

**MINUTES
PLANNING BOARD MEETING
April 28, 2025
5:30 P.M.**

LOCATION:

City /County Meeting Room
905 West Avenue

MEMBERS PRESENT: Sharon Bryant, Michael Careccia, Tammy Greene, Marta Lazo, Dontrell Parson, Kyle Case, Lucy McCarl, Tim Scobie, Edward Terry

MEMBERS ABSENT: Curtis Baker

STAFF PRESENT: Hannah Williams, Lauren Hartley, Matt Duchan

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

MINUTES:

Board Member Case made a motion to approve the meeting minutes of March 24, 2025, seconded by Board Member Scobie. All were in favor, none opposed.

NEW BUSINESS

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|------------------|-----------------------------|
| 1. R 4-25 | 229 Wilson Street NW |
| Applicant: | John Ghencian |
| Owners: | Eurostar Construction Inc. |
| Location: | 229 Wilson Street NW |

The applicant is requesting to re-zone the subject property to a Conditional Zoning district (CZ-12), to allow for revised setback to accommodate a new rear property line. The proposed rear setback is 5' for each proposed parcel.

Recommended Action: Approval of the request, and call for a public hearing at City Council on May 20, 2025.

Planning Director Hannah Williams presented the rezoning case for 229 Wilson Street NW, which is currently zoned B-6. The rear of this site was the original location of Caldwell Memorial Hospital. An addition was made to the front, which operated as a nursing home until around 2017. The current owner has built 7 apartments. The applicant is proposing to rezone to a conditional zone, CZ-12 to allow for a 5 foot rear setback and is seeking to subdivide the property. By subdividing the property the newly renovated apartments will be in a separate and disconnected

building from the original hospital building located in the rear. The applicant's plans for redeveloping the rear of the parcel have changed. It would be more manageable if it was on a separate parcel. The applicant plans to demolish the connecting corridor between the buildings and add a property line to create two parcels. Both buildings would have a 5 foot rear setback. If approved, there would be 2 parcels with the CZ-12 zoning. A cross-access agreement between two properties is required prior to recording a minor subdivision plat. Mrs. Williams wanted to clarify that this is a 2 story building with a basement, not a 3 story building. At this time the Planning Department is not adding any additional permitted uses or design standards from B-6.

Hannah Williams answered questions from the Board.

Staff is recommending approval of the Conditional Zoning and call for a public hearing on May 20, 2025.

Hannah Williams read the consistently statement for the record:

Consistency Statement:

The proposed Conditional Zoning Ordinance is consistent with the adopted Comprehensive Plan because it entitles the subject property to be used efficiently and as separate development sites. Since minimal demolition is proposed, this zoning ordinance does not change the character of the neighborhood as built, and enables two separate buildings to be legally conforming to applicable zoning and building codes. On the City of Lenoir Future Land Use Map, this area is identified as Existing High Density Residential and does not identify a future land use category. However, this conditional zoning ordinance accommodates future residential development will not impede on other uses in the B-6 zoning district. This use, in the grand scheme of all properties in this area of Lenoir, does not hardly affect the intended uses that were bound for this parcel and surrounding parcels. The proposed Conditional Zoning Ordinance is reasonable and in the public interest because it relaxes regulation for residential or mixed use construction and makes more efficient use of the City's existing infrastructure investments by providing infill opportunities.

Board Member Case asked if there were future plans for the hospital building. Hannah Williams stated the developer had originally thought to add more apartments, but at this time he's open to different options. Having the site on a separate property will give it more flexibility.

The applicant, John Ghencian at 7124 Toxaway Lane, Charlotte NC approached the Board. He owns Eurostar Construction Inc. Mr. Ghencian stated the outside of the building and parking is now updated from the picture shown in the report. He explained why he wants this property to be split and the challenges he has faced.

Chairperson McCarl asked the applicant if he had looked into the Historic Tax Credit program. Mr. Ghencian stated he had not.

Planning Director Hannah Williams stated she had been in contact with the Asheville Preservation Office and this building is not on the National Register of Historic Places, which is a requirement to receive the tax credits. Mrs. Williams stated the building may be too far gone to qualify to become one.

Board Member Bryant made a motion to approve the Conditional Zoning District CZ-12 for 229 Wilson Street NW and the consistency statement as presented by staff and call for a Public Hearing for City Council to consider the request on May 20, 2025. Board Member Case seconded the motion, which was voted upon and passed unanimously.

OTHER BUSINESS

1. Nominations for officers. The elections from the nominations will be held at the May Planning Board meeting.
 - Board Member Scobie nominated Lucy McCarl as Chair. Board Member Careccia seconded the nomination.
 - Board Member Scobie made a motion that the nominations of Chair be closed, seconded by Board Member Case, which was voted upon and passed unanimously.
 - Board Member Bryant nominated Kyle Case as Vice-Chair, Board Member Parson seconded the nomination.
 - Board Member Scobie made a motion that the nominations of Vice-Chair be closed, seconded by Board Member Careccia, which was voted upon and passed unanimously.
2. Staff provided an updated list of issued zoning permits to the board, as general information.
3. Planning Director Hannah Williams requested that Chairperson McCarl form a subcommittee to study whether to expand sidewalk sales, sidewalk displays, and seating in Downtown Lenoir. The subcommittee would receive input from City Risk Management, Downtown Development, Public Works, and the Planning Department. This committee will present their findings at a regularly scheduled Planning Board meeting and present the recommendations to City Council. Currently, we have a sidewalk café permit process where restaurants can apply to put tables and chairs on City sidewalk. Board Members Lucy McCarl, Edward Terry, Kyle Case and Michael Careccia volunteered to serve on the subcommittee.

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the Planning Board meeting at 6:20 p.m.

Lucy McCarl
Chairperson

Hannah Williams
Planning Director