**Board Member Church made a motion to approve option one as presented by staff, based on the consistently statement and call for a Public Hearing for City Council to consider the request on July 16, 2019. Board Member Bryant seconded the motion, which was voted upon and passed unanimously.**

#### **OTHER BUSINESS:**

Neighborhood map follow-up

- Hannah Williams presented a neighborhood web mapping application showing the area, school districts, and study listed neighborhoods.
- This link will be emailed out to the Board.

Other upcoming projects for Planning Department

- Turning two study listed neighborhoods into National Register designated places with private funding and grants.
- COL Neighborhood Portal Online (FY 19-20)
- Small Area Plan- West End
  - Planning Director, Jenny Wheelock stated the Planning Department will have a kick off meeting in August, and later a community walk.

Update on zoning permits issued

#### **ADJOURNMENT:**

Having no other matters to bring before the Board, Chairperson McCarl adjourned the meeting at 6:20 p.m.

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**Lucy McCarl**  
**Chairperson**

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**Jenny Wheelock**  
**Planning Director**



# Staff Report

## Re-Zoning

### CASE NUMBER R# 3-19

## LOCATION MAP/AERIAL PHOTOGRAPH



Subject Properties

1. Steele Cotton Mill (1201 Steele St; NCPIN 2749650842)
2. Blue Bell Mill (1241 College Av; NCPIN 2749559283)
3. CNR Freight Station (1407 College Av; NCPIN 2749545715)

## SUMMARY

### Owner

Multiple

### Applicant

City of Lenoir

### Location

Steele Street and College Avenue, in the Fairfield South neighborhood

### NC PIN

Multiple

### Project Planner

Hannah Williams, CZO

Updated August 9, 2019

### Description of Request:

City staff is recommending a re-zoning of the subject properties located in the Fairfield South neighborhood, from I-2 (Heavy Industrial) to R-C (Residential-Commercial). These properties, located adjacent to Downtown Lenoir's Central Business District, have recently been designated as Local Landmarks by the Lenoir HPC. A rezoning to R-C is would help to fulfill the goals of the Fairfield South Vision Plan, which prioritizes mixed-use development, high density housing, and productive reuse of historic buildings.

### Staff Recommendation:

Approval of the request, based on the con-

sistency statement on page 5.

### Planning Board Recommendation:

### Public Comment:

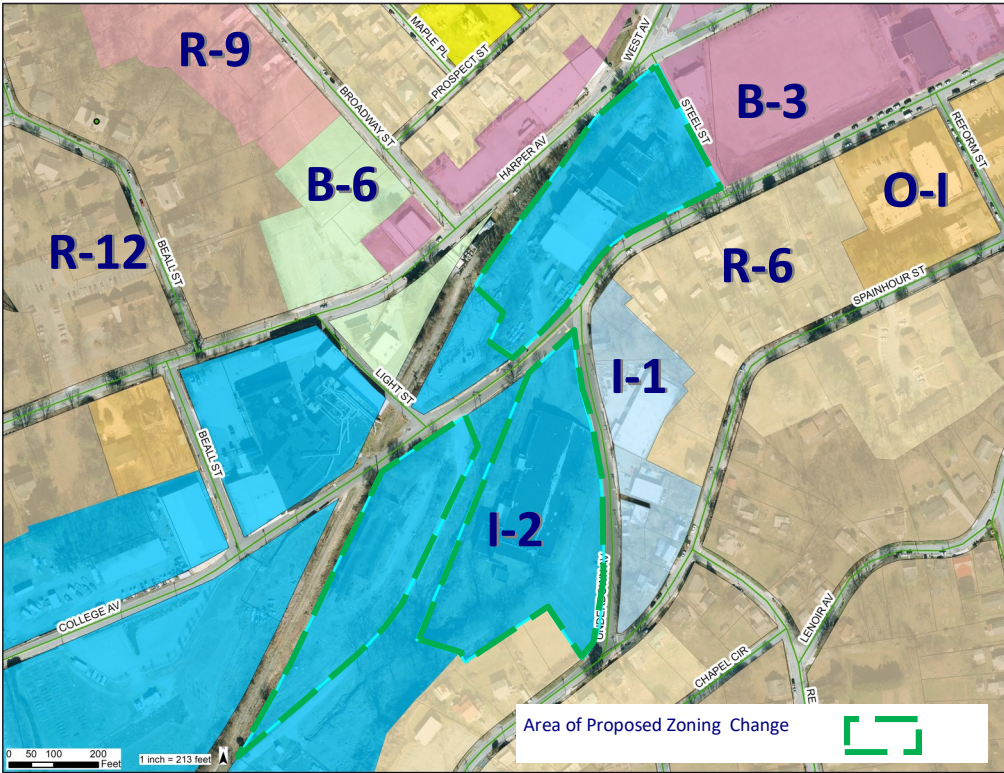
**Planning Board Meetings:** August 26, 2019

Notices were mailed to property owners within 100 ft. of the subject property on August 16, 2019.

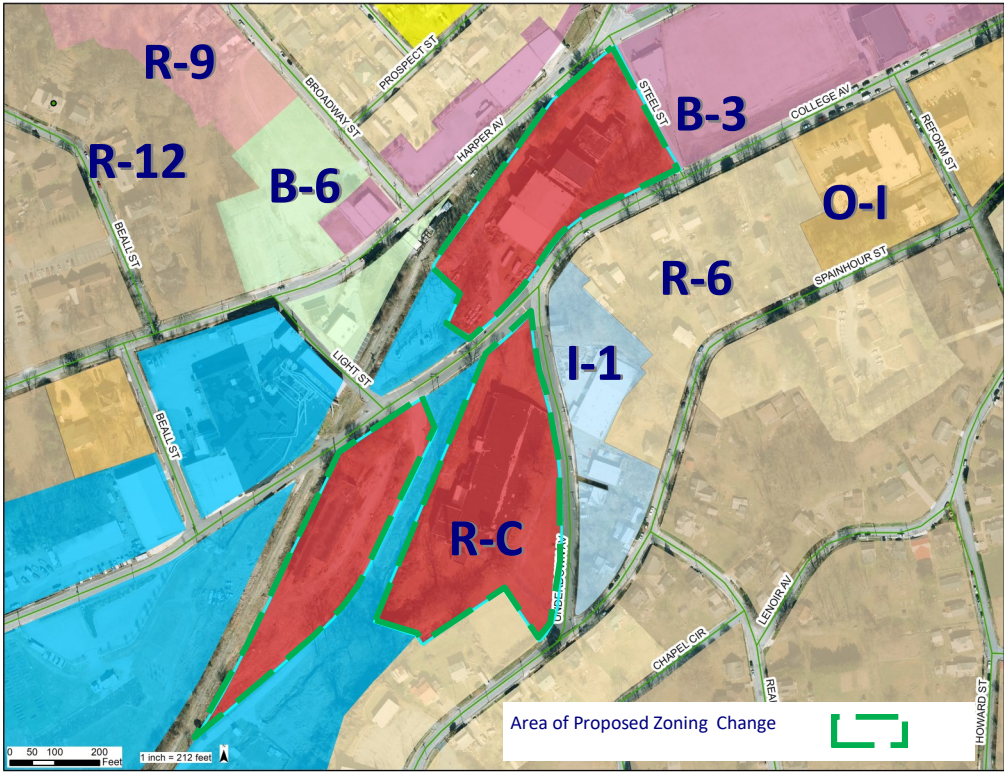
**City Council (Public Hearing):** Anticipated to be scheduled for September 17, 2019.

EXISTING AND PROPOSED ZONING MAPS

Existing Zoning of Subject Properties



Proposed Zoning for Subject Properties



## BACKGROUND

### Zoning Map Amendments

The City of Lenoir Ordinance establishes an official zoning map/atlas for the City of Lenoir. The zoning map may be amended from time to time by the City Council when public necessity, convenience, general welfare, or good zoning practice justifies the amendment. The zoning map cannot be changed until the Planning Board reviews the request and makes a report to City Council on the proposed change and the City Council holds a public hearing to consider the request.

### Subject Properties

The three subject properties are located in the Fairfield South industrial neighborhood, immediately west of downtown Lenoir. These properties were designated as Local Landmarks by the Lenoir City Council in the spring of 2019. They are described individually below:

1. Lenoir Cotton Mill—Blue Bell, Inc.: Built in 1902, this mill is a brick masonry industrial building significant for its role in the local industrial economy of Lenoir in the first half of the 20th century. Blue Bell is located at 1241 College Avenue. It has recently been used as a flea market until its sale earlier this year.
2. Carolina and Northwestern Railway Freight Station: This modernist, rectangle-shaped freight depot was built in 1950 adjacent to the railroad tracks that run through downtown Lenoir. The Freight Station contributed to the import and exports of Lenoir's industrial production in the second half of the 20th century. It has been used for storage and semi-vacant since 1994. The adjacent rail line was discontinued in 2007, and has been "rail-banked" for the development of the OVT greenway trail.
3. JM Bernhardt Planing Mill and Box Factory—Steele Cotton Mill: Steele Cotton Mill is also noted for its brick walls and industrial significance of the early 20th century. The building was originally built in 1896, with several additions throughout the 20th century. Steele Cotton is located at 1201 Steele Street. It was last used as a cotton mill in 1965, and was more recently used as Bost Lumber Company. Part of the building has been leased for vehicular storage.

### Surrounding Properties

These properties are located in a transitional area between downtown Lenoir and residential neighborhoods. The furniture factory Fairfield Chair is located to the west and north of the subject properties. Directly west are the Unity Park and Community Gardens. The Lerinco neighborhood is along the southern exposure of the subject properties. Many of the homes in Lerinco were built as company housing by the mills on the subject properties.

## STAFF ANALYSIS

### Fairfield South Vision

The subject properties are located within the area known as Fairfield South. The vision for this area is to cultivate an industrial mixed-use neighborhood, where higher density housing types and residential amenities can co-exist with historic and new industrial uses. Deemed "Funky Town" after the eclectic and "funky" mix of uses envisioned, the decision was made to address re-zonings as particular projects arose rather than attempt to accommodate all uses under one zoning category or overlay. Some properties need to maintain their heavy-industrial zoning, due to ongoing industrial uses of the property. Some properties may need "Conditional Zoning" to accommodate specific development proposals. For the subject properties, the Residential-Commercial zoning accommodates a range of rehabilitation projects in the three historic landmark properties, consistent with the community vision for the area. The R-C zoning



Above: Fairfield South Community Meeting invitation from May 2016

## STAFF ANALYSIS, CONTINUED

### Comparison of Zoning Districts

|                                                                      | R-C                                                                                                                                                                                                                                                                                                                                                                                      | I-2                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Development Standards                                                | Min Lot Size: None                                                                                                                                                                                                                                                                                                                                                                       | Min Lot Size: 20,000 SF                                                                                                                                                                                                                                                                                           |
| *See Sec. 800 Table A of Lenoir Zoning Ordinance for full standards* | Setbacks: 10' Front 0' Side 25' Rear                                                                                                                                                                                                                                                                                                                                                     | Setbacks: 25' Front 0' Side/Rear                                                                                                                                                                                                                                                                                  |
| Summary of Permitted Uses                                            | Accessory Apartment/Cottage<br>Attached Dwellings<br>Bungalow Court<br>Dwelling (Single-Family Detached and Two-Family)<br>Multi-Family (Low, Med, High Density)<br>Family Care Facility<br>Zero Lot Line<br>Day Care<br>Eating and Drinking (With or Without Drive-Through)<br>Boutique/Artisan Manufacturing<br>Retail (Neighborhood Business, Light)<br>Business and Personal Service | Accessory Apartment/Cottage<br>Rehabilitation Centers/Day Care<br>Eating and Drinking (With or Without Drive-Through)<br>Kennels/Veterinarian<br>Manufacturing (Artisan, Light, Heavy)<br>Services (Auto, Business, Personal,)<br>Greenhouses/Nurseries<br>Hospitals/Clinics<br>Retail (Indoor, Light, Intensive) |

will allow for industrial-style loft apartments and/or condominiums, commercial spaces, office use, and artist studio space and “boutique” industrial uses. While a specific development proposal has not been brought forward, staff has reviewed conceptual development plans for the three subject properties, that would advance the vision for “funky town,” promote historic preservation, support the City’s investments in both the community gardens and the conversion of the rail line into a greenway trail, and create more opportunities for much-needed downtown-adjacent housing. In order to accommodate future historic preservation rehabilitation projects, staff is recommending that the City re-zone the three properties, based on the community input and overall vision for the area.



Above: Mock-up image of what redevelopment could look like near the Freight Station on College Ave

### Residential-Commercial Zoning District

The R-C zoning district was established as a new mixed-use district in March 2019 to accommodate higher density multi-family housing and appropriate commercial uses. This rezoning case is the initial request to put the R-C district on the zoning map. The intent of the R-C District is to provide land areas suitable for moderate to high intensity development of residential developments, with limited supporting commercial uses to accommodate planned, mixed-use developments and small community-serving commercial uses within predominately multi-family developments.

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## STAFF ANALYSIS, CONTINUED

The recent Local Landmark designation and the Fairfield South Vision from 2016 make this area a prime location for a mixed-use zone. The permitted uses of this zone allow for the broadest range of housing and allows housing at higher densities than other residential zones. Allowing more land to be developed with dense housing will fulfill a need for more housing and housing types in this community.

## STAFF RECOMMENDATION AND CONSISTENCY STATEMENT

Staff recommends that the Planning Board recommend approval of the request, based on the following consistency statement, and call for a Public Hearing for City Council to consider the request on September 17, 2019:

The proposed zoning map amendment is consistent with the Comprehensive Plan because it facilitates adaptive re-use projects for historic industrial properties and promotes mixed-use and higher density residential housing adjacent to the Downtown core. The future land use map identifies this area as “existing non-residential” and does not designate a different future land use; however, the land use policies call for the adoption of mixed-use zoning standards for older industrial corridors, as well as the rehabilitation of the Trail Depot and the creation of a western “Gateway “ to the downtown core. This re-zoning is reasonable and in the public interest because allows for new residential and mixed-use development in areas already served by public infrastructure, leveraging the City’s ongoing investment in the Downtown district, the Unity Park Community Gardens, and the rail trail.

## PLANNING BOARD RECOMMENDATION

## VICINITY MAP



1. Steele Cotton Mill (1201 Steele St; NCPIN 2749650842)
2. Blue Bell Mill (1241 College Av; NCPIN 2749559283)
3. CNR Freight Station (1407 College Av; NCPIN 2749545715)

| Permit Number | Project Name                             | Address                | NC PIN     | Date Issued |
|---------------|------------------------------------------|------------------------|------------|-------------|
| ZP 55-19      | Lower Creek EMS Base                     | 201 Taylorsville Rd    | 2850800851 | 6/6/2019    |
| ZP 56-19      | Caldwell County ED Foundation tri/plex   | 1015 Ahe Ave NW        | 2749771412 | 6/13/2019   |
| ZP 57-19      | Roy Dula Pl Addition                     | 1474 Roy Dula Pl       | 2748031005 | 6/20/2019   |
| ZP 58-19      | Valmead EMS Base                         | 235 Clark Dr           | 2840747741 | 6/24/2019   |
| ZP 59-19      | 1203 Winter Place-single family dwelling | 1203 Winter Place      | 2759006164 | 6/27/2019   |
| ZP 60-19      | 1205 Winter Place-single family dwelling | 1205 Winter Place      | 2759006036 | 6/27/2019   |
| ZP 61-19      | Norwood St-Detached Garage               | 219 Norwood St         | 2749965816 | 7/1/2019    |
| ZP 62-19      | 602 North Main St Rear Addition          | 602 North Main St      | 2749797538 | 7/2/2019    |
| ZP 63-19      | Plaster Distillery                       | 1001 WEST AV NW        | 2749775177 | 7/25/2019   |
| ZP 64-19      | Olde Farm Rd-above ground pool/deck      | 2107 Olde Farm Rd      | 2768226664 | 7/10/2019   |
| ZP 65-19      | Tidal Wave Signs                         | 142 WILKESBORO BLVD SE | 2759370191 | 7/29/2019   |
| ZP 66-19      | 2304 Icenhour Ct-Accessory Building      | 2304 Icenhour Ct       | 2739803474 | 7/16/2019   |
| ZP 67-19      | McLean Drive Attached Garage             | 217 McLean Dr          | 2758295984 | 7/16/2019   |
| ZP 68-19      | 701 Mulberry St- (2) picnic shelters     | 701 Mulberry St SW     | 2759045029 | 7/16/2019   |
| ZP 69-19      | Estes Pennton Av 12x20 Shed              | 659 Pennton Av SW      |            |             |
| ZP 70-19      | Rocky Top SFD Lot 1&2                    | TBD Rocky Top Ct       | 2759566508 | 7/19/2019   |
| ZP 71-19      | Taste of Havana Wall Sign                | 104 South Main St      | 2749872227 | 7/25/2019   |
| ZP 72-19      | HHS Softball Concession Stand            | 1350 Panther Trail     | 2850916180 | 7/25/2019   |
| ZP 73-19      | 124 Mulberry St, Change of Use           | 124 Mulberry St        | 2749873524 | 7/26/2019   |
| ZP 74-19      | 413 Vance St-addition                    | 413 Vance St           | 2749687204 | 7/29/2019   |
| ZP 75-19      | 410 Hibriten Dr. deck with roof          | 410 Hibriten Dr SW     | 2759655069 | 8/1/2019    |
| ZP 76-19      | KFC Signs                                | 428 Blowing Rock Blvd  | 2759296625 | 8/7/2019    |
| ZP 77-19      | 115 Gateway Ct- 40x40 Building           | 115 Gateway Ct SE      | 2860441874 | 8/7/2019    |

| Date Expired |
|--------------|
| 12/6/2019    |
| 12/13/2019   |
| 12/20/2019   |
| 12/24/2019   |
| 12/27/2019   |
| 12/27/2019   |
| 1/1/2020     |
| 1/2/2020     |
| 1/25/2020    |
| 1/10/2020    |
| 1/29/2020    |
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| 1/25/2020    |
| 1/25/2020    |
| 1/26/2020    |
| 1/29/2020    |
| 2/1/2020     |
| 2/7/2020     |
| 2/7/2020     |