

MINUTES
PLANNING BOARD MEETING
November 22, 2021
5:30 P.M.

LOCATION:
City /County Meeting Room
905 West Avenue

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

MEMBERS ABSENT: James Bradshaw, Marta Lazo, Mac Martin, Kaye Reynolds

STAFF PRESENT:
Jenny Wheelock, Hannah Williams

Chairperson McCarl called the meeting to order.

MINUTES:
Board Member Baker moved approval of the meeting minutes of October 25, 2021. All were in favor, none opposed.

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.

Jenny Wheelock, Planning Director stated that the B-6 design standards require a 6 foot tall brick wall screen when new construction abuts a residential zone. The text amendment as proposed offers a landscaping buffer as an alternative to the brick wall. Ms. Wheelock also stated that it is worth looking at all B-6 standards during the Comprehensive Plan update.

Chairperson McCarl stated her reluctance regarding allowing landscaping, due to maintenance. Board Member Bryant asked if maintenance of landscaping is enforceable. Board Members Bryant, Baker, and Scobie discussed different types of wall materials, buffers, and berms and their effectiveness at screening.

Board Member Church requested to approve the text amendment as is, and to look at the landscape buffer ordinance at a later time.

Board Member Bryant requested to table the text amendment and recommended that staff provide the board with more information about B-6 locations and landscape buffer changes.

This motion was seconded by Board Member Baker, which was voted on and passed unanimously.

OTHER BUSINESS

1. Jenny Wheelock, Planning Director gave a presentation on Lenoir's demographics following the Census 2020. She discussed population changes and housing market trends. Ms. Wheelock stated that she will provide the board with the presentation and wants to make meeting materials available online.
2. Chairperson McCarl, after conferring with the board, decided that the Christmas Luncheon will take place in person at the City Hall conference room with a catered lunch on December 13.

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the Planning Board meeting at 6:48 p.m.

Lucy McCarl
Chairperson

Jenny Wheelock
Planning Director