

MINUTES
PLANNING BOARD MEETING
February 26, 2024
5:30 P.M.

LOCATION:
City /County Meeting Room
905 West Avenue

MEMBERS PRESENT: James Bradshaw, Sharon Bryant, Kyle Case, Tammy Greene, Marta Lazo, Lucy McCarl, Dontrell Parson, Tim Scobie

MEMBERS ABSENT: Curtis Baker, Michael Careccia

STAFF PRESENT: Hannah Williams, Lauren Hartley, Matt Duchan

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 January 22, 2024, seconded by Board Member Bradshaw. All were in favor, none opposed.

NEW BUSINESS:

1. R# 1-24 1604 Walt Arney Road SW

Applicant: David Eric Martin

Owners: David and Monica Martin

Location: 1604 Walt Arney Road SW

The applicant is requesting to rezone the subject property from R-9 (Mixed Density Residential) to B-2 (General Business).

Recommended Action: *Approval of the request, and call for a public hearing at City Council on March 19, 2024.*

Matt Duchan, planner, presented this item using a PowerPoint presentation. The property is currently zoned R-9 (Mixed Density Residential), the applicant is proposing to rezone to B-2 (General Business). The property is currently an Automotive Detail Shop (Walt Arney Wash & Polish). The owner would like to add car sales to his business, but car dealerships are not permitted in R-9. The NC DMV requires a dealer's license to sell more than 5 cars in a year, for which staff cannot provide a verification letter under the current zoning. This property already has part of the required landscaping buffer from residential. The applicant also owns the property across the street which is zoned B-2, which could be used for a car dealership expansion if needed. Mr. Duchan stated for the record on page 6 of the staff report a misprint that should read

“The **B-2** zoning district allows for retail and service uses that serve the immediately surrounds neighborhood.”

Staff is recommending approval of this request along with the consistency statement and call for a public hearing on March 19, 2024.

The applicant, Eric Martin answered the board’s questions concerning the possible expansion of the car lot. He stated he could put cars on the property he owns across the street if needed. He doesn’t plan stocking more than 5 cars.

Board Member Bryant made a motion to approve the request and consistency statement as presented and call for a Public Hearing for City Council to consider the request on March 19, 2024. 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 6:10 p.m.

Lucy McCarl
Chairperson

Hannah Williams
Planning Director