



AGENDA
City of Lenoir
Planning Board Meeting
905 West Ave. NW, Lenoir, NC 28645
Monday, May 11, 2026 | 5:30 PM



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

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 April 13, 2026 minutes

New Business

1. **Rules of Procedure Workshop**
 - Defining Public Comment

2. Ordinance Amendment 1-26

Applicant: City of Lenoir

Location: Citywide

Planning staff recommends approval to amend Historic Preservation Ordinance to establish a five-member Historic Preservation Commission (HPC) to apply to become a Certified Local Government (CLG).

Recommended Action: Approval of the request, and call for a public hearing at City Council on June 2, 2026

Other Business

1. Update on zoning permit issued.

Adjournment

**MINUTES
PLANNING BOARD MEETING
April 13, 2026
5:30 P.M.**

LOCATION:

City /County Meeting Room
905 West Avenue

MEMBERS PRESENT: John Arnaud, Curtis Baker, Sharon Bryant, Michael Careccia, Kyle Case, Tammy Greene, Lucy McCarl, Dontrell Parson, Joey Petrack, Edward Terry

MEMBERS ABSENT: None

STAFF PRESENT: Matt Duchan, Kim Staines, Hannah Williams

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

MINUTES:

Board Member Bryant made a motion to approve the meeting minutes of March 30, 2026, seconded by Board Member Terry. All were in favor, none opposed.

OLD BUSINESS:

- | | |
|------------------|------------------------------|
| 2. R 2-26 | 710 Blowing Rock Blvd |
| Applicant: | Foresite Group |
| Owners: | Steven & Katherine Strange |
| Location: | 710 Blowing Rock Blvd |

The applicant is requesting to re-zone the subject property to a Conditional Zoning district (CZ-14), from B-6 (Transitional Business) to allow for a drive-through establishment with a residential buffer.

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

Planner Matt Duchan stated that this was a continuation of a Conditional Zoning case for property at 710 Blowing Rock Blvd. that was presented on March 09, 2026. The applicant is requesting to re-zone the subject property to a Conditional Zoning district (CZ-14), from B-6 (Transitional Business) to allow for a drive-through establishment with a residential buffer. The subject property is 2.3 acres zoned B-6 and R-15. This Conditional Zoning would apply to the entire site for whatever future development are proposed on remainder of the site.

Matt Duchan read the Consistency Statement for the record on March 09, 2026.

Consistency Statement:

The proposed Conditional Zoning Ordinance is consistent with 2045 Comprehensive Plan, because it is identified as Neighborhood Mixed Use on the Future Land Use Map where

restaurants and light retail are appropriate land uses and largely permissible in B-6 zoning. The proposed development is a drive-through that addresses neighboring residential concerns with a wide natural buffer and proper traffic circulation into and out of the site. It also addresses a pressing desire by Lenoir residents to attract new businesses to the area and intentionally support new commercial opportunities. Staff finds the proposed Conditional Zoning Ordinance to be reasonable and in the public interest as it provides practical development standards tailored to a complex site and fulfills goals set out by the 2045 Comprehensive Plan.

Micah Hatley, Civil Engineer with Foresite Group, presented clarifying information requested at March 09, 2026 meeting. The information included trip calculation, traffic concerns, lighting concerns, landscaping and updated site plan. Mr. Hatley addressed all Board member questions.

John Mauk, Development Partner with Trackwest Partners addressed board questions on why this location was chosen.

Chairperson McCarl called for the requested public appearances to speak.

Mack Fulmer, property owner at 717 Seehorn St. NE. Mr. Fulmer addressed, as an opponent, his concerns with location, hours and impact on neighborhood.

Thad Mullis, property owner at 119 Ellison Pl NE. Mr. Mullis addressed, as an opponent, his concerns with landscaping, zoning for the two proposed sites and entrance and exits of property.

General discussion on case from the Board ensued.

Board Member Baker, made a motion to approve the rezoning request and consistency statement as presented and call for a Public Hearing for City Council to consider the request on May 04, 2026. The motion was seconded by Board Member Careccia. The motion carried 6-4, with Board Members Arnaud, Baker, Careccia, Parson, Petrack and Terry voting in favor and Chairperson McCarl and Board Members Case, Bryant and Greene voting against.

OTHER BUSINESS

1. Staff provided an updated list of issued zoning permits to the board, as general information.
2. Planning Director, Hannah Williams informed Board that there will be a new software program for the Planning Board packets to be implemented in late spring.
3. Planning Board Meeting for May 11 will be a workshop regarding Rules of Procedure.

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the Planning Board meeting at 6:36 p.m.

Lucy McCarl
Chairperson

Hannah Williams
Planning Director

LAND DEVELOPMENT BOARDS
JOINT RULES OF PROCEDURE
City of Lenoir, North Carolina

I. PURPOSE

To establish procedures for organizing the business of the boards staffed by the Lenoir Planning Department. These rules are adopted pursuant to N.C.G.S. Chapter 160D for the following Lenoir Boards: Planning Board, Historic Preservation Commission, and Board of Adjustment. The first seven sections of these rules apply generally to all of the boards, with specific rules applicable only to one board found in Sections VIII, IX, and X. References to the “board,” “board members,” “chairperson,” or “vice-chairperson” shall be interpreted to include all three aforementioned boards.

II. GENERAL RULES

The Planning Board, Board of Adjustment, and the Historic Preservation Commission shall be governed by the terms of N.C.G.S. Chapter 160D and general standards for appointed boards in Chapter 2, Article V, Division 1 of the Lenoir Code of Ordinances. The boards shall follow any other general or special state and local laws relating to planning, zoning, and land development in the City of Lenoir. For procedures not covered in these rules or elsewhere in the state statutes or local code of ordinances, parliamentary procedure in accordance with Robert’s Rules of Order shall govern the conduct of the meeting.

III. OFFICERS AND DUTIES

- A. **Chairperson:** The Chairperson shall be elected by the majority of the regular board members for a two (2) year term, or until such time as an election for the Chairperson is held by the Board. It shall be the Chairperson’s duty to decide all points of order and procedure, subject to these rules, unless directed otherwise by a majority of the Board in session. The Chairperson shall appoint committees as deemed necessary to investigate matters before the Board and shall administer all required oaths and affirmations for the board.
- B. **Vice-Chairperson:** The Vice-Chairperson shall be elected by the majority of the regular board members for a two (2) year term, or until such time as an election for the Chairperson is held by the Board. It shall be the Vice-Chairperson’s duty to serve as acting Chairperson in the absence of the Chairperson and at such absence shall have the same powers and duties as the Chairperson. In the absence of both the chairperson and vice-chairperson, the highest-ranking immediate-past officer shall serve as acting chairperson. In the event that there are no prior officials in attendance, the Planning Director shall act as chairperson, for the purposes of calling the meeting to order, determining a quorum, and then requesting a motion from the board to appoint an acting Chairperson from the members of the board in attendance.
- C. **Secretary:** A secretary shall be provided by the Planning Department. The Secretary, subject to the direction of the Chairperson and the Board, shall keep all records, shall conduct all correspondence of the Board, shall arrange for all mailed, published, and/or posted notices

required to be given, shall notify members of pending meetings and their agenda, and shall generally supervise the clerical work of the Board. The Secretary shall keep minutes of every meeting of the Board. Following each meeting, the secretary shall prepare final orders, provide notice of decisions to applicable parties, and arrange for notice and scheduling of hearings at the City Council following recommendations of the board, as specified in the Lenoir Code of Ordinances for each type of application.

IV. ELECTIONS

The election of the Chairperson and Vice-Chairperson shall be held on the first regularly scheduled meeting in January of each odd-numbered year, with nominations occurring on or before that meeting, unless agreed upon and deferred by the majority of the Board.

V. MEETINGS

- A. **Regular Meetings:** Regular meetings of the Board shall be held on the fourth Monday of each month at 5:30 p.m., in the City/County Council Chambers, provided that as the Chairperson so directs, meetings may be held at any other place within the City. Regular meetings may be rescheduled at the direction of the Board. Whenever there is business scheduled for more than one board, the meeting of the Planning Board will be held first, followed by the Historic Preservation Commission, and then Board of Adjustment, unless the respective chairpersons for each board determine an alternative order.
- B. **Special Meetings:** Special meetings of the Board may be called at any time by the Chairperson. At least a seventy-two (72) hour notice shall be given of the time and place of the special meeting, by the secretary or Chairperson, to each member of the Board; provided, that this requirement may be waived by action of a majority of all the members.
- C. **Cancellation of Meetings:** Whenever there is no business for the Board, the Chairperson may dispense with a regular meeting by giving notice to all members not less than forty-eight (48) hours prior to the time set for the meeting.

In the event of severe inclement weather or other emergency situation, either forecast or existent, which is so severe as to create unsafe conditions for travel (snow, severe rain/wind storm, flash flooding, tornadoes, etc.), the Chairperson may cancel or postpone a regular or special meeting by giving notice to the Planning Director prior to the meeting. The Planning Director will attempt to provide notice to all members, applicants with business before the board, and other attendees expected to attend. When possible, notice of the canceled meeting and any rescheduled meeting date shall be posted on the City website, as well as in the location where the meeting was to be held. When business is before the Board, the meeting will be rescheduled to provide for notice requirements to be met; or business will be postponed until the next regular meeting.

- D. **Quorum:** A quorum shall consist of a majority (more than half) of the current appointed membership of the Board. Vacant seats do not count towards the calculation of the quorum. A member who was counted present at the beginning of the meeting, who has withdrawn without being excused by a majority vote of the remaining members present, shall continue to be counted as present for the purposes of determining a quorum. A member who is present, but

has a conflict of interest under Section VI., “Rules of Conduct,” shall be considered present for purposes of determining a quorum, except when an alternate member is present to step in and act in the member’s place on the Board of Adjustment. The only business that can be transacted in the absence of a quorum is to take measures to obtain a quorum, to fix the time to which to adjourn, and to adjourn, or to take a recess.

E. Conduct of Meetings: The order of business at regular meetings generally shall be as follows: (a) call to order/determination of a quorum; (b) approval of minutes of previous meetings; (c) unfinished business; (d) new business; (e) reports and presentations by committees and/or staff.

F. Conduct of Evidentiary Hearings: All quasi-judicial requests before the Board (appeals, variances, and certificates of appropriateness) require an evidentiary hearing. All hearings must follow the quasi-judicial procedures outlined in N.C.G.S. 160D-406 and Secs. 1309-1318 in the Lenoir Zoning Ordinance. The order of proceedings in conducting each hearing before the board shall generally be as follows:

1. Disclosure of conflicts of interest
2. Swearing in of applicant, staff, and all others who wish to provide testimony
3. Staff summary of the request, opportunity for cross-examination
4. Testimony by applicant, opportunity for cross-examination
5. Testimony by others, opportunity for cross-examination
6. Rebuttal/Surrebuttal
7. Closing of the evidentiary hearing; board deliberation
8. Entertainment of motions related to findings of fact; conditions
9. Entertainment of motions for final action by the board, based on the established findings of fact

G. Vote: All board members present and voting may vote on any issue unless they have disqualified themselves from voting on a particular application for one or more of the reasons listed in Section VI., “Rules of Conduct.” All board actions require a motion, a second, and a concurring vote of the majority of the members present, except that a four-fifths majority is required to approve a variance (see Part IX of these rules for clarification about variance majorities). Calculation of the requisite required majorities shall not be reduced by disqualification. Each member of the Board including the Chairperson shall have an equal vote. A tie vote shall cause the motion to fail. A failure to vote by a member who is present at the meeting and has not been excused from voting or who has withdrawn from the meeting without being excused by a majority vote of the remaining members present shall be counted as a vote in favor of approving the application.

H. Public Participation: All meetings of the Board shall be open to the public. When acting on advisory or legislative items, the Board may hear public comments as well as presentations from the applicant and staff. Public comment includes oral or written statements submitted to the Board during a pending proceeding. Public comment does not include a presentation available to planning staff or the applicant. The Board may ask questions of any participant to gather information. Large groups may be asked to designate a spokesperson, and the chairperson may limit public comments to those that are not repetitive.

During evidentiary hearings, only the applicant, the City, and any person with that standing to appeal the decision under G.S. 160D-1402(c) shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive. The chairperson shall make a determination on standing, which may be appealed to the full board.

- I. **Objections:** Objections regarding jurisdictional and evidentiary issues, including, but not limited to, the timeliness of an appeal or application or the standing of a party, made be made to the Board. The Chairperson shall rule on any objections, and the chairperson’s ruling may be appealed to the full board.
- J. **Minutes:** Minutes shall be prepared by the Secretary following each meeting, and submitted to the Board for consideration and approval at the following meeting. Once approved, the minutes shall be signed by the Chairperson (or acting Chairperson) and the Planning Director, then filed in the official minute book for the applicable board. The minutes shall include the names of members and staff in attendance, members absent, the important facts of the meeting, all motions acted on including the vote of each member or indicating members failing to vote. For evidentiary hearings, the minutes should include the name and address of all sworn witnesses, the findings of facts, and any conditions required by the board. For amendments requiring consistency statements or statements of reasonableness, the minutes shall include the Board’s recommendations on such statements.

VI. RULES OF CONDUCT FOR MEMBERS

- A. All board members shall act in accordance with their sworn oath of office.
- B. Faithful attendance at board meetings and conscientious performance of the duties required of board members is expected.
- C. Each board member shall be thoroughly familiar with all statutes, laws, ordinances, and rules of procedure relating to the functions of the board(s) they serve on, as time and circumstances permit.
- D. Board members may speak freely with the citizens, property owners, and business owners of Lenoir about issues related to planning, zoning, historic preservation, community development, and other issues relevant to their role as a member of a land development board, except that no board member shall discuss any quasi-judicial case with any parties thereto before the evidentiary hearing. Board members should refrain from offering specific interpretations of the adopted ordinances to the public. Board members are not authorized to perform administrative functions – interpretation of ordinances, permitting, and enforcement shall be done by planning department staff.
- E. No board member shall take part in the hearing, consideration, or determination of any case, whether in an advisory or in a decision-making capacity, when the applicant, land owner, or affected party is a person with whom the member has a close familial, business, or other associational relationship. (Familial relationship means a spouse, parent, child, brother, sister, grandparent, or grandchild, and includes step, half, and in-law relationships.)

- F. No board member shall take part in the hearing, consideration, or determination of any case, whether in an advisory or in a decision-making capacity, where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member.
- G. No board member shall take part in the hearing, consideration, or determination of any quasi-judicial case (appeal, variance, or certificate of appropriateness) in which he or she has a fixed opinion of that is not susceptible to change, undisclosed ex parte communications, or any financial interest in the outcome of the matter.
- H. Board members may receive and/or seek information pertaining to a quasi-judicial case from the Planning Department staff, but shall not discuss the case with any other parties prior to the evidentiary hearing. Any information requested from staff by one member will be provided to all members, as well as to the applicant and other interested parties.
- I. Board members shall not express individual opinions on the proper judgement of any quasi-judicial case with any parties thereto, including planning department staff, before that case is determined.

VII. AMENDMENTS

Parts I-VIII of these rules may, within the limits allowed by law, be amended at any time by an affirmative vote of the majority of the members of the Planning Board, and to this end in adopting these joint Rules of Procedure the Board of Adjustment and the Historic Preservation Commission agree to defer to the Planning Board to manage the generally applicable parts of these Rules. Amendments to Part IX, Board of Adjustment, or Part X, Historic Preservation Commission may be amended at any time by an affirmative vote of the majority of the members of the impacted board.

Any proposed amendment must be presented in writing at a regular or special meeting of the board prior to the meeting at which the vote is taken, and following the action of any board to amend any part of these rules, an amended copy shall be provided to each Board as an item of information at its next regularly scheduled meeting.

VIII. PLANNING BOARD

In addition to the general rules for all boards referenced in Parts I-VII above, Planning Board shall be governed by the terms of the Lenoir Code of Ordinances, Chapter 2, Article V, Division 2 “Planning Board” and by the terms of N.C.G.S. 160D-301, as they be amended or revised. Additional considerations for specific types of cases are as follows:

- A. **Development of Plans** – Comprehensive Plans and other planning recommendations should be made consistent with the Lenoir Code of Ordinances Secs. 2-205-8 and N.C.G.S. Chapter 160D, Article 5., “Planning,” as they may be amended or revised.
- B. **Development Regulations** – When considering amendments to the text of the Zoning ordinance or any other development regulation that requires review by the Board, recommendations should be consistent with the Lenoir Code of Ordinances, Appendix A,

Article XIV “Amendments” as well relevant provisions in N.C.G.S. Chapter 160D Article 6., “Development Regulation,” Article 7., “Zoning Regulation,” Article 8., “Subdivision Regulation,” and Article 9., “Regulation of Particular Uses and Areas.”

- C. **Amending the Zoning Map** – When considering amendments to the Official Zoning Map, the Board shall draft and recommend to the Council a statement that addresses consistency of the amendment with the Comprehensive Plan and the reasonableness of the proposal, consistent with Appendix A, Article XIV of the Lenoir Code of Ordinances and N.C.G.S. 160D-601-160D-605.
- D. **Special Use Permits** – When serving as a preliminary forum for the review of Special Use Permits, the Board shall follow procedures relevant to such a review found in Sec. 900.3 “Application for Special Use; Planning Board Review” in the Lenoir Code of Ordinances and N.C.G.S. 160D-705(c).

IX. BOARD OF ADJUSTMENT

In addition to the general rules for all boards referenced in Parts I-VII above, the Board of Adjustment shall be governed by the terms of the Lenoir Code of Ordinances, Chapter 2, Article 5, Division 5 “Board of Adjustment,” Sec. 1308 “Appeals,” Secs. 1331-1333 relating to variances, N.C.G.S. 160D-405, 160D-406, and 160D-705(b) and (d), as they may be amended or revised, and the following provisions:

- A. **Alternate Members** – When a regular member of the Board is unable to be present for a hearing or is unable to participate in a case due to a conflict of interest, the Board secretary will call on one or more alternate members to fill the spots of the regular board members. Every effort to have a full board of six members present and voting shall be made, and at any meeting that they are called on to attend, alternate members shall have the same powers and duties as regular members. For the purposes of these Rules, rules pertaining generally to all regular members shall be interpreted to also apply to alternate members. In the context of the conduct of meetings, references to regular members shall be interpreted to include any alternate member participating in the meeting in the place of a regular member.
- B. **Meetings with Less Than Six Members Present** – If, after attempting to fill the spots of regular board members with alternative members, less than six members will be present for a regular or special meeting, the meeting may proceed provided a quorum is present as determined under Part V, Subsection (D) of these rules. However, at least four members must be present and voting to decide any administrative appeal or variance request, even if a quorum is present. For example, a quorum might be achieved with only four members, but if one of those members has a conflict of interest, there would not be enough voting members present for the board to take action on that particular case.
- C. **Four-Fifths Majority Required for Variances** – No variance shall be granted except on affirmative vote of four-fifths of the appointed membership of the Board. For purposes of determining this majority, vacant regular positions shall be excluded only when alternate members are not available to fill the seats. The votes necessary for a four-fifths majority shall not be reduced by any disqualification. Evidentiary hearings for variance cases should be rescheduled if it becomes apparent that the number of votes necessary to achieve a four-

fifths majority is greater than the number of members present and eligible to vote on the matter.

X. HISTORIC PRESERVATION COMMISSION

In addition to the general rules for all boards referenced in Parts I-VII above, the Historic Preservation Commission shall be governed by the terms of the Lenoir Code of Ordinances, Appendix A, Article XVII “Historic Preservation” and N.C.G.S. Chapter 160D, Article IX, Part 4 (160D-940 through 160D-951), as they may be amended or revised, and the following provisions:

- A. **Members and Officers** – The Commission shall be composed of the members of the Lenoir Planning Board, and at least three members shall have demonstrated special interest, experience or education in history, architecture, archaeology, historic preservation, or related fields. Officers of the Lenoir Planning Board shall serve in their respective roles when the Planning Board is acting in its capacity as the Historic Preservation Commission, unless a majority of the Commission call for an election of separate officers.
- B. **Staff Historic Preservation Officer** – The Planning Director or designee shall serve as the Staff Historic Preservation Officer and provide staff support to the Commission. The Staff Historic Preservation Officer shall not be eligible to vote on any matter. The duties of the Staff Historic Preservation Officer include but are not limited to:
 - 1. Carry out the day-to-day operations of the Commission;
 - 2. Review all applications for Certificates of Appropriateness
 - 3. Coordinate review of applications for new local districts and local landmarks with the State Historic Preservation Office
 - 4. Make a recommendation of approval or disapproval of each major Certificate of Appropriateness application to the Commission.
 - 5. Prepare and send written Certificates of Appropriateness to appropriate parties following approval of an application.
- C. **Modification of Applications** – The Staff Historic Preservation Officer may approve a minor modification to a previously approved Certificate of Appropriateness which clearly meets the requirements of the Design Review Standards. Such a request shall include illustrative materials deemed necessary by the Staff Historic Preservation Officer. If the Staff Historic Preservation Officer finds that the modification constitutes a significant change in a previously approved project, a rehearing shall be made in the same manner as for an original hearing.
- D. **Design Review Standards** – The Commission shall use the U.S. Secretary of Interior’s Standards for Historic Preservation as the Committee’s adopted Design Review Standards. The Design Review Standards apply to locally designated landmarks and historic districts and illustrate the methods and techniques a property owner may use to plan improvements in a manner that will preserve the character of the historic property. Amendments to the Design Review Standards shall be made according to the same process that is used for amending these Rules of Procedure.

Signature of Planning Board Chair: _____

Planning Board date of adoption: January 25, 2021

Signature of Board of Adjustment Chair: _____

Board of Adjustment date of adoption: January 25, 2021

Signature of Historic Preservation Commission Chair: _____

Historic Preservation Commission date of adoption: January 25, 2021

Note: These Rules of Procedure incorporate elements from previously adopted Rules of Procedure for the Planning Board (most recently updated June 25, 2018), the Board of Adjustment (most recently updated in 2009), and the Historic Preservation Commission (adopted February 25, 2019), but have updated for consistency, clarity, and compliance with the City's Code of Ordinances and N.C.G.S. Chapter 160D. These rules replace the previous rules for each board in their entirety.

ARTICLE XVII. HISTORIC PRESERVATION

1700 Purpose.

Whereas the historical heritage of the City of Lenoir is a valued and important part of the general welfare; and whereas the conservation and preservation of that heritage, through the documentation and regulation of historic districts or landmarks, or through the acquisition of historic properties, stabilizes and increases property values, and pursuant to North Carolina General Statute (G.S. 160D-940) this ordinance is enacted in order to:

- A. Safeguard the heritage of Lenoir by preserving districts and landmarks therein that embody important elements of its culture, history, architectural history, or prehistory; and
- B. Promote the use and conservation of such districts and landmarks for the education, pleasure, and enrichment of the residents of the City of Lenoir and of the State as a whole.

1701 Historic Preservation Commission – Certified Local Government

1701.1 Creation and Appointment – There is hereby established a Commission which shall be known as the Lenoir Historic Preservation Commission. Its jurisdiction shall include the City of Lenoir and the extraterritorial jurisdiction (ETJ) area of the city as shown on the official zoning atlas of the city. The established Commission shall assume the role of the previously existing Historic Preservation Commission, comprised solely of Planning Board members.

1701.2 Qualification of Members - At least five members must have demonstrated education, experience, special interest, or a combination thereof, in historic preservation, history, architecture, architectural history, archaeology, cultural anthropology, planning, or related field. All members must reside within the City Limits or Extraterritorial Jurisdiction (ETJ) of Lenoir.

1701.3 Member Terms – All members must:

- a. Annually elect a chairman and vice-chairman among its serving members.
- b. Be appointed by City Council for a two-year term, or appointed to assume the remainder of a term vacated by a former member.
- c. Be reappointed for additional terms at the discretion of City Council.

1701.4 Rules of Procedure

- A. The Commission shall adopt rules of procedure necessary to the conduct of its affairs and in keeping with the provisions of this ordinance.
- B. Such rules of procedure shall also include as an appendix “The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings” and the “Historic District Design Standards,” including photographs, illustrations, descriptions and other similar material interpreting the criteria for determining appropriateness.
- C. The Commission shall meet at least quarterly. All meetings shall be conducted in accordance with the North Carolina Open Meetings Law, G.S. Chapter 143, Article 33C (NCGS 143-318.9 to 318.18).
- D. The Commission shall annually present to the local legislative body a report of its activities, budget, findings, recommendations, and actions, which shall be made available to the public.

PART II - CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE XVII. HISTORIC PRESERVATION

- 1701.5 Powers and Duties - The Commission is hereby empowered to undertake such actions as may be reasonably necessary to the discharge and conduct of its duties and responsibilities as set forth in this ordinance and in the North Carolina General Statutes, including, but not limited to:
- A. Organizing itself and conducting its business;
 - B. Receiving and spending funds appropriated by the Lenoir City Council for operating and performing its duties;
 - C. Conducting an inventory of properties of historical, archaeological, architectural, and/or cultural interest;
 - D. Recommending to the Lenoir City Council *that*:
 - 1. *individual buildings, structures, sites, areas, or objects within its zoning jurisdiction be designated as "historic landmarks" and that;*
 - 2. *areas within its zoning jurisdiction be designated as "historic district."*
 - 3. *designation of any area as a historic district, or part thereof, or of any building, structure, site, area, or object as a historic landmark, be revoked or removed for cause;*
 - E. Reviewing and acting on proposals for
 - 1. Exterior alteration, relocation, or demolition of designated his landmarks;
 - 2. Exterior alteration, relocation, demolition, or new construction properties within designated historic districts;
 - F. Negotiating with property owners who propose to demolish or relocate a designated landmark, or a building, structure, site, area, or object within a designated district, in an effort to find a means of preserving such properties, including consulting with private civic groups, interested private citizens, and other public boards or agencies;
 - G. Instituting action, through the Planning Department enforcement staff, to prevent, restrain, correct, or otherwise abate violations of this ordinance or of ordinances designating historic landmarks or districts;
 - H. Reviewing and acting on proposals for alterations of interior features of designated historic landmarks, as specified, and for which owner consent was given, in the ordinance establishing designation;
 - I. Appointing advisory bodies or committees as appropriate;
 - J. Advising property owners about appropriate treatment(s) for characteristics of historic properties;
 - K. Proposing to the Lenoir City Council amendments to this or to any other ordinance, and proposing new ordinances or laws relating to historic landmarks and districts or to the protection of the historic resources of the City of Lenoir and its environs.
 - L. Publish information about, or otherwise inform the owners of property within the historic district or of designated historic landmarks, of any matters pertinent to its duties, organization, procedures, responsibilities, functions or requirements.
 - M. Cooperate with the state, federal and local governments in pursuance of the purposes of this section. The City Council, or the Commission when authorized by the City Council, may contract

PART II - CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE XVII. HISTORIC PRESERVATION

with the State of North Carolina or the United States of America, or any agency of either, or with any other organization, provided the terms are not inconsistent with state or federal law, for services or funds.

- N. Act as, establish or designate a group, body or committee to give advice to property owners concerning the treatment of the historical and visual characteristics of their properties, such as fenestration, architectural and landscape features. The group shall act in a strictly advisory capacity to property owners, and shall abstain from offering recommendations outside of advertised meetings of the Commission prior to the Commission's decision on any application(s) for a certificate of appropriateness for proposed work on the property.
- O. Take steps during the period of postponement of demolition of any historic property to ascertain what the City Council can or may do to preserve such properties, including consultation with private civic groups, interested private citizens and other public boards or agencies, including investigation of potential acquisition by the city when the preservation of a given historic property is clearly in the interest of the general welfare of the community, and such property is of certain historic, architectural and archaeological significance.
- P. Assist city staff in obtaining the services of private consultants to aid in carrying out programs of research or analysis.
- Q. Enter, solely in performance of its official duties and only at reasonable times, upon private lands for examination or survey thereof, provided that no member, employee or agent of the Commission may enter any private building or structure without the express consent of the owner or occupant thereof.
- R. Exercise such other powers and perform such other duties as are required elsewhere by this section, the General Statutes of North Carolina or by the City of Lenoir.

1702 Inventory - The Commission shall use as a guide to identification, assessment, and designation of historic landmarks and districts an inventory of buildings, structures, sites, areas, or objects which are of historic, prehistoric, architectural, archaeological, and/or cultural significance. The Commission shall take steps as necessary to ensure that the inventory reflects information current to within twenty (20) years.

1703 Historic Landmarks

1703.1 Adoption of Ordinance of Designation

- A. The Lenoir City Council may adopt and, from time to time, amend or repeal an ordinance designating one or more historic landmarks. The ordinance must include the following information:
 - 1. The name or names of the owner or owners of the property;
 - 2. Description of each property designated by the ordinance, including the address, if applicable, the physical configuration and orientation of the property so designated;
 - 3. Describe those elements of the property which are integral to its historic, architectural, archaeological, and/or cultural significance;
 - 4. Provide for each designated historic landmark a suitable sign or plaque indicating that the landmark has been so designated; and

PART II - CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE XVII. HISTORIC PRESERVATION

5. Any other information deemed necessary, within the authority of this ordinance and the general statutes, as determined by the local governing body.
- B. The landmark designation process may be initiated by either the Commission or at the request of a property owner. No ordinance to designate any building, structure, site, area, or object shall be adopted or amended until all of the requirements of this ordinance and its subsections have been satisfied.
- 1703.2 Criteria of Designation - To be designated as a historic landmark, a property, building, site, area, or object shall be found by the Commission to possess special significance in terms of its history, prehistory, architecture, archaeology, and/or cultural importance, and to retain the integrity of its design, setting, workmanship, materials, feeling, and/or association.
- 1703.3 Procedure for Designation
- A. The Commission shall make, or cause to be made, an investigation and designation report that includes:
1. The name of the property to be designated, including both common and historic names if they can be determined;
 2. The name(s) and address(es) of the current owner(s);
 3. The location of the property for which designation is proposed, including the street address and Caldwell County tax map parcel number or parcel identification number;
 4. The dates of original construction and of all later additions or alternations, as applicable;
 5. An assessment of the significance of the building or site as prescribed by this ordinance;
 6. An architectural or archaeological description of the area of the site or structure, including descriptions of all outbuildings and appurtenant features, for which designation is proposed;
 7. A historical discussion of the site or structure within its type, period, and locality;
 8. A photograph showing, to the fullest extent possible, the overall disposition of the property; one photograph of each façade or elevation and supplementary photographs as necessary to illustrate architectural details or ornamentation, siting, scale, proportion, and relationship of features or buildings, structures, or objects to each other; and
 9. A map showing the location of the property, including all outbuildings and appurtenant features.
- B. Pursuant to G.S. 160D-946(3), as amended, the designation report shall be submitted to the North Carolina Department of Cultural Resources, Division of Archives and History, or its successor agency, which, acting through the State Historic Preservation Officer, shall review it and provide written comments and recommendations to the Commission regarding the substance and effect of the proposed designation. Failure of the Department to respond within thirty (30) days following its receipt of the report shall constitute approval of the report by the Department and relieve the City of Lenoir of all responsibility to consider the Department's comments or recommendations concerning the report.
- C. At the expiration of the 30-day review period, the Commission shall hold a public hearing to consider the proposed landmark designation, and shall consider the report and any comments or

PART II - CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE XVII. HISTORIC PRESERVATION

recommendations from the State Historic Preservation Officer, and shall accept it, amend it, reject it, or defer a decisions until completion of a period of further study, not to exceed 60 days. The Commission shall forward to the Lenoir City Council a copy of the report, copies of written comments received from the Department of Cultural Resources, and a recommendation either to approve or disapprove designation of the property, stating in its recommendation the extent to which the property meets the criteria for designation as set forth in this ordinance. A recommendation for disapproval shall not necessarily prevent any future consideration of a property for designation as a historic landmark.

- D. The Lenoir City Council shall hold a public hearing to consider the proposed ordinance. Reasonable notice of the time and place thereof shall be given. Following the public hearing, the Lenoir City Council shall consider the Commission's designation report, its recommendation(s), the Department of Cultural Resources' recommendation(s), and comments made at the public hearing, and shall adopt the ordinance as proposed, adopt the ordinance with amendments, or reject the ordinance.
- E. Upon adoption of the ordinance, the Planning Department staff shall, within 30 days of adoption:
 - 1. Send the owner(s) of the landmark(s) written notice of such designation, explaining the substance of the Commission's decision, via certified mail with a return receipt requested;
 - 2. File one copy of the ordinance, and any subsequent amendments thereto, in the office of the Register of Deeds of Caldwell County, which office shall index each historic landmark according to the name of the owner in the grantee and grantor indexes.
 - 3. File a second copy of the ordinance, and any subsequent amendments thereto, in the office of the City Clerk, where it shall be made available for public inspection at any reasonable time,
 - 4. Provide a third copy to the Caldwell County building inspector.
 - 5. Notify the tax assessor of County name of the landmark designation.
- F. In disapproving a designation report, a copy of the minutes of the meeting at which such decision to deny was made shall be mailed to the owner of the property proposed for designation, together with a letter explaining the substance of the City's decision.

(Ord. of 1-19-2021, § 8)

1704 Historic Districts

1704.1 Adoption of Ordinance of Designation - The Lenoir City Council may adopt and, from time to time, amend or repeal an ordinance designating a historic district. The ordinance shall include information that describes the physical area proposed for designation, its boundaries, and general historic, architectural, archaeological, and/or cultural significance. The district designation process may be initiated by either the Commission or at the request of any number of property owners. No ordinance to designate a district shall be adopted or amended until all of the requirements of this ordinance and its subsections have been satisfied.

1704.2 Criteria for Designation - To be designated as a historic district, an area shall be found by the Commission to possess special significance in terms of its history, prehistory, architecture, archaeology, and/or cultural importance, and to retain the integrity of its design, setting, workmanship, materials, feeling, and/or association.

PART II - CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE XVII. HISTORIC PRESERVATION

1704.3 Procedure for Designation

- A. The Commission shall make, or cause to be made, an investigation and designation report which includes:
 - 1. An assessment of the significance of the buildings, sites, structures, features, objects, or environs to be included in a proposed district and a description of its boundaries; and
 - 2. A map clearly indicating the boundaries of the district and the properties, showing their County name tax map parcel numbers, contained therein.
- B. A district designation report must be submitted to the North Carolina Department of Cultural Resources, Division of Archives and History, or its successor agency, which, acting through the State Historic Preservation Officer, shall review it and provide written comments and recommendations to the local governing body regarding the substance and effect of the proposed designation. Failure of the Department to respond within 30 days following its receipt of the report shall constitute approval of the report by the Department relieve the City of Lenoir of all responsibility to consider the Department's comments or recommendations concerning the report.
- C. At the expiration of the thirty (30) day review period, the Commission shall consider the report and any comments or recommendations from the State Historic Preservation Officer, and shall accept it, amend it, reject it, or defer a decision until completion of a period of further study, not to exceed 60 days. The Commission shall also review the report acting in their capacity as the Planning Board, following the procedure for zoning map amendments in Article XIV of the Lenoir Zoning Ordinance. The Commission shall forward to the Lenoir City Council a copy of the report, copies of written comments received from the Department of Cultural Resources, and a recommendation either to approve or disapprove designation of the district, stating in its recommendation the extent to which the proposed area meets the criteria for designation as set forth in this ordinance. A recommendation for approval shall be accompanied by a proposed ordinance of designation. A recommendation for disapproval shall not necessarily prevent any future consideration of an area for designation as a historic district.
- D. Upon receipt of a recommendation and designation report from the Commission, the Lenoir City Council shall proceed in the same manner as it would for a zoning map amendment in Article XIV of the Lenoir Zoning Ordinance.

1704.4 Revisions to Districts - Changes in the boundaries of an adopted district subsequent to its initial establishment shall be effected as allowed by Sections 1703.1 and 1703.2 of this ordinance and as prescribed in Section 1703.3.

1705 Certificates of Appropriateness

1705.1 Certificate of Appropriateness Required

- A. From and after the designation of a historic landmark or district, no construction, alteration, reparation, rehabilitation, relocation, or demolition of any building, structure, site, area, or object shall be performed upon such landmark or within such district until a Certificate of Appropriateness (or "Certificate") has been granted by the Historic Preservation Commission. A Certificate shall be required for any and all exterior work, including masonry walls, fences, light fixtures, steps and pavement, any other appurtenant features, any above ground utility structures, and any type of outdoor advertising sign.

PART II - CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE XVII. HISTORIC PRESERVATION

- B. A Certificate shall be required in order to obtain a building permit, or any other permit granted for the purposes of constructing, altering, moving, or demolishing structures, and shall be required whether or not a building permit or other permit is required. Any building permit or other permit not issued in conformity with this Section shall be invalid.
 - C. For the purposes of this Article, "exterior features" shall include architectural style, general design, general arrangement, kind and texture of material, size and scale, and type and style of all windows, doors, light fixtures, signs, any other appurtenant features, historic signs, historic advertising, color, landscape, and archaeological or natural features.
 - D. A Certificate shall be required for specific interior features of architectural, artistic, or historic significance in publicly owned landmarks and in privately owned landmarks for which consent to review has been given in writing by the owner. Such consent shall be filed in the Caldwell County Register of Deeds and indexed according to the name of the property owner in the grantee and grantor indexes and shall bind future owners and/or successors in title. The ordinance establishing historic designation of the property shall specify the interior features subject to review and the specific nature of the Commission's jurisdiction over those features.
 - E. In approving a Certificate, the Commission may attach reasonable conditions necessary to the proper execution of this ordinance.
 - F. Commission staff may issue a Certificate for minor works as defined in the Commission's Rules of Procedure. Minor works shall include the ordinary maintenance or repair of any exterior feature of a historic landmark or property located within a historic district, provided such maintenance or repair does not involve a change in design, material, or appearance thereof.
 - G. No application for a minor works Certificate shall be denied without deliberation by the Commission.
 - H. Under this section, the Commission shall institute action, through the Lenoir Planning Department, to prevent, restrain, correct, or otherwise abate the construction, reconstruction, alteration, restoration, relocation, or demolition of buildings, structures, appurtenant features, or any other features which would be incongruous with the special character of the landmark or district or violate the provisions of this Section.
- 1705.2 Review Standards. Prior to the designation of any historic landmark or district, the Commission shall prepare and adopt standards not inconsistent with G.S. Chapter 160D, Article 9, Part 4 for constructing, altering, restoring, rehabilitating, relocating, removing, or demolishing of property designated as historic, which guidelines shall ensure, insofar as possible, that changes in designated landmarks or properties located within designated districts shall be in harmony with the reasons for designation.
- 1705.3 Certain Changes not Prohibited. Nothing in this ordinance shall be construed to prevent:
- A. the ordinary maintenance or repair of any exterior feature of a historic landmark or property located within a historic district, provided such maintenance or repair does not involve a change in design, material, or appearance thereof;
 - B. the construction, alteration, relocation, or demolition of any such feature, building, or structure when Caldwell County Building Inspector certifies to the Commission that such action is necessary to the public health or safety because of an unsafe or dangerous condition;

PART II - CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE XVII. HISTORIC PRESERVATION

- C. a property owner from making of his property any use not otherwise prohibited by statute, ordinance, or regulation; or
 - D. the maintenance of, or, in the event of an emergency, the immediate restoration of any existing above ground utility structure without approval by the Commission.
- 1705.4 Delay of Demolition
- A. Except as provided below, a Certificate authorizing the demolition of a designated historic landmark or property located within a designated historic district may not be denied. However, the Commission may delay the effective date of such a Certificate for a period of up to 365 calendar days from the date of approval. The Commission may reduce the period of delay where it finds that the owner would suffer extreme hardship or be deprived permanently of all beneficial use of such property as a result of the delay. During the delay period, the Commission shall negotiate with the property owner and with any other party in an effort to find a means of preserving the property as provided in Section 1701.4.
 - B. The Commission may deny an application for a Certificate authorizing the demolition or destruction of any designated landmark, or of any property, building, site, object, area, or structure located within a designated district, which the State Historic Preservation Office has determined to be of Statewide Significance, as defined by the criteria of the National Register of Historic Places, unless the Commission finds that the owner would suffer extreme hardship or be deprived permanently of all beneficial use of the property as a result of the denial.
 - C. In the event that the Commission has voted to recommend designation of a property as a landmark, or of an area as a district, and such designation has not yet been made by the Lenoir City Council, the demolition of any building, site, object, area, or structure located on the property of the proposed landmark or within the proposed district may be delayed by the Commission up to 180 calendar days or until the Lenoir City Council takes final action on the proposed designation, whichever occurs first. Should the Lenoir City Council approve the designation prior to the expiration of the 180 day delay period, an application for a Certificate of Appropriateness authorizing demolition must then be filed; however, the maximum delay period of 365 days shall be reduced by the number of days elapsed during the 180 day delay while designation was pending.
- 1705.5 Demolition through Neglect. Failure of an owner to regularly, consistently, and fully maintain a designated landmark or any property located within a designated district shall constitute demolition, through neglect, without a valid Certificate of Appropriateness and a violation of this ordinance. The Commission shall institute action, through the Planning Department code enforcement staff, to prevent, restrain, correct, or otherwise abate such demolition, provided such action includes appropriate safeguards to protect property owners from undue economic hardship.
- 1705.6 Applications and Required Procedures
- A. An application for a Certificate shall be obtained from the Lenoir Planning Department. Applications shall be completed in form and in content and filed with the staff at least 20 business days prior to the next regularly scheduled Commission meeting. Late applications shall be deferred until the following regularly scheduled meeting.
 - B. The Commission shall have, as detailed in its Rules of Procedure, broad powers to require the submittal, with the application, of pertinent information sufficient to determine an application.

PART II - CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE XVII. HISTORIC PRESERVATION

- C. Incomplete applications shall not be accepted.
- D. Before considering an application for a Certificate, the Commission shall provide notice of the evidentiary hearing as required under Sec. 1310 of this ordinance.
- E. When considering an application for a Certificate, the Commission shall hold an evidentiary hearing consistent with the procedures established for all quasi-judicial decisions by Article XII, Division 3 of this ordinance.
- F. When considering the application, the Commission shall apply the review standards required by Section 1705.2 and shall, in approving, approving with conditions, disapproving, or deferring an application, make findings of fact, indicating the extent to which the application is or is not in compliance with review criteria, and shall cause these findings of facts to be entered into the minutes of its meetings. The minutes shall also contain a summary of any citation to evidence, testimony, studies, or other authority upon which the Commission based its decision.
- G. The Commission shall have ninety (90) calendar days following submittal of a complete application within which to act. Failure by the Commission to take final action within such period shall constitute approval of the application as submitted. This period may be extended by mutual agreement between the Commission and the applicant.
- H. A Certificate shall be valid for 180 calendar days from date of issuance, or, in the case of a Certificate for demolition, from the effective date. If the authorized work has not commenced within that period, or has been discontinued for more than 365 calendar days from the date of issuance, such Certificate shall immediately expire and the applicant shall be required to reapply.
- I. If the Commission denies a Certificate, a new application affecting the same property may be submitted, provided a substantial change is proposed in the plans.

All decisions of the commission in granting or denying a certificate of appropriateness may be appealed to the Superior Court in the nature of certiorari. Appeals must be filed with the Lenoir City Clerk within 30 days of the receipt of written notice of the decision. To the extent applicable, the provisions of G.S. 160D-1402 apply to appeals in the nature of certiorari to the city council.

- J. A Certificate shall be required for designated landmarks or buildings, structures, sites, areas, or objects within designated districts which are owned by the State of North Carolina or any of its agencies, political subdivisions, or instrumentalities, subject to the regulations of this ordinance and in accordance with North Carolina General Statute 160D-947(f).
- K. In the case of any building, structure, site, area, or object designated as a historic landmark or of any property located within a designated historic district being threatened with demolition, as the result of willful neglect or otherwise, material alteration, rehabilitation, or removal, except in compliance with this ordinance, the Commission, the local governing body, or any other party aggrieved by such action may institute any appropriate action or proceeding to prevent, restrain, correct, or otherwise abate such violation, or to prevent any illegal act or conduct with respect to such property.

1706 Conflict with Other Laws. Whenever the provisions of this ordinance are in conflict with any other statute, charter provision, ordinance, or regulation of the City of Lenoir, the more restrictive ordinance or regulation shall govern.

(Ord. of 2-19-2019, § 1; Ord. of 1-19-2021, § 8)

Permit Report

04/02/2026 - 04/30/2026

Permit Date	Description	Zoning	Parcel Address	Applicant Name	Main Status
4/6/2026	10 x 16 building	Lenoir: R-12	2545 OLD MORGANTON RD	Jerry Teague	Issued
4/7/2026	Install temporary banner	Lenoir: O-1	125 HOSPITAL AV	Kathy R. Hayworth Sign Systems, Inc.	Issued
4/7/2026	Banner with business name	Lenoir: B-2	304 VIRGINIA ST	Kassy Labo	Issued
4/8/2026	10' x 16' wood shed to be placed in rear of property.	Lenoir: R-15	1004 EDINGBURG CT	Sean Donnellan	Issued
4/9/2026	Construct a 24' x 24' Detached Garage/Accessory Building out of stick built materials. Possibly 20' Tall.	Lenoir: B-2	720 JASON PL	Jim Foulis	Issued
4/13/2026	12 x 40 RV cover made of wood using 6 x6 posts and metal roof. The ends would be open as well as most of the two long sides. This	Lenoir: R-15	1017 RANDOLPH CR	Kenneth Roberts	Issued

	would be in my back yard behind my house 15 feet off of the back property line not visible from front of house.				
4/15/2026	Sign approval.	Lenoir: B-2	1304 HIBRITEN DR	Philip Wright	Issued
4/16/2026	Temp feather banner	Lenoir: B-2	208 MORGANTON BV	Ricardo Leon Marias	Issued
4/17/2026	12 x 58 deck	Lenoir: R-15	965 SOMMERSET CT	David Moore	Issued
4/20/2026	Single Family Home	Lenoir: R-20	606 STONECROFT CT	Travis Propst	Issued
4/20/2026	Driveway	Lenoir: R-20	606 STONECROFT CT	Travis Propst	Issued
4/20/2026					
4/20/2026	Zoning Verification	Lenoir: R-6	926 MEADOWOOD DR	Rachel Goldberg	Issued
4/21/2026	Community Event 6ft Banner	Lenoir: B-2	141 WILKESBORO BV	Heather	Issued
4/22/2026	Deck/Patio	Lenoir: R-12	2504 CENTRAL DR	Heather Weaver	Open
4/22/2026	Deck/Patio	Lenoir: R-12	2504 CENTRAL DR	Heather Weaver	Open
4/22/2026	24x60 accessory building	Lenoir: R-12	134 HOOVER ST	Jack Bean	Issued
4/22/2026	Install plate letters on front entrance	Lenoir: O-I	125 HOSPITAL AV	Kathy R. Hayworth	Issued

	Install illuminated cabinet with digital print on wall			Sign Systems, Inc.	
4/23/2026	Zoning Verification	Lenoir: B-1	310 HARRINGTON ST	Valeria Marquez	Issued
4/27/2026	Installation of commercial sign	Lenoir: I-2	1540 MORGANTON BV	Everette Logan	
4/28/2026	24 x 50 outdoor shed	Lenoir: B-2, Lenoir: S-2	1002 NORTH MAIN ST	James Wilfong	Issued
4/28/2026	24 x 50 outdoor shed	Lenoir: B-2, Lenoir: S-2	1002 NORTH MAIN ST	James Wilfong	Issued
4/28/2026	Construction of a flood-protection wall around the perimeter of the substation and removal of wooded area between the stream bank and the substation wall.	Lenoir: R-6	1212 NORTH MAIN ST	Claudia Prado	
4/29/2026	1400sq ft Barndominium			Max David Martin	Open
4/30/2026	new build	Lenoir: R-12	408 HUNTINGTON WOODS ST	eric souare	Open
4/30/2026	new build	Lenoir: R-12	410 HUNTINGTON WOODS ST	eric souare	Open
4/30/2026	SFR	Lenoir: R-12	412 HUNTINGTON WOODS ST	eric souare	Open

04/30/2026