

MINUTES
PLANNING BOARD MEETING
July 22, 2024
5:30 P.M.

LOCATION:
City /County Meeting Room
905 West Avenue

MEMBERS PRESENT: Curtis Baker, Sharon Bryant, Kyle Case, Marta Lazo, Tim Scobie, Edward Terry

MEMBERS ABSENT: Michael Careccia, Tammy Greene, Lucy McCarl, Dontrell Parson

STAFF PRESENT: Hannah Williams, Lauren Hartley, Matt Duchan

Vice Chair Case called the meeting to order and determined a quorum was present.

MINUTES:
Board Member Scobie made a motion to approve the meeting minutes, as amended of June 24, 2024, seconded by Board Member Bryant. All were in favor, none opposed.

NEW BUSINESS:

1. SUP# 2-24 117 Maple Drive NW

Applicant: Outcast Community Church (Josh Clark)

Owners: HASO Holdings LLC

Location: 117 Maple Drive NW

The applicant is requesting a Special Use Permit for a church in the existing West Lenoir Elementary School building in the Single Family (R-12) zoning district. It's owned by HASO holdings LLC.

Recommended Action: *Approval of the request, and call for a hearing at City Council on August 20, 2024.*

Planner, Matt Duchan presented case SUP# 2-24 at 117 Maple Drive NW. The applicant is requesting a Special Use Permit for a church to locate in the former West Lenoir Elementary School. They intend to turn the auditorium and two classrooms in the elementary school into a church with Sunday School rooms. The remainder of the building will go unused. The gym and remaining classrooms will be untouched as part of this project. The applicant does not intend to make any changes to parking and will maintain existing fencing and landscaping on the property. The church hours will be on Sunday mornings. The surrounding area largely features residential

zoning with a mix of B-2 and O-I. Mr. Duchan read the findings and staff recommendations from the staff report. Mr. Duchan stated there is a typo on page 7 of the staff recommendations that should state “Staff recommends approval of the requested Special Use Permit for the proposed church”.

Planning Staff answered the board’s questions.

Board Member Baker made a motion to approve the request and recommendations as presented and call for a Public Hearing for City Council to consider the request on August 20, 2024. Board Member Scobie seconded the motion, which was voted upon and passed unanimously.

This vote was rescind due to another speaker from the audience.

Waitsel B. Smith Jr. at 1419 Poplar St NW addressed the board. Mr. Smith stated he is concerned about the name of the church, Outcast Community Church and what they represent. He also stated his concern about any new property owners in the neighborhood, the traffic and signage. He stated all of the surrounding neighbors are against this idea.

Vice Chair Case stated the Planning Board cannot regulate what is done inside the church, only the land use.

The applicant, Josh Clark addressed Mr. Smith’s concerns and any from the board. The church doesn’t plan on making any exterior changes other than signage. They need to expand the church for more room and growth.

Board Member Bryant made a motion to renew the previous approved motion. Board Member Scobie seconded this motion, which was voted upon and passed unanimously.

2. R# 3-24 Ellison Place (various parcels)

Applicant: David Reule

Owners: Virginia B. Mullis

Location: Ellison Place (various parcels)

The applicant is requesting a Conditional Zoning District to accommodate 11 single-family lots along Ellison Place.

Recommended Action: *Approval of the request, and call for a public hearing at City Council on August 20, 2024.*

Planning Director, Hannah Williams presented the case for 111 Fairview Drive NW. The applicant is requesting a Conditional Zoning District for four (4) vacant properties to

build 11 single family homes, where each lot will be at least 6,000 square feet. The base zoning district for this request is, B-6 (transitional business), which allows for 10,000 square foot lots. Most of the street is currently vacant, with only 2 houses. The applicant, David Ruele has the property under contract. This conditional zoning ordinance would leave B-6 as the base zoning district and have special standards for single family development. The property at 119 Ellison Place is excluded from this Conditional Zoning and will retain the B-6 zoning. If this case is approved by the Planning Board and City Council, the Planning Department would then need a subdivision plat and zoning permits would be required for each lot. Staff is recommending approval of this request. Mrs. Williams read the consistency statement for the record.

Hannah Williams and the applicant, David Ruele answered the board questions.

Thad Mullis at 119 Ellison Pl NE addressed the board. Speaking for himself and neighbor, Jim Greene. This property originally was owned by his grandfather, but the original design of the neighborhood never transpired. It was zoned residential and then rezoned to B-6. Mr. Mullis stated he is concerned about the number of houses that will be built and the traffic to get on Hwy 321.

Board member Bryant stated she is worried the street is not wide enough for emergency vehicles to enter and exit. Ms. Bryant asked if a new road could be made to help with this problem. Planning Director, Hannah Williams stated Ellison Place is a 2 lane road.

The applicant, David Ruele spoke regarding the concerns. He stated he is planning to build nice but affordable houses, which is needed. If the plans change with possibly a new road the cost of the houses will go up.

The board discussed the traffic and emergency services vehicles concerns and the access to the houses.

Board Member Bryant made a motion to table, no seconds were made.

Board Member Scobie made a motion to approve the request as presented with conditions that there is adequate room at the paving width of Ellison Place for emergency vehicles access and call for a hearing for City Council to consider the request on August 20, 2024. Board Member Baker seconded the motion, the motion passed with 5 votes in favor, 1 against from Board Member Bryant.

OTHER BUSINESS

1. Staff provided an updated list of issued zoning permits to the board, as general information.
2. Vice Chair Case welcomed new member, Edward Terry to the Planning Board.

ADJOURNMENT:

Having no other matters to bring before the Board, Vice Chair Case adjourned the Planning Board meeting at 7:10 p.m.

Lucy McCarl
Chairperson

Hannah Williams
Planning Director