

MINUTES
PLANNING BOARD MEETING
June 24, 2024
5:30 P.M.

LOCATION:
City /County Meeting Room
905 West Avenue

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

MEMBERS ABSENT:

STAFF PRESENT: Hannah Williams, Lauren Hartley, Matt Duchan

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

Chairperson McCarl recognized board member James Bradshaw for his service on the Planning Board, this will be his last meeting. Mr. Bradshaw stated he has enjoyed serving on the board, it has been rewarding and an honor.

MINUTES:
Board Member Bradshaw made a motion to approve the meeting minutes of March 25, 2024, seconded by Board Member Careccia. All were in favor, none opposed.

NEW BUSINESS:

1. R 2-24 420 Virginia Street SW

Applicant: Claudette Marcella Hines

Owners: Claudette Marcella Hines

Location: 420 Virginia Street SW

The applicant is requesting to rezone the subject property from I-2 (Heavy Industrial) to R-6 (High-Density Residential).

Recommended Action: Approval of the request, and call for a public hearing at City Council on July 16, 2024.

Planner, Matt Duchan presented the rezoning case. The applicant requests that the City re-zone the property at 420 Virginia Street SW from I-2 (Heavy Industrial) to R-6 (High-Density Residential). The surrounding area is zoned R-6, I-2, and CZ. The property is legally non-conforming because of the zoning I-2 not allowing for residential use. The owner would like to subdivide the property and add an accessory dwelling, which is not allowed under the current zoning. The property has been used for a daycare and a single-family home in the past. Mr.

Duchan read the consistency statement for the record.

Board Member Baker 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 July 16, 2024. Board Member Scobie seconded the motion, which was voted upon and passed unanimously.

2. SUP# 1-24 111 Fairview Drive NW

Applicant: The Enola Group, Inc.

Owners: Fairview Presbyterian Church of Lenoir

Location: 111 Fairview Drive NW

The applicant is requesting a Special Use Permit for a childcare center in the Transitional Business District (B-6) zoning district.

Recommended Action: *Approval of the request, and call for a hearing at City Council on July 16, 2024.*

Planning Director, Hannah Williams presented the case for 111 Fairview Drive NW. The Enola Group, Inc currently has this property under contract, they are proposing a Special Use Permit to operate a daycare. It is zoned B-6, where daycares are only allowed as a special use. The surrounding area has a diverse mix of zoning. The applicant intends to turn the fellowship hall into a childcare facility and the church building will be converted into offices. The childcare facility will operate from 7:30am-5:00pm Monday through Friday and will enroll up to 48 children up to five (5) years of age. No major changes will be made to the property nor the buildings. The property abuts residential zoning to the north so a landscape screening buffer would be required.

Ms. Williams read the findings on page 6 from the staff report with the following conditions.

- 1. The applicant must maintain the street yard landscaping along Fairview Drive where it abuts residential zoning, and add exterior doors to the classrooms as is required for egress. A zoning permit will be required.*
- 2. Any new lighting for the daycare use shall be fully cut-off and shielded so as to eliminate and minimize light spill-over onto adjacent residential properties.*
- 3. Valid permits and inspections must be obtained for this use, including and any other federal, state, or local regulation that applies.*
- 4. The applicant must obtain zoning and sign permits from the Lenoir Planning Department within two years of the issuance of the SUP. All proposed changes must adhere to Sec. 817 (B-6 Transitional Business District Design Standards) of the Lenoir Zoning Ordinance.*

The applicant, Dawn Curtain at 375 Bethlehem Rd, Statesville approached the podium. Chairperson McCarl asked if the daycare would truly be closing at 5:00pm. Ms. Curtain replied, yes that is the provided hours to close at 5:00pm. Board member Bradshaw asked about the number of children they will be serving and any plans on expanding. Ms. Curtain stated they

anticipate providing care for up to 48 children, the building has space to expand if needed.

Board Member Bryant made a motion to approve the request with conditions as presented and call for a hearing for City Council to consider the request on July 16, 2024. Board Member Case 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.
2. Planning staff will be launching the comprehensive plan update meetings. Dates and times were provided.
3. The Planning Board will meet on July 22nd, we have 2 cases.
4. We will have a new Planning Board member, Edward Terry starting at the July meeting.

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the Planning Board meeting at 6:00 p.m.

Lucy McCarl
Chairperson

Hannah Williams
Planning Director