



Meeting Information

Location

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

Time

5:30 p.m.

Board Members

Lucy McCarl, Chairperson

Jeff Church, Vice-Chair

Curtis Baker

James Bradshaw

Sharon Bryant

Kent Greer

Marta Lazo

Mac Martin

Kaye Reynolds

Tim Scobie

Lenoir Planning Board

Agenda • November 22, 2021

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 December 7, 2021 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 October 25, 2021 Minutes

NEW BUSINESS**1. ZOA# 1-21 B6 Design Standards text amendment**

Applicant: City of Lenoir

Location: Citywide

A zoning ordinance amendment is proposed that would add a landscaped buffer yard option to Sec. 817 B6 (Transitional Business) Design Standards.

Recommended Action: Approval of the request, and call for a public hearing at City Council on December 7, 2021.

2. Workshop series:

- Comp Plan Updates and 160D implementation on various topics related to comprehensive plan updates and follow-up actions required by 160D.

OTHER BUSINESS

- 1. Planning Board holiday plans.**
- 2. Update on zoning permits issued.**

ADJOURNMENT

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

**AN ORDINANCE OF THE CITY COUNCIL OF LENOIR, NORTH
CAROLINA, AMENDING ARTICLE VIII, SECTION 817 OF THE
LENOIR ZONING ORDINANCE, “B-6 (TRANSITIONAL
BUSINESS DISTRICT) DESIGN STANDARDS,” RELATED TO
RESIDENTIAL BUFFER REQUIREMENTS, PROVIDING FOR
SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.**

Whereas, the B-6 zoning district promotes incremental change to accommodate the conversion of existing structures into offices and low intensity retail or service uses, along with new development of non-residential uses, while allowing single family residences to remain as permitted land uses as the areas undergo gradual change; and

Whereas, the current requirement that all infill provide a brick screening wall and underground irrigation, a regulation unique to this zoning district, has limited the viability of projects within this district; and

Whereas, brick or masonry walls can provide an attractive and effective buffer for sites that do not have space to provide the standard 15-ft wide landscaped buffer, the City’s standard bufferyard of two staggered rows of evergreen should be satisfactory for sites with enough land area to provide the full planting width; and

Whereas, the Lenoir Planning Board finds that this ordinance and these amendments are consistent with the Lenoir Comprehensive Plan, which calls for the adoption of straightforward zoning regulations; and

Whereas, the Lenoir City Council hereby finds and declares that this ordinance and these amendments are in the best interest of the public health, safety, and welfare; and

NOW, THEREFORE, LET IT BE ENACTED BY THE CITY COUNCIL OF THE CITY OF LENOIR, NORTH CAROLINA, AS FOLLOWS:

SECTION 1. Section 817 of the Lenoir Zoning Ordinance, “B-6 (Transitional Business District) Design Standards,” is hereby is hereby amended to read as follows:

817 B-6 (Transitional Business District) Design Standards

817.11 Residential Buffering Standards

~~New construction~~ Whenever a non-residential use or multi-family use is established, whether through new construction or the conversion of an existing structure, screening along property lines that abut single family uses and residentially zoned property must be provided using one of the following two options:

(a) A 15 ft. landscaped bufferyard in accordance with the bufferyard standards of Sec. 712; or

~~(a)(b) _____ shall be screened from adjoining residentially zoned property by a~~ A brick wall at least 6 feet in height. The wall ~~shall~~ must be landscaped on both sides with shrubs spaced no more than 3 feet apart. Shrubs shall be a minimum height of 24 inches when planted, and should be a species that will reach a mature height of at least 4 feet. ~~All landscaping areas shall be serviced by underground irrigation systems.~~

SECTION 2. SEVERABILITY. If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 3. CODIFICATION. The City Clerk shall cause the Code of Ordinances of Lenoir, North Carolina to be amended as provided by this ordinance and may renumber, re-letter, and rearrange the codified parts of this ordinance if necessary to facilitate the finding of the law.

SECTION 4. EFFECTIVE DATE. This ordinance takes effect upon adoption.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Lenoir, North Carolina, by the City Clerk of the City of Lenoir, North Carolina, this _____ day of _____ and this _____ day of _____, 2022.

DONE, THE PUBLIC HEARING, AND ENACTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lenoir, North Carolina, at a regular meeting, this _____ day of _____, 2022.

BY THE MAYOR/MAYOR PRO TEMPORE OF THE CITY OF LENOIR, NORTH CAROLINA:

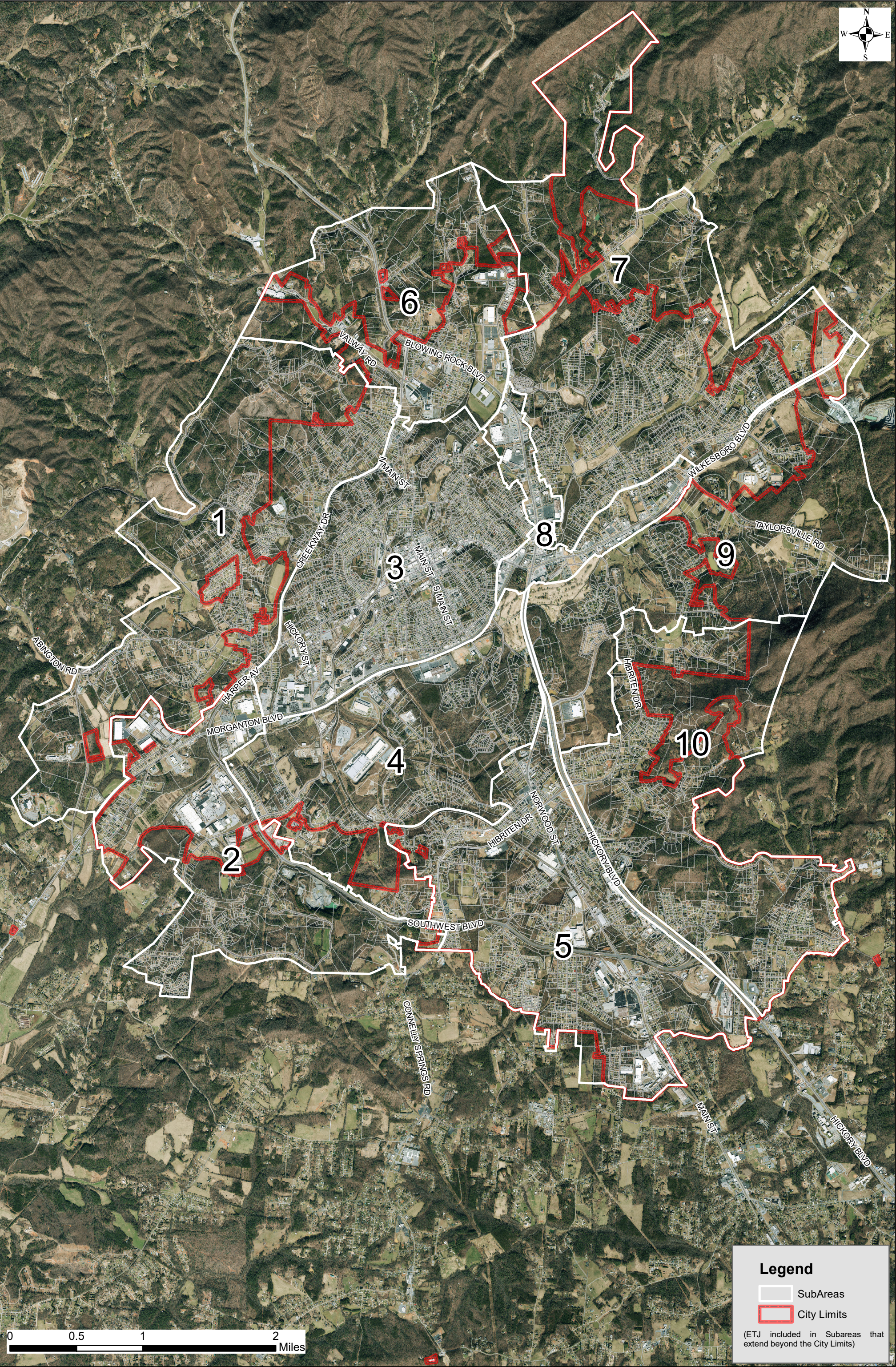
Mayor/Mayor Pro Tempore

ATTEST, BY THE CLERK OF THE CITY COUNCIL OF THE CITY OF LENOIR, NORTH CAROLINA:

City Clerk

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FLUM Sub-Areas



Permit Report

10/15/2021 - 11/10/2021

Permit #	Permit Date	Permit Type	Applicant Name	Issued Date	Description	Parcel Address
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Group: Driveway

2021146	11/9/2021	Driveway	Frank Barnes	11/9/2021	Driveway Permit	1318 Prince William Dr.

Group Total: 1

Group: Floodplain Development

2021145	10/27/2021	Floodplain Development	GMX Real Estate Group LLC		QSR, drive-thru, Clinic	139 BLOWING ROCK BV

Group Total: 1

Group: Manufactured Home

2021137	10/18/2021	Manufactured Home	Clayton Homes Conover	10/18/2021	New doublewide	1377 ASCOT LN NE

Group Total: 2

Group: Non-residential

2021144	10/27/2021	Non-residential	GMX Real Estate Group LLC		QSR, Drivethru, Clinic	139 BLOWING ROCK BV

Group Total: 1

Group: Permanent Sign

2021147	11/9/2021	Permanent Sign	Tootall's Antiques	11/9/2021	sign permit	1605 Harper Ave SW
2021142	10/25/2021	Permanent Sign	Hyperformance Graphics	10/29/2021	sign	1007 MORGANTON BV
2021141	10/21/2021	Permanent Sign	Sign Systems Inc	10/21/2021	sign	606 KINCAID CR
2021140	10/21/2021	Permanent Sign	Sign Systems Inc	10/21/2021	sign	426 HARPER AV
2021139	10/21/2021	Permanent Sign	Sign Systems Inc.	10/21/2021	sign	1331 HARPER AV

2021138	10/19/2021	Permanent Sign	Omar Tavares	10/19/2021	Sign	1251 NORWOOD ST
2021136	10/15/2021	Permanent Sign	David Williams	10/15/2021	Sign Permit	503 FINLEY AV

Group Total: 7

Group: Zoning Verification

2021143	10/26/2021	Zoning Verification	Maggie Gabany	10/26/2021	verification letter	230 NUWAY CR

Group Total: 1

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Total Records: 13

11/10/2021