

MINUTES
PLANNING BOARD MEETING
September 26, 2022
5:30 P.M.

LOCATION:
City /County Meeting Room
905 West Avenue

MEMBERS PRESENT: Curtis Baker, Sharon Bryant, Kyle Case, Lucy McCarl, Tim Scobie

MEMBERS ABSENT: James Bradshaw, Michael Careccia, Marta Lazo

STAFF PRESENT: Jenny Wheelock, Hannah Williams, Lauren Hartley

Chairperson McCarl called the meeting to order and determined a quorum was present.

MINUTES:
Board Member Scobie moved approval of the meeting minutes of August 22, 2022. Board Member Bryant seconded the motion, which was voted upon and passed by unanimous vote.

NEW BUSINESS:

1. #R 5-22 Underdown Re-zoning

Applicant: City of Lenoir
Owner: Multiple
Location: Underdown Avenue, Leto Place, and Pad Place
(west of Jennings St. intersection).

This is a city-initiated rezoning for 15 parcels (4.9 acres) on Underdown Avenue from I-2 (Heavy Industrial) to R-6 (High Density Residential), to match the existing residential development.

Recommended Action: *Approval of the request, and call for a public hearing at City Council on October 18, 2022.*

This item was presented by Hannah Williams using the staff report and PowerPoint presentation. Ms. Williams stated this is a city-initiated rezoning for 15 parcels on Underdown Ave. These parcels are currently zoned I-2 (heavy industrial); the city is proposing to rezone to R-6 (high density residential), consistent with historic use and current development pattern. Ms. William provided the following draft consistency statement for the Board:

The future land use map identifies the subject properties as “existing high density residential” and “future mixed use with commercial.” The R-6 zoning fits this vision and is consistent with other policy concepts found in the comprehensive plan. The plan encourages the development of

attractive neighborhoods with a strong sense of place and aims to protect the residential character of Lenoir's neighborhoods from the encroachment of inappropriate non-residential development. By changing the zone from I-2 to R-6, this neighborhood would be protected from industrial encroachment, and these policy concepts are achieved. Staff finds the proposed rezoning to be consistent with the goals of the Comprehensive Plan. The change is reasonable and in the public interest because it accommodates existing and future residential development in a convenient location served by city infrastructure.

General discussion from the Board ensued.

Board Member Scobie made a motion to approve the rezoning case R# 5-22 as submitted including the consistency statement and call for a Public Hearing for City Council to consider the request on October 18, 2022. Board Member Case seconded the motion, which was voted upon and passed unanimously.

2. #SUP 1-22 Ground Floor Residential

Applicant: Janet Huntsinger
Owner: William and Janet Huntsinger
Location: 212 Church Street NW

The applicant is requesting a Special Use Permit for a street-level residential dwelling at the Courtney Warehouse building in the National Register Historic District in the B-3 zoning district.

Recommended Action: *Approval of the request, subject to conditions in the staff report and call for an evidentiary hearing at City Council on October 18, 2022.*

This item was presented by Hannah Williams using the staff report and PowerPoint presentation. This special use permit is for a residence to be established in the Central Business District at the Courtney Warehouse located at 212 Church Street NW and is in the National Register Historic District. Within the Historic District, the street-level must be an active retail use unless a special use permit is approved. The applicant proposes to renovate the existing building into a single residential unit, with no changes to existing exterior appearance. This building is located on a one way street and across from Folk Keeper Galley, which has a residential unit on the top floor. Ms. Williams stated they feel Church Street is an appropriate place for residential because it's a step down from West Ave, which is a much busier street. Planning staff provided the findings and proposed two conditions:

1. Any exterior improvement proposed must meet the standards set forth by the US Secretary of Interior Standards for the Treatment of Historic Properties.
2. The applicant must obtain a zoning permit from the Lenoir Planning Department and a change-of-use permit from the Caldwell County Building Inspector within two years of the issuance of the SUP.

General discussion from the Board ensued.

Board member McCarl asked since this building is a historic building, what are the conditions for exterior improvements. Hannah Williams responded, this building is a contributing structure to the National Register Historic District, the goal is to maintain the contributing status so we would want any exterior improvements to meet the standards.

The applicant, Janet Huntsinger stated they also own 818 West Ave NW and has brought this building back into use with a hair salon on the first floor and future plans for office and residential use on the second and third floor.

Board member McCarl reviewed with the Board the findings from the staff report.

Board Member Bryant made a motion to approve the findings for the Special Use Permit as submitted and call for a Quasi-judicial Hearing for City Council to consider the request on October 18, 2022. Board Member Baker seconded the motion, which was voted upon and passed unanimously.

Board member McCarl reviewed with the Board the staff recommendations from the staff report.

Board Member Baker made a motion to approve the Special Use Permit, subject to the conditions in the staff report, based on the findings approved by the board in the previous motion and call for an evidentiary hearing for City Council to consider the request on October 18, 2022. Board Member Scobie 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 6:35 p.m.

Lucy McCarl
Chairperson

Jenny Wheelock
Planning Director