

**MINUTES
PLANNING BOARD MEETING
October 25, 2021
5:30 P.M.**

LOCATION:
City /County Meeting Room
905 West Avenue

MEMBERS PRESENT:
Curtis Baker, James Bradshaw, Sharon Bryant, Jeff Church, Kent Greer, Marta Lazo, Lucy McCarl, Tim Scobie

MEMBERS ABSENT: Mac Martin, Kaye Reynolds

STAFF PRESENT:
Jenny Wheelock, Hannah Williams, Lauren Hartley

Chairperson McCarl called the meeting to order and stated any recommendations from the meeting will go before City Council on December 7, 2021.

MINUTES:
Board Member Scobie moved approval of the meeting minutes of September 27, 2021. Board Member Church seconded the motion, which was voted upon and passed by unanimous vote.

Board Member Church gave a discloser stating the applicant, Joshua Edwards and himself work together at their current employer.

Board Member Greer stated his current employer has conducted business with the applicant's place of work.

Lucy asked for any motion for the board members to recuse themselves, hearing none the meeting proceeded.

NEW BUSINESS:
1. R #2-21 918 Creekway Dr. NW; NCPIN 2840601686, 2840600405 & 2840602953

Applicant: Joshua Edwards (church representative)
Owner: Lenoir Pilgrim Holiness Church Trustees/Lenoir First Wesleyan Church
Location: 918 Creekway Dr. NW; NCPIN 2840601686, 2840600405 & 2840602953

Zoning map amendment to change the zoning from R-6 (High Density 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 December 7, 2021.

This item was presented by Hannah Williams. Using the staff report and PowerPoint presentation, Ms. Williams presented the proposed rezoning and responded to the board's questions.

This rezoning request is for 2 parcels owned by the Lenoir First Wesleyan Church and 1 parcel owned by Whistle Pig Enterprises LLC on Creekway Drive. The 3 parcels are currently zoned R-6 (high density residential), the proposed re-zoning is B-2 (general business).

The church is proposing the zone B-2 (general business) to allow for the existing church and for future improvements to be permitted by right. The church is considering upgrades including a new sign. The Whistle Pig property, NCPIN 2840602953 consented to their property be added to the agenda and all appropriate neighbors were mailed notices.

Ms. Williams stated staff is recommending approval of this request along with the current consistency statement.

The applicant, Rev. Josh Edwards at 918 Creekway Dr. NW stated he currently lives in the parsonage on the property. He along with the church are in support of the rezoning.

Board Member Bryant made a motion to approve the rezoning request according to the updated presentation and consistency statement given by staff, and call for a Public Hearing for City Council to consider the request on December 7, 2021. Board Member Scobie seconded the motion, which was voted upon and passed unanimously.

OLD BUSINESS

1. R #1-21 Vacant lots NCPIN 2749246843; NCPIN 2749248970 (tabled)

Applicant: Mitchell & Lisa Hamby

Owner: Brent Jensen

Location: Vacant lots at the 100 block of Creekway Dr.
NCPIN 2749246843; NCPIN 2749248970

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

Jenny Wheelock, Planning Director stated the applicant contacted us prior to this meeting and stated she and the property owner have not come to terms. We will leave this case tabled until the end of the year. The Planning Board did not object to tabling the item.

OTHER BUSINESS

1. Comprehensive Plan workshop.

Jenny Wheelock, Planning Director gave a presentation on the City of Lenoir Comprehensive Plan Update. The 160D ordinance requires a reasonably recent Comprehensive Plan to be in place for a jurisdiction to exercise the powers granted to regulate development/enforce zoning, the deadline is July 2022. This will be an update, not a re-write.

- From our newly updated ordinance (Sec. 2-205):
 - o Shall set forth goals, policies, and programs intended to guide the present and future physical, social, and economic development of the City
 - o Shall include a Future Land Use map
 - o Shall include opportunities for citizen engagement

Ms. Wheelock stated we will begin working on the future land use map with around 10 sub-areas. She asked the Planning Board to offer input and will be contacted.

2. 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 7:00 p.m.

Lucy McCarl
Chairperson

Jenny Wheelock
Planning Director