



AGENDA
City of Lenoir
Planning Board Meeting
905 West Ave. NW, Lenoir, NC 28645
Monday, September 14, 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 July 13, 2026, minutes

New Business

1. Omnibus Changes to Zoning Ordinance
 - State Law impacts on Zoning Authority Primer
 - Changes to the Permitted Use Chart
 - Use overlap
 - Allowing townhomes where multi-family is allowed
 - Direct Bungalow Court and Zero Lot Line to 819 (S-2) Design Standards
 - Adding lot sizes to single-family and multi-family, where applicable

Other Business

1. Update on zoning permits issued.

Adjournment

**Planning Board
Meeting Minutes
Monday, July 13, 2026
5:30PM**

Present: John Arnaud, Kyle Case, Tammy Greene, Lucy McCarl, Dontrell Parson, Joey Petrack, Edward Terry
City Staff: Matt Duchan, Kim Staines, Hannah Williams
Absent Curtis Baker, Sharon Bryant, Michael Careccia

Opening Session

1. A quorum was established.
2. Chairperson McCarl called the Planning Board Meeting to order.
3. Upon a motion by Vice-Chair Case and seconded by Board Member Arnaud, Planning Board voted 7 to 0 to approve the June 8, 2026, minutes as presented.

New Business

1. Matt Duchan presented text amendment ZOA 1-26 requesting educational facility to be a permitted or special use in various residential and commercial zoning districts in Lenoir. This amendment will apply to the citywide ordinance and not just applicant. Matt stated that this amendment will change the definition of what a public service facility is and add educational facility to the permitted use chart, so both uses are accounted for sufficiently.
Recommended Action: Approval of the request, and call for a public hearing at City Council on August 04, 2026.

Consistency Statement was read for the record:

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.

Board members questions were addressed by staff

Vice-Chair, Case made a motion to approve ordinance amendment and consistency statement as presented by staff and call for a Public Hearing for City Council to consider the request on August 4, 2026, motion seconded by Board Member Parson. Planning Board votes 7 to 0 to approve as presented.

2. With this being a quasi-judicial case, Chairperson McCarl placed staff presenter Matt Duchan and speaker request Julian Baker under oath.

Matt Duchan presented Special Use Permit Case 2-26 located at 117 Maple Dr NW. Applicant is requesting a Special Use Permit for a private school to locate in the former West Lenoir Elementary School.

Staff recommends approval of the requested Special Use Permit for the proposed ~~church~~ school, 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.

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

Julian Baker, 144 Greenhill Woods, Blowing Rock, spoke on behalf of Waterlife Church. Mr. Baker spoke about the church and the vision it has for the school.

Board member questions were addressed by staff and Julian Baker.

With no further appearance request, the public comment period was closed.

Board Member Arnaud, made motion to approve the Special Use Permit application 2-26 with staff recommendations as amended and call for a Hearing for City Council to consider request on August 4, 2026, motion seconded by Vice -Chair Case. Planning Board voted 7 to 0 to approve as amended.

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 6:10 p.m.

Lucy McCarl
Chairperson

Hannah Williams
Planning Director

Permit Report

06/25/2026 - 08/31/2026

Permit #	Permit Date	Permit Type	Applicant Name	Issued Date	Description	Parcel Address
- Group Count: 3						
2026220	8/10/2026		Foresite Group, LLC		Proposed 986 SF Dutch Bros Coffee shop with a drive-through with associated infrastructure including a parking lot, utilities, and drainage infrastructure.	710 BLOWING ROCK BV
2026240	8/28/2026		Sedgewick Homes LLC	8/28/2026	New Construction Single Family Dwelling	1717 SONGBIRD CT
2026241	8/28/2026		Michelle Hobbs		We are refacing the existing freestanding sign	714 MORGANTON BV
Accessory Group Count: 10						
2026219	8/7/2026	Accessory	Amanda Fellows	8/7/2026	Storage Building	513 NORTH MAIN ST
2026222	8/18/2026	Accessory	William Teeters	8/18/2026	12 x 25 addition to existing building	456 SWANSON DR
2026229	8/24/2026	Accessory	Richard Overby	8/24/2026	14x28 storage building	1614 COLLEGE AV
2026235	8/26/2026	Accessory	This Time	9/1/2026	Detached 2	421

			Around LLC		car garage 28' x 36'	NORWOOD ST
2026183	6/26/2026	Accessory	Angel Aldaco Rodriguez	6/26/2026	12x6 Replacement Deck	2228 FORSYTHIA LN
2026189	7/2/2026	Accessory	Christopher Mayhew	7/2/2026	Accessory Structure Permit. 12 x 20 Storage Shed being built. Only to be used for storage purposes.	2115 OLDE FARM RD
2026192	7/9/2026	Accessory	Ronald Mitchell	7/9/2026	16x32 inground pool	227 VICTORIA CT SE
2026193	7/9/2026	Accessory	Sparky White	7/9/2026	Pole shed	0
2026195	7/13/2026	Accessory	Julio Guinea	7/13/2026	24 X 30 Accessory structure	113 CALVARY PL
2026208	7/29/2026	Accessory	Joseph Gra	7/29/2026	8 X 16 Deck	1732 BLOWING ROCK BV
Driveway Group Count: 8						
2026202	7/21/2026	Driveway	Joni Stone	7/21/2026	Change Driveway Location	201 SHARON AV
2026218	8/7/2026	Driveway	Caldwell Habitat	8/7/2026	Extend Driveway	216 WESTBROOK ST
2026191	7/9/2026	Driveway	Danny Coffey	7/9/2026	Driveway	904 BARRINGTON DR NE
2026231	8/25/2026	Driveway	LP Exteriors LLC	8/25/2026	Driveway	100 Dove Street SW
2026232	8/25/2026	Driveway	LP Exteriors LLC	8/25/2026	Driveway	102 Dove Street SW
2026233	8/25/2026	Driveway	LP Exteriors LLC	8/25/2026	Driveway	104 Dove Street SW

2026234	8/25/2026	Driveway	LP Exteriors LLC	8/25/2026	Driveway	106 DOVE ST
2026228	8/24/2026	Driveway	Blue Collar Properties	8/26/2026	Driveway	337 FINLEY AV
Floodplain Development Group Count: 3						
2026184	6/26/2026	Floodplain Development	Sanu Babu Silwal	6/30/2026	install gas tanks and pumps with sign and canopy.	1304 MORGANTON BV
2026211	7/30/2026	Floodplain Development	Sign Factory Direct INC	8/3/2026	New Pylon Sign	1863 NORWOOD ST
2026209	7/29/2026	Floodplain Development	Mark McGary, Duke Energy	7/30/2026	Replace one utility pole in the floodplain and install one down guy anchor on an existing pole in the floodplain.	1407 WAKEFIELD DR
Manufactured Home Group Count: 2						
2026186	6/29/2026	Manufactured Home	Dalton Meadows	8/18/2026	install new 28x56 doublewide	1617 OLD NORTH RD
2026190	7/7/2026	Manufactured Home	Clayton Homes of Wilkesboro	7/10/2026	New 32 x 68 Doublewide Mobile Home.	315 GREENVALLE Y PL
Non-residential Group Count: 2						
2026203	7/21/2026	Non-residential	Precision Contracting Co.	7/22/2026	Remove awning and replace with pitch roof, shingles, and decorative columns	1226 HICKORY BV
2026213	7/31/2026	Non-residential	Christopher Patrick Architect	8/5/2026	New retail tenant (Marshalls)	845 BLOWING ROCK BV

					going into an existing vacant space. Front facade will remain as-is except sign band will be painted white. Rear open loading dock will be enclosed for new square footage; approx. 484 sq. ft. (*Sorry if this came thru twice, inadvertently pressed submit)	
Permanent Sign Group Count: 6						
2026217	8/6/2026	Permanent Sign	Michelle Hobbs	8/6/2026	We are converting the existing Valero gas station to a Citgo	1902 HARPER AV
2026215	7/31/2026	Permanent Sign	Terry Gragg	8/3/2026	Business Sign	308 BLOWING ROCK BV
2026210	7/30/2026	Permanent Sign	Bender Signs	8/6/2026	Replace Building Sign and swap out Faces on road sign	501 HARPER AV
2026207	7/23/2026	Permanent Sign	Steven Stewart	7/23/2026	Sign	101 MAIN ST
2026200	7/20/2026	Permanent Sign	Pete Taylor	8/7/2026	Business Sign	516 WILKESBORO BV
2026196	7/13/2026	Permanent Sign	Sign Factory Direct, Inc.	8/3/2026	Installation of Sign 8'6" x 6' 5" (C...)	1863 NORWOOD CT

					5" (See Attached)	SI
Residential Addition Group Count: 5						
2026199	7/15/2026	Residential Addition	Lazo General Contractors LLC	7/17/2026	canopy for exterior patio	1308 HARPER AV
2026187	6/29/2026	Residential Addition	Rebel L Sugahbeare	6/30/2026	We are putting an elevated deck on the back of the house. Deck is 18' deep x 20' wide and will stand at 10' high so it can be accessed by to new doors off second story.	419 MAPLE DR
2026185	6/29/2026	Residential Addition	Claudia Rios Lopez	6/29/2026	16 x 24 Addition	2141 HARPETOWN DR
2026214	7/31/2026	Residential Addition	Michael Purser	8/3/2026	Building new 10x10 glass sunroom on new 10x10 wood deck; Building an open 8x6 wood deck., project includes electrical work : - 1 Exit Light -3 Duplex Receptacles - 3 Electrical Raceway Post	506 ARLINGTON CR
2026223	8/18/2026	Residential Addition	Teague Construction Company	8/18/2026	392 sq ft addition	211 JOYCETON CHURCH RD
Single Family Home Group Count: 8						

2026224	8/21/2026	Single Family Home	LP Exteriors LLC	8/25/2026	New Residential Construction: 3 Bedrooms 2 Bathroom 30ft x 50ft Driveway	104 DOVE ST
2026225	8/21/2026	Single Family Home	LP Exteriors LLC	8/25/2026	New Residential Construction: 3 bedrooms 2 bathrooms 30x50ft Driveway	106 DOVE ST
2026226	8/21/2026	Single Family Home	LP Exteriors LLC	8/25/2026	New Residential Construction: 3 bedrooms 2 bathrooms 30x50ft Driveway	102 DOVE ST
2026227	8/21/2026	Single Family Home	LP Exteriors LLC	8/25/2026	New Residential Construction: 3 Bedrooms 2 Bathrooms 30x50ft Driveway	100 DOVE ST
2026239	8/28/2026	Single Family Home	Joni Stone	8/28/2026	RenewNC project to demolish the existing residence and rebuild a new 2Bd / 2Ba residence in the same location	727 STAGE ST
2026212	7/30/2026	Single Family Home	Blue Collar Properties LLC - Brandon Icard	8/26/2026	Construction of new 3 bed 2 bath single family home	337 FINLEY AV

2026206	7/22/2026	Single Family Home	Persons Services Corp	7/28/2026	Rebuild new Single Family Residence	1504 STARCROSS RD
2026201	7/20/2026	Single Family Home	Joni Stone	7/21/2026	Renew NC Hurricane Helene project to demolish the existing residence and rebuild a new 4Bd/2Ba residence in the same location	201 SHARON AV

Temporary Advertising | Group Count: 6

2026188	6/30/2026	Temporary Advertising	Sidney Givens	6/30/2026	Bo's Family Entertainment 20th Anniversary	1115 BLOWING ROCK BV
2026194	7/9/2026	Temporary Advertising		7/9/2026		701-A NORWOOD ST
2026204	7/22/2026	Temporary Advertising	Felicia Stewart	7/22/2026	Temp Banner	509 WILKESBORO BL
2026221	8/17/2026	Temporary Advertising	Alicia Stanislaw		Place vertical banner in front lawn of Laurel Park Women's Health building- 10/1 thru 10/30/26. Mammogram - Breast Cancer - Early Detection	906 COLLEGE AV
2026236	8/27/2026	Temporary Advertising	Elia Maribel Hidago Hernandez	8/27/2026	Temp Banner	1251 NORWOOD ST
2026230	8/24/2026	Temporary Advertising	Mohammad Gustavo	8/24/2026	3 x 8 temp banner	208 MORGANTON

			Gonzalez Picasso			BV
Zoning Verification Group Count: 5						
2026238	8/27/2026	Zoning Verification	Bonifacio Mendoza	8/27/2026	Zoning Verification - Duke Energy	504 FOSTER PL
2026205	7/22/2026	Zoning Verification	Vicki Treadwell	7/22/2026	Zoning Verification	2128 HAVEN CR
2026216	8/3/2026	Zoning Verification	Crystal Anderson		Proceed with perc test (county)	2874 HUFFMAN RD
2026197	7/14/2026	Zoning Verification	Hayley Lewis	7/14/2026	Potential Future O'Reilly Store. We need the letter to state what the current zoning of the Property is, and if it allows for the retail sale of auto parts.	2025 MORGANTON BV
2026198	7/15/2026	Zoning Verification	Jon Rogers	7/15/2026	Zoning Verification	1305 WILKESBORO BV

09/03/2026