

MINUTES
PLANNING BOARD MEETING
Sep 23, 2019
5:30 P.M.
905 WEST AVENUE

MEMBERS PRESENT:

Sharon Bryant, Jeff Church, Mac Martin, Lucy McCarl, Richard Hedrick, Kaye Reynolds, Tim Scobie, Larry Smith

MEMBERS ABSENT: James Bradshaw, Leah Hamilton

STAFF PRESENT:

Jenny Wheelock, Hannah Williams, Lauren McKinney

MINUTES:

Board Member McCarl moved approval of the meeting minutes of August 26, 2019, as amended. Board Member Scobie seconded the motion, which was voted upon and passed by unanimous vote.

NEW BUSINESS:

1. R# 4-19 Roger Coffey and Sons Rezoning

Applicant: Roger Coffey

Owner: Roger Coffey

Location: Old Morganton Road and Brushy Place

Zoning map amendment to change the zoning from R-12 (Single Family) to R-20 (Low Density Single Family). This request is to allow for a Conditional Use Permit for agriculture uses (CUP #2-19).

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 October 15, 2019.

2. CUP# 2-19 Roger Coffey and Sons agrichemical handling facility/farm use expansion

Applicant: Roger Coffey

Owner: Roger Coffey

Location: Old Morganton Road and Brushy Place

Conditional Use Permit to allow for the construction of an 18' x 24' agrichemical handling facility, and the expansion of agriculture uses within the City limits. This Conditional Use Permit is related to R#4-19.

***Recommended Action:** Approval of the request, based on the conditions in the staff report, and call for a public hearing at City Council on October 15, 2019.*

Hannah Williams presented the proposed rezoning and CUP case, consistency statements, and responded to the Board's questions. Mrs. Williams stated the rezoning to R-20 will allow for agriculture use as a conditional use. Mrs. Williams explained Mr. Coffey was awarded a grant from the Soil and Water Conservation to build a BMP (Best Management Practices) agrichemical handling facility.

The applicant, Roger Coffey spoke to the Board and answered questions. He explained this new facility will keep the water cleaner and safer.

Board Member Church made a motion to approve the rezoning and conditional use permit as presented by staff, based on the consistently statement and conditions and call for a Public Hearing for City Council to consider the request on October 15, 2019. Board Member Scobie seconded the motion, which was voted upon and passed unanimously.

3. A#1-19 and R# 5-19 1336 Connelly Springs Road SW Rezoning

Applicant: Tyra Edwards

Owner: Callie Knight Brown

Location: 1336 Connelly Spring Road SW

Zoning map amendment to change the zoning from R-R (Rural Residential) to B-2 (General Business).

***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 October 15, 2019.*

Hannah Williams presented the proposed project, consistency statement and recommendations, and responded to the Board's questions. Mrs. Williams stated this property is a single family home, which is currently zoned both B-2 and R-R. Staff is recommending to rezone the entire property to B-2.

This property is currently split between the city and county limits, an annexation petition has also been submitted in order to get the entire parcel in the city limits.

John Setzer, property owner of 1331 Connelly Springs Road SW stated he wanted more information and what it means for his property. He has no objections to this.

Tyra Edwards, the applicant spoke on behalf of her mother and owner of the property, Callie Brown. Mrs. Edwards stated she is not planning to sell at this time, but may in the future.

Chairperson Lucy McCarl closed the public session.

Board Member Hedrick made a motion to approve the rezoning to B-2 as presented by staff, based on the consistently statement and call for a Public Hearing for City Council to consider the request on October 15, 2019. Board Member Scobie seconded the motion, which was voted upon and passed unanimously.

4. ZOA# 3-19 Ordinance Correction

Applicant: City of Lenoir

Owner: N/A

The City is proposing amending Appendix A, Section 611 of the Lenoir Zoning Code, in order to correct an omission of text that occurred during the zoning use and district standards in March.

Recommended Action: Approval of the request, and call for a public hearing at City Council on October 15, 2019.

Jenny Wheelock, Planning Director explained to the Board an error was made during the zoning use and district standards overhaul, in which a total of 15 words were left out of the ordinance. There are no changes to the text.

Board Member Hedrick made a motion to approve the ordinance correction and call for a Public Hearing for City Council to consider the request on October 15, 2019. Board Member Reynolds seconded the motion, which was voted upon and passed unanimously.

5. ZOA# 4-19 Residential Parking Code Amendment

Applicant: City of Lenoir

Owner: N/A

The City is proposing amending Appendix A, Section 100.9 of the Lenoir Zoning Code, related to parking requirements for multi-family uses.

Recommended Action: Approval of the request, and call for a public hearing at City Council on October 15, 2019.

Jenny Wheelock, Planning Director presented the proposed ordinance amendment. Mrs. Wheelock stated this will change the parking requirements to be based on the number of bedrooms instead of the same parking requirements for all. Jenny stated future projects will benefit from this.

Board Member Smith made a motion to approve the amended ordinance for parking code as presented by staff, based on the consistently statement and call for a Public Hearing for City Council to consider the request on October 15, 2019. Board Member Church seconded the motion, which was voted upon and passed unanimously.

OTHER BUSINESS:

- **Update on zoning permits issued.**
- **Looking Forward: Kaylynn Horn and Kyle Case will give a presentation at the October meeting on upcoming projects and redevelopment going on downtown.**

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the meeting at 6:15 p.m.

Lucy McCarl
Chairperson

Jenny Wheelock
Planning Director