



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

Tammy Greene

Tim Scobie

Vacant Seat

Lenoir Planning Board

Agenda • March 27, 2023

Welcome!

We are glad you have joined us for tonight's meeting. The Lenoir Planning Board is an advisory board to City Council comprised of citizen members who devote their time and talents to a variety of zoning and land development issues in the community. All Planning Board recommendations are subject to final action by City Council.

General Rules of Order

The Board is pleased to hear all non-repetitive comments. However, since a general time limit of five (5) minutes is allotted to the proponents/opponents of an issue, large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request/Lobbyist Registration Form and give it to the Recording Secretary. When the Chairperson recognizes you, state your name and address and speak directly into the microphone. ROBERT'S RULES OF ORDER govern the conduct of the meeting.

OPENING SESSION

- Determination of a Quorum
- Call to Order
- Consideration of November 28, 2022 Minutes

NEW BUSINESS

- 1. Planning Board training.**

OTHER BUSINESS

- 1. Update on zoning permits issued.**

ADJOURNMENT

MINUTES
PLANNING BOARD MEETING
November 28, 2022
5:30 P.M.

LOCATION:
City Hall/3rd floor
801 West Ave.

MEMBERS PRESENT: Curtis Baker, Sharon Bryant, Michael Careccia, Kyle Case, Lucy McCarl

MEMBERS ABSENT: James Bradshaw, Marta Lazo, Tim Scobie

STAFF PRESENT: Jenny Wheelock, Hannah Williams, Lauren Hartley

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

MINUTES:
Board Member Careccia moved approval of the meeting minutes of September 26, 2022. All were in favor, none opposed.

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.*

This item was presented by Planning Director, Jenny Wheelock (former). She stated this land has existed for many years and now has been bought by a developer. The applicant is requesting preliminary approval of a major subdivision plat to create 22 lots from two vacant tracts on Hillhaven Place, which is a public, dead-end road off of Hickory Blvd. The property is located in the R-15 (single family) zoning district. This approval would be for a preliminary plat, subject to the conditions in this report.

The applicant, William Clayton spoke on behalf of the developer, Guy Long. He stated this is a simple subdivision with existing roads and all standards can be met. The lots will be subdivided

and sold off. Mr. Clayton answered the board's questions.

Barbara Bush and Richard Ferraguto at 120 Hillhaven Place SE provided letters to the board with their concerns. The major concerns are safety, size of the lots, and unbuildable lots (letter attached).

James Strom at 153 Hillhaven Place SE was not in attendance, but provided a letter to the board stating his concerns (letter attached).

General discussion from the Board ensued.

Chairperson McCarl closed the public meeting.

Planning staff provided the findings and proposed 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.

General discussion from the Board ensued.

Board Member Case made a motion to approve the major subdivision on Hillhaven Place with conditions as submitted and call for an evidentiary hearing for City Council to consider the request on December 20, 2022. The motion was seconded by Board Member Bryant. The motion carried 4-1, with Baker, Bryant, Case, and Careccia voting in favor; McCarl voting against.

OTHER BUSINESS

1. The board unanimously elected Kyle Case as the nominated vice-chair starting immediately.
2. The Christmas Luncheon will be held on December 19th at noon at the Side Street Pour House.
3. 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 6:45 p.m.

Lucy McCarl
Chairperson

Hannah Williams
Interim Planning Director

Permit Report

11/18/2022 - 03/16/2023

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

2023037	2/22/2023	Accessory	Luke Smith	2/22/2023	shed	510 CEDAR PL
2023028	2/6/2023	Accessory	Carolina Pool Builders	2/7/2023	In-ground pool	1208 WINTER PL
2023027	2/6/2023	Accessory	Chris Murphy	2/6/2023	accessory building	426 ARROWOOD ST
2023020	1/31/2023	Accessory	Martin Espinosa	1/31/2023	garage	1316 IDLEWOOD ST
2023019	1/30/2023	Accessory	Jan Strawn	1/30/2023	accessory apartment	711 WILMONT ST
2023013	1/20/2023	Accessory	Laura Clarke	1/20/2023	chicken permit	703 WILMORE ST
2023009	1/10/2023	Accessory	Kimmie Rogers	1/10/2023	accessory building	512 MULBERRY ST
2023002	1/3/2023	Accessory	Ashley Byers	1/3/2023	shed	812 HAWTHORNE DR
2022293	12/22/2022	Accessory	Tria Vang	12/22/2022	carport	2430 VINE ST
2022292	12/21/2022	Accessory	Kellan Huntley	1/3/2023	accessory enclosure	212-A WILKESBORO BV
2022272	11/28/2022	Accessory	Jonathan Horton	11/28/2022	accessory building	2220 STAIRCASE RD

Group Total: 11

Group: Change of Use

2023036	2/20/2023	Change of Use	Rebecca Phillips	2/20/2023	change of use	902 West Ave NW
2023018	1/25/2023	Change of Use	Vickie Setzer	1/25/2023	change of use	117 MAIN ST
2023016	1/24/2023	Change of Use	Yorke Lawson	1/24/2023	change of use	1171 HARPER AV

Group Total: 3

Group: Driveway

2023033	2/20/2023	Driveway	Dennis Banner	2/20/2023	driveway	708 CIRCLE DR
2023008	1/10/2023	Driveway	Jeremy Astacio	1/10/2023	driveway	1840 Blowing Rock Blvd

Group Total: 2

Group: Floodplain Development

2023044	3/8/2023	Floodplain Development	Lenoir Golf Club	3/8/2023	floodplain	701 NORWOOD ST
2023042	3/1/2023	Floodplain Development	City of Lenoir	3/1/2023	Removing silt from wetland	1235 PENNTON AV
2023041	2/27/2023	Floodplain Development	Aaron Franks	2/27/2023	Stream Debris Removal	2351 MORGANTON BV
2023032	2/20/2023	Floodplain Development	City of Lenoir	2/20/2023	Culvert Replacement	206 BLOWING ROCK BV
2023025	2/2/2023	Floodplain Development	Sandy Hoyle	12/6/2022	sign permit/FP	1041 MORGANTON BLVD
2023024	2/1/2023	Floodplain Development	Page Valtinson	2/1/2023	floodplain permit	1704 BLAIRS FORK RD
2023017	1/25/2023	Floodplain Development	Frye's Sign Company	1/25/2023	floodplain permit	504 WILKESBORO BL

Group Total: 7

Group: Manufactured Home

2023015	1/23/2023	Manufactured Home	Clayton Homes Conover	1/23/2023	manufactured home	2322 RAINBOW HEIGHTS CR

Group Total: 1

Group: Multifamily

2023029	2/17/2023	Multifamily	Hamilton Wall	2/17/2023	Renovate building into residential use	118 H Lewis Price St

Group Total: 1

Group: Non-residential

2023035	2/20/2023	Non-residential	Alex Lopez	2/27/2023	Cardinal Self Storage	2116 HICKORY BLVD SW
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2022274	11/29/2022	Non-residential	Oliver Kaija	2/13/2023	Site Changes for Planet Fitness	845 BLOWING ROCK BL
2022270	11/18/2022	Non-residential	Colin Hadaway	2/10/2023	Planet Fitness Facade Upgrade	845 BLOWING ROCK BL

Group Total: 5

Group: Permanent Sign

2023043	3/2/2023	Permanent Sign	James Davis	3/2/2023	sign permit	2322 MORGANTON BV
2023040	2/27/2023	Permanent Sign	C and G Enterprises, LLC	2/27/2023	sign permit	315 WILKESBORO BV
2023030	2/20/2023	Permanent Sign	Sign Connection/Dana Stowe	2/20/2023	Sign-Planet Fitness	843 BLOWING ROCK BL
2023012	1/20/2023	Permanent Sign	Frye's Sign Company	1/20/2023	sign-Steve's Pawn Shop	504 WILKESBORO BL
2023011	1/20/2023	Permanent Sign	Frye's Sign Company	1/20/2023	sign-Carolina Custom Cabinet	439 VIRGINIA ST
2023010	1/18/2023	Permanent Sign	Ashley Swann	1/18/2023	sign permit	602 MORGANTON BV
2023003	1/9/2023	Permanent Sign	Signsaver/V Bruce Younce	1/9/2023	Sign-Life Center Church	1925 VALWAY RD
2023001	1/3/2023	Permanent Sign	Lisa Hamby	1/3/2023	sign permit	1305 WILKESBORO BV
2022291	12/19/2022	Permanent Sign	Jessica Marion	12/29/2022	signs	2124 HICKORY BV
2022289	12/19/2022	Permanent Sign	Dave Shah	12/19/2022	Sign-gas station	2124 HICKORY BV
2022286	12/14/2022	Permanent Sign	Frye's Sign Company	12/14/2022	sign-Coco Bail Bonds	215 NORTH MAIN ST
2022284	12/7/2022	Permanent Sign	Sign Systems Inc.	12/7/2022	sign permit-Advanced Dentistry	107 NORWOOD ST
2022282	12/6/2022	Permanent Sign	Sandy Hoyle	2/6/2023	sign permit	1041 MORGANTON BV

Group Total: 13

Group: Residential Addition

2023034	2/20/2023	Residential Addition	Miguel Ayala	2/20/2023	addition	1209 CALDWELL PL
2022294	12/28/2022	Residential Addition	Michael Baker	12/28/2022	rear addition	1105 GEORGETOWN LN
2022285	12/12/2022	Residential Addition	Kevin Castellon	12/12/2022	front addition	447 SWANSON DR
2022278	12/2/2022	Residential Addition	Synterdynamic Inc/Kames Kocoman	12/2/2022	side porch	513 HARTLEY PL

Group Total: 4

Group: Single Family Home

2023048	3/9/2023	Single Family Home	WJH LLC TA Century Complete	3/9/2023	single family home	1212 FALL DAY CR
2023047	3/9/2023	Single Family Home	WJH LLC TA Century Complete	3/9/2023	single family home	1223 FALL DAY CR
2023046	3/8/2023	Single Family Home	WJH LLC TA Century Complete	3/8/2023	single family home	1161 SUMMERHILL ST
2023045	3/8/2023	Single Family Home	WJH LLC TA Century Complete	3/8/2023	single family home	1159 SUMMERHILL ST
2023039	2/24/2023	Single Family Home	Western Carolina Dev	3/10/2023	single family home	402 SCARLETT OAK CT
2023038	2/24/2023	Single Family Home	Piedmont Homes of NC	2/24/2023	modular home	509 HEALAN PL
2023023	2/1/2023	Single Family Home	WJH LLC TA Century Complete	2/1/2023	single family home	1218 FALL DAY CR
2023022	2/1/2023	Single Family Home	WJH LLC TA Century Complete	2/1/2023	single family home	1216 FALL DAY CR
2023021	2/1/2023	Single Family Home	WJH LLC TA Century Complete	2/1/2023	single family home	1214 FALL DAY CR
2023007	1/10/2023	Single Family Home	Jeremy Astacio	1/10/2023	single family home	1840 Blowing Rock Blvd
2023006	1/10/2023	Single Family Home	WJH LLC TA Century Complete	1/10/2023	single family home	1223 Fall Day Circle SW

2023005	1/10/2023	Single Family Home	WJH LLC TA Century Complete	1/10/2023	single family home	1161 Summerhill St. SW
2023004	1/10/2023	Single Family Home	WJH LLC TA Century Complete	1/10/2023	single family home	1159 Summerhill St SW
2022277	11/30/2022	Single Family Home	Wendell Hildebran	11/30/2022	single family home	2618 Friendswood St.
2022276	11/30/2022	Single Family Home	Wendell Hildebran	11/30/2022	single family home	2616 Friendswood St.
2022275	11/30/2022	Single Family Home	Wendell Hildebran	11/30/2022	single family home	2614 Friendswood St.

Group Total: 16

Group: Temporary Advertising

2022295	12/28/2022	Temporary Advertising	Keith Huffman	12/28/2022	temporary banner-Fairvalue	2025 MORGANTON BV
2022290	12/19/2022	Temporary Advertising	Dave Shah	12/19/2022	temporary sign	162 WILKESBORO BV
2022288	12/19/2022	Temporary Advertising	Dave Shah	12/19/2022	temporary sign	2124 HICKORY BV
2022281	12/5/2022	Temporary Advertising	Larry Smith	12/5/2022	temp advertising	701 PENNTON AV
2022273	11/28/2022	Temporary Advertising	McDonalds	11/28/2022	temporary banner	110 MORGANTON BV

Group Total: 5

Group: Zoning Verification

2023026	2/2/2023	Zoning Verification	Lisa Gilhooley/Ward and Smith P.A.	2/2/2023	zoning verification	1115 BLOWING ROCK BV
2022283	12/7/2022	Zoning Verification	To Whom It May Concern	12/7/2022	verification letter	2415 MORGANTON BV
2022280	12/2/2022	Zoning Verification	Yorke Lawson	12/2/2022	verification letter	1241 COLLEGE AV
2022279	12/2/2022	Zoning Verification	Yorke Lawson	12/2/2022	verification letter	1201 STEEL ST
2022271	11/28/2022	Zoning Verification	Lore Gottberg	11/28/2022	verification letter	445 BLOWING ROCK BV

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Group Total: 5

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Total Records: 73

3/16/2023