

MINUTES
PLANNING BOARD MEETING
November 27, 2023
5:30 P.M.

LOCATION:
City /County Meeting Room
905 West Avenue

MEMBERS PRESENT: Curtis Baker, James Bradshaw, Sharon Bryant, Michael Careccia, Kyle Case, Lucy McCarl, Dontrell Parson, Tim Scobie

MEMBERS ABSENT: Tammy Greene, Marta Lazo

STAFF PRESENT: Matt Duchan, Lauren Hartley, Hannah Williams

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

MINUTES:
Board Member Scobie made a motion to approve the meeting minutes of June 26, 2023, as amended seconded by Board Member Bryant. All were in favor, none opposed.

NEW BUSINESS:

1. CZ# 1-23 2035 Walt Arney Road

Applicant: Edward Earl Booker

Owners: Cam Sales & Services LLC

Location: 2035 Walt Arney Road

The applicant is requesting to re-zone the subject property to a Conditional Zoning district (CZ-10), to allow for a second metal building for storage and repair of CNC machinery for local and regional businesses. This property was previously approved for cabinetwork through an SUD, case #5-97.

Recommended Action: Approval of the request, and call for a public hearing at City Council on January 2, 2024.

Planning Director, Hannah Williams presented the Conditional Zoning Ordinance for 2035 Walt Arney Road. It is currently zoned R-9 and also has a Special Use District Overlay for a cabinet shop that was approved in 1997. Staff is proposing to re-zone to a Conditional Zoning district #CZ-10. The applicant is proposing to build a second commercial building on the lot. The current owner uses the shop for a machine repair business. Staff supports the proposal to expand with

conditions listed in the staff report. Mrs. Williams submitted the conditions and consistency statement for the record.

The applicant, Edward Earl Booker at 1925 Seldom Seen Lane, Lenoir stated this property is his workshop and would like to expand the business. He doesn't have any plans to expand anymore in the future.

Board Member Careccia made a motion to approve the request and the conditions and consistency statement in the staff report and call for a Public Hearing for City Council to consider the request on January 2, 2024. Board Member Scobie seconded the motion, which was voted upon and passed unanimously.

OTHER BUSINESS

1. The DLR group gave a presentation over Zoom on the Downtown Mast Plan.
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 6:55 p.m.

Lucy McCarl
Chairperson

Hannah Williams
Planning Director