

MINUTES
PLANNING BOARD MEETING
November 25, 2019
5:30 P.M.
905 WEST AVENUE

MEMBERS PRESENT:

Sharon Bryant, Jeff Church, Leah Hamilton, Richard Hedrick, Mac Martin, Lucy McCarl, Kaye Reynolds, Larry Smith

MEMBERS ABSENT: James Bradshaw, Tim Scobie

STAFF PRESENT:

Jenny Wheelock, Hannah Williams, Lauren McKinney

MINUTES:

Board Member Church moved approval of the meeting minutes of October 28, 2019, as written. Board Member Bryant seconded the motion, which was voted upon and passed by unanimous vote.

NEW BUSINESS:

1. R# 7-19 413 Vance Street NW Rezoning

Applicant: **Robert Triplett**

Owner: **Robert Triplett**

Location: **413 Vance Street NW**

Zoning map amendment to change the zoning from I-1 (Light Industrial) to R-9 (Mixed Density Residential).

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 January 7, 2020.

Jenny Wheelock, Planning Director presented the proposed rezoning case for 413 Vance Street NW. Mrs. Wheelock stated the property is owned by Robert Triplett and located in the North Main small area plan overlay, currently zoned I-1. Applicant is requesting to rezone to R-9, the purpose is to convert an industrial building to residential. Mrs. Wheelock explained a permit was issued for an industrial addition but it truly was to convert this property to residential and add a bathroom. Industrial does not allow residential uses, which put this project on hold until the zoning is determined. The addition meets the standards and

setbacks for I-1 and R-9. Mrs. Wheelock read the consistency statement and answered Boards questions.

Consistency with the Comprehensive Plan

All decisions of the Planning Board and City Council should be based on consistency of the proposal with the comprehensive plan and any other officially adopted plan that is applicable. In this case, the subject property and the surrounding neighborhood are inside of the North Main Street Small Area Plan. The subject property is identified as “existing nonresidential zone” on the future land use map of the Comprehensive Plan and does not offer a different future use. The Comprehensive Plan does encourage housing at various densities and infill development. The applicant’s request to rezone this property to residential would convert an underused industrial property into a residence in an area already served by city infrastructure.

The North Main Street Plan further expands on land use concepts in the study area by limiting industrial zoning near residential areas and expanding the R-9 zoning district. This warehouse-to-residence conversion offers a transitional area between traditional residences and other nonresidential uses. Staff finds the proposed re-zoning to be consistent with the goals and policy concepts of the Comprehensive Plan and the N. Main Street Small Area Plan.

Board Member Hedrick made a motion to approve the rezoning as presented by staff, based on the consistency statement and call for a Public Hearing for City Council to consider the request on January 7, 2020. Board Member Smith seconded the motion, which was voted upon and passed unanimously.

OTHER BUSINESS:

- Update on zoning permits issued.
 - o Board Member Hamilton asked for more information on the adult gaming permit. Jenny Wheelock, Planning Director stated this permit is probably not moving forward because of some new court cases regarding adult gaming establishments.
- The December 16th meeting will be held at noon for the Christmas Luncheon.

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the meeting at 5:47 p.m.

Lucy McCarl
Chairperson

Jenny Wheelock
Planning Director