

**MINUTES
PLANNING BOARD MEETING
May 24, 2021
5:30 P.M.**

LOCATION:
City /County Meeting Room
905 West Avenue

MEMBERS PRESENT:
James Bradshaw, Sharon Bryant, Kent Greer, Marta Lazo, Lucy McCarl, Kaye Reynolds, Tim Scobie

MEMBERS ABSENT: Jeff Church, Mac Martin

STAFF PRESENT:
Jenny Wheelock, Hannah Williams, Lauren Hartley

Chairperson McCarl called the meeting to order.

MINUTES:
Board Member Bryant moved approval of the meeting minutes of April 26, 2021. Board Member Reynolds seconded the motion, which was voted upon and passed by unanimous vote.

NEW BUSINESS:

1. CZ #6-21 229 Pennton Ave NW

Applicant: Cyrus Mashhoodi
Owner: Johnathan Borders
Location: 229 Pennton Ave NW

The applicant is requesting a Conditional Zoning District for the property to accommodate 3 zero-lot line houses. The base zoning district for this request is B-6.

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 June 15, 2021.

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 the board questions.

Ms. Williams stated the applicant is requesting a Conditional Zoning district for 229 Pennton Ave NW, zoned B-6 (transitional business). This request is to accommodate 3 zero-lot line houses. The applicant is unable to meet the side setbacks of 10ft as shown in the proposed site plan.

Chairperson McCarl questioned the floodway/floodplain and the location of the house on the property. Ms. McCarl stated it is a concern for the potential owners because of the inaccuracy of the survey and floodway.

Jenny Wheelock, Planning Director stated before this item is approved it will need to go before City Council, a minor subdivision plat would need to be approved by staff and recorded with the Register of Deeds, and each home would need zoning and floodplain permits. Through that process, all development must be elevated or be out of flood prone areas.

The board asked the applicant for an additional site plan of the survey showing the FEMA special flood hazard areas marked as well as the potential building envelope with setbacks.

Sylvia and Paul Myers, property owners of 223 Pennton Ave NW stated their concern about the floodway and are skeptical about having 3 houses on such a small lot.

Sharon Harmon, Executive Director of Caldwell County Yokefellow at 202 Harper Ave NW stated that Lenoir needs quality housing and supports the creation of new homes if flooding concerns can be managed. Ms. Harmon stated she supports any decision the Planning Board and City Council makes on this item.

Discussion ensued, related to the proposed site plan and the actual encroachment into the floodplain.

Board Member Scobie moved to table the Conditional Zoning request until the June 28, 2021 Planning Board meeting. Board Member Greer seconded the motion, which was voted upon and passed unanimously.

2. ZOA # 1-21 Streets and Subdivision Ordinance

Applicant: City of Lenoir
Owner: N/A

The City is proposing amending the Streets and Subdivision Ordinance of the Lenoir Zoning Code.

***Recommended Action:** Approval of the request, and call for a public hearing at City Council on June 1, 2021.*

Jenny Wheelock, Planning Director gave a PowerPoint presentation on the Streets and Subdivision Ordinance amendments.

Ms. Wheelock stated the major change in this ordinance is the type of approval, which is quasi-judicial. This ordinance would change the process for minor subdivisions.

Board Member Bryant made a motion to approve the new code as presented, based on the consistency statement and call for a Public Hearing for City Council to consider the request on June 1, 2021. Board Member Reynolds seconded the motion, which was voted upon and passed unanimously.

OTHER BUSINESS

1. Staff provided an updated list of issued zoning permits to the Board, as general information.

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the Planning Board meeting at 6:55 p.m.

Lucy McCarl
Chairperson

Jenny Wheelock
Planning Director