



Meeting Information

Location

City /County Meeting Room
905 West Avenue
Lenoir, NW 28645

Time

5:30 p.m.

Board Members

Lucy McCarl, Chairperson

Jeff Church, Vice-Chair

Curtis Baker

James Bradshaw

Sharon Bryant

Kent Greer

Marta Lazo

Mac Martin

Kaye Reynolds

Tim Scobie

Lenoir Planning Board

Agenda • September 27, 2021

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 voluntarily 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. We anticipate the recommendations of today's meeting will be presented at the City Council meeting on October 19, 2021 for approval of recommended actions.

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

- Determination of a Quorum
- Call to Order
- Consideration of May 24, 2021 Minutes
- Introductions of new Board Members

NEW BUSINESS

1. R #1-21 Vacant lots NCPIN 2749246843; NCPIN 2749248970

Applicant: Mitchell & Lisa Hamby

Owner: Brent Jensen

Location: Vacant lots at the 100 block of Creekway Dr.
NCPIN 2749246843; NCPIN 2749248970

Zoning map amendment to change the zoning from R-9 (Mixed Density Residential) to I-1 (Light Industrial).

Recommended Action: Approval of the request, based on the consistency statement in the staff report, and call for a public hearing at City Council on October 19, 2021.

Note: This project is subject to the regulations of the City's Flood Damage Prevention ordinance. Staff will provide a brief overview of these development standards for the Board prior to presenting the information on this case.

OLD BUSINESS

1. CZ #6-21 229 Pennton Ave NW

Applicant: Cyrus Mashhoodi

Owner: Johnathan Borders

Location: 229 Pennton Ave NW

The applicant is requesting a Conditional Zoning District for the property to accommodate 3 zero-lot line houses. The base zoning district for this request is B-6.

No action required. Applicant has withdrawn the request.

OTHER BUSINESS

1. Update on zoning permits issued.

ADJOURNMENT

**MINUTES
PLANNING BOARD MEETING
May 24, 2021
5:30 P.M.**

LOCATION:
City /County Meeting Room
905 West Avenue

MEMBERS PRESENT:
James Bradshaw, Sharon Bryant, Kent Greer, Marta Lazo, Lucy McCarl, Kaye Reynolds, Tim Scobie

MEMBERS ABSENT: Jeff Church, Mac Martin

STAFF PRESENT:
Jenny Wheelock, Hannah Williams, Lauren Hartley

Chairperson McCarl called the meeting to order.

MINUTES:
Board Member Bryant moved approval of the meeting minutes of April 26, 2021. Board Member Reynolds seconded the motion, which was voted upon and passed by unanimous vote.

NEW BUSINESS:

1. CZ #6-21 229 Pennton Ave NW

Applicant: Cyrus Mashhoodi
Owner: Johnathan Borders
Location: 229 Pennton Ave NW

The applicant is requesting a Conditional Zoning District for the property to accommodate 3 zero-lot line houses. The base zoning district for this request is B-6.

Recommended Action: *Approval of the request, based on the consistency statement in the staff report, and call for a public hearing at City Council on June 15, 2021.*

This item was presented by Hannah Williams. Using the staff report and PowerPoint presentation, Ms. Williams presented the proposed project, staff's conditions and recommendations, and responded to the board questions.

Ms. Williams stated the applicant is requesting a Conditional Zoning district for 229 Pennton Ave NW, zoned B-6 (transitional business). This request is to accommodate 3 zero-lot line houses. The applicant is unable to meet the side setbacks of 10ft as shown in the proposed site plan.

Chairperson McCarl questioned the floodway/floodplain and the location of the house on the property. Ms. McCarl stated it is a concern for the potential owners because of the inaccuracy of the survey and floodway.

Jenny Wheelock, Planning Director stated before this item is approved it will need to go before City Council, a minor subdivision plat would need to be approved by staff and recorded with the Register of Deeds, and each home would need zoning and floodplain permits. Through that process, all development must be elevated or be out of flood prone areas.

The board asked the applicant for an additional site plan of the survey showing the FEMA special flood hazard areas marked as well as the potential building envelope with setbacks.

Sylvia and Paul Myers, property owners of 223 Pennton Ave NW stated their concern about the floodway and are skeptical about having 3 houses on such a small lot.

Sharon Harmon, Executive Director of Caldwell County Yokefellow at 202 Harper Ave NW stated that Lenoir needs quality housing and supports the creation of new homes if flooding concerns can be managed. Ms. Harmon stated she supports any decision the Planning Board and City Council makes on this item.

Discussion ensued, related to the proposed site plan and the actual encroachment into the floodplain.

Board Member Scobie moved to table the Conditional Zoning request until the June 28, 2021 Planning Board meeting. Board Member Greer seconded the motion, which was voted upon and passed unanimously.

2. ZOA # 1-21 Streets and Subdivision Ordinance

Applicant: City of Lenoir
Owner: N/A

The City is proposing amending the Streets and Subdivision Ordinance of the Lenoir Zoning Code.

Recommended Action: *Approval of the request, and call for a public hearing at City Council on June 1, 2021.*

Jenny Wheelock, Planning Director gave a PowerPoint presentation on the Streets and Subdivision Ordinance amendments.

Ms. Wheelock stated the major change in this ordinance is the type of approval, which is quasi-judicial. This ordinance would change the process for minor subdivisions.

Board Member Bryant made a motion to approve the new code as presented, based on the consistency statement and call for a Public Hearing for City Council to consider the request on June 1, 2021. Board Member Reynolds seconded the motion, which was voted upon and passed unanimously.

OTHER BUSINESS

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

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the Planning Board meeting at 6:55 p.m.

Lucy McCarl
Chairperson

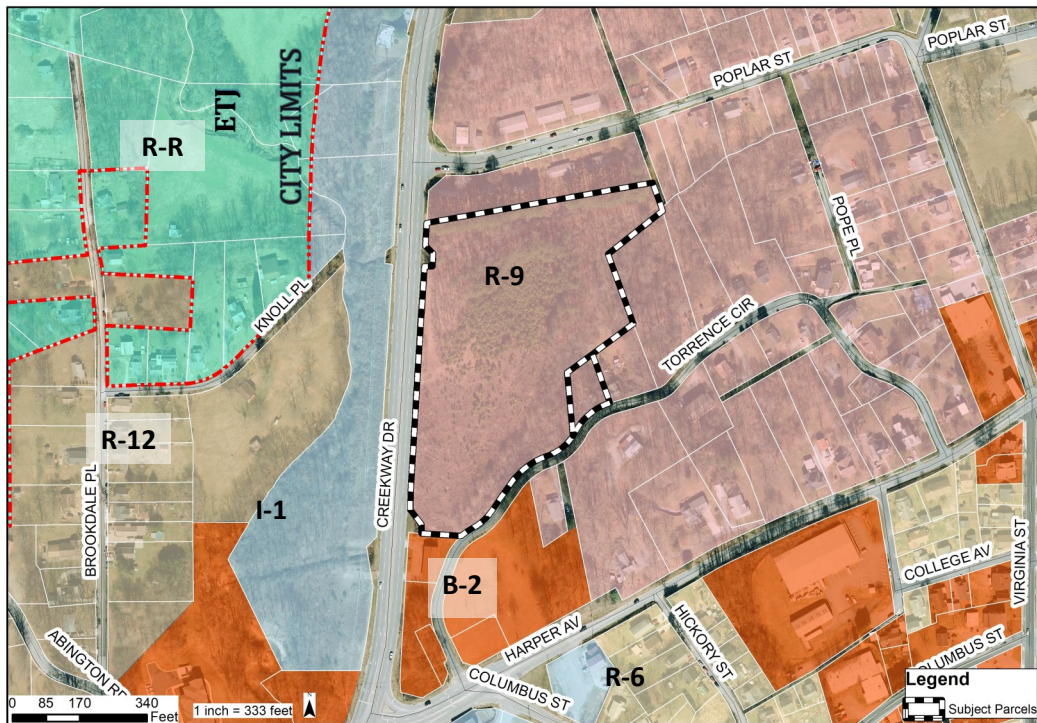
Jenny Wheelock
Planning Director



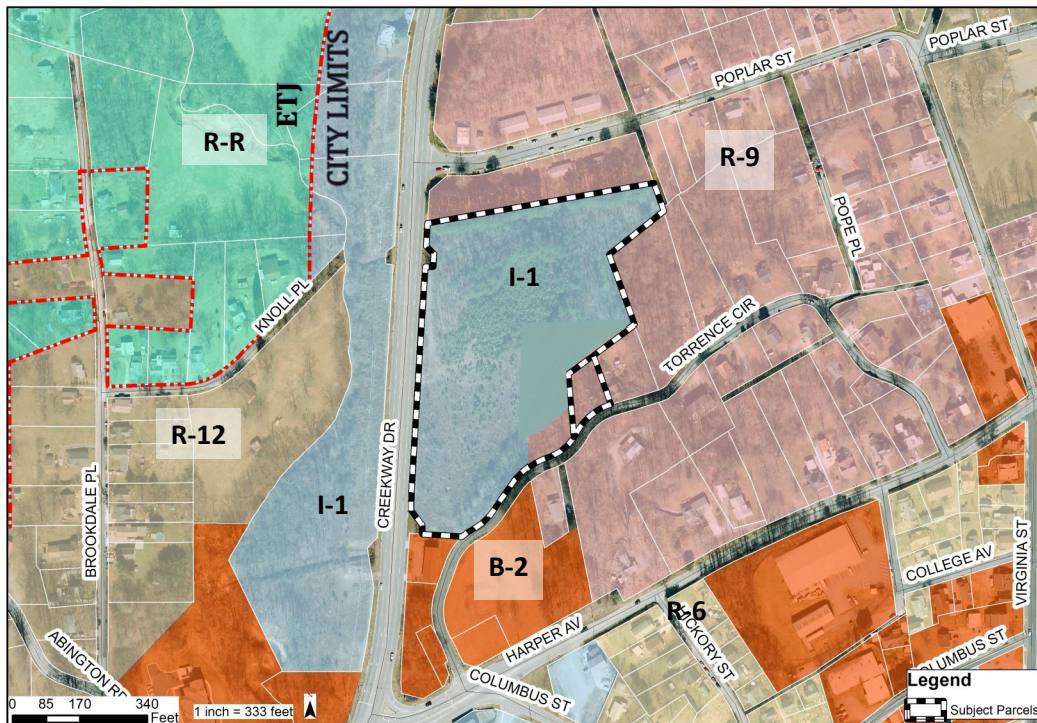
City Council (Public Hearing): Anticipated to be scheduled for October 19, 2021.

EXISTING AND PROPOSED ZONING MAPS

Existing Zoning: R-9



Proposed Zoning (Staff Recommendation): I-1 and R-9

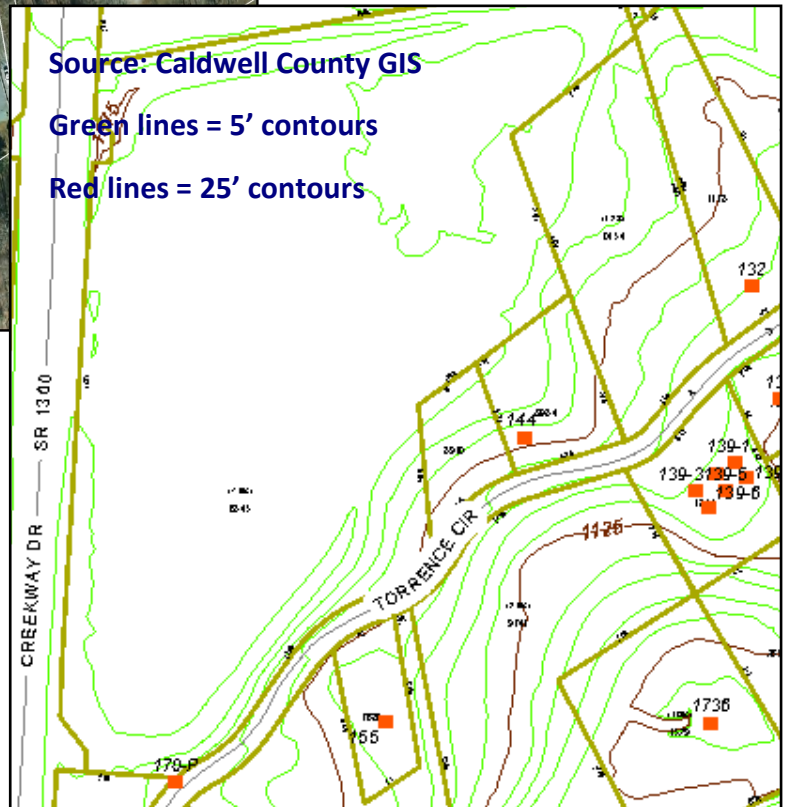


Staff recommends that the separate .27-acre lot on Torrence Circle (NC PIN 2749248970) remain zoned R-9, along with an area 50 ft. in width measured from the centerline of Torrence Circle and extending from the southeast corner of the larger parcel to end perpendicular to the R-9 zoning boundary on the south side of road.

AREA MAP



FLOODPLAIN MAP/CONTOUR MAP



BACKGROUND AND STAFF ANALYSIS

Zoning Map Amendments

The City of Lenoir Zoning Ordinance establishes an official zoning map/atlas for the City of Lenoir. The zoning map may be amended from time to time by the City Council when public necessity, convenience, general welfare, or good zoning practice justifies the amendment. The zoning map cannot be changed until the Planning Board reviews the request and makes a report to City Council on the proposed change and the City Council holds a public hearing to consider the request.

Reason for Request

The applicants are seeking to purchase this property to use for intensive retailing as a mulch yard. Lisa and Mitchell Hamby run Boulevard Mulch and Stone, currently at Morganton Boulevard. The applicants have indicated they intend to relocate their business to this site. All development standards including floodplain restrictions will be applied to future improvements on the site should the rezoning be approved.

Intent of the Zoning Districts

The R - 9 (Mixed Residential District) is intended to establish and preserve areas of land within the city for medium density single-family residences, doublewide manufactured homes, duplexes, townhomes, low-rise garden apartments, and other compatible land uses, with higher density multi-family apartments allowed as special uses. Any uses which would adversely affect or interfere with the residential character and development of these areas are excluded.

I - 1 (Light Industrial) District is established to provide regulations for the development of areas generally devoted to light manufacturing, processing and assembly uses, warehousing, retail storage and other compatible uses that are limited in noise, obnoxious odors, with little to no adverse effects on adjacent areas. Some mixture of retail, wholesale, and industrial development may occur in this district, but residential uses are prohibited.

Subject and Surrounding Properties

There are two undeveloped parcels that make up the subject property: one large 7.8 acre tract and one small quarter acre lot, listed for sale as one property. The main tract is mostly located in the floodplain, and has its primary frontage on Creekway Drive (~790 linear feet). The tract also has frontage to the rear along Torrence Circle (essentially, it's a very large "through lot"). The separate quarter acre lot appears to have been platted at the same time as other residential lots along Torrence Circle, although the lot is not very buildable given its size and topography (it slopes steeply down from the road).

Torrence Circle is a residential street with many historic homes. It was identified by historic preservation consultants as an example of the rural character found in parts of Lenoir, even as manufacturing flourished. From the 2018 Lenoir Comprehensive Architectural Survey Report:



Figure 20: John C. McMillan House at 132 Torrence Circle (CW0783)

...some parts of Lenoir remained rural in character and sustained small farms well into the twentieth century. Torrence Circle (formerly Gilman Street) follows a meandering semicircular route that was likely shaped by the natural topography of the area. One of the earliest houses on the street, dating to 1911, is located at 132 Torrence Circle (CW0783). (Figure 20) John C. McMillan, a farmer, built the house and occupied it for over four decades. It is a one-story, frame dwelling with a gable-front-and-wing plan under a cross-gable roof. As typical of this vernacular house form, which was used frequently in Lenoir, there is a shed-roof porch located within the L made by the two wings. Another example of the form can be found just down the block at 118 Torrence Circle (CW0780).

STAFF ANALYSIS CONTINUED

Lenoir Housing Authority has a low-density duplex-style apartment complex immediately to the north of the subject property, with 16 units distributed along both sides of Poplar Street. To the east, the property borders the vegetated low-lying rear yards of residential homes on Poplar St., Virginia St., and Torrence Circle (including the John C. McMillan house pictured on the previous page).

The properties to the west and south of the subject property have a mixture of light industrial and general business zoning. Blair's Fork creek runs along the west side of Creekway Drive, opposite the subject property, and then crosses under the road and continues south — much of this acreage is undeveloped floodplain areas. The development immediately around the intersection of Harper Avenue is a mix of commercial and residential, with some vacant areas around Torrence Circle still used for residential gardens/urban farming uses. Generally, this corridor is a somewhat haphazard mixture of single family homes, churches, and smaller industrial uses, like tow lots and mechanic's garages. To the south and east, historic mill homes are interspersed with historic industrial sites, many of which are identified as brownfields. The rail line that once served these uses has been discontinued, and is now a multi-use greenway trail designated as a part of the National Historic Overmountain Victory Trail. This area is seeing renewed interest and investment as a result of the Fairfield South vision plan, and resulting mill apartment project at Blue Bell, currently under construction, which will add 46 market-rate apartments by the end of the year.

Zoning Analysis

This site has been on the market for many years. Given its location and surroundings, development scenarios under light industrial, general business, and medium density residential categories have all been considered by staff and discussed with the current owner. There are many things that hinder the developability of the site. The floodplain adds additional risk, expense, and restrictions to the development process. The site doesn't meet the locational criteria for a low income housing tax credit project, and while in many ways market rate apartments would be an ideal use here, the lack of comps continues to hinder efforts to attract market-rate apartment developers to Lenoir. Realistically, Lenoir needs a few successful market rate projects to demonstrate the feasibility of these projects before we see sites like this considered.

Both light industrial and general business zoning classifications could be supported here, based on the zoning map alone. However, both districts introduce "by right" uses that can have negative impacts on residential areas. Since the residential areas immediately surrounding this site are home to many lower income families, we should be particularly aware of the impacts of any zoning decision that would negatively impact historically disenfranchised communities. Additionally, the transitions between unlike zoning districts should happen at mid-block, not at the street. When the rear of a commercial or industrial property backs up the rear of residential properties, vegetative buffers are extremely effective at minimizing or eliminating conflicts between incompatible uses. When one side of the street is residential, and the opposite side of the street is zoned differently, buffering becomes more difficult. The generating land use is required to install the bufferyard, but residential lots often retain undisturbed natural areas towards the rear, augmenting the required buffer. When the generating land use is the across-the-street neighbor, its an entirely different challenge.

Staff supports the proposed use of the property as a mulch yard, because it's extremely low intensity from a development perspective. The use can be established with very little actual construction. It's an ideal way to make productive use of a property that might in the future have a higher and better use, but is hampered by current market conditions. Increased investment around the Rail Trail might increase interest in this site for residential uses, and development as a mulch yard doesn't preclude future residential projects should an attractive offer be made on the land. At the same, it's an appropriate long-term use of a floodplain, avoids the need for fill dirt, and with proper buffering in place, doesn't present harmful impacts to surrounding properties. Bufferyards will be required along the north, east, and south, and these areas all have well-established old growth trees and vegetation. To the north and east, these bufferyards follow the "ideal" zoning pattern, as they provide additional buffers to the backyards of residences.

Along Torrence Circle, staff is recommending a somewhat unique zoning solution to protect the street edge and memorialize the intent of the City to preserve and protect established residential areas from non-residential encroachment. This approach essen-

tially allows the City to impose a wider buffer standard than typical of the I-1 district, without using Conditional Zoning. From a practical standpoint, the Torrence Circle frontage slopes steeply down from the road and the areas proposed to remain R-9 are the least developable areas of the property (despite being the only areas not in the floodplain). Staff proposes that a strip of R-9 zoning remain on the north side for the extent of the R-9 zoning to the south, and that the quarter-acre lot be excluded from the request (see proposed zoning map, page 2). Using the centerline of Torrence Circle as a reference point, staff recommends a 50 ft. wide R-9 buffer — since Torrence Circle right of way is 30 ft. wide, this results in the first 35 ft. of the subject property being “off limits” to any non-residential development. The front yard setback in R-9 is 35 ft., and in this way the street edge should remain protected. Any use of the Torrence Circle frontage would be limited to the western edge, where the zoning shifts to non-residential on both sides of the street (it’s worth noting that Torrence Circle is a one-way street, with only westbound traffic).

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 subject property is mis-identified as “existing high residential density” on the future land use map of the Comprehensive Plan and no future land use is proposed. The Comprehensive Plan encourages “industrial development in appropriate areas with adequate infrastructure and access to major highways.” The Comprehensive Plan also calls on the City to “protect...neighborhoods of historic or architectural significance” and to “protect the distinctive residential character of Lenoir’s neighborhoods from the encroachment of inappropriate non-residential development.” The property’s Creekway Drive frontage and the existing industrial zoning along the Creekway corridor support this location as an appropriate area for industrial development. By retaining the Torrence Circle frontage that abuts existing residential uses as R-9, the proposal also satisfies the plan’s special consideration of historic established neighborhoods.

Note: the Harper Avenue/Creekway Drive intersection is identified as a “gateway” to the Downtown within the Comprehensive Plan, but the plan doesn’t contain specific implementation policies or identify a Future Land Use for this area that would guide us in re-zoning decisions. In our plan updates, we should consider establishing Future Land Use designations in this area that support appropriate development for a gateway, while protecting existing property rights.

STAFF RECOMMENDATION AND CONSISTENCY STATEMENT

Staff recommends that the Planning Board recommend approval of the request, as modified by staff, based on the following draft consistency statement, and call for a Public Hearing for City Council to consider the request on October 19, 2021:

The proposed zoning map amendment is consistent with the adopted Comprehensive Plan because it facilitates the expansion of an industrial business in the appropriate area, consistent with the policy concepts found in the plan, while preserving a buffer area along the site’s residential secondary frontage. The proposed amendment is reasonable and in the public interest because it supports an existing small business while protecting an established medium-density residential neighborhood.

PLANNING BOARD RECOMMENDATION

Comparison of Zoning Districts

	R-9	I-1
Development Standards	Min Lot Size— 9,000 ft ² Setbacks Front: 35' Side Yard: 10' Abutting side Street: 25' Minimum Rear Yard: 25'	Min Lot Size - 10,000 ft ² Setbacks Front: 25' Side Yard: 0' Abutting side Street: 25' Minimum Rear Yard: 25' abutting residential, 0' otherwise
Summary of Permitted Uses	Accessory Cottage or Apartment Attached Dwellings Bungalow Court Dwelling, Single/Two-Family/Group Doublewide manufactured home Garden Apartments **For conditional uses see Section 600, Table A in Lenoir Zoning Ordinance**	Accessory Cottage or Apartment Adult Business/Adult Gaming Establishment Day Care Centers Kennels Hospitals Eating and Drinking (with or w/o drive through) Flea Markets Green Houses Manufacturing & Processing (Artisan & Light) Office/Clinics Public Service Facility Personal Storage Indoor Recreation Retail (Light & Intensive) Services (Automotive, Major Vehicle, Business & Personal) Indoor Shooting Range Studios and Specialty Schools Veterinarians Warehousing

Comparison of Allowable Uses

Sec. 600 of the Lenoir Zoning Ordinance establishes a chart of permitted and conditional uses for each zoning district. The R-9 zoning district allows for medium density single-family residences, doublewide manufactured homes, duplexes, townhomes, low-rise garden apartments, and other compatible land uses. The I-1 zoning district allows for many nonresidential uses, such as light manufacturing and commercial businesses.

Other Applicable Ordinances

Zoning development standards, driveway access, floodplain development, and Phase 2 stormwater restrictions are all administrative ordinances that govern this use.

Whenever an industrial use abuts a residential zone to the side or rear property line, a fifteen-foot (15 ft) wide buffer must be maintained, per standards in Sec. 712.4 of the Lenoir Zoning Ordinance. If the mature natural buffer is compromised in anyway, it must be planted back with screening trees and shrubs. The buffer is required to be on the more intense land use, which is the industrial district in this case. Parking ratios, building height, and signage of the proposed development will also need zoning review before permitting.

Floodplain Considerations

Generally, the floodplain regulations are aimed minimizing the loss of life and/or damage to property caused by a flood event — the maps are established for purposes of determining flood insurance rates. Floodplain regulations do not address water quality or stormwater run-off (those rules are found in the stormwater ordinance). There are three different flood zones established within the City of Lenoir: the AE-FW zone (the 100-year floodway, indicating the areas where high velocity flooding occurs and encroachment is prohibited), the AE zone (the 100-year floodplain outside of the high velocity floodway area), and the X zone (500-year, with no restrictions). Within the AE zone, which is found on most of the site, development is allowed — including fill. However, all development must be elevated, or floodproofed, and some types of development are prohibited, like manufactured homes and unsecured storage buildings.

SUBJECT PROPERTY: CREEKWAY DR & TORRENCE CIR



Facing property from Creekway Drive (looking east)



Mature buffer on subject property, backing up to apartments on Poplar St (looking southeast)



Frontage on Torrence Circle to the left (looking west)
(proposed to remain R-g to protect from encroachment)



View of Property from commercial building immediately south of subject site (looking north)

Permit Report

05/14/2021 - 09/15/2021

Permit #	Permit Date	Permit Type	Applicant Name	Issued Date	Description	Parcel Address
Group: Accessory/Addition						
2021119	9/7/2021	Accessory/Addition	Monte Smith	9/7/2021	1800 sf accessory building	1101 HAWTHORNE DR
2021110	8/4/2021	Accessory/Addition	Lisa Floyd	8/4/2021		228 EBEL PL
2021108	8/3/2021	Accessory/Addition	Stephen King	8/3/2021	16'x30' deck	208 TOMLINSON CT
2021107	8/2/2021	Accessory/Addition	Xavier Fernandez	8/2/2021	deck and roof over existing slab	423 MELROSE ST
2021102	7/21/2021	Accessory/Addition	Juvenal Hurtado	7/21/2021	side addition and driveway improvements	1115 REGAL PL
2021101	7/21/2021	Accessory/Addition	Jonathan Triplett	7/21/2021	60' x 40 ' open building	HIBRITEN MOUNTAIN RD
2021092	6/30/2021	Accessory/Addition	Reggie Day	6/30/2021	12'x24' accessory apartment	1939 MARIGOLD LN SE
2021091	6/28/2021	Accessory/Addition	Tiffany Anderson	6/28/2021	22' x 45' metal garage	111-A FAIRVIEW DR
2021085	6/22/2021	Accessory/Addition	Alejandra Munoz	6/22/2021	20'x44' accessory apt	1234 OAKLAWN ST
2021084	6/21/2021	Accessory/Addition	Gabriela Mosquera	6/21/2021	Canopy Addition	116 WILKESBORO BV
2021083	6/21/2021	Accessory/Addition	Kelly Bentley	6/21/2021	20'x40' inground pool	306 PENNTON AV
2021081	6/16/2021	Accessory/Addition	Preston Stephens	6/16/2021		115 MAIN ST
2021080	6/14/2021	Accessory/Addition	Robert Holder	6/14/2021	30'x50' building	2310 ICENHOUR CT
2021078	6/7/2021	Accessory/Addition	Jonas Laws		Covered Deck Replacement	2228 OLDE WELL RD
2021074	6/2/2021	Accessory/Addition	Eric Schrum	6/2/2021	20'x40' inground pool	2783 ELLERWOOD RD

2021073	5/27/2021	Accessory/Addition	Cresencia Michel	6/23/2021	open carport and patio with pitched roof	1455 ROY DULA PL
2021065	5/17/2021	Accessory/Addition	Andy Hoke	5/17/2021	10x12 deck	201 MAPLE DR

Group Total: 17

Group: Driveway

2021117	9/2/2021	Driveway	Rossel Galeas	9/2/2021	driveway	1505 WALT ARNEY RD

Group Total: 1

Group: Floodplain Development

2021096	7/14/2021	Floodplain Development	C3 Design & Engineering	7/28/2021	Fill addition for SECU drive-through	503 WILKESBORO BV

Group Total: 1

Group: Manufactured Home

2021116	8/19/2021	Manufactured Home	SD Lenoir LLC	8/19/2021	3 single wide trailers in mobile home park	1418 JACOB LN
2021071	5/20/2021	Manufactured Home	Lighthouse Communities 3 LLC	5/20/2021	2 single-wide trailers- Evans Street Mobile Home Park	2420 EVANS ST

Group Total: 2

Group: Non-residential

2021112	8/12/2021	Non-residential	Caldwell County- Anthony Helton	8/12/2021	Animal Shelter	2351 MORGANTON BV
2021103	7/23/2021	Non-residential	Tony Helton		Animal shelter and assoc site development	180 GOVERNMENT WY
2021099	7/20/2021	Non-residential	Xuyen Kim	7/20/2021	paved parking lot, landscaping, steps, stormwater improvements	0 S MULBERRY ST
2021095	7/12/2021	Non-residential	Lenin Gonzalez	7/28/2021	Car Lot - new building and site improvements	385 HARPER AV

2021093	7/7/2021	Non-residential	Joseph Marin		Commercial Drive Through Restaurant	140 BLOWING ROCK BV
2021067	5/19/2021	Non-residential	Brian Delong, Venture Properties	5/25/2021	Facade and parking lot improvement	112 WILKESBORO BV
2021066	5/18/2021	Non-residential	Jesse Plaster	5/21/2021	renovation	215 NORTH MAIN ST

Group Total: 7

Group: Permanent Sign

2021120	9/9/2021	Permanent Sign	Frye Signs	9/9/2021	sign permit	908 WEST AV
2021114	8/16/2021	Permanent Sign	Bobbi Fletcher - McCorkle Sign Company	8/16/2021	Monument sign with EMC Board	230 NUWAY CR
2021113	8/16/2021	Permanent Sign	Jessie Bonds	8/17/2021	sign permit	825-A BLOWING ROCK BL
2021106	7/29/2021	Permanent Sign	Action Sign	7/29/2021	36"x72" sign	545 HARPER AV
2021097	7/15/2021	Permanent Sign	Brian Delong, Venture Properties	7/15/2021	Master Sign Plan for Lenoir Crossing	112 WILKESBORO BV
2021086	6/23/2021	Permanent Sign	Comet Neon Inc	6/23/2021	New Signs for Cubesmart	1031 MORGANTON BV
2021075	6/2/2021	Permanent Sign	Tiffany Mosca	6/2/2021	Permanent banner	2144 MORGANTON BV
2021072	5/26/2021	Permanent Sign	John Mccutcheon	5/26/2021	sign permit	501 HARPER AV
2021070	5/20/2021	Permanent Sign	Steven Stewart	5/20/2021	sign permit	819 HARPER AV

Group Total: 9

Group: Residential Addition

2021098	7/20/2021	Residential Addition	Douglas Guerra	7/20/2021	enclosed carport/20'x15' rear addition	239 SHARON AV

Group Total: 1

Group: Single Family Home

2021115	8/16/2021	Single Family Home	James McRae	8/16/2021	Single Family Dwelling	0
2021090	6/25/2021	Single Family Home	Wendell Hildebrand	6/25/2021	1100sf single family dwelling	0
2021089	6/25/2021	Single Family Home	Wendell Hildebrand	6/25/2021	1100sf single family dwelling	0
2021088	6/25/2021	Single Family Home	Wendell Hildebrand	6/25/2021	1100sf single family dwelling	2602 FRIENDSWOOD ST SW

Group Total: 4

Group: Temporary Advertising

2021118	9/3/2021	Temporary Advertising	Bob Lewis	9/3/2021	temporary banner	845 BLOWING ROCK BL
2021100	7/21/2021	Temporary Advertising	Riley Thaman	7/21/2021	temporary banner	2116 MORGANTON BV
2021094	7/8/2021	Temporary Advertising	Rebecca Adkins	6/28/2021	temporary banner	1080 NORTH MAIN ST
2021082	6/21/2021	Temporary Advertising	Larry Nathan Minton	6/21/2021	Temporary Banner	2025 MORGANTON BV

Group Total: 4

Group: Zoning Verification

2021111	8/11/2021	Zoning Verification	Stephen Icenhour	8/11/2021	verification letter	1548 NORWOOD ST
2021104	7/28/2021	Zoning Verification	Moore & VanAllen	7/28/2021	verification letter	1005 WILKESBORO BV
2021087	6/24/2021	Zoning Verification	George Sistrunk III	6/24/2021		320 COOPERATIVE WY
2021079	6/14/2021	Zoning Verification	Jeffrey Jager		verification letter	320 COOPERATIVE WY
2021077	6/3/2021	Zoning Verification	Wendy Turner	6/3/2021	verification letter	316 LOWER CREEK DR
2021076	6/3/2021	Zoning Verification	Central Carolina Coach & Auto, LLC	6/3/2021	car lot verification letter	2304 ICENHOUR CT

Group Total: 6

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