



Meeting Information

Location

City Hall Conference Room
801 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 • November 28, 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 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 December 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 September 26, 2022 Minutes

NEW BUSINESS**1. #SP 1-22 Hillhaven Subdivision**

Applicant: Guy Long & Will Clayton; Piedmont Companies Incorporated

Owners: PB Realty, Broyhill Timber Resources

Location: NCPIN 2759340506 and 1.52 AC of NCPIN 2759433724

Hillhaven Place, east of US 321 and north of McLean Drive

The applicant is requesting preliminary approval of a major subdivision plat to create 22 lots on an existing dead-end road.

Recommended Action: *Approval of the request, and call for an evidentiary hearing at City Council on December 20, 2022.*

OTHER BUSINESS

- 1. Election for Vice-Chair position.**
- 2. Christmas luncheon-12/19 at noon.**
- 3. Update on zoning permits issued.**

ADJOURNMENT

MINUTES
PLANNING BOARD MEETING
September 26, 2022
5:30 P.M.

LOCATION:
City /County Meeting Room
905 West Avenue

MEMBERS PRESENT: Curtis Baker, Sharon Bryant, Kyle Case, Lucy McCarl, Tim Scobie

MEMBERS ABSENT: James Bradshaw, Michael Careccia, Marta Lazo

STAFF PRESENT: Jenny Wheelock, Hannah Williams, Lauren Hartley

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

MINUTES:
Board Member Scobie moved approval of the meeting minutes of August 22, 2022. Board Member Bryant seconded the motion, which was voted upon and passed by unanimous vote.

NEW BUSINESS:

1. #R 5-22 Underdown Re-zoning

Applicant: City of Lenoir
Owner: Multiple
Location: Underdown Avenue, Leto Place, and Pad Place
(west of Jennings St. intersection).

This is a city-initiated rezoning for 15 parcels (4.9 acres) on Underdown Avenue from I-2 (Heavy Industrial) to R-6 (High Density Residential), to match the existing residential development.

Recommended Action: *Approval of the request, and call for a public hearing at City Council on October 18, 2022.*

This item was presented by Hannah Williams using the staff report and PowerPoint presentation. Ms. Williams stated this is a city-initiated rezoning for 15 parcels on Underdown Ave. These parcels are currently zoned I-2 (heavy industrial); the city is proposing to rezone to R-6 (high density residential), consistent with historic use and current development pattern. Ms. William provided the following draft consistency statement for the Board:

The future land use map identifies the subject properties as “existing high density residential” and “future mixed use with commercial.” The R-6 zoning fits this vision and is consistent with other policy concepts found in the comprehensive plan. The plan encourages the development of

attractive neighborhoods with a strong sense of place and aims to protect the residential character of Lenoir's neighborhoods from the encroachment of inappropriate non-residential development. By changing the zone from I-2 to R-6, this neighborhood would be protected from industrial encroachment, and these policy concepts are achieved. Staff finds the proposed re-zoning to be consistent with the goals of the Comprehensive Plan. The change is reasonable and in the public interest because it accommodates existing and future residential development in a convenient location served by city infrastructure.

General discussion from the Board ensued.

Board Member Scobie made a motion to approve the rezoning case R# 5-22 as submitted including the consistency statement and call for a Public Hearing for City Council to consider the request on October 18, 2022. Board Member Case seconded the motion, which was voted upon and passed unanimously.

2. #SUP 1-22 Ground Floor Residential

Applicant: Janet Huntsinger
Owner: William and Janet Huntsinger
Location: 212 Church Street NW

The applicant is requesting a Special Use Permit for a street-level residential dwelling at the Courtney Warehouse building in the National Register Historic District in the B-3 zoning district.

Recommended Action: *Approval of the request, subject to conditions in the staff report and call for an evidentiary hearing at City Council on October 18, 2022.*

This item was presented by Hannah Williams using the staff report and PowerPoint presentation. This special use permit is for a residence to be established in the Central Business District at the Courtney Warehouse located at 212 Church Street NW and is in the National Register Historic District. Within the Historic District, the street-level must be an active retail use unless a special use permit is approved. The applicant proposes to renovate the existing building into a single residential unit, with no changes to existing exterior appearance. This building is located on a one way street and across from Folk Keeper Galley, which has a residential unit on the top floor. Ms. Williams stated they feel Church Street is an appropriate place for residential because it's a step down from West Ave, which is a much busier street. Planning staff provided the findings and proposed two conditions:

1. Any exterior improvement proposed must meet the standards set forth by the US Secretary of Interior Standards for the Treatment of Historic Properties.
2. The applicant must obtain a zoning permit from the Lenoir Planning Department and a change-of-use permit from the Caldwell County Building Inspector within two years of the issuance of the SUP.

General discussion from the Board ensued.

Board member McCarl asked since this building is a historic building, what are the conditions for exterior improvements. Hannah Williams responded, this building is a contributing structure to the National Register Historic District, the goal is to maintain the contributing status so we would want any exterior improvements to meet the standards.

The applicant, Janet Huntsinger stated they also own 818 West Ave NW and has brought this building back into use with a hair salon on the first floor and future plans for office and residential use on the second and third floor.

Board member McCarl reviewed with the Board the findings from the staff report.

Board Member Bryant made a motion to approve the findings for the Special Use Permit as submitted and call for a Quasi-judicial Hearing for City Council to consider the request on October 18, 2022. Board Member Baker seconded the motion, which was voted upon and passed unanimously.

Board member McCarl reviewed with the Board the staff recommendations from the staff report.

Board Member Baker made a motion to approve the Special Use Permit, subject to the conditions in the staff report, based on the findings approved by the board in the previous motion and call for an evidentiary hearing for City Council to consider the request on October 18, 2022. Board Member Scobie 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 6:35 p.m.

Lucy McCarl
Chairperson

Jenny Wheelock
Planning Director

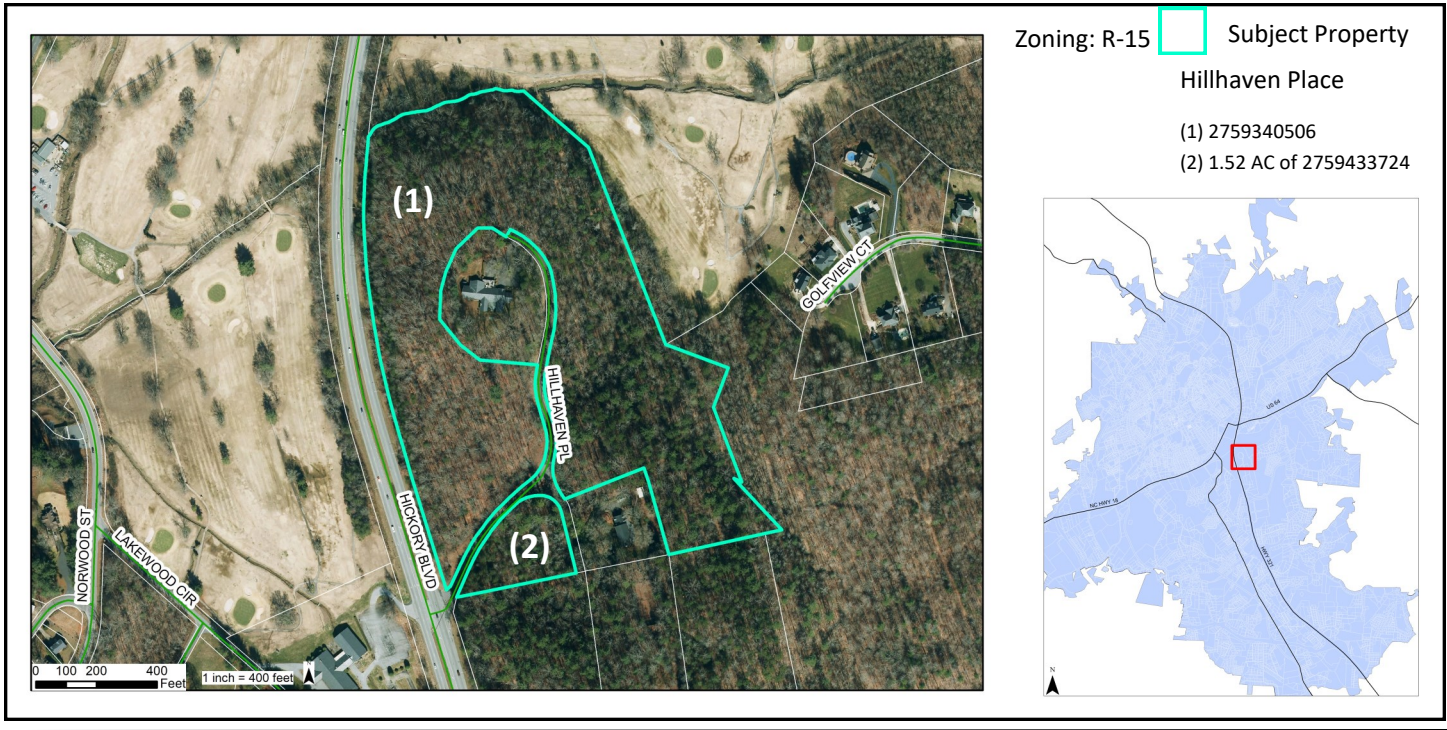


STAFF REPORT

MAJOR SUBDIVISION #1/22

PRELIMINARY PLAT

LOCATION MAP



SUMMARY

Owners

- (1) PB Realty
- (2) Broyhill Timber Resources

Applicants

Guy Long, Piedmont Companies Inc.
Will Clayton, Clayton Engineering

Location

Hillhaven Place, east of US-321
(Hickory Blvd) and north of Mclean Drive

NC PIN

- (1) 2759340506
- (2) 1.52 AC of 2759433724

Project Planners

Hannah Williams, CZO
Jenny Wheelock, AICP, CZO

Updated November 21, 2022

Applicant's Request:

The applicant is requesting preliminary approval of a major subdivision plat to create 22 lots from two vacant tracts on Hillhaven Place, an existing city-maintained street.

Staff Recommendation:

Approval of the preliminary plat, subject to the conditions in this report. Draft findings are provided on pages 7-9.

Technical Review Committee:

See page 7 for Public Services and Public Safety comments.

Planning Board Recommendation:

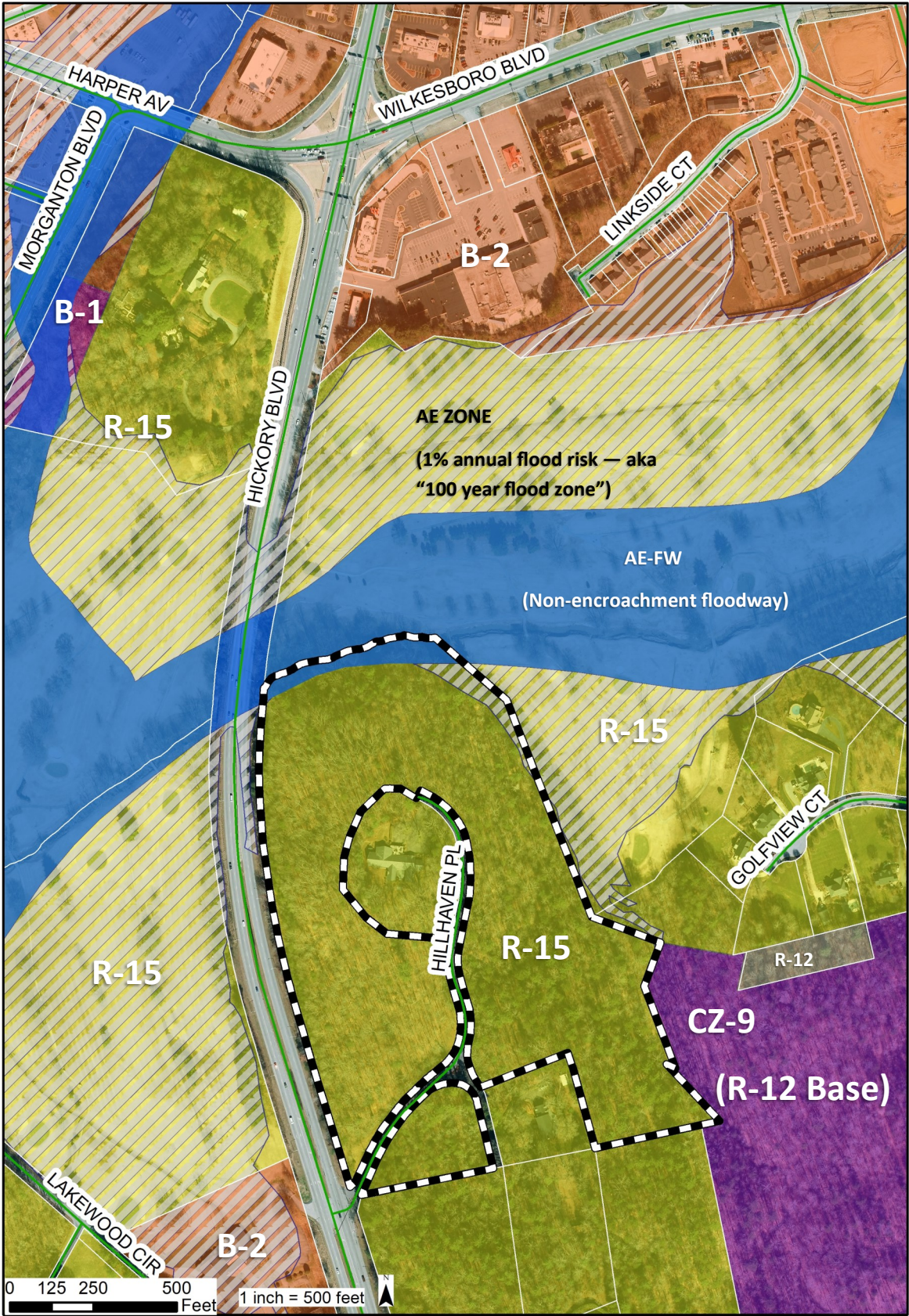
Public Comment:

Planning Board Meeting: Scheduled for Nov 28, 2022. Notice of the meeting was mailed to the owners of all adjacent parcels on Nov 18, 2022 (see noticing map, page 3).

City Council: Anticipated to be scheduled for Dec 20, 2022.

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

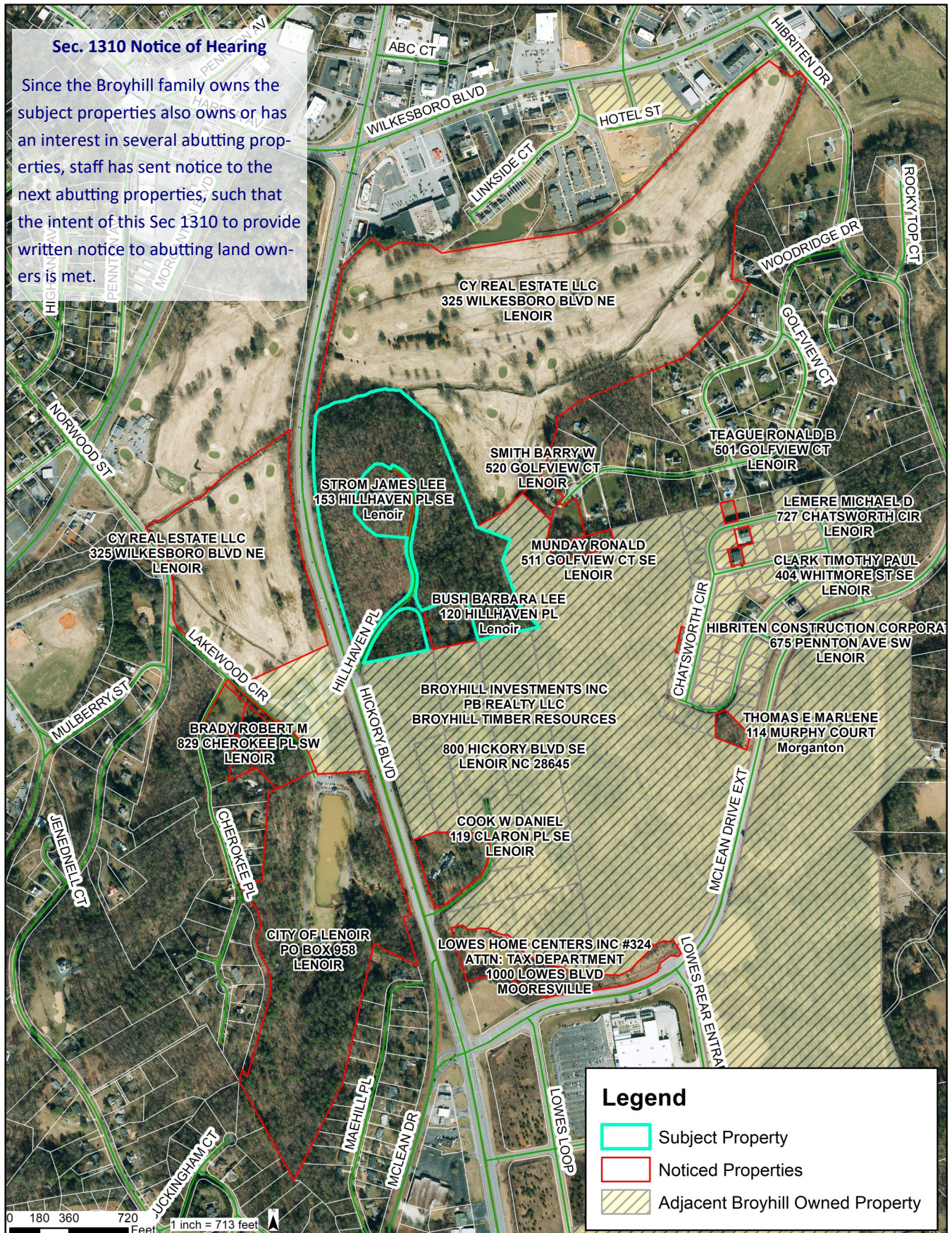
ZONING AND FLOODPLAIN MAP



NOTICING MAP

Sec. 1310 Notice of Hearing

Since the Broyhill family owns the subject properties also owns or has an interest in several abutting properties, staff has sent notice to the next abutting properties, such that the intent of this Sec 1310 to provide written notice to abutting land owners is met.



BACKGROUND AND ANALYSIS

Major Subdivisions

Chapter 19 of the Lenoir Code of Ordinances describes the process of subdivision within City Limits & the ETJ. Major subdivisions are divisions of tracts of land that include dedication of new streets, changes to existing streets, otherwise commit the expenditure of city funds, or create more than ten lots. Approval of major subdivisions occurs in three phases:

Current Phase → (1) Phase 1—Preliminary plat. A preliminary plat is reviewed by the technical review committee and the planning board, and approved by the city council following a quasi-judicial hearing.

(2) Phase 2—Construction of infrastructure. All public improvements must be constructed by the developer in accordance with city standards and the approved preliminary plat prior to approval of a final plat and the acceptance of infrastructure by the City.

(3) Phase 3—Final plat. A final plat is reviewed and approved by the city council, and infrastructure is accepted for public maintenance.

Subject and Surrounding Properties

Hillhaven Place is a public, dead-end road off of Hickory Blvd with an existing 40' wide right-of-way. There are city water and sewer facilities in the right-of-way. The property is located in the R-15, Single-Family Residential district. There are only two homes on Hillhaven Place, on platted lots in separate ownership. The remainder of the acreage is wooded and owned by PB Realty/Broyhill Timber Resources. South of the subject properties are more Broyhill-owned, wooded tracts that abut Claron Place and Mclean Drive. Section II of the Overmountain Forest Planned Development, zoned CZ-9, is west of the subject property.

Applicant's Request

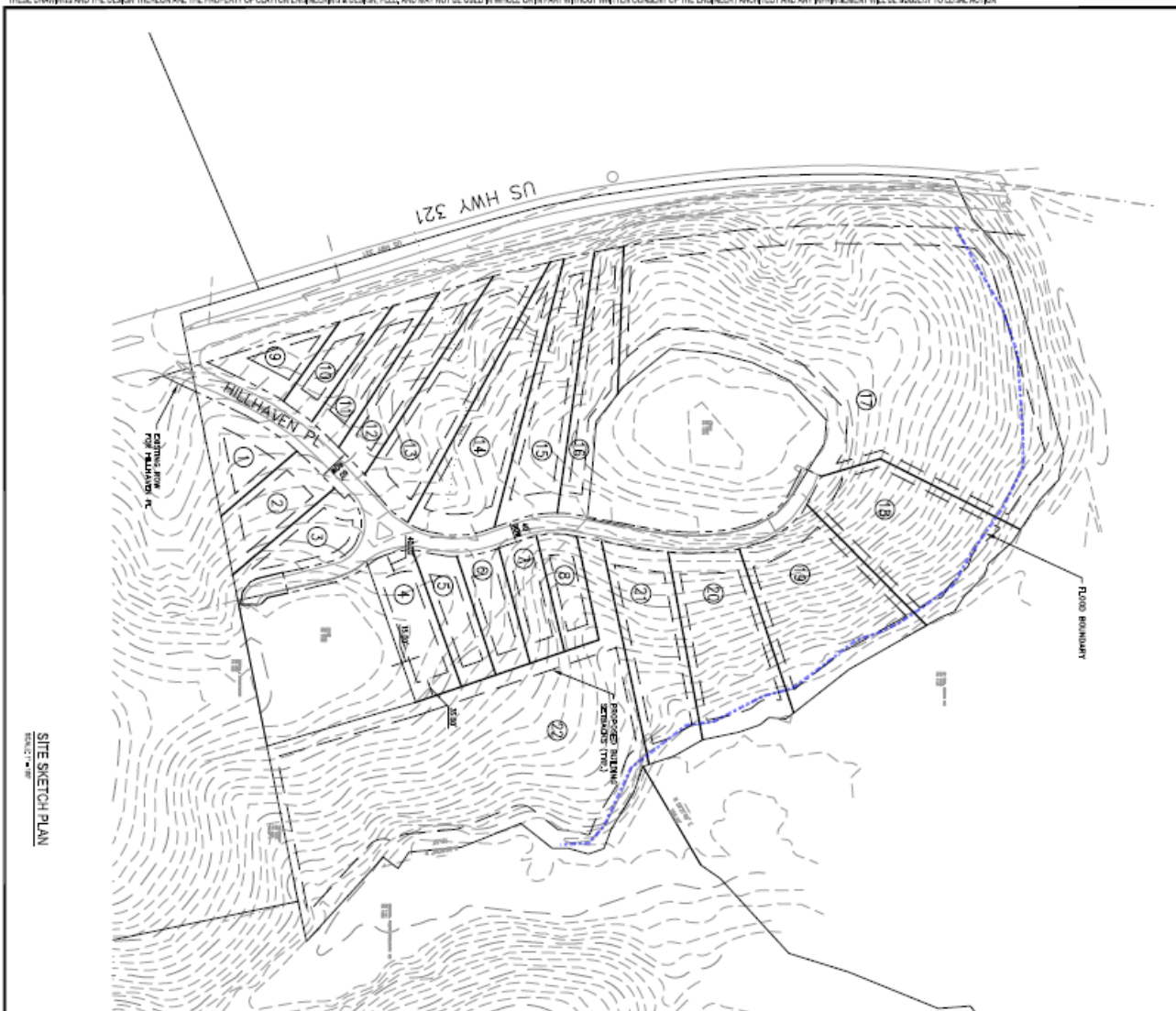
The applicant is proposing to create twenty-two residential lots off of Hillhaven Place, for a total of 24 lots fronting on the street (the two existing lots are in separate ownership and are not a part of this request). Since the number of lots exceeds 10, this development is classified as a major subdivision. The proposed lots meet all minimum dimensional and setback requirements of the zoning ordinance for the R-15 district, and range in size from just over the minimum 15,000 sq. ft. required by the district to over 4.5 acres (lots 17 and 22). The range of lot sizes reflects the topography of the site, which has over 100 ft. of elevation change (elevations range from 1,110 ft. above sea level at the connection to US321, to 1,215 ft. above sea level at the top of the dead-end). The larger acre lots contain the steepest slopes and would not be suitable for further subdivision. Density is concentrated on the southern portion of the existing road, with 16/22 proposed lots fronting on the first ~800 ft. of Hillhaven, and only 6 on the remaining ~600 ft. While the applicant's proposal did not originally include any infrastructure upgrades, the additional density triggers some necessary improvements. As conditions of approval, the applicant will need to dedicate additional right-of-way at the northern end of Hillhaven as well as at the end of the "fork" at the southern end, to accommodate a turn-around and a "stub-out" for future connections, respectively. Additionally, sidewalk construction, or a payment in lieu of construction, is also required.

PROPOSED LOTS WITH SQUARE FOOTAGE

NUMBER	SQ.FT.
LOT 1	21,597
LOT 2	23,642
LOT 3	20,877
LOT 4	25,940
LOT 5	18,874
LOT 6	17,424
LOT 7	16,651
LOT 8	15,578
LOT 9	15,010
LOT 10	15,366
LOT 11	20,356
LOT 12	28,306
LOT 13	51,337
LOT 14	51,509
LOT 15	42,828
LOT 16	32,473
LOT 17	304,649
LOT 18	68,165
LOT 19	70,077
LOT 20	54,950
LOT 21	46,621
LOT 22	232,453

SUBDIVISION SITE PLAN

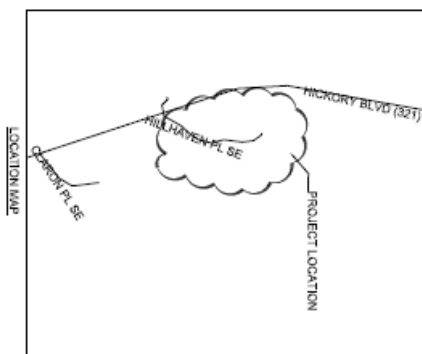
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SITE SKETCH PLAN

- NOTES THIS SHEET:**
1. ROAD SURFACES AND EXISTING, SHADOWNY CONNECTIONS, AND ALL ROAD APPROXIMATIONS ARE TO BE CONSIDERED WITH CITY OF DENVER AND NEIGHBORHOODS DEPARTMENT FOR CONSTRUCTION.
 2. ALL WORK TO BE COMPLETED IN ACCORD WITH TO BE CONSIDERED WITH NEIGHBORHOODS DEPARTMENT FOR CONSTRUCTION.
 3. SEWER AND WATER SERVICES PROVIDED BY CITY OF DENVER.

	NUMBER	ACREAGE	AIR DR.
	SQ. FT.		99
L01 1	21,597	0.50	217 X 99
L01 2	23,642	0.54	101 X 225
L01 3	20,847	0.48	75 X 265
L01 4	28,840	0.60	92 X 278
L01 5	18,914	0.43	91 X 259
L01 6	17,414	0.38	72 X 234
L01 7	16,651	0.38	72 X 228
L01 8	15,528	0.35	72 X 215
L01 9	15,010	0.72	110 X 503
L01 10	15,356	0.34	128 X 546
L01 11	20,355	0.47	87 X 319
L01 12	28,305	0.65	70 X 400
L01 13	51,337	1.18	110 X 503
L01 14	51,509	1.18	128 X 546
L01 15	42,828	0.98	94 X 514
L01 16	37,413	0.75	81 X 515
L01 17	304,649	6.99	856 X 483
L01 18	68,145	1.56	203 X 364
L01 19	50,073	1.21	220 X 300
L01 20	54,990	1.26	156 X 352
L01 21	46,821	0.97	115 X 463
L01 22	232,451	5.34	714 X 356



LOCATION NAME

[illegible]

FOR AGENCY REVIEW



BACKGROUND AND ANALYSIS

Transportation and Access

Hillhaven Place has been a city-maintained road since its construction. The road intersects with US-321 about a half mile south of Smith Crossroads and about a half mile north of the McLean Drive (Lowe's Hardware) intersection. US-321 has a continuous grassed median along this thoroughfare, with a break that lines up with Hillhaven, so drivers entering or exiting Hillhaven will be able to travel north or south from the intersection. Hillhaven Place is about 1471 feet long. There is standard curb and gutter along the first 890 ft of the road, while the upper 581 feet has a valley curb. There is a fork off Hillhaven that leads up to the driveway of the home at 120 Hillhaven Place. About 200' of this fork is city-maintained with curb and gutter. The right of way around this fork extends past the city-maintenance and ends close to an adjacent parcel owned by PB Realty (NCPIN 2759236589), which is not part of this subdivision. There is potential for further subdivision development in this area, so it will be a recommendation of this report to extend a 40' right-of-way to the southern property line. Additionally, a turn-around is required on the north end of Hillhaven. (See Appendix A on page 10 for details on additional ROW dedications/extensions.)

All proposed lots have the required 25' of street frontage on and will be accessed from Hillhaven Place. Although Lots 9 through 16 are technically "through-lots," adjacent to US-321, they are designed as reverse frontage lots with no direct access to the highway due to the steep slopes along the western property lines. There is a mature tree buffer along this western exposure as well, limiting highway disruption to the residential area.

One of the proposed lots is a "flag lot," (Lot 22) meaning its frontage is narrower than the rest of the proposed lots. With flag lots, the driveway access is located on a slender strip of land originating at the road (the "flagpole") and extends to wider part of the parcel that is buildable (the "flag"). Lenoir subdivision standards do not limit flag lots, although there are some considerations regarding city services. The private water and sewer hookups need to be extended further for this lot, and the driveway may have to be constructed to accommodate a fire truck if the distance to the home requires such access to adequately respond to a fire or other emergency. Details related to development of the flag lot will be handled at time of permitting.

R-15 Dimensional Standards				
Zoning Designation	Minimum Lot Area	Minimum Lot Width	Setbacks	Max. Building Height
R-15 Single Family Residential	15,000 SF	Street Frontage: 25 Ft At Building Line: 60 Ft	Front: 40 Ft Side: 15 Ft Street Side: 25 Ft Rear: 35 Ft	35 ft.
♦ See Sec. 800, Table A for a full description of Zoning District Development Standards				

Consistency with Major Subdivision Plat Requirements

Sections 19-09 through 19-16 of the Subdivision Ordinance include the basic standards for all plats. The applicant's preliminary plat for the Hillhaven Place site satisfies this criteria. Notable details regarding this project:

- ♦ The proposal meets all dimensional criteria for street frontage, lot size, width, setbacks, area, and block dimensions for single family residential uses in the R-15 zoning district.
- ♦ Lots 17 through 22 have some Special Flood Hazard Areas on them, but it is located towards the rear of the lots and is mostly outside of the building envelope created by the setbacks. See FIRM map 3710275900J.
- ♦ The developer has elected to make a payment into the sidewalk fund in lieu of construction.
- ♦ This project is required to obtain a stormwater permit from the WPCOG and any area of land disturbance greater than one acre will require a sedimentation and erosion control plan from NCDEQ.
- ♦ The development is currently served by the City's water and sewer systems. Existing utility lines have a 25' easement. Prior to submittal of the final plat, a capacity letter will be issued by the Public Utilities Department.

TECHNICAL REVIEW COMMITTEE COMMENTS

Public Services

Public Utilities: Jeff Church (jeff.church@ci.lenoir.nc.us—828-757-4459)

Water and sewer should be fine, there is an existing water service and eight inch sewer service. We will; however, need to review final plans and specs for the connections/extensions prior to final plat approval. If upgrades to existing fire hydrants are needed, the City's Engineer will need to review and approve proposed improvements

Public Works: Jon Hogan (Jon.hogan@ci.lenoir.nc.us—828-757-2183)

Currently [sanitation] services those homes with our small (PakRat) truck. With that subdivision built out we would likely move it to an automated route. Therefore, we would need to add a turnaround or cul-de-sac on the north end of Hillhaven in order to accommodate the larger truck. A turnaround is not needed at the south fork off Hillhaven.

Public Safety

Fire: Chris Jacobs (cjacobs@ci.lenoir.nc.us—828-757-2193)

- Fire vehicles require a cul-de-sac or hammerhead turnaround on Hillhaven per NC Fire Code for apparatus access.
- Driveway access on Lot 22 (flag lot) must be wide and robust enough to support a fire truck
- Water flow (hydrants) in this area currently is designed to support structures up to 1,870 sq. ft., larger structures over this would require an upgrade in the water system for suppression efforts (currently there are three hydrants for this road, 2 of them are less than 650 gpm however there is one hydrant, at Blowing Rock Blvd that is 1,187 gpm). Our calculation is based upon the two lesser gpm hydrants.
- The land grade for lots 18-21 is a concern, as steep grade could prevent or hamper efficient access
residential sprinklers would be a great suggestion at least for these lots.

Police: Brent Phelps (bphelps@ci.lenoir.nc.us—828-757-0471)

For the number of lots, it appears that the roads will support the potential traffic increases.

FINDINGS — SPECIAL STANDARDS FOR MAJOR SUBDIVISIONS

In accordance with Sec. 19-65, the City Council **must** approve the preliminary plat, and release the same for Phase 2 construction of infrastructure, upon finding that the application, based on competent, substantial evidence in the record and following an evidentiary hearing, meets of **all** of the following standards:

- (a) **Lot design and layout.** *The proposed lots meet all standards in Article I of this chapter and all standards for the proposed use and district prescribed by the zoning ordinance, and the length, width, and shape of the blocks are designed with due regard and special consideration to the type of land use proposed.*

Staff response: The proposed lots meet all of the dimensional standards for single-family lots in the R-15 zoning district. While the length of the existing street exceeds the preferred maximum length of 500 ft. for dead-end streets, and dead-end streets are generally discouraged, the street is existing and the surrounding topography limits options for connections. The proposed layout gives special consideration to the topography and existing conditions, consistent with the intent of the district and the subdivision ordinance.

- b) **Suitability of land.** *Land which is found to be unsuitable for subdivision due to flooding, bad drainage, steep slopes, rock formations and other features likely to be harmful to the safety, health and general welfare of the future occupants or to the community shall not be subdivided unless adequate methods are formulated by the developer for meeting the problems created by the subdivision of such land.*

FINDINGS, CONT.

Staff response: A small sliver of the rear boundary on Lots 17-22 contains floodplain and floodway, but it will be outside of the building envelope of the lots. The steepest slopes and rock formations are all located on the perimeter of the site, on the largest lots. Lots 18 through 21 are among the steepest, but are also the largest, allowing for additional flexibility for the grading of a homesite. As a condition of approval, the final site plan/grading plan will be reviewed during permitting, in order to identify any potential issues with emergency response, as discussed in the Fire Marshall's TRC comments.

- c) **Orderly development.** *The subdivision is designed to allow for the opening of future streets and logical further subdivision of subsequent phases and adjacent parcels.*

Staff response: This subdivision leverages an existing city-maintained road that already exists as a dead-end, creating additional lots for single-family homes without very little additional infrastructure for the City to maintain. A "stub out" will be extended to the adjacent parcel to the south, to allow for a future connection, consistent with the intent of this standard. Overall, this proposal is "logical further subdivision" of land served by existing infrastructure, and is anticipated to be the final phase of lot creation on Hillhaven Place.

- d) **Coordination and continuation of streets.** *The proposed street layout is coordinated with the city's existing street system and maximizes the number of connections to the surrounding street network. Streets that abut the proposed subdivision are extended, and new street dedications must extend all the way to abutting parcels to provide for future extensions.*

Staff response: There are currently no streets that abut the proposed subdivision, so extension of abutting streets is not applicable to this request. As a condition of approval, the "fork" portion of roadway located south of the median will be dedicated all the way up to the adjacent parcel to the south, to allow for a future connection. The natural features of the area limit the potential for any other additional connections/continuation of streets.

- e) **Topography.** *The subdivision design considers the limitations and opportunities of the existing topography and minimizes the need for excessive grading or site walls.*

Staff response: A majority of the lots will require minimal grading. Lots 18 through 21 are among the steepest and will need grading to create a buildable area. However, these four lots are more than three times the required lot size, leaving more natural space for gradual grading.

- f) **Access management.** *Where a tract of land to be subdivided adjoins a major thoroughfare, the subdivision design manages access by establishing reverse frontage lots, marginal access streets, or other designs that limit private driveway connections on the major thoroughfare.*

Staff response: The proposed lots west of Hillhaven Place are reverse frontage lots, and adjoin US-321 at their rear. The subdivision is laid out for lots to be accessed by Hillhaven. The topography along the western edge of the parent tract adjacent to US321 is very steep — in places it is a sheer rock wall where blasting was required to construct the northbound lanes of US321. Driveway connections won't be permitted on US321, but in most places they aren't feasible anyway, ensuring compliance with this standard.

- g) **Pedestrian connectivity.** *Lots are arranged to facilitate greenway and sidewalk connections in accordance with the adopted [pedestrian and bicycle plans] to adjacent public facilities, common/open space, greenways, and adjacent developments are provided.*

Staff response: Hillhaven Place will have local traffic only, since the road ends at Lot 17 and does not connect outside the neighborhood. The same topography that limits the roadway connections also limits the ability to connect the larger pedestrian network, as well as creates challenges to building ADA-compliant sidewalks in this location. Since conditions on this road ensure low traffic volume and low speeds with minimal pedestrian risk, a sidewalk payment in lieu is proposed. As the greenway network is built out connecting to the golf course and throughout the proposed Overmountain Forest development, opportunities to eliminate gaps that may enhance future Hillhaven Place residents' access will be explored, and can be funded through the sidewalk fund at that time.

FINDINGS, CONT.

- h) **Adequate public facilities.** *Adequate public facilities exist to serve the proposed subdivision, or will be developed upon approval of the preliminary plat.*

Staff response: The road, water, and sewer are all capable of serving the proposed lots. A cul-de-sac or alternative turnaround will be developed to better serve public vehicles that need adequate space to turn around, such as sanitation or fire trucks. The only concern about adequate facilities relates to the capacity of the existing fire hydrants to serve homes larger than 1,870 sq. ft. Since this limitation is related to the development of the lots themselves and not to the creation of lots, there are multiple ways to address this issue following approval of the preliminary plat. Upgrades to the water system are one option, but limitations on the size of structures or installation of sprinklers also would address without the need for improving existing infrastructure. This is a condition that exists elsewhere in the City — tanker trucks are also used in these scenarios to ensure the water necessary to fight structure fires is available when needed.

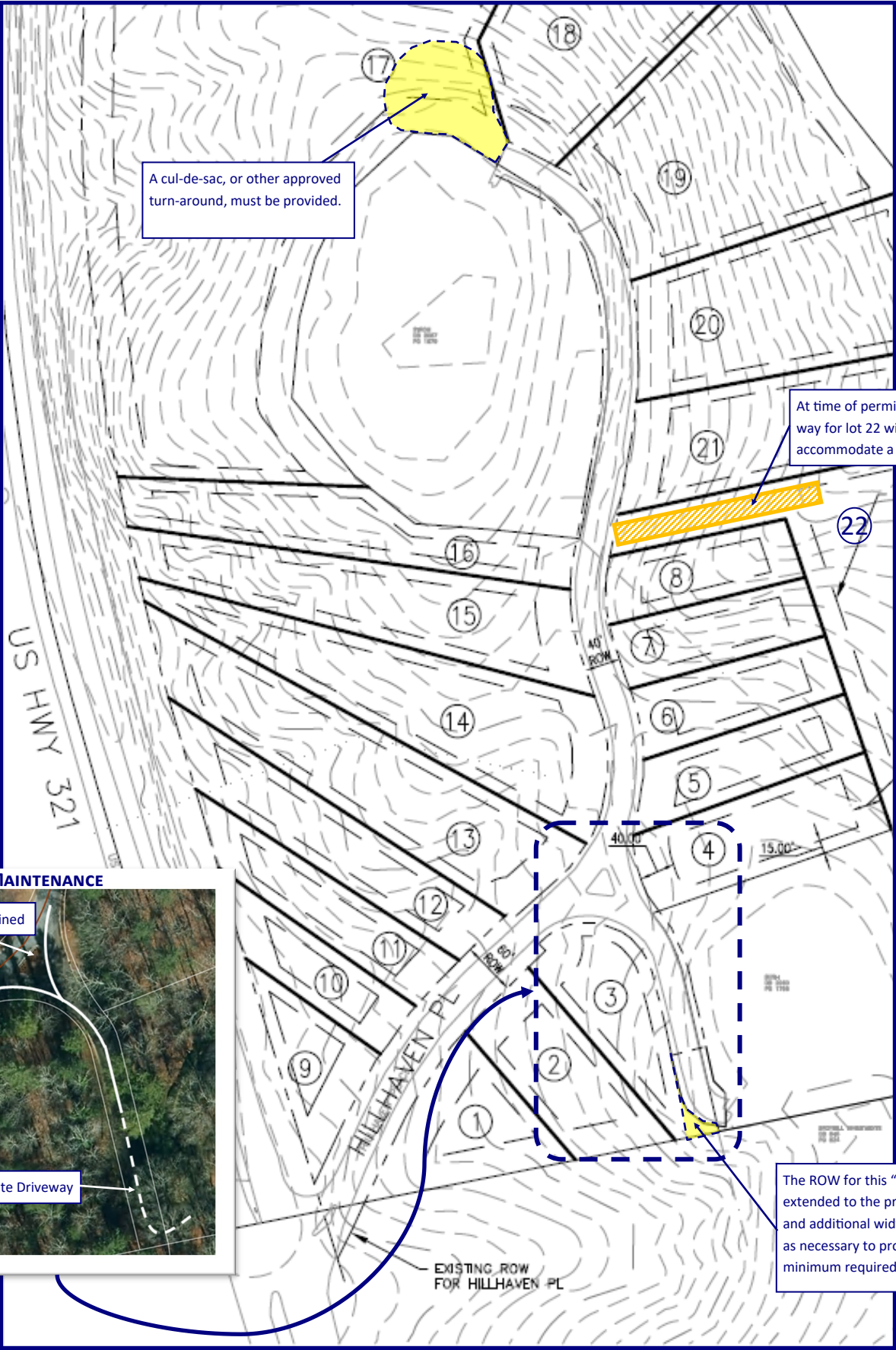
STAFF RECOMMENDATION/CONDITIONS

Staff recommends approval of the Hillhaven Place Preliminary Plat, with the following conditions:

1. The developer shall pay into the sidewalk fund in lieu of sidewalk construction. This payment shall be calculated for the footage of Hillhaven Place by the price of concrete for a 5' sidewalk. The sidewalk fund payment is due prior to the approval of the final plat.
2. A stormwater permit for a low density development is required prior to approval of the final plat. Notes on the face of the final plat including limitations on built upon area will be required.
3. NCDOT must review and approve the existing connection of US 321 and Hillhaven Place, due to the addition of residential density. Any geometric improvements to the connection must be completed prior to approval of the Final Plat.
4. A cul-de-sac or T-Y-L alternative turnaround must be installed at the end of Hillhaven. Prior to starting construction on the turnaround, civil plans demonstrating compliance with the standards in Chapter 18 (Streets and Sidewalks) must be provided to Public Works for review and approval.
5. A 40' wide public right of way must be extended to the southern property line where the city-maintained "fork" off Hillhaven Place currently extends to serve the house at 120 Hillhaven Place. A "stub out" must be constructed to the property line within this right-of-way, in order to facilitate future extension/connection to serve future residential subdivision.
6. While current water and sewer infrastructure is sufficient to handle 22 additional homes in this location, the existing fire hydrants are not sufficient to service structures larger than 1,870 sq. ft. Either the water service can be upgraded to increase capacity of hydrants, or deed restrictions must be recorded that limit overall square footage of individual houses to 1,870 sq. ft. and/or require houses larger than 1,870 sq. ft. to have sprinklers/fire suppression systems.
7. A grading plan must be submitted prior to approval of any building permits on lots 18-21. Placement of homes on steep lots may negatively impact the City's ability to effectively fight house fires on these properties. Residential sprinklers/fire suppression systems are strongly encouraged for future development on the aforementioned lots.

PLANNING BOARD RECOMMENDATION

EXHIBIT A: FORK OFF HILLHAVEN



DETAIL: CITY MAINTENANCE



EXHIBIT B: SITE PHOTOS



Above: Hillhaven Connection with US-321

Below: Lower part of Hillhaven PI with curb and gutter shown



Above: Lots 18 and 19 with steep slopes

Below: Upper Hillhaven PI with valley curb



Permit Report

09/16/2022 - 11/17/2022

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

2022250	10/26/2022	Accessory	Lidia Jaurez	10/26/2022	12 x 36 Shed	416 HOSPITAL AV
2022245	10/14/2022	Accessory	Sherry Hicks	10/14/2022	12 x 32 shed	2424 CHARLIE RIDGE PL
2022244	10/11/2022	Accessory	Cleta Bennett	10/11/2022	accessory building	826 RIDGEWOOD DR
2022241	10/6/2022	Accessory	Covenant Solar Tech LLC	10/6/2022	ground solar panels	1466 VIRGINIA ST SW
2022240	10/4/2022	Accessory	Jeffrey Wert	10/4/2022	accessory building	301 WESTMAN ST
2022238	10/4/2022	Accessory	Mark Parlier	10/4/2022	inground pool	1004 EDINBURG CT
2022231	9/22/2022	Accessory	Marta Lazo	9/22/2022	Awnings	1308 HARPER AV

Group Total: 7

Group: Change of Use

2022260	11/3/2022	Change of Use	William Huntsinger	11/3/2022	change of use	212 Church St.

Group Total: 1

Group: Driveway

2022239	10/4/2022	Driveway	William Deal	10/4/2022	driveway	704/706 RIDGECREST DR
2022237	10/4/2022	Driveway	James Wright	10/4/2022	driveway	1039 WILLIAMSBURG DR

Group Total: 2

Group: Floodplain Development

2022259	11/2/2022	Floodplain Development	City of Lenoir	11/2/2022	Landscape Design at	710 POWELL RD
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					Greenway Trailhead	

Group Total: 1

Group: Multifamily

2022230	9/21/2022	Multifamily	East Coast Builders	9/21/2022	duplex	120 Elizabeth St NE/122 Elizabeth St NW
2022227	9/16/2022	Multifamily	East Coast Builders	9/21/2022	duplex	1604 JASPER PL NE/1606 JASPER PL NE

Group Total: 2

Group: Non-residential

2022267	11/16/2022	Non-residential	Terry Kincaid	11/16/2022	extending church fellowship hall	1306 OLD NORTH RD
2022252	10/31/2022	Non-residential	Kenia Puaz	10/31/2022	Carport Conversion	2453 NORWOOD ST
2022246	10/19/2022	Non-residential	Bo Childress	10/31/2022	Facade restoration	217 NORTH MAIN ST

Group Total: 3

Group: Permanent Sign

2022261	11/7/2022	Permanent Sign	Frye's Sign Company	11/7/2022	Yokefellow Sign	202 HARPER AV
2022248	10/24/2022	Permanent Sign	Sherri Hartsell/RP Signs	10/31/2022	sign permit	1208 HICKORY BV

Group Total: 3

Group: Residential Addition

2022266	11/16/2022	Residential Addition	Austin Hill	11/16/2022	10x16 deck expansion	531 BEALL ST
2022247	10/21/2022	Residential Addition	Mike Coffey	10/21/2022	7' Wide Addition	323 SHARON AV
2022232	9/23/2022	Residential Addition	Cynthia Ramos	9/23/2022	Residential Addition 42 x 14	220 WILSON ST

Group Total: 3

Group: Single Family Home

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2022258	10/31/2022	Single Family Home	WJH LLC TA Century Complete	10/31/2022	single family home	1220 Fall Day Cir SW
2022257	10/31/2022	Single Family Home	WJH LLC TA Century Complete	10/31/2022	single family home	1222 Fall Day Cir SW
2022256	10/31/2022	Single Family Home	WJH LLC TA Century Complete	10/31/2022	single family home	1213 Fall Day Cir SW
2022255	10/31/2022	Single Family Home	WJH LLC TA Century Complete	10/31/2022	single family home	1224 Fall Day Cir SW
2022254	10/31/2022	Single Family Home	WJH LLC TA Century Complete	10/31/2022	single family home	1209 Fall Day Cir SW
2022249	10/26/2022	Single Family Home	WJH LLC TA Century Complete	10/31/2022	single family home	1155 Summerhill St SW
2022236	10/3/2022	Single Family Home	Sedgewick Homes, LLC	10/3/2022	single family home	1039 WILLIAMSBURG DR
2022229	9/19/2022	Single Family Home	Alan Wagner	9/19/2022	Single family home	1207 HILLSBORO CT
2022228	9/19/2022	Single Family Home	Brian McGee	9/19/2022	single family dwelling	1721 SONGBIRD CT

Group Total: 9

Group: Temporary Advertising

2022262	11/8/2022	Temporary Advertising	Neil Patel	11/9/2022	temp banner	1124 BLOWING ROCK BV
2022235	10/3/2022	Temporary Advertising	Neil Patel	10/3/2022	temp banner	1124 BLOWING ROCK BV

Group Total: 2

Group: Zoning Verification

2022269	11/17/2022	Zoning Verification	Wendy Jones	11/17/2022	verification letter	314 BLOWING ROCK BV
2022268	11/17/2022	Zoning Verification	Venture Properties	11/17/2022	verification letter	125 HICKORY BV
2022265	11/14/2022	Zoning Verification	Lexi Wray/Armada Analytics, Inc	11/14/2022	verification letter	1003 CIVIC CT
2022264	11/14/2022	Zoning Verification	Katie Branham	11/14/2022	verification letter	1241 COLLEGE AV

			MKAssociates, Inc.			
2022263	11/10/2022	Zoning Verification	Margaritas Cells	11/10/2022	verification letter	2142 MORGANTON BV
2022243	10/11/2022	Zoning Verification	Wendy Jones	10/11/2022	verification letter	110 MULBERRY ST
2022242	10/7/2022	Zoning Verification		10/7/2022	verification letter	2214-A NORWOOD ST
2022234	9/26/2022	Zoning Verification	Jennifer Rios	9/26/2022	verification letter	1055 Taylorsville Rd SE
2022233	9/23/2022	Zoning Verification	Ruben Canales Gomez	9/23/2022	Car Dealer	2320 MORGANTON BL

Group Total: 9

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Total Records: 42

11/17/2022