



Meeting Information

Location

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

Time

5:30 p.m.

Board Members

Lucy McCarl, Chairperson

Curtis Baker

James Bradshaw

Sharon Bryant

Kyle Case

Michael Careccia

Marta Lazo

Tim Scobie

Vacant Seat

Vacant Seat

Lenoir Planning Board

Agenda • August 22, 2022

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 September 20, 2022 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 June 28, 2022 Minutes

NEW BUSINESS**1. #R 4-22 Conditional Zoning district for Overmountain Development LLC**

Applicant: David Waechter, Overmountain Development LLC

Owner: Broyhill Timber Resources

Location: Lowes Rear Entrance Rd, off McLean Drive

Proposed re-zoning from R-12 (Single Family) to Conditional Zoning district (CZ-9) to allow for a phased residential development with detached and attached housing, master planned to preserve areas of green space and connected with multi-use paths.

Recommended Action: *Approval of the request, and call for a public hearing at City Council on September 20, 2022.*

OTHER BUSINESS

- 1. Nominations for vice-chair.**
- 2. Update on zoning permits issued.**

ADJOURNMENT

MINUTES
PLANNING BOARD MEETING
June 27, 2022
5:30 P.M.

LOCATION:
City /County Meeting Room
905 West Avenue

MEMBERS PRESENT: James Bradshaw, Sharon Bryant, Michael Careccia, Kyle Case, Marta Lazo, Lucy McCarl

MEMBERS ABSENT: Curtis Baker, Tim Scobie

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 May 23, 2022. Board Member Bradshaw seconded the motion, which was voted upon and passed by unanimous vote.

NEW BUSINESS:

1. R# 3-22 1231 Hibriten Drive SE; 1304 Hibriten Drive SE

Applicant: Ben Griffin
Owner: New Vision Trust Co; Custodian Ben Griffin
Location: 1231 Hibriten Drive SE; 1304 Hibriten Drive SE

Proposed re-zoning from B-1 (Neighborhood Business) to B-2 (General Business) to allow for Auto Sales (Intensive Retailing).

Recommended Action: *Approval of the request, and call for a public hearing at City Council on July 19, 2022.*

This item was presented by Hannah Williams using the staff report and PowerPoint presentation. The requested re-zoning is for one parcel at the corner of Hibriten Drive and Starcross Road, zoned B-1 (Neighborhood Business). This site currently has 2 commercial buildings, one is currently being rented by Resurrection Life Church and the other is vacant. The applicant is proposing to re-zone to B-2 (General Business), which would provide the owner with more flexibility with the existing office space. The owner is considering opening a small car dealership with no new construction at this time.

Ms. Williams stated the property is located close to the US-321 Whitnel interchange, which gives access from 321. The property does have floodplain and a small part of floodway on the site. Also, buffers would be required along lines that have residential. Staff recommends an approval of the re-zoning request along with the consistency statement.

The applicant, Ben Griffin stated his car lot is currently at the corner of Mt. Herman Road and 321 in Hudson, the property has been sold. He would like to relocate the car lot to the proposed property and use the existing building. He stated the car dealership is not a high volume or high traffic lot. There are existing buffers to hide from the residential areas.

Board member McCarl asked the applicant how many cars would be on the lot and if he planned to expand the parking area. Ms. McCarl also asked if there was a flood, does he have a plan for the cars.

Mr. Griffin responded the car lot will have around 10-20 cars. There is enough room for the car lot and church without expanding the parking. He also responded if the property would flood he would have a plan for where the cars would be moved.

Jenny Wheelock, Planning Director stated before a car dealership could be approved for this property, it would need a change of use permit and comply with the zoning code regulations. From there, we would know where he would park the cars in the event of a flood.

Kathleen Braswell at 1519 Starcross Road spoke to the board stating she lives adjacent to the property. She is concerned with the increase of traffic, noise, and the amount of parking.

Board member Bryant stated she is concerned about the surrounding residential and the permitted uses once the zoning is changed to B-2.

Board Member Bradshaw made a motion to approve the re-zoning case and consistency statement as presented by staff and call for a Public Hearing for City Council to consider the request on July 19, 2022. The motion was seconded by Board Member Lazo. The motion carried 4-2, with Bradshaw, Lazo, Case, and Careccia voting in favor; Bryant and McCarl voting against.

OTHER BUSINESS

1. Social District presentation
 - Matthew Anthony, City of Lenoir Main Street Community Engagement Coordinator updated the Board on a new ordinance in the works that would create a “social district” downtown to allow patrons to drink alcohol outdoors purchased from Downtown businesses. General discussion followed, with Anthony answering questions and responding to the Board’s feedback.
2. Staff provided an updated list of issued zoning permits to the board, as general information.

3. The board has the vacant position of vice-chair since the resignation of Jeff Church. The nominations will be done at the next meeting. The board also has 2 vacant board seats.

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the Planning Board meeting at 6:28 p.m.

Lucy McCarl
Chairperson

Jenny Wheelock
Planning Director

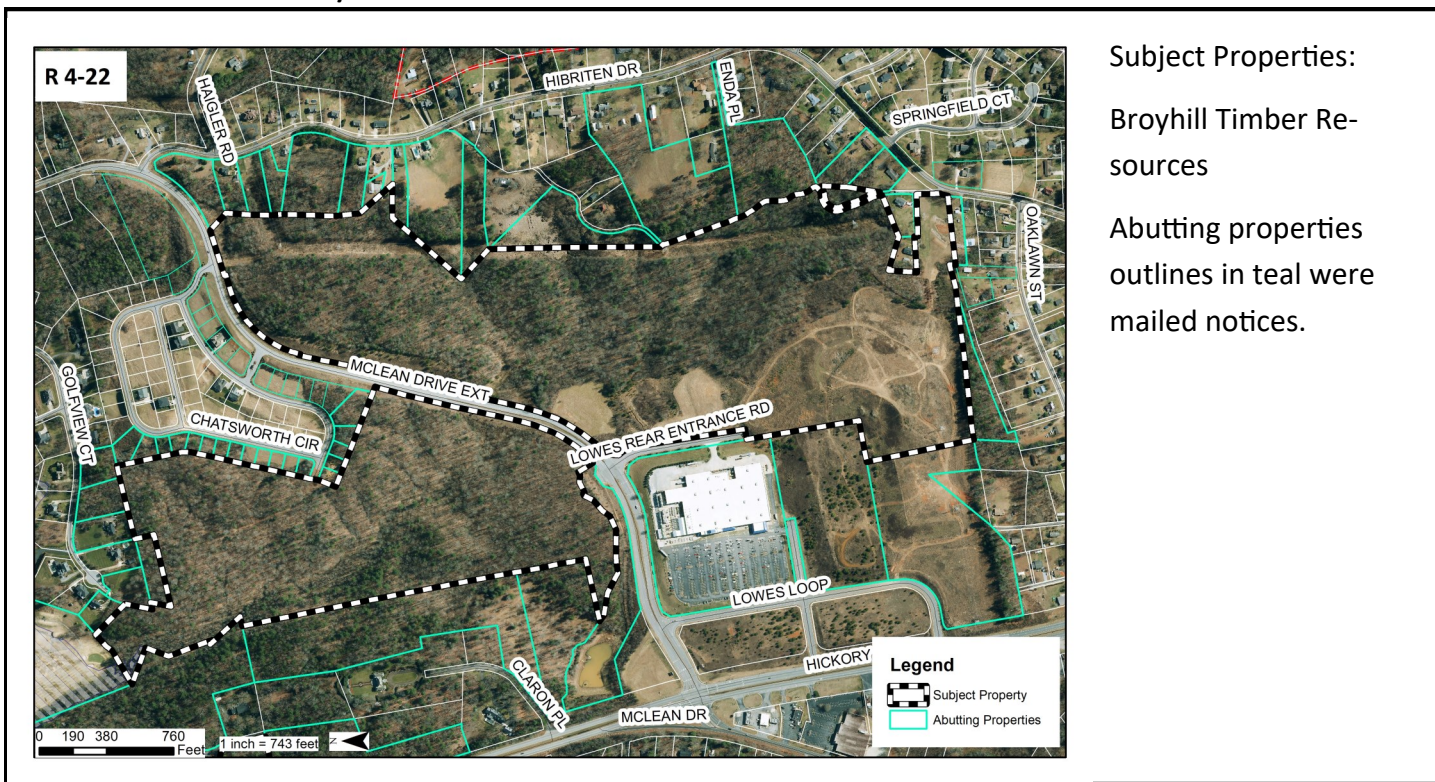
Staff Report

CONDITIONAL ZONING REQUEST

CASE NUMBER R #4/22



LOCATION MAP/AERIAL PHOTOGRAPH



Subject Properties:

Broyhill Timber Resources

Abutting properties outlines in teal were mailed notices.

SUMMARY

Owner

BROYHILL TIMBER RESOURCES

Applicant

David Waechter, Overmountain Development LLC

Location

Lowes Rear Entrance Rd, off McLean Dr

NC PIN

2759433724

Project Planner

Hannah Williams, CZO

Updated August 18, 2022

Applicant's Request:

The applicant is requesting to re-zone the subject properties to a Conditional Zoning district (CZ-9), to allow for a multi-phase, master planned residential development featuring attached and detached dwellings, while preserving green space and environmentally sensitive areas.

Staff Recommendation:

Approval, with the conditions outlined in the staff report.

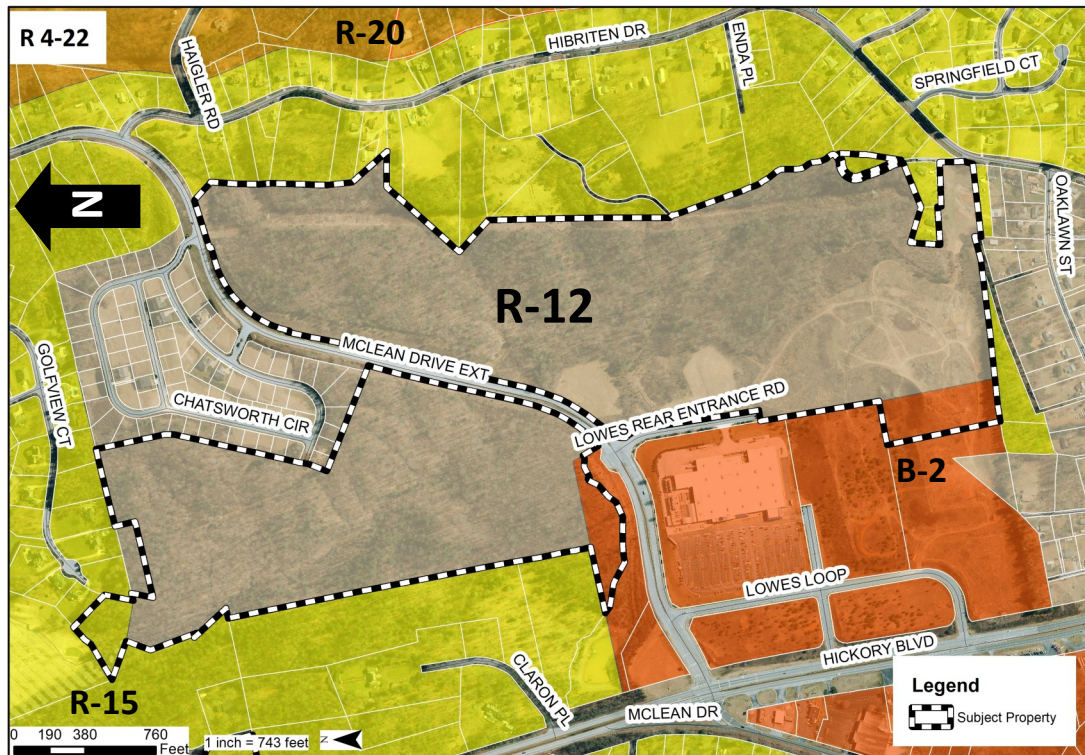
Planning Board Recommendation:

Public Comment:

Planning Board Meeting: Scheduled for August 22, 2022. Notices were mailed to adjacent property owners on August 12, 2022.

City Council (Public Hearing): Anticipated to be scheduled for September 20, 2022.

EXISTING ZONING

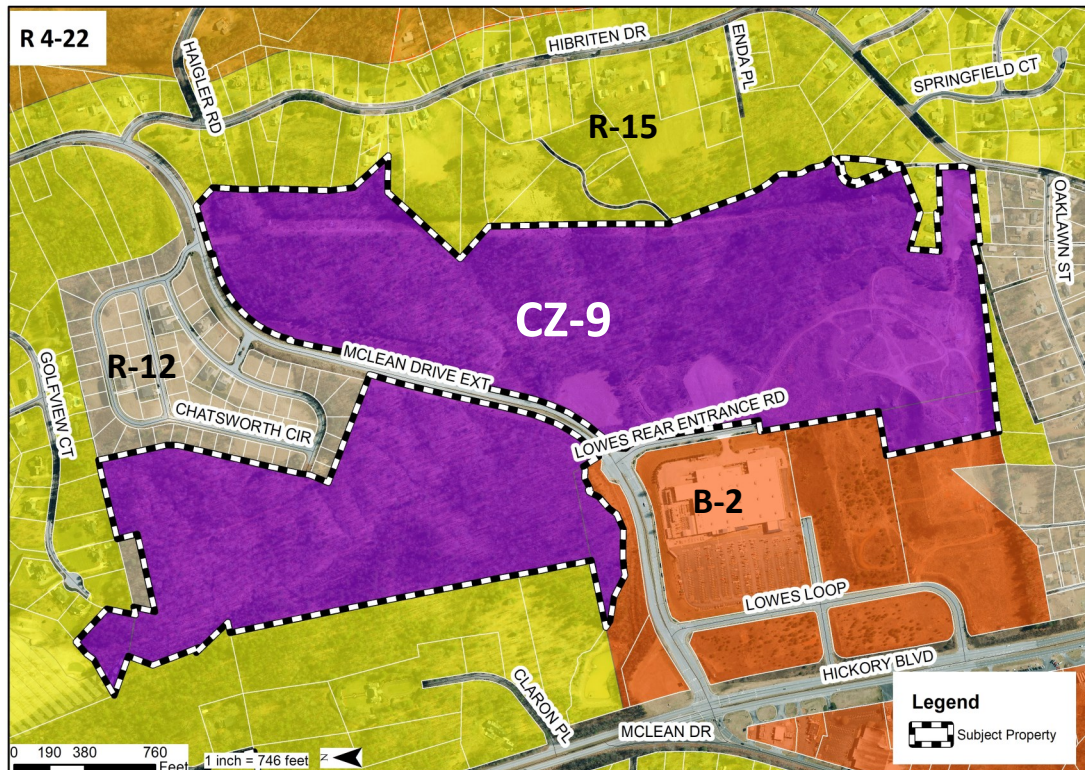


Subject Property:

Zoned R-12

- Note: two satellite parcels that currently are attached to this tract are excluded and will be separated from land area

PROPOSED ZONING



Subject Property:

Proposed CZ-9

BACKGROUND AND ANALYSIS

Intent of Conditional Zoning

The City of Lenoir's 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. Conditional Zoning is intended for use in unique development scenarios when a development proposal does not fit into a conventional zoning district, but may be desirable and compatible with an area depending on the specific details of the project and its surroundings.

The conditional zoning process gives the City sufficient flexibility to determine whether a specific project on a given site will be compatible with the environment and the Comprehensive Plan. Conditional Zoning is a legislative process requiring the Planning Board to review and make a recommendation to the City Council on the request. Each Conditional Zoning district is adopted as an ordinance and is recorded with the Register of Deeds.

Subject and Surrounding Properties

The subject property is located on the north and south sides of McLean Drive Ext in the southeast quadrant of Lenoir. Several unnamed streams run through the subject property. The tract is currently zoned mostly R-12 (Medium-Density Single Family). The entirety of the property is undeveloped; The southern tract has been partially cleared and logging roads provide internal access. The northern tract is forested and hilly.

To the west of the subject property, the Lowe's area is zoned B-2 (General Business). The area around the McLean Drive and US-321 intersection has seen several commercial redevelopment projects in recent years. The areas to the north, east, and south are all single-family residential neighborhoods zoned R-15 and R-12. The northern-most property line of the subject property borders the Lenoir Golf Course.

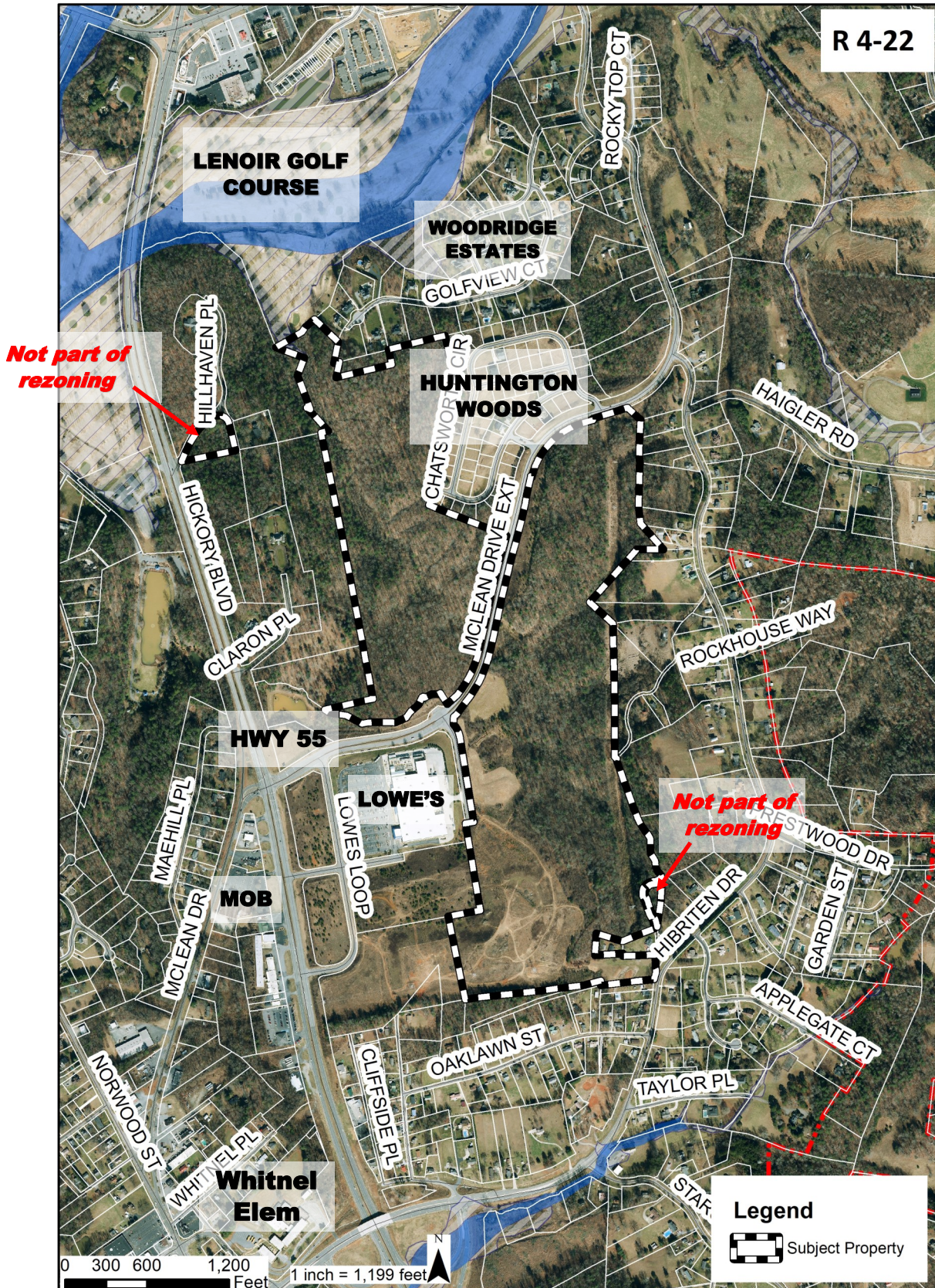
Proposed Development

The applicant is proposing a residential development with a variety of housing types clustered into distinct communities and connected with trails and corridors of open space. The overall density and number of homes will not exceed that of the existing R-12 zoning, but the proposed CZ would designate some areas for zero-lot-line developments (2, 3, or 4 units attached together, divided by fire walls, and platted as fee-simple lots) or low-density multi-family buildings (duplex, tri-plex, quadplex, or garden apartments) in addition to detached single family homes. Additionally, development standards will allow for smaller lots with smaller building setbacks than would normally be allowed in R-12. (Note: lot sizes and setbacks match what was approved for Huntington Woods in 2007.)

The CZ has three sections. Section I, located behind Lowe's Hardware, contains the densest residential communities — within Section I, three areas are identified for townhome-style development. Section II, located on the north side of McClean drive, is proposed as detached single family and will connect with the existing Huntington Woods subdivision, which was originally part of the subject tract. Section III is located on the easternmost acreage, separated from Section I by an intermittent stream. Section III has two subareas proposed for clustered development, which may be detached single family or townhome style units, or a combination of both. Up to 350 units are contemplated across the three areas, with at least 30 percent of the acreage preserved as open space (most will be undeveloped passive green space, but a network of walking trails following the low-laying areas/intermittent streams is proposed to connect neighborhood clusters throughout the three areas. Additionally, two community parcels are proposed — the largest, off McClean Drive, will have a clubhouse and other community amenities. Another off Hibriten Drive is proposed to have a small parking area adjacent to the greenway trail.

The Concept Plan illustrates ingress/egress for each section, as well as the connectivity between sections for both automobile and pedestrian traffic. Wherever feasible, streets are required to be extended/connected, with dead-ends minimized. Due to the topography, some cul-de-sacs are unavoidable — as a condition of approval, dead-end streets will provide pedestrian connectivity to

SURROUNDING MAP



BACKGROUND AND ANALYSIS

the greenway trail. Private roads are permitted within the development, and attached dwellings may be designed to utilize shared driveways/alleyways — design must conform to public safety standards (NC Building/Fire Code).

Fee Simple Lots vs. Multi-Family

In Sections I and III, flexibility is provided to allow for different ownership scenarios. The development will be “townhome style” but when a building with 2, 3, or 4 units is owned by a single owner, it is considered a multi-family use (ex: duplex, triplex, or quadplex). It may be built to a different building code, with residential fire suppression systems (sprinklers), rather than firewalls between each unit. When the townhome unit is meant for individual fee-simple ownership, it is considered a single family use, with lot lines following the firewalls between each unit and buyers purchasing the land and building. HOAs are required for any attached housing that will be sold in fee simple — attached buildings still share common areas like roofs, porches, driveways, and common space, which would be the responsibility of the HOA.

Development Process/Next Steps

The Conditional Zoning Ordinance describes the permitted uses, development standards, and conditions of the zoning district agreed on by the developer and city. Details related to the final building and lot layout in each section (or subsection) will be established during the major subdivision process, consistent with the overall concepts allowed by the CZ ordinance, with a preliminary plat coming back before the Planning Board and City Council for a quasi-judicial hearing. The Preliminary Plat shows infrastructure to be installed, such as water, sewer, and public and private roads. It also shows the proposed lot layout, and lot count.

Approval of the preliminary plat allows for infrastructure construction to begin. Once infrastructure is installed, the developer proposes the Final Plat for Council approval, at which point it is recorded with the Register of Deeds and the lots are officially subdivided/created. When the developer is ready to start construction of the homes, he or she will apply for zoning, building, driveway, and stormwater permits, as applicable. Planning staff will use the CZ ordinance to administratively review/approve permits.

Proposed Conditional Zoning District: CZ-9 Specific Standards

Special conditions proposed for CZ-9 ordinance:

1. **Base Zoning.** Base zoning district is R-12. Any development standards not specifically addressed in the Conditional Zoning Ordinance will default to the R-12 zoning district.
2. **Maximum Density.** 3.6 du/acre is the maximum density allowed across all three sections. Individual sections may exceed this density provided the overall density falls below 3.6
3. **Open Space.** At least 30 percent of the overall acreage must be preserved as open space, calculated across all three sections. Each section must contain at least 10 percent open space. Greenways, active recreation/amenities, stormwater features when landscaped/designed to be amenities, and perimeter and stream buffers all may be considered to meet the open space requirement — parking areas are not considered open space. Open space should be located on steep slopes and alluvial areas, in order to protect these areas from erosion and negative impacts of development.
4. **Residential Use Definitions.** Where used in this ordinance, the following terms are defined as follows:
 - Dwelling, Single-family attached (Townhouses or row houses) - A single-family dwelling unit constructed in a series or groups of attached units with a common dividing side wall with property lines separating such units. A single dwelling unit occupies the area from ground to roof and may include front and/or back yard areas. Two, three, or four units may be attached together.
 - Dwelling, Single-family detached - A detached building on it's own platted lot that contains one dwelling unit, other than a manufactured home, designed for occupancy exclusively by one family. One accessory dwelling unit is allowed to be located on any single family lot.

CONDITIONS, CONT.

- **Dwelling, Multi-family low-rise** - A low-intensity multi-family development. Often called garden apartments, buildings are typically arranged around common courtyards or greenspace, with patios, porches, decks, or other private amenities for each unit. Units are usually accessed through private entrances directly from the outside. Maximum four units per building.

5. Permitted Uses — The following will be permitted uses:

Sections 1 & 3: Attached single-family, detached single family, low-rise multi-family

Section 2: Detached single family

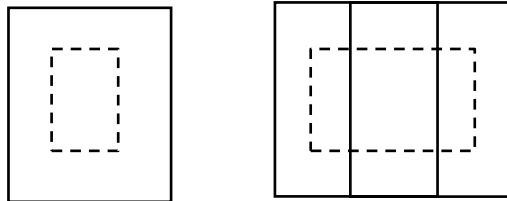
6. Setbacks: The minimum setbacks for principal structures are:

Front: 20 ft

Side: 10 ft or 0 ft.

Street side: 20 ft.

Rear: 20 ft.



7. Private Roads. Where roads exclusively serve attached dwellings or multi-family uses, private maintenance may be required. Frontage on a private road under this scenario will be considered satisfactory frontage for platting fee simple lots.

8. Home Owners Association (HOA) Required. An HOA, or multiple HOAs, must be established for all sections that contain commonly owned improvements, and will be responsible for maintaining all commonly owned private improvements — including but not limited to private roads, open space, stormwater conveyance systems, and neighborhood entrance signage.

9. Network Connectivity/Ingress and Egress:

Section 1: Access from the road behind Lowes and access from Hibriten Drive is required. At least one road connection must be provided between Section 1 and Section 3.

Section 2: The existing road network in Huntington Woods must be extended into Section 2. One additional connection to McClean Drive is required. This connection should be located to align with the clubhouse entrance.

Section 3: An additional connection to McClean Drive is required, and one additional connection point must be provided to Section 1.

Clubhouse Parcel: A driveway connection may be located on McClean Drive, pending approval by NCDOT. Alternative access may be from Section 1 or Section 3.

Greenway/Pedestrian Connections: Each subarea and any cul-de-sac lots must have an easily accessible trail access point (within 500 ft. of any dwelling unit), allowing use of the greenway to access other neighborhood clusters as well as community amenities. The greenway crossing of McClean Drive must be approved by NCDOT, and should be designed in accordance with standard engineering practices for mid-block greenway crossings.

10. Stormwater/Low Density Design. Development must conform to NCDEQ's SW Design Manual's low density design requirements for dispersed flow and vegetative conveyances whenever feasible. Where subarea clusters exceed 2.4 du/acre, post construction stormwater management may be required for those areas. Density determinations will be made during the preliminary plat process.

11. Landscape Screen.

Where a mature tree buffer does not exist, a continuous 15' wide landscape screen must be maintained along all property lines that abut residential zones. The screen must meet the requirements of Sec. 712.12.

11. Phasing — Cluster Neighborhoods and Community Amenities. NEED FEEDBACK FROM APPLICANT

CONSISTENCY STATEMENT/STAFF RECOMMENDATIONS

Consistency with the Comprehensive Plan/Reasonableness of Amendment

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

[INSERT HERE]

PLANNING BOARD RECOMMENDATIONS

CONCEPT PLAN



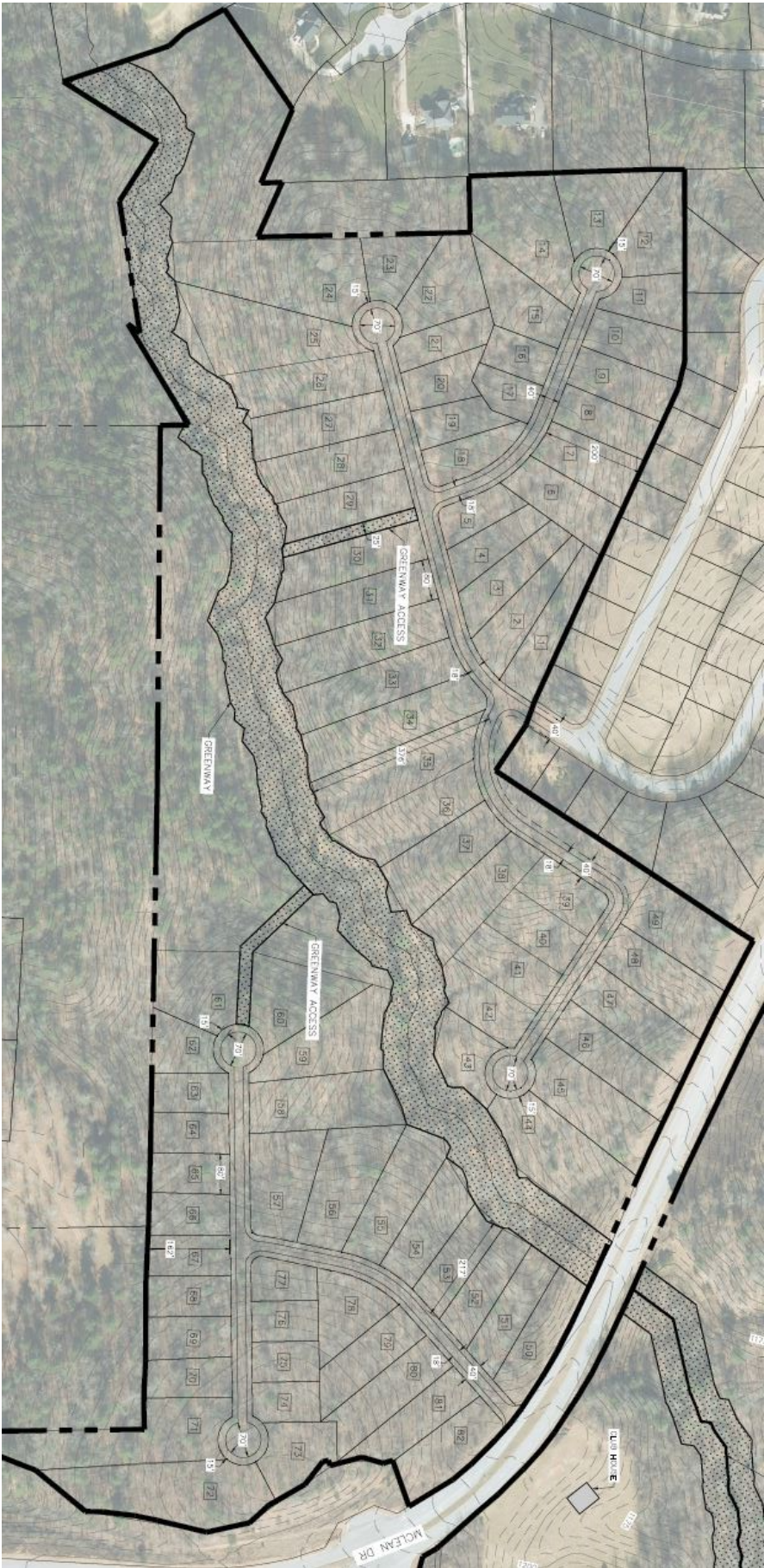
PRELIMINARY DETAILED SITE PLANS

SECTION I & Clubhouse



PRELIMINARY DETAILED SITE PLANS

SECTION 2



SITE PHOTOS — 8/8/2022



Above: PSection 1 | proposed access (facing west from Hibriten Drive)



Above: Proposed extension of Lowe’s Rear Entrance Road (name TBD)



Above: Phase I, facing east from Lowe’s Rear Entrance Road



Above: Phase II facing north from McLean Dr

Bottom Right: Phase II access from Huntington Woods’ Chatsworth Circle



Permit Report

06/17/2022 - 08/12/2022

Permit #	Permit Date	Permit Type	Applicant Name	Issued Date	Description	Parcel Address
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Group: Accessory

2022201	8/11/2022	Accessory	Eric Schrum	8/11/2022	in-ground pool	167 MAEHILL PL
2022200	8/11/2022	Accessory	Julia Foster	8/11/2022	accessory building	1318 Prince William Dr.
2022193	7/29/2022	Accessory	William Landers	7/29/2022	above ground pool	1316 BRIDGEWAY PL
2022187	7/18/2022	Accessory	Shaun Clark	7/18/2022	accessory building	1502 WALT ARNEY RD
2022173	7/8/2022	Accessory	Isalio Bata	7/8/2022	accessory building	1619 POPLAR ST
2022120	6/28/2022	Accessory	Tonya Bryant	6/28/2022	in-ground pool	202 CAROLINA DR
2022117	6/23/2022	Accessory	Cassandra Banner	6/23/2022	accessory building	825 MULBERRY STREET

Group Total: 7

Group: Change of Use

2022197	8/3/2022	Change of Use	Alexis Duncan	8/4/2022	home-based daycare	512 CONNELLY SPRINGS RD

Group Total: 1

Group: Floodplain Development

2022198	8/4/2022	Floodplain Development	Brushy Mountain Builders	8/4/2022	Exela pump house and equipment	2075 MORGANTON BV
2022125	6/23/2022	Floodplain Development	Mark Sinclair	7/6/2022	30x40' post frame ag building	196 GEORGETOWN RD
2022114	6/20/2022	Floodplain Development	Duke Energy Carolinas, LLC	6/20/2022	Relocation of power poles	1031-B MORGANTON BV

Group Total: 3

Group: Manufactured Home

2022195	8/2/2022	Manufactured Home	SD Lenoir, LLC	8/2/2022	manufactured home	1437 Harrow Lane SW
2022194	8/2/2022	Manufactured Home	SD Lenoir, LLC	8/2/2022	manufactured home	1439 Harrow Lane SW
2022190	7/27/2022	Manufactured Home	Oakwood Homes	7/29/2022	manufactured home	1070 COTTRELL HILL RD

Group Total: 3

Group: Non-residential

2022183	7/14/2022	Non-residential	Brushy Mountain Builders	7/14/2022	Exela pump house and equipment	2075 MORGANTON BV
2022124	7/6/2022	Non-residential	Tammy Benfield	7/6/2022	Timber Frame Awning	341 HARPER AV

Group Total: 2

Group: Permanent Sign

2022196	8/3/2022	Permanent Sign	Action Sign	8/3/2022	sign permit-Taste of Havana	819 WEST AV
2022192	7/29/2022	Permanent Sign	Emily Toohey	8/2/2022	Dairi O Signs	102 HARPER AV
2022186	7/15/2022	Permanent Sign	Frye's Sign Company	7/15/2022	sign permit-State Farm	1080 NORTH MAIN ST
2022185	7/15/2022	Permanent Sign	Frye's Sign Company	7/15/2022	sign permit-B&B	1344 HARPER AV
2022184	7/14/2022	Permanent Sign	Dent Aid, INc	7/14/2022	sign	337 WILKESBORO BV
2022123	7/5/2022	Permanent Sign	Action Sign	7/5/2022	sign permit-Aspen Dental	139 BLOWING ROCK BLVD NW
2022121	6/29/2022	Permanent Sign	Gonzalo Vazquez	7/1/2022	sign permit	104 MAIN ST
2022116	6/21/2022	Permanent Sign	Rob Walkowiak	6/23/2022	Chipotle Signs	139 BLOWING ROCK BLVD NW

Group Total: 8

Group: Residential Addition

2022191	7/29/2022	Residential Addition	Curtis Turner	7/29/2022	deck in rear	708 WILMORE ST

Group Total: 1

Group: Single Family Home

2022189	7/20/2022	Single Family Home	Victoria Lucaj	7/20/2022	single family home	418 HUNTINGTON WOODS ST
2022153	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	759 Chatsworth Cir SE
2022152	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	404 HUNTINGTON WOODS ST

2022151	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	406 HUNTINGTON WOODS ST
2022150	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	408 HUNTINGTON WOODS ST
2022149	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	410 HUNTINGTON WOODS ST
2022148	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	412 HUNTINGTON WOODS ST
2022147	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	425 HUNTINGTON WOODS ST
2022146	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	423 HUNTINGTON WOODS ST
2022145	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	421 HUNTINGTON WOODS ST
2022144	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	417 HUNTINGTON WOODS ST
2022143	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	411 HUNTINGTON WOODS ST
2022142	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	409 HUNTINGTON WOODS ST
2022141	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	407 HUNTINGTON WOODS ST
2022140	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	405 HUNTINGTON WOODS ST
2022139	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	403 HUNTINGTON WOODS ST
2022138	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	401 HUNTINGTON WOODS ST
2022137	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	515 PARK WY
2022136	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	521 PARK WY

2022135	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	530 PARK WY
2022134	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	526 PARK WY
2022133	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	522 PARK WY
2022132	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	520 PARK WY
2022131	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	518 PARK WY
2022130	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	514 PARK WY
2022128	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	512 PARK WY
2022127	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	510 PARK WY
2022126	7/6/2022	Single Family Home	WJH LLC TA Century Complete	7/15/2022	single family home	508 PARK WY

Group Total: 28

Group: Zoning Verification

2022199	8/10/2022	Zoning Verification	Maggie Castelli	8/10/2022	verification letter	1241 COLLEGE AV
2022188	7/19/2022	Zoning Verification		7/19/2022	verification letter	2706 NORWOOD ST
2022182	7/12/2022	Zoning Verification	Jac Morcenscern	7/12/2022		515 DOGWOOD ST
2022122	6/30/2022	Zoning Verification		6/30/2022	verification letter	736 MORGANTON BV
2022119	6/24/2022	Zoning Verification	David Wall	6/24/2022	verification letter	807 LOWER CREEK DR
2022118	6/24/2022	Zoning Verification	Gary Osterhout	6/24/2022	Verification Letter	312 KNOLL PL
2022115	6/21/2022	Zoning Verification	S&W Auto Group LLC	6/21/2022	zoning verification letter	226 MCLEAN DR

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Group Total: 7

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Total Records: 87

8/12/2022