



AGENDA
City of Lenoir
Planning Board Meeting
905 West Ave. NW, Lenoir, NC 28645
Monday, July 13, 2026 | 5:30 PM



Board Members		
Lucy McCarl, Chairperson	Kyle Case, Vice-Chair	John Arnaud
Curtis Baker	Sharon Bryant, ETJ	Michael Careccia
Tammy Greene	Dontrell Parson	Joseph Petrack
Edward Terry		

Welcome!

We are glad you have joined us for tonight's meeting. The Lenoir Planning Board is an advisory board to City Council comprised of citizen members who devote their time and talents to a variety of zoning and land development issues in the community. All Planning Board recommendations are subject to final action by City Council.

General Rules of Order

The Board is pleased to hear all non-repetitive comments. However, since a general time limit of five (5) minutes is allotted to the proponents/opponents of an issue, large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request/Lobbyist Registration Form and give it to the Recording Secretary. When the Chairperson recognizes you, state your name and address and speak directly into the microphone. ROBERT'S RULES OF ORDER govern the conduct of the meeting.

Opening Session

1. Determination of a Quorum
2. Call to Order
3. Consideration of June 08, 2026, minutes

New Business

1. **ZOA 1-26**
Applicant: Waterlife Church
Owners: N/A
Location: Citywide

The applicant is requesting a text amendment to allow an educational facility to be a permitted or special use in various residential and commercial zoning districts in Lenoir.

Recommended Action: Approval of the request, and call for a public hearing at City Council on August 04, 2026.

2. **SUP 2-26**

Applicant: Waterlife Church
Owners: HASO Holdings LLC
Location: 117 Maple Dr NW

The applicant is requesting a Special Use Permit for a private school to locate in the former West Lenoir Elementary school.

Recommended Action: Approval of the request, and call for a public hearing at City Council on August 04, 2026.

Other Business

1. Update on zoning permits issued.

Adjournment

**Planning Board
Meeting Minutes
Monday, June 8, 2026
5:30 PM**

Present: John Arnaud, Curtis Baker, Sharon Bryant, Michael Careccia, Kyle Case, Tammy Greene, Lucy McCarl, Dontrell Parson, Joey Petrack, Edward Terry
City Staff: Matt Duchan, Kim Staines, Hannah Williams
Absent: None

Opening Session

1. A quorum was established.
2. Chairperson McCarl called the Planning Board Meeting to order.
3. Upon a motion by Board Member Careccia and seconded by Vice-Chair Case, Planning Board voted 10 to 0 to approve the May, 11, 2026 minutes as presented.

New Business

1. Matt Duchan presented the Special Use Permit SUP 1-26 for a 145-foot monopole wireless communication tower for Verizon at 208 Polychem Court. Included in the presentation to the board were the requirements for the cell tower in ordinance 910.1-912.1 and how the applicant meets those requirements.
Planning staff recommends approval of the Special Use Permit. The staff report and findings were submitted for the record.

Findings:

No Special Use Permit shall be approved unless the Planning Board and City Council find that:

1. The proposed special use will comply with all height, yard, lot and area requirements and other regulations of the district in which it is located unless otherwise specified. The Tower Facility will comply with all height, yard, lot and area requirements as shown on the attached site plan, specifically the tower height and setback requirements of Sections 910.12 and 911.1. The proposed tower will be 145 feet tall, which is less than the maximum height of 165 feet prescribed by the ordinance. The tower will be setback at least 73.1' from adjacent property lines and 78.7' from the PolyChem Alloy building, which meets the required minimum of 50% of its height as from adjacent property lines and buildings.
2. All driveways will be designed with respect to such matters as proper ingress and egress for automobiles in order to minimize traffic congestion and increase pedestrian safety and conveniences. The driveway to the tower will be a gravel driveway within a 30' access easement off of the existing parking lot at the PolyChem Alloy property. The tower will generate an average of one vehicle trip per month for maintenance via the existing driveway off Polychem Court. The

driveway design will facilitate proper ingress and egress for authorized service vehicles.

3. Off-street parking and loading areas will be provided in compliance with Section 1000 and off-street loading will be provided in compliance with Section 1001 of Lenoir's Zoning Ordinance. The Tower Facility is a passive, unoccupied use which will only generate an average of one vehicle trip per month for maintenance via the existing driveway off Polychem Court. The monthly maintenance visit will not impact local streets or traffic. Aside from the proposed gravel driveway for the tower, there will be no off-street parking or off-street loading associated with the Tower Facility.

4. The establishment of the special use will not hinder the normal and orderly development and improvement of surrounding property for uses already permitted in the district. The Tower Facility is a passive, unoccupied use with limited impacts to uses already developed in the district. The only interaction with surrounding properties is providing reliable wireless telecommunication services in the area.

5. Any required screening and landscaping will be designed or planted with full consideration of the effectiveness of individual plant types, dimensions, and characteristics in minimizing the noise, glare, visual impacts and other economic effects on adjoining properties. The Tower Facility will be screened by the existing mature trees and vegetation surrounding the property. If the existing buffer is damaged, a new buffer meeting the Sec. 712 Buffer and Screening standards will be required.

6. Any permitted signs and proposed exterior lighting will be designed to reduce glare and to mitigate any adverse effects of sign size and height; so as to make the signs aesthetically pleasing and compatible with adjoining properties. The Tower Facility will have minimal signage. Signs are typically affixed to the gate of the compound and provide site identification, emergency call numbers and other information as required by the FCC. The Tower Facility will be designed in compliance with the City's requirements for exterior lighting. Exterior lighting will be limited to the minimum necessary for safe operation.

7. The exterior architectural appearance and functional plan of any proposed building or structure will not vary greatly from any buildings or structures already in construction or in the course of construction in the immediate vicinity or from the character of the applicable district, so as to cause a substantial depreciation in the property values of the immediate vicinity. The buildings associated with the Tower Facility are limited to the enclosures for base station equipment that will be placed within the fenced compound area. These enclosures typically have the appearance of a pre-abricated construction trailer or weatherproof outdoor cabinets that are typical of similar utility installations. This type of building or enclosure is common in Industrial settings and therefore the appearance of this tower facility will be compatible with the general area. The Tower Facility will not cause a substantial depreciation in the property values in the immediate vicinity.

8. The type, size, hours of operations, location of the use upon the site, and intensity of the proposed special use will not be harmful or annoying to

surrounding properties. Industrial properties are located to the north, west and south and undeveloped wooded properties to the east. Its only interaction with surrounding properties is providing reliable wireless telecommunication services in the area. There are no activities associated with the site that will produce odor, vibration, heat, glare or traffic. All equipment and materials needed to operate the site will be located within the proposed fenced area at the base of the support structure. The only noise generating equipment is the emergency back-up generator which will be limited to emergency purposes and occasional testing. The emergency generator is vital to provide service during power outages when communication is needed most.

Staff Recommendations:

Staff recommends approval of the requested Special Use Permit for the proposed 165-foot-tall monopole design communication tower, with the following conditions:

1. Approval of this special use permit request is only valid for the development of the proposed communications tower as shown on the submitted plans. Future modifications to allow for the co-location of additional service providers are allowed, provided such modifications do not increase the height of the tower, or change the design of the tower to anything other than a monopole design.
2. The applicant must maintain the minimum liability coverage required by Sec. 910.2 in full force and effect until such time as all above-ground portions of the facility have been removed and all other conditions of the Maintenance & Removal Agreement have been satisfied.
3. All above-ground portions of the communication tower must be removed within 90 days of the cessation of operations, or the facility may be removed by the City as provided in the applicant's Maintenance/Removal Agreement by the City. The costs of removal will be recovered from the applicant's bond or other security.
4. The applicant shall continue the \$10,000 bond or other security until such time as the facility has been removed and all other requirements of its Maintenance/Removal Agreement have been satisfied.
5. No advertising logo is permitted on the tower.
6. The facility must remain an unmanned facility, with occasional on-site checks for operational purposes by staff.
7. Valid permits must be obtained for this project and all construction must meet the requirements of the City of Lenoir Code of Ordinances, the North Carolina State Building Code, the North Carolina State Fire Code, and any other federal, state, or local regulation that applies.
8. If a building permit has not been issued within 24 months of the adoption of the Special Use Permit, the approval shall be considered null and void.

Attorney, David Ray at 2808 Wind Bluff Circle, Wilmington, NC presented a PowerPoint discussing the communication tower and reiterating points that were made by planning staff. Mr. Ray was appreciative of the detailed presentation

given by the Planning Department.

Applicant, Mark Roberts at 1530 PB Lane, Wichita Falls, TX discussed the need for the tower and the reasoning behind the chosen location.

Board members questions were answered by both staff and Mr. Roberts.

Vice-Chair Case, made a motion to approve the Special Use Permit application SUP 1-26 and staff findings as presented by staff and call for a Public Hearing for City Council to consider the request on July 26, 2026, motion seconded by Board Member Baker. Planning Board voted 10 to 0 to approve as presented.

Old Business

1. Director Hannah Williams discussed changes made to the Historic Preservation Ordinance. The ordinance was voted on and approved at the May, 11, 2026 Planning Board Meeting. No further vote is needed by the Planning Board. The Historic Preservation Ordinance public hearing for City Council will be June 16, 2026.

At this time, Chairperson Sharon Bryant, called the joint meeting with Board of Adjustment to order.

2. Director Hannah Williams presented the proposed changes to the Joint Rules of Procedure that were discussed at the May, 11, 2026 meeting. Additional proposed changes were discussed by the board, and the Joint Rules of Procedures was formally read with those updates.

Board Member Careccia made a motion to approve the Joint Rules of Procedure, seconded by Board Member Parson. Planning Board voted 10 to 0 to approve and Board of Adjustment voted 5 to 0 to approve.

Other Business

1. Staff provided an updated list of issued zoning permits to the board, as general information.

Adjournment

There being no further business, Chairperson McCarl adjourned the meeting at 6:38 p.m.

**Lucy McCarl
Chairperson**

**Hannah Williams
Planning Director**

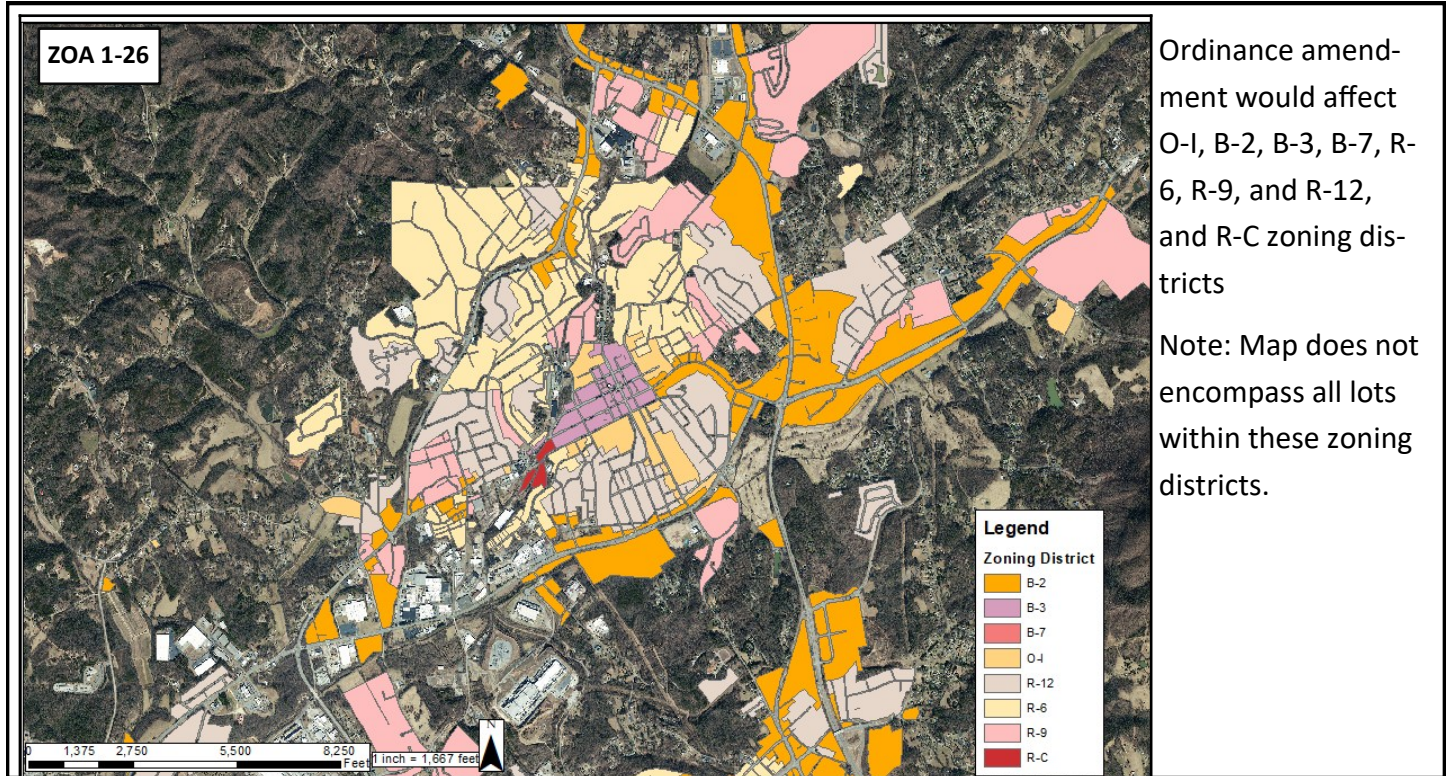
Staff Report

ZONING ORDINANCE AMENDMENT REQUEST

CASE NUMBER ZOA #1-26



AERIAL OF PROPOSED AREAS ZONED FOR SCHOOLS



SUMMARY

Owner

N/A

Applicant

Waterlife Church

Location

Citywide

NC PIN

Citywide

Project Planners

Hannah Williams, AICP, CZO

Matt Duchan, AICP, CZO

Updated June 26, 2026

Applicant's Request:

The applicant is requesting a text amendment to allow an educational facility to be a permitted and special use in various residential and commercial zoning districts in Lenoir.

Staff Recommendation:

Approval of the proposed amendment process outlined in this staff report.

Planning Board Recommendation:

Public Comment:

Planning Board Meeting: Scheduled for July 13, 2026.

City Council (Public Hearing): Anticipated to be scheduled for August 4, 2026.

BACKGROUND AND ANALYSIS

Intent of Zoning Amendments

Zoning amendments are an essential component of planning and community development. Without the ability to amend zoning code, rules and regulations would remain static throughout history without policymakers and decision makers having the power to recommend and contribute to growth and change. Zoning amendments can be initiated by planning staff, the Planning Board, City Council, or a property owner (or someone financially influenced by the property (or properties) in question).

Through the zoning amendment process, stakeholders are afforded the right to make reasonable and suitable changes to their properties. These properties are governed by the Lenoir Zoning Ordinance within the confines of recommendations of the Comprehensive Plan as well as reasonable, suitable, or pragmatic planning practices where appropriate.

Citywide Amendment

The properties affected by the proposed ordinance amendment are located in all areas of Lenoir. The zoning districts encompass several single-family residential districts (R-6, R-9, R-12, R-C), as well as several commercial zoning districts, most notably B-2.

Reason for Request

In conjunction with an SUP application, Waterlife Church is proposing a zoning amendment to designate Educational Facilities as a Permitted and Special Use in various zoning districts on the permitted use chart, in order to operate a private school at West Lenoir Elementary. West Lenoir Elementary has been closed for four years. If West Lenoir Elementary remained a school, it would be effectively legally non-conforming in the City's current ordinances because R-12 did not allow for schools, permitted as a special use or by-right. Therefore, a zoning amendment is needed to allow for the building to be re-used as a school, whether public or private.

Currently, public schools are included in the "Public Service Facility" land use category. Educational Facility is an explicit use proposed to be added to the City's Permitted Use Chart (see next page for details). West Lenoir Elementary is located in the R-12 zoning district which prohibits public service facilities. Private schools are included in the definition of educational facilities, which are not currently in the permitted use chart.

Definition and Discrepancy

At the time of this meeting, neither the Lenoir Zoning Code nor the Permitted Use Chart explicitly accounts for educational facilities in totality. In Article IV *Definitions*, an educational facility is defined as:

A facility for the education of children and/or adults including public and private kindergarten, elementary and secondary schools, colleges, technical institutes and universities, but excluding specialized trade schools and nursery schools.

This designation is not on the Permitted Use Chart. However, the definition of Public Service Facilities encompasses public schools, but not private schools. Additionally, Studios and Specialty schools are included, but this definition applies to non-academic subjects such as dance, athletics, vocational training, music, and barber/beauty colleges. Educational Facilities, per the definition above, would account for both schools as public service facilities and as private academic education at all ages and grade levels.

Public Service Facilities and Changing the Definition

Public Service Facilities, as amended, will comprise services provided by local government such as public safety and public utilities. Educational facilities, however, will not be permitted in industrial districts. Included are two maps (page 5) comparing proposed zoning districts for educational facilities and the current zoning districts where public service facilities are permitted. The difference between the two maps show no industrial districts for educational facilities. Otherwise, there is mostly the same coverage area and there are no permitted by-right sites for educational facilities.

In addition to the proposal to add Educational Facilities as a designated use in the Permitted Use Chart, it is also necessary to

BACKGROUND AND ANALYSIS (CONT.)

amend the definition of Public Service Facilities. Because Public Service Facilities are permitted in industrial districts by right, the “schools” portion of the definition will be removed from the definition in Article IV. This change creates two fully separate use categories with no overlap. Below are definitions for each of the uses and the districts they will be allowed.

Designated Uses Definitions

In Article IV *Definitions*, an educational facility is defined as:

A facility for the education of children and/or adults including public and private kindergarten, elementary and secondary schools, colleges, technical institutes and universities, but excluding specialized trade schools and nursery schools.

In Article IV *Definitions*, a public service facility will be defined as:

A facility that is owned, operated, or financed, in whole or in part, by any public or governmental entity, and is dedicated to the provision of services to the general public. This includes public safety facilities (EMS, police, and fire protection), ~~schools and education,~~ hospitals and health care, and the public provision of social services. For schools, see Educational Facility.

Deletions indicated by ~~striketrough~~; additions indicated by underline, omissions indicated by ****

Zoning Districts Summary

Educational facilities will be allowed by right in B-2, B-3, B-7, O-I, and with a Special Use Permit in the following zoning districts: R-6, R-9, R-12, R-C.

Public Service Facilities are allowed by right in the following zoning districts: B-2, B-3, B-7, O-I, I-1, I-2.

Public Service Facilities are allowed with a Special Use Permit in the following zoning districts: R-6, R-9, R-C.

Use	Type of Permit	Zoning Districts
Educational Facilities	By Right (P)	B-2, B-3, B-7, O-I
Educational Facilities	Special Use (SU)	R-6, R-9, R-12, R-C
Public Service Facilities	By Right (P)	B-2, B-3, B-7, O-I, I-1, I-2
Public Service Facilities	Special Use (SU)	R-6, R-9, R-C

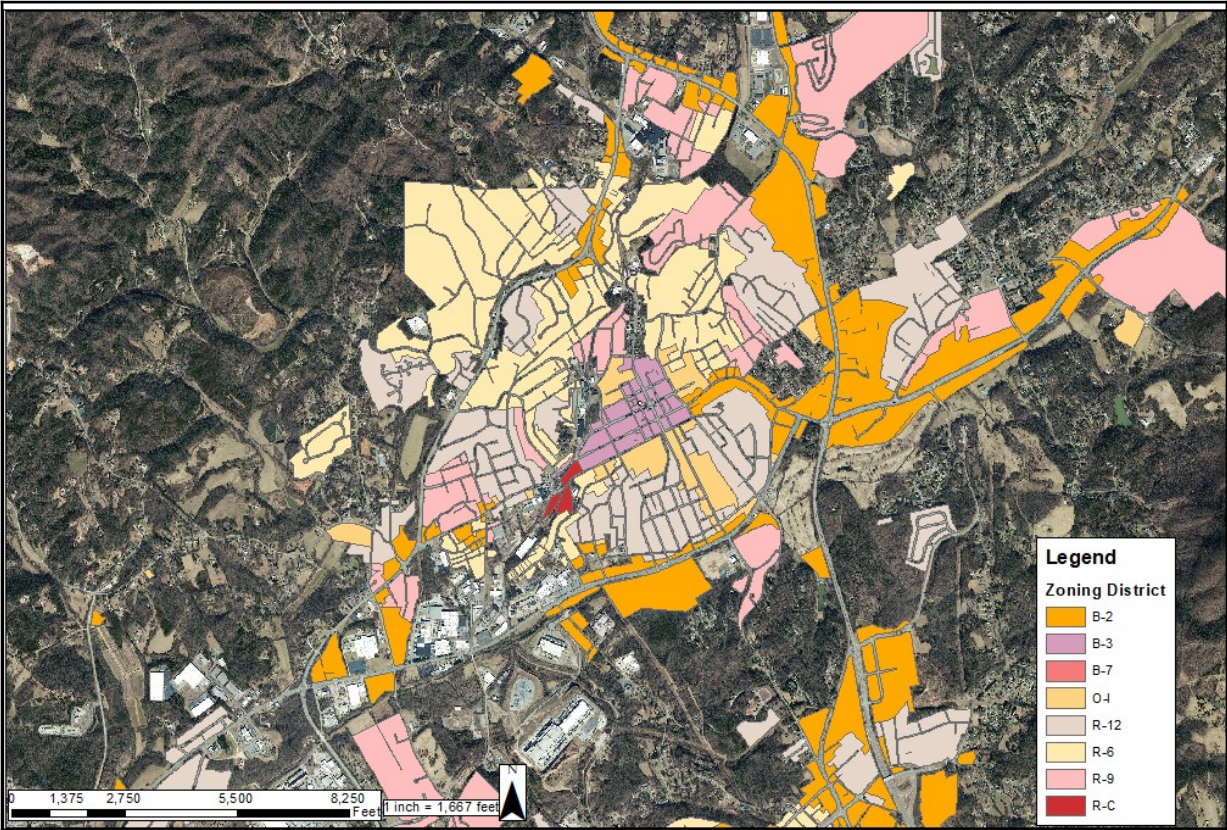
SECTION 600, TABLE A: Chart of Permitted and Conditional NON-RESIDENTIAL Uses

P=Permitted Use • PS=Permitted w/ Separation Requirements • S=Special Use • Blank = Prohibited

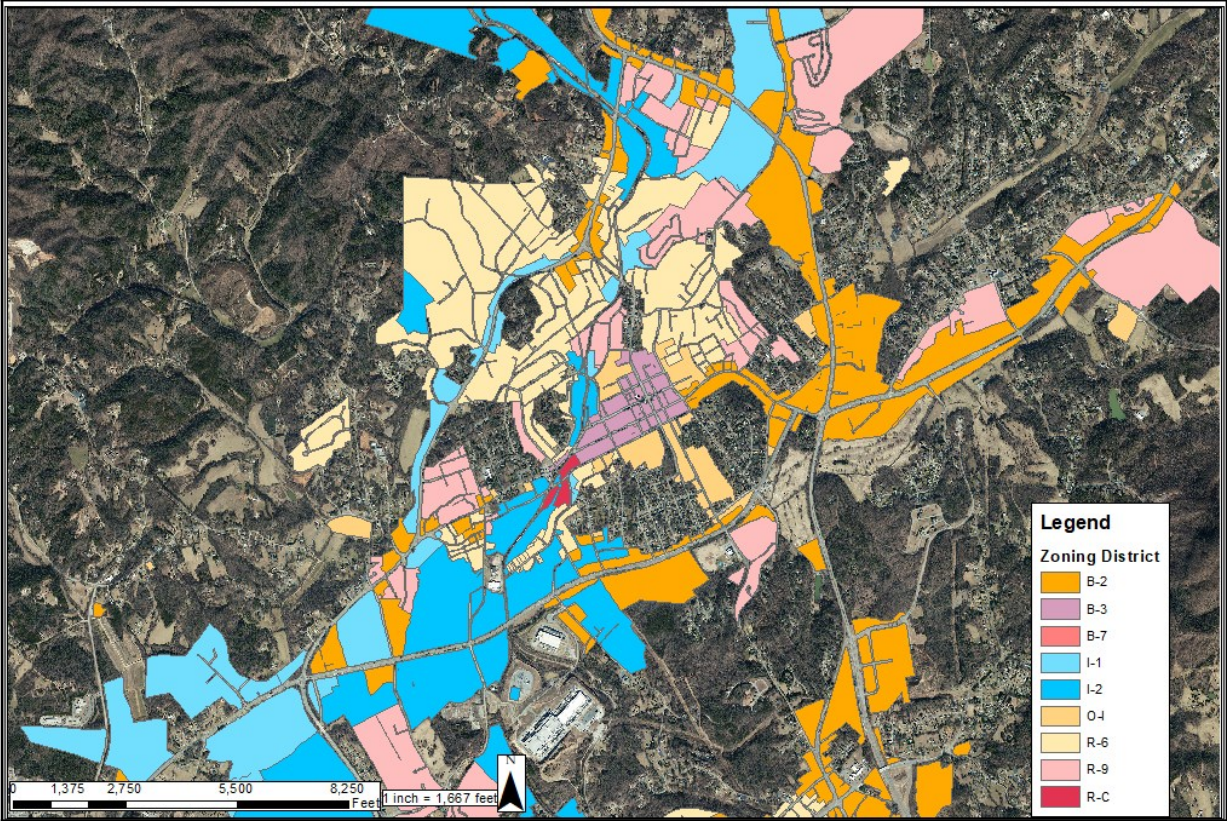
	<i>Residential</i>							<i>Mixed Use/Commercial</i>							<i>Industrial</i>	
	<i>R-R</i>	<i>R-20</i>	<i>R-15</i>	<i>R-12</i>	<i>R-9</i>	<i>R-6</i>	<i>R-C</i>	<i>O&I</i>	<i>B-1</i>	<i>B-2</i>	<i>B-3</i>	<i>B-5</i>	<i>B-6</i>	<i>B-7</i>	<i>I-1</i>	<i>I-2</i>
NON RESIDENTIAL (1)																
Adult Establishment/Adult Use/Sexually Oriented Business (2)										PS					PS	
Adult Gaming Establishment (3)										PS					PS	
Agriculture	S	S(9)													S(9)	S(9)
Billards and Pool Halls (10)										P	P					
Day Care Centers	S			S	S	S	P	P	P	P	P	P	S	P	P	P
Communication Towers (4)	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S
Cultural and Community Facilities, Churches, Synagogues, Mosques	S	S	S	S	S	S	S	P	S	P	P	S	S	P	P	P
Kennels, Commercial (12)										p				P	P	p
Eating and Drinking (without drive-through)							P	P	S	P	P	P	P	P	P	P
Eating and Driving (with Drive-through)							P			P				P	P	P
<u>Educational Facility</u>				<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>P</u>		<u>P</u>	<u>P</u>			<u>P</u>		
Flea Markets										S				S	P	P
Green Houses, Commercial (5)	S	S								P	P			P	P	P
Hospital/Clinics								P		P	S			P	P	P
Hotels/Motels										P	P			P		
Junk Yard/Salvage Yard (11)																P
Manufacturing & Processing: Boutique/Artisan							P	P	P	P	P			P	P	P
Manufacturing & Processing: Light										P(6)				P(6)	P	P
Manufacturing & Processing: Heavy																P
Night Clubs/Private Clubs (7)										PS	P					
Office (includes Medical and Dental)							P	P		P	P	P	P	P	P	P
Public Service Facilities					S	S	S	P		P	P			P	P	P
Personal Storage (mini warehouse)										P				P	P	P
Recreation, Outdoor	(8)	(8)	(8)	(8)	(8)	(8)	(8)			P				P		
Recreation, Indoor										P	P			P	P	P
Retailing, Light							P	P		P	P	P	P	P	P	P
Retailing, Intensive										P				P	P	P
Retailing: Neighborhood Business	S	S					P	P	P			P	P			
Services, Automotive (13)										P				P	P	P
Services, Major Vehicle										S				S	P	P
Services, Business and Personal							P	P	P	P	P	P	P	P	P	P
Shooting Range, Indoor										P					P	P
Studios and Specialty Schools								P	P	P	P	P	P	P	P	P
Veterinarians (no outdoor kennels)										P			P	P	P	P
Warehousing										P(14)				P(14)	P	P

PUBLIC SERVICE FACILITIES & EDUCATIONAL FACILITIES MAPS

Educational Facilities Zoning



Public Service Facilities Zoning



CONSISTENCY STATEMENT/STAFF RECOMMENDATIONS

Consistency with the Comprehensive Plan/Reasonableness of Amendment

When adopting or rejecting any zoning amendment, City Council must adopt a brief statement describing whether or not the action is consistent with the City's Comprehensive Plan, in accordance with G.S. 160D-605(a), and must also address the reasonableness of any proposed map amendments. Staff offers the following draft statement on the consistency and reasonableness of the request.

The proposed zoning amendment is consistent with the 2045 Comprehensive Plan in that initiating zoning changes within target areas to encourage development is a primary proactive strategy. In the long-term, adjusting the ordinance to account for all forms of educational facilities would effectively encourage a variety of developments in growing areas serving families. This amendment would also help to revitalize vacant and historic sites such as West Lenoir Elementary which aligns with the Comprehensive Plan's goal to enhance livability.

PLANNING BOARD RECOMMENDATIONS



Staff Report

Special Use Permit

CASE NUMBER SUP #2-26

LOCATION MAP/AERIAL PHOTOGRAPH



West Lenoir Elementary School
Closed permanently in 2022.
SUP for church in auditorium
(pictured) in 2024.

SUMMARY

Owner

HASO Holdings LLC (Jay Harrill)

Applicant

Waterlife Church

Location

117 Maple Dr NW

NC PIN

2749450612

Project Planner

Hannah Williams, AICP, CZO

Matt Duchan, AICP, CZO

Updated June 29, 2026

Applicant's Request:

The applicant is requesting a Special Use Permit for a private school to locate in the former West Lenoir Elementary school. This request is pending an approval of a zoning text amendment that would designate Educational Facilities as a permitted Special Use in various zoning districts including R-12.

Staff Recommendation:

Approval of the request.

Planning Board Recommendation:

Public Comment:

Planning Board Meeting: Scheduled for July 13, 2026. Notices were mailed to adjacent property owners on July 1, 2026.

City Council Hearing: Anticipated to be scheduled for August 4, 2026.

*****This request is considered quasi-judicial. You should not discuss this case with decision makers outside of the scheduled public meeting*****

ZONING MAP & ADJOINING/ABUTTING PROPERTIES MAP



BACKGROUND AND ANALYSIS

Intent of Special Use Permits

Special uses are recognized in the zoning ordinance as uses which may be compatible with an area depending on the specific details of the project, its surroundings, and the level of services available to the site, but are not permitted "by right" in the zoning district. The special use permit process gives the City sufficient flexibility to determine whether a specific land use on a given site will be compatible with the environment and the Comprehensive Plan. Through the approval of a Special Use Permit, the Planning Board and City Council may set conditions or use limitations, thereby establishing a realm of acceptability for the particular use that will be neither arbitrary nor capricious, and will promote the spirit and character of the surrounding neighborhood. The process requires the Planning Board to review and make a recommendation to the City Council on the request. The City Council must then decide whether or not to issue a Special Use Permit following a quasi-judicial hearing.

Intent of the Zoning District

Article V of the Lenoir Zoning Code states:

R - 12 Residential (Single-family) District is intended to establish and preserve land within the city for medium density single-family residences and compatible land uses. Regulations are designed to allow predominately single-family residences at medium densities, with duplex, townhome, low-rise apartments, and planned residential developments allowed at compatible densities as special uses. Any uses which would adversely affect or interfere with the residential character and development of these areas are excluded.

Subject and Surrounding Properties

The subject property is 4.01 acres and is zoned R-12. This single parcel includes the main West Lenoir Elementary School building with classrooms, as well as the auditorium on the north side of the building and the standalone gym on the south side of the property. There is a large parking lot as well as a small playground area on the west side of the parcel.

West Lenoir Elementary ceased operations at the close of the 2021-2022 school year. It was sold to HASO Holdings LLC in 2023. Aside from a special use permit approval for a church in the school's auditorium, no other use or development has occurred on the site since the school closed.

The surrounding area largely features residential zoning. All parcels to the north and east including the subject property are zoned R-12 for single-family residential. Properties west of the subject parcel are zoned R-9 for multi-family residential but the majority of dwellings in this area are single-family. However, there is a long stretch of Lenoir Housing Authority multi-family properties along Poplar Street towards Creekway Drive. South of the property is a mix of B-2 and O-I zoning, which is customary for a main thoroughfare such as Harper Avenue.

Proposed Use

The applicant intends to open a private school with an approved special use permit in the old West Lenoir Elementary school. In conjunction with a proposed text amendment, a private school would be able to locate here. Educational Facilities would be a new use designation on the City's Permitted Use Chart, and R-12 would be one of several zoning districts where Educational Facilities would be allowed with an approved Special Use Permit. As the code is written today, there is no designation that specifically fits a private grade school. Public Service Facilities account for public schools, while Studios and Specialty Schools specifically account for non-academic and vocational subjects. Because this was an elementary school several years ago, the building is currently non-conforming and would not be able to operate in a similar manner without coming into compliance via the Special Use process whether private or public. The applicant plans to clean up the exterior and replace all broken glass, carry out interior renovations HVAC, paint, carpet, and basic clean-up, and fill in the sinkhole as well as repair and clean up the playground area.

Historic Significance

Because of the historical significance of the building and the Fairfield Park Neighborhood, the City is proposing several conditions to ensure the applicant maintains historic character as much as possible. The building is of a colonial revival style similar to brick schools and schoolyards of the early 1900s. The conditions will concern making no changes to the brick, retaining window and door

BACKGROUND AND ANALYSIS (CONT'D.)

openings, and leaving the concrete accents unaffected. Due to changes in the past made to windows and doors, the building would likely contribute to a National Register of Historic Places district, should the Fairfield Park neighborhood be listed in the future. The State Historic Preservation Office (SHPO) has stated that the school has likely been altered too much to be an individual listing.

The 2017 Lenoir Architectural survey discusses the formation and development of the Fairfield neighborhood and was promptly study-listed to be added as a district to the National Register shortly thereafter in 2018. Fairfield is known for being a “charming, fast-growing section” of Lenoir and is a foundational neighborhood that represents Lenoir’s connections to industry and small-town living. What was once pastoral back in the late 1800s to early 1900s was then transformed into one of Lenoir’s foundational neighborhoods essential to its 20th century growth, development, and culture.

Consistency with the Comprehensive Plan

All decisions of the Planning Board and City Council should be based on consistency of the proposal with the comprehensive plan and any other officially adopted plan that is applicable. The City’s Comprehensive Plan encourages reuse and redevelopment of vacant and historic buildings. Part of this process entails initiating zoning changes to encourage development and making the zoning code more practical and easier to understand. Revitalizing a historic property with its original use fulfills those goals.

SITE PHOTOS



Above: Back of West Lenoir Elementary; auditorium



Above: Front of West Lenoir Elementary



Above: Front of West Lenoir Elementary with gazebo



Above: Front of West Lenoir Elementary Auditorium

SITE PHOTOS CONT'D.



Above: Sinkhole on basketball court adjacent to playground



Above: Current state of West Lenoir Elementary playground



Above: Maple Street along front of West Lenoir Elementary facing neighborhood park towards Harper Avenue



Above: Poplar Street along side of West Lenoir Elementary

FAIRFIELD PARK NEIGHBORHOOD (SL STATUS, HPOWEB)



FINDINGS

No Special Use Permit shall be approved unless the Planning Board and City Council find that:

1. The proposed special use will comply with all height, yard, lot and area requirements and other regulations of the district in which it is located unless otherwise specified. *The applicant has no plans to expand the exterior structure of the school so all building heights and setbacks will remain the same.*
2. All driveways will be designed with respect to such matters as proper ingress and egress for automobiles in order to minimize traffic congestion and increase pedestrian safety and conveniences. *Current driveways and parking will remain in place as the applicant is not planning an expansion to the buildings. Necessary renovations to the parking areas, as confirmed by engineer study, will be carried out prior to opening the school.*
3. Off-street parking and loading areas will be provided in compliance with the Zoning Ordinance. *The existing parking area is adequate for intended use of the development.*
4. The establishment of the special use will not hinder the normal and orderly development and improvement of surrounding property for uses already permitted in the district. *The usage will have a similar or a lesser impact than the previous school that occupied the building for many years.*
5. Any required screening and landscaping will be designed or planted with full consideration of the effectiveness of individual plant types, dimensions, and characteristics in minimizing the noise, glare, visual impacts and other economic effects on adjoining properties. *A vegetative buffer of 15 feet must remain in place or be restored on the southern property lines. Applicant will maintain the plants and if any need replacing, new plants will be planted in accordance with the City's zoning criteria.*
6. Any permitted signs and proposed exterior lighting will be designed to reduce glare and to mitigate any adverse effects of sign size and height; so as to make the signs aesthetically pleasing and compatible with adjoining properties. *The applicant will use a 6-foot tall monument sign with 32 square feet of lettering. It will be designed to have a low impact on the neighboring properties.*
7. The exterior architectural appearance and functional plan of any proposed building or structure will not vary greatly from any buildings or structures already construction or in the course of construction in the immediate vicinity or from the character of the applicable district, so as to cause a substantial depreciation in the property values of the immediate vicinity. *The applicant will maintain the historic nature of the structure. No additions to the current West Lenoir School Building will occur.*
8. The type, size, hours of operations, location of the use upon the site, and intensity of the proposed special use will not be harmful or annoying to surrounding properties. *The school will have a similar impact as the previous school. The children (and parents) that attend will sign a code of conduct, stating it is a privilege to attend and must adhere to a standard level of conduct. Applicant states that 7am-5pm will be the hours of operation. Projected enrollment for the first year is around 125 students and the maximum enrollment projected over time is 250 students.*

STAFF RECOMMENDATIONS

Staff recommends approval of the requested Special Use Permit for the proposed church, with the following conditions:

1. *The brick exterior of the school building must not be painted, stuccoed, or in any way obscured, nor the decorative brick patterns altered in any way*
2. *All concrete accents including the parapet coping, the cornice, the swag relief panel, and the “stones” around the entrances must be retained.*
3. *No additions shall be attached to the existing school building. If accessibility ramps are needed, these should be added to side or rear elevations.*
4. *Existing window and door openings must be retained. The current windows and doors do not appear to be original to the building. If the current windows and doors need to be replaced, the materials should fit within the existing openings without requiring the openings to be resized, and “filler” material should be avoided.*

PLANNING BOARD RECOMMENDATIONS

APPENDIX A—APPLICANT'S RESPONSES

SPECIAL USE APPLICATION—PAGE 2

The Planning Board shall not recommend and the City Council shall not grant a request for a Special Use unless the requested use is (1) not detrimental to the public health or general welfare; (2) is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar services; and (3) will not violate neighborhood character and not adversely affect surrounding land uses. To that end, the ordinance specifies criteria and standards that, when satisfied, allow the granting of the Special Use. In the spaces below, provide your responses as to how you believe your proposed project satisfies each of the standards. (Attach additional sheets as necessary.)

The Planning Board and City Council must find that ALL of the standards are met and may impose specific conditions to assure that the proposed use and its location will be harmonious with the area in which it is located and with the spirit of the zoning ordinance and to insure that the proposed use will not be detrimental to surrounding environment and property values.

Criteria for SUP approval

- (1) The proposed special use will comply with all height, yard, lot and area requirements and other regulations for the district in which it is located unless otherwise specified.
There are no plans to expand the exterior structure of the school so all building heights and setbacks will remain the same.
- (2) All driveways will be designed with respect to such matters as proper ingress and egress for automobiles in order to minimize traffic congestion and increase pedestrian safety and conveniences.
Current driveways and parking will remain in place as we will are not planning an expansion to the buildings.
- (3) Off-street parking will be provided in compliance with Section 1000 and off-street loading will be provided in compliance with Section 1001 of Lenoir's Zoning Ordinance.
The existing parking area is more than adequate for our intended usage.
- (4) The establishment of the special use will not hinder the normal and orderly development and improvement of surrounding property for uses already permitted in the district.
The usage will have a similar or a lesser impact than the previous school that occupied the building for many years.
- (5) Any required screening and landscaping will be designed or planted with full consideration of the effectiveness of individual plant types, dimensions, and characteristics in minimizing the noise, glare, visual impacts and other economic effects on adjoining properties.
I believe 15' screening is in place on the southern property lines. We will maintain the plants and if any need replacing, we will re-plant new plants in accordance with the city's zoning criteria.
- (6) Any permitted signs and proposed exterior lighting will be designed to reduce glare and to mitigate any adverse effects of sign size and height; so as to make the signs aesthetically pleasing and compatible with adjoining properties.
We will use a 6' tall monument sign with 32 sf of lettering. It will be designed to have a low impact of the neighboring properties.
- (7) The exterior architectural appearance and functional plan of any proposed building or structure will not vary greatly from any buildings or structures already constructed or in the course of construction in the immediate vicinity or from the character of the applicable district, so as to cause a substantial depreciation in the property values of the immediate vicinity.
After conversing with planning, the historic nature of the structure will remain in place. No additions to the current West Lenoir School Building will occur.
- (8) The type, size, hours of operations, location of the use upon the site, and intensity of the proposed special use will not be harmful or annoying to surrounding properties.
The school will have a similar impact as the previous school, or possibly even less so. The children (and parents) that attend will sign a code of conduct, stating it is a privilege to attend and must adhere to a standard level of conduct. 7 am-5pm will be the hours of operation.

Permit Report

06/01/2026 - 06/25/2026

Permit #	Permit Date	Permit Type	Applicant Name	Issued Date	Description	Parcel Address
- Group Count: 2						
2026167	6/9/2026		Allan Shumate	6/18/2026	Replace footing drainage, build front porch with a covered roof, new roof, electrical and hvac remodel.	2003 HAMPTON HEIGHTS ST
2026174	6/22/2026		Sanu Babu Silwal		install gas tanks and pumps with sign and canopy.	1304 MORGANTON BV
Accessory Group Count: 2						
2026161	6/1/2026	Accessory	eric souare	6/4/2026	WOOD PERGOLA IN BACKYARD 200 SF	399 HUNTINGTON WOODS ST
2026173	6/18/2026	Accessory	Carolina Pools	6/22/2026	Swimming Pool	908 BARRINGTON DR
Driveway Group Count: 4						
2026176	6/23/2026	Driveway	Alexander Eftimiades	6/23/2026	Widen Driveway	411 MOUNTAIN VIEW ST
2026163	6/2/2026	Driveway	Eric Souare	6/2/2026	SFH Driveway	718 CHATSWORTH CR
2026165	6/5/2026	Driveway	Caldwell Habitat	6/5/2026	Driveway	216 WESTBROOK

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2026168	6/9/2026	Driveway	STS Properties and Rentals LLC	6/9/2026	Driveway	0
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Floodplain Development | Group Count: 3

2026171	6/15/2026	Floodplain Development	CY Real Estate		Access driveway for golf course equipment	HIBRITEN DR
2026164	6/3/2026	Floodplain Development	Mark McGary	6/4/2026	Replace 4 utility poles in the 100-year floodplain of Blairs Fork Creek	912 MEADOWLANE DR
2026158	6/1/2026	Floodplain Development	Mark McGary	6/3/2026	Install a mid-span double pole structure in the 100-year floodplain of Lower Creek.	635 MORGANTON BV

Manufactured Home | Group Count: 4

2026172	6/18/2026	Manufactured Home	OAKWOOD HOMES OF NEWTON	6/19/2026	REPLACE EXISTING HOME WITH NEW MANUFACTURED DW WITH COVERED PORCH AND NEW SEPTIC SYSTEM	1511 ECHO DR
2026169	6/9/2026	Manufactured Home	Josh Brock	6/11/2026	Install new single-wide manufactured home	1435 Harrow LN SW
2026178	6/23/2026	Manufactured Home	Oakwood Homes of Newton	6/23/2026	Setup new SW manufactured hom	2572 Wagon Wheel Dr
2026181	6/24/2026	Manufactured Home	Oakwood Homes of Newton	6/24/2026	Setup new Double-Wide Manufactured Home	303 NORTHWOOD PL

Permanent Sign | Group Count: 3

2026180	6/23/2026	Permanent Sign	Michael Barrick			458 HARPER AV
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2026170	6/11/2026	Permanent Sign	Vicki Treadwell	6/16/2026	Business Sign	2128 HAVEN CR
2026166	6/5/2026	Permanent Sign	Candice Rakes	6/10/2026	Removing and installing like for like signs on existing canopy branded Citgo and removing existing faces on existing freestanding sign and installing like ID faces and adding digital gas price faces with toggle that changes between credit and cash for no less than 8 seconds.	1136 HICKORY BV

Single Family Home | Group Count: 3

2026162	6/1/2026	Single Family Home	eric souare	6/4/2026	new build	718 CHATSWORTH CR
2026175	6/23/2026	Single Family Home	Joni Stone		Renew NC project to demolish the existing storm damaged single family residence and then rebuild a new 2 bedroom / 2 bath residence in the same location. Total square footage of new residence will be 1266'.	312 STONEWALL ST
2026177	6/23/2026	Single Family Home	Danny & Robin Coffey	6/23/2026	2163 SF SFH	904 Barrington Dr

Temporary Advertising | Group Count: 2

2026182	6/24/2026	Temporary Advertising	Christian and Brianna Sullivan		Temp feather banners	2584 HICKORY BV
2026159	6/1/2026	Temporary Advertising	Bassam Aljarrah	6/1/2026	Temp Banner	1337 NORWOOD ST

Zoning Verification | Group Count: 2

2026160	6/1/2026	Zoning Verification	Ryson Felder	6/1/2026		310 HARRINGTON ST
2026179	6/23/2026	Zoning Verification	Jackson Isaiah Isaacs	6/23/2026	Used car lot	866-SW CONNELLY SPRINGS RD

06/25/2026