



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, Vice-Chair

Michael Careccia

Marta Lazo

Tammy Greene

Dontrell Parson

Tim Scobie

Lenoir Planning Board

Agenda • November 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. We anticipate the recommendations of today's meeting will be presented at the City Council meeting on January 2, 2024 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 26, 2023 Minutes

NEW BUSINESS

1. CZ# 1-23 2035 Walt Arney Road

Applicant: Edward Earl Booker

Owners: Cam Sales & Services LLC

Location: 2035 Walt Arney Road

The applicant is requesting to re-zone the subject property to a Conditional Zoning district (CZ-10), to allow for a second metal building for storage and repair of CNC machinery for local and regional businesses. This property was previously approved for cabinetwork through an SUD, case #5-97.

Recommended Action: *Approval of the request, and call for a public hearing at City Council on January 2, 2024.*

OTHER BUSINESS

1. DLR Downtown Master Plan presentation
2. Update on zoning permits issued.
3. Christmas luncheon- December 18th, 12:00pm at Mi Molcajete

ADJOURNMENT

MINUTES
PLANNING BOARD MEETING
June 26, 2023
5:30 P.M.

LOCATION:
City /County Meeting Room
905 West Avenue

MEMBERS PRESENT: Curtis Baker, Sharon Bryant, Michael Careccia, Kyle Case, Tammy Greene, Marta Lazo, Lucy McCarl, Dontrell Parson, Tim Scobie

MEMBERS ABSENT: James Bradshaw

STAFF PRESENT: Hannah Williams, Lauren Hartley, Matt Duchan, Ed Evans

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

MINUTES:

Board Member Bryant made a motion to approve the meeting minutes of May 22, 2023, seconded by Board Member Baker. All were in favor, none opposed.

NEW BUSINESS:

1. SUP# 1-23 537 Wilkesboro Blvd NE

Applicant: Maxwell Barlowe

Owners: Barlowe Solutions LLC

Location: 537 Wilkesboro Blvd NE

The applicant is requesting a Special Use Permit for Major Vehicle services in the General Business District (B-2) zoning district.

Recommended Action: *Approval of the request, and call for a public hearing at City Council on July 18, 2023.*

Planning Director, Hannah Williams presented the Special Use Permit for 537 Wilkesboro Blvd. Barlowe Solutions LLC operates as a major vehicle service business that services heaving equipment, machinery and hydraulic hose repair. The business is currently operating in the B-2 general business zoning district. Major vehicle service would require a Special Use Permit in the B-2 district. Staff is requesting approval of the request based on the findings in page 5 and the conditions on page 6.

The applicant, Maxwell Barlowe addressed the board and answered questions.

Hannah Williams stated a correction on page 5, number 8 of the draft findings in the staff report to say “The use will be limited to the size of the *lot* and location of the existing building and parking lot in its current configuration.”

Board Member Case made a motion to approve the request and the findings and staff recommendations as amended and call for a Public Hearing for City Council to consider the request on July 18, 2023. Board Member Parson 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.

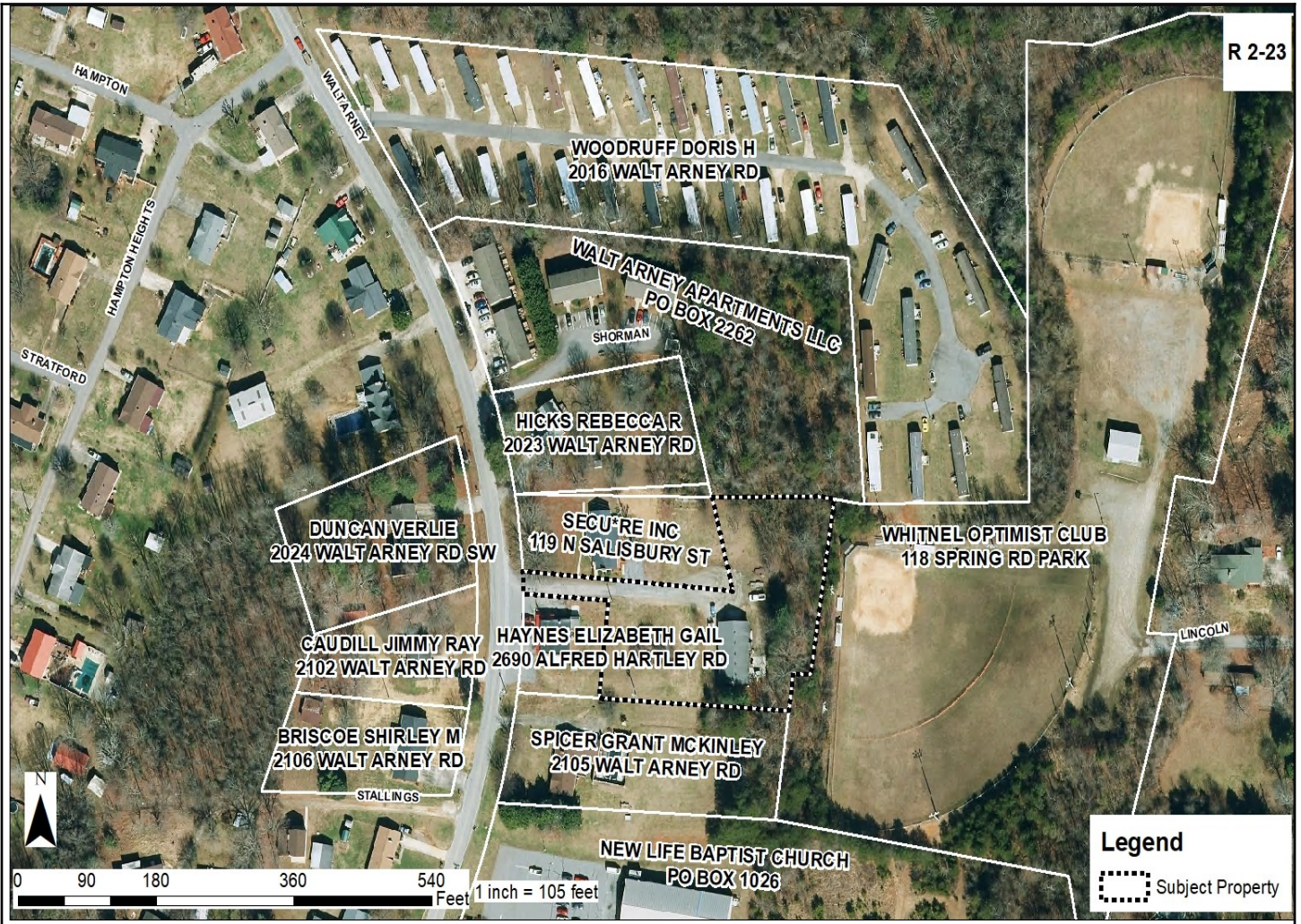
ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the Planning Board meeting at 6:25p.m.

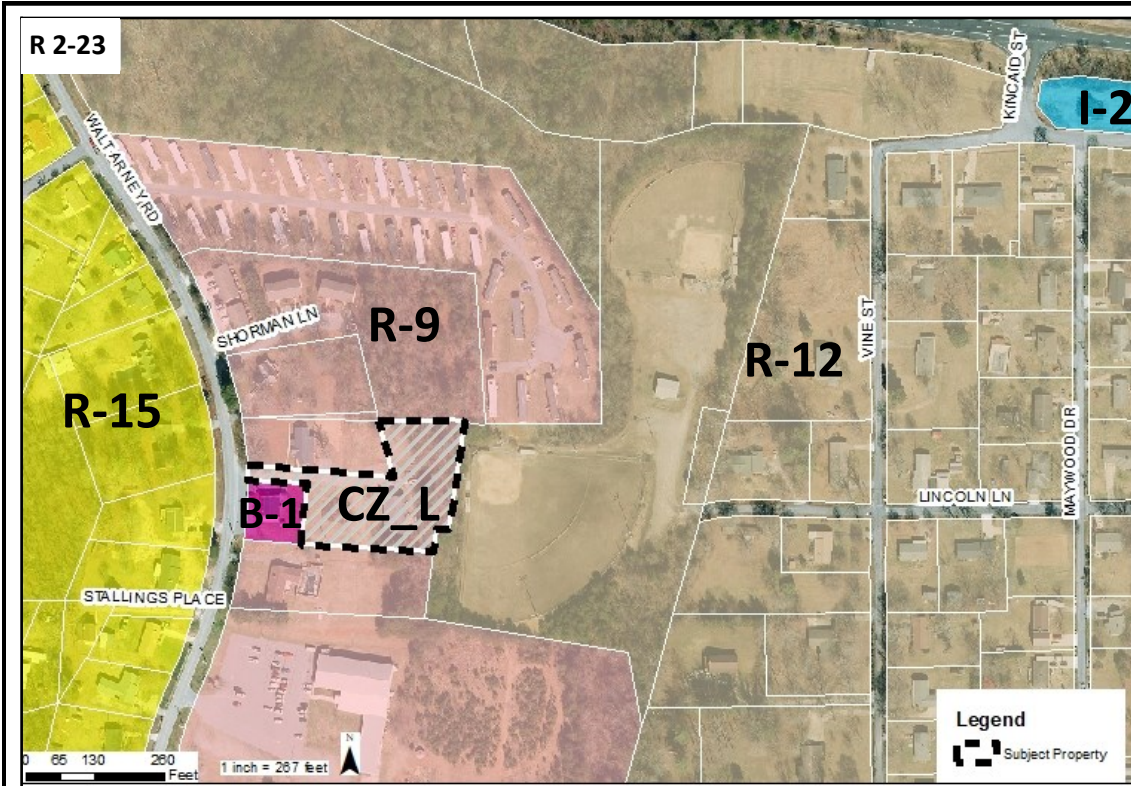
Lucy McCarl
Chairperson

Hannah Williams
Planning Director

ABUTTING PROPERTY OWNERS



EXISTING ZONING

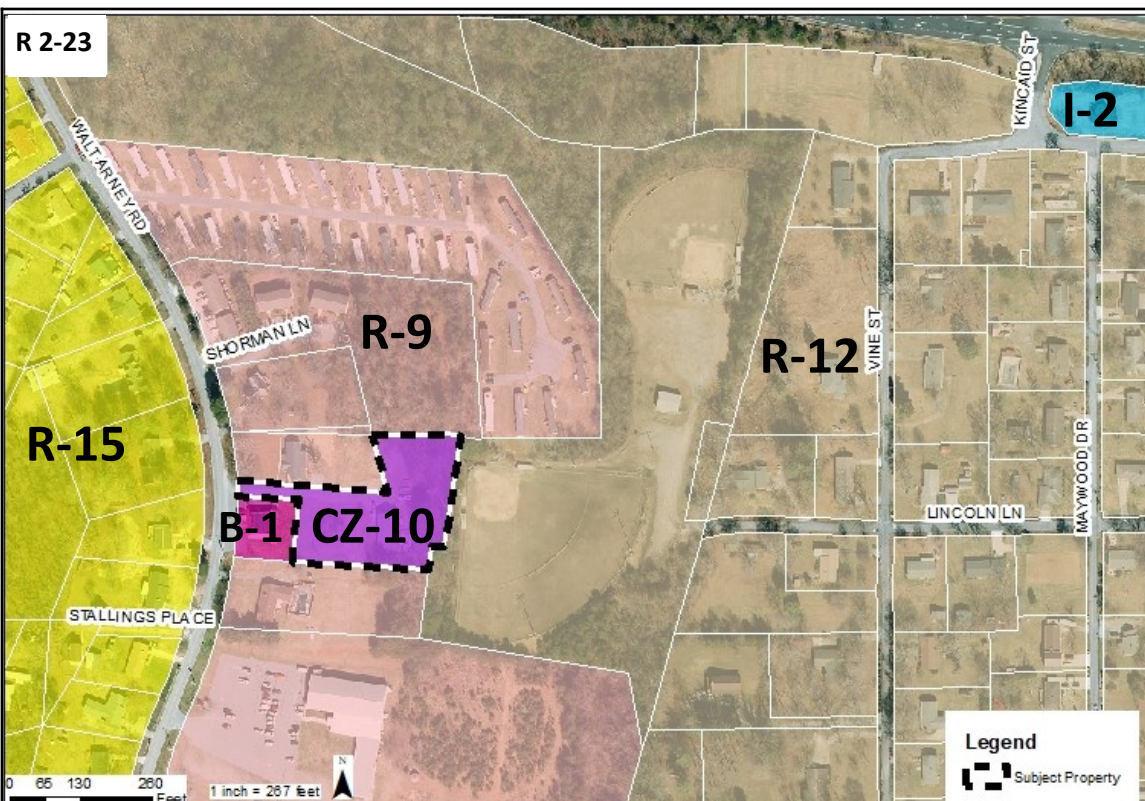


Subject Property:

Zoned CZ_L, R-9

Note: CZ_L are legacy conditional zoning districts that were approved as Special Use Districts (now-defunct).

PROPOSED ZONING



Subject Property:

Proposed CZ-10

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 1.23-acre subject property is located in the R-9 zoning district at 2035 Walt Arney Road SW on the east side of Walt Arney Road. The property is developed with a 2,520 SF split-faced masonry commercial building. The north-eastern side of the parcel has been graded and graveled. Currently, the building is used to repair and restore CNC machinery for regional businesses. This property was approved for a commercial building in 1997, to be used as a cabinet shop, through SUD 5-97. The building sits more than 250 feet off of Walt Arney Road, and is not visible due to the house and grocery store that front Walt Arney Road.

The property abuts single-family homes both to the north and south, as well as the closed business Walt Arney Superette to the immediate west. Whitnel Optimist baseball field is to the east, and further south is New Life Baptist Church of Caldwell County. A driveway runs through the middle of the property splitting the single-family home to the north of the driveway and Walt Arney Superette to the south. The tract is currently zoned R-9, as are most properties on the east side of Walt Arney, while the Superette is zoned B-1. B-1 zoning districts typically serve to identify long-standing neighborhood scale businesses. To the west of the subject property, properties inside city limits are zoned R-15. The area surrounding the subject property is predominantly residential, other than the aforementioned abutting uses. About a quarter-mile to the south is Cahah's Mountain town limits.

Proposed Development

The applicant already operates this business at the current site, and is proposing to expand into a second building for additional storage. The proposed building is pre-engineered metal building measuring about 3,000 SF. While the specific use that is being proposed is different from the cabinet shop approved through SUD 5-97, the CNC machinery use at this scale falls under a similar classification (light or boutique/artisan manufacturing). The applicant owns the business and is the sole employee. The applicant proposed that this operation would be private and open by appointment only. Because this is a non-residential property among predominantly residential uses, this property will require a landscape buffer abutting the residential property just west of the subject property.

The Concept Plan (page 9) illustrates ingress and egress for the property as well as parking and landscaping specifications that meet the current standards. Due to the topography and lack of public access via the driveway, the site has limited parking opportunities which additionally renders larger-scale developments impossible. Design must conform to public safety standards (NC Building/Fire Code) and performance standards required in industrial districts.

The applicant's proposed development is appropriate for residential zoning primarily because it is an entirely indoor use far enough off a main road to where the surrounding context will be unaffected. There will be little to no public access and no outdoor storage that will need to be screened from view. The new building will be out of public visibility because of the slope of the land and the buildings that front Walt Arney Rd. It is a small scale business in comparison to most manufacturing developments in industrial areas of Lenoir. There will be limited noise generated from operations and it is a single employee operation with little to no expansion.

BACKGROUND AND ANALYSIS (CONT.)

sion planned beyond what is laid out here. This is a very small change from what was proposed and approved as a SUD in July 1997, and is compatible with a mix of uses in the area including mixed-density housing, grocery stores, landscaping/pool services, religious/cultural institutions, and parks.

The larger consideration for this (and all) conditional zoning cases is what can and cannot occur should this business cease to exist in its proposed form. Planning staff has also deemed it appropriate for a daycare, church, or boutique and light industrial to operate at this location should the intended use cease to exist in its proposed form. Business and personal services would be considered for a special use at this site.

SUD 5-97 and the History of Special Use Districts

In July 1997, the City of Lenoir approved a Special Use District (SUD 5-97) for a burned-down cabinet shop to be rebuilt near where the existing building is standing today. The cabinet shop had been in business for 40 years prior to approval of SUD 5-97.

In 2015, the City of Lenoir amended the Zoning Ordinance to retire Special Use Districts (SUDs) and add the legislative zoning tool Conditional Zoning (CZ) instead. Under the old ordinance, Special Use Districts were applied as overlay districts, and all uses within an SUD overlay were “Special Uses.” As soon as the legislative SUD overlay was approved (usually within the same meeting), a quasi-judicial “special use permit” could be approved for whatever use the applicant was requesting that wasn't allowed under the conventional zone. Since N.C.G.S Chapter 160D came into effect statewide, in favor of conditional zoning. In North Carolina, all SUDs continue to be valid but new SUDs are not allowed. The use of SUDs is suspended. Staff has also since designated all SUDs as “legacy” CZs in the Official Zoning Map.

With Conditional Zoning, all aspects of a proposed development are addressed within a single legislative action, and modifications to development standards and permitted uses are memorialized with a recorded ordinance — it's flexible, transparent, and much simpler for staff, the Planning Board, the City Council, the applicant, and the public to understand.

Buffers

Given that this development proposes expanding a non-residential use in a residential zoning district, buffers will play a pivotal role in ensuring consistency with the surrounding properties. The primary purpose of buffers is to ensure negative impacts caused by unsuitable or conflicting land use practices are adequately reduced. Article 712.1 requires non-residential uses abutting single-family residences to establish a 15-foot wide planted buffer strip if no mature tree-line exists. The proposed evergreen buffer on the front side of the proposed secondary building would serve as an adequate buffer to the home just up the driveway from the subject property. The buffer must meet all requirements and specifications found in Sec. 712.8 of the Zoning Ordinance.

Proposed Conditional Zoning District: CZ-10 Specific Standards

1. **Base Zoning.** Base zoning district is R-9. Any development standards not specifically addressed in the Conditional Zoning Ordinance will default to the R-9 zoning district.
2. **Permitted Uses.** The following will be permitted beyond what R-9 allows:
 - Offices
 - Manufacturing & Processing: Boutique/Artisan and Light
3. **Design.** Design standards as laid out for industrial districts shall apply as well as the following guidance receiving special attention:
 - **Visibility—** At the intersection of a driveway and a street, there shall be no obstruction to vision by structures, signs, grade or foliage from three to ten feet above the surface elevation in the public right of way.
 - **Side and Rear Appearance—**Where the façade faces residential uses, an evergreen berm of no less than 6 feet in height shall

BACKGROUND AND ANALYSIS (CONT.)

be spaced no more than 10 feet on center within rows.

- **Outdoor Storage, Garbage Collection, and Loading Areas**—All commercial activity shall take place within the buildings. Outdoor storage, truck parking, garbage collection, and loading/unloading shall not be visible from abutting streets. All of the following in addition to HVAC/utility equipment and other similar functions shall be incorporated into the overall design of the building. Non-enclosed areas shall be permanently defined and screened, as well as conform to materials and colors on the building.

5. **Buffer.** The tree line along the rear property boundary shall remain, and landscaping must be replaced if damaged. The buffer in front of the proposed secondary building shall be comprised of evergreen trees screening away from the adjacent single-family home (known as 2025 Walt Arney Rd). The buffer must meet the following specification:

- Trees and shrubs used in a buffer strip shall be species which reach a height of six feet within two years. A combination of two or more species may be permitted, provided that at least 50% of the trees will reach six feet within two years and such trees will be evenly distributed along the buffer strip. Any change of ownership or occupancy does not negate the requirements of this section.

6. **Lighting.** All lighting shall be fully cut-off and shielded so as to eliminate/minimize light spill-over onto adjacent residential properties.

7. **Signage.** This site is permitted the following signs with an approved zoning permit:

- Monument sign: one monument sign not to exceed 32 sq. ft. in area and 6 ft. in height
- Building Mounted: wall signage up to 8 sq. ft.

Electronic message boards are strictly prohibited.

8. **Access and Parking.**

- Customers will access the site via the existing driveway off Walt Arney Road.
- Six parking spaces are required located to the rear and sides of buildings as shown on the concept plan.

9. **Setbacks:** The setbacks shall be what is required in R-9, which are:

Front: 35 ft.; Side: 12 ft.; Rear: 25 ft.

SURROUNDING CONTEXT MAP



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.

The proposed Conditional Zoning District is consistent with the land use policy concepts in the Comprehensive Plan that call for industrial development in appropriate areas and increased requirements for landscaping in new developments. Generally, requiring landscaping incentivizes both the desire for a property to look more aesthetically appealing, but also ensuring that the character of the property does not interrupt the pre-existing residential and cultural contexts previously developed in the area.

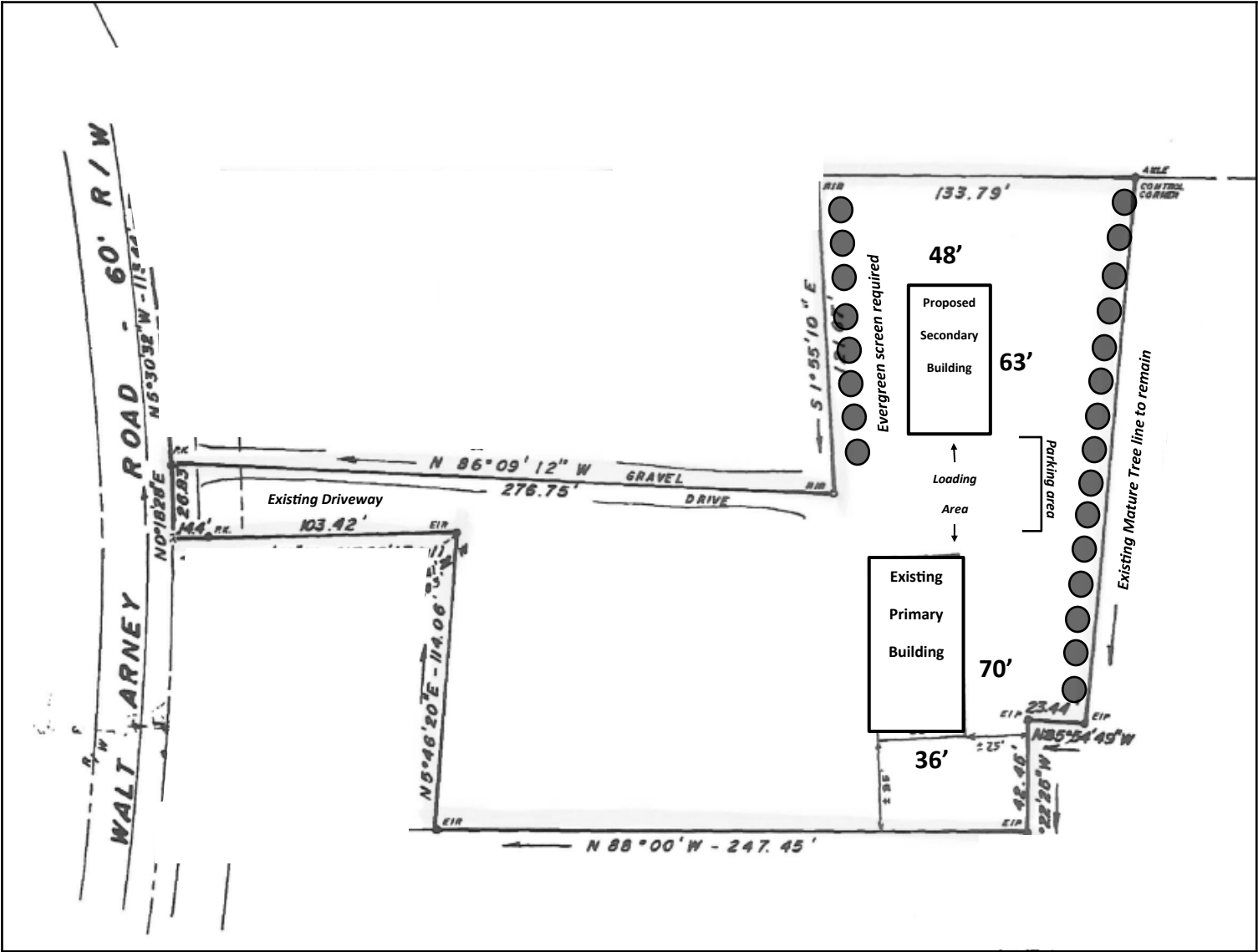
On the City of Lenoir Future Land Use Map, this area calls for high-density residential wherein there are several single-family neighborhoods as well as a few mobile home parks. This use, in the grand scheme of all properties in this area of Lenoir, does not hardly affect the intended uses that were bound for this parcel and surrounding parcels. It would be challenging to put multi-family/high-density homes on this property given its size, but additionally it is surrounded by uses that are consistent with the future land use map including a park to the east of the property.

PLANNING BOARD RECOMMENDATIONS

DETAILED CONCEPT PLAN



CONCEPT PLAN (B&W)



SITE PHOTOS — 11/2/2023

Below: Rear of site identifying mature landscaping and parking opportunities



Below: Front of site identifying driveway and location of future landscaping buffer from residence



Above: Garage entrance on side of primary building with limited parking opportunities



Above: South side of property facing New Life Baptist Church

SITE PHOTOS — 11/2/2023

Below: Walt Arney Superette (closed) fronts the subject property



Below: Driveway fronting Walt Arney Road, facing north



Above: Single-family home south of property



Above: Front of primary building facing Walt Arney Road

Permit Report

06/12/2023 - 11/17/2023

Permit #	Permit Date	Permit Type	Applicant Name	Issued Date	Description	Parcel Address
Group: Accessory						
2023219	11/16/2023	Accessory	Adolfo Rodriguez	11/16/2023	accessory building	211 PROSPECT ST
2023217	11/13/2023	Accessory	Raymond Ceniti	11/13/2023	accessory structures	507 NORTH MAIN ST
2023212	11/2/2023	Accessory	Mirian Carrera	11/2/2023	accessory building	2681 TABLEROCK RD
2023203	10/13/2023	Accessory	William Pope	10/13/2023	accessory building	1821 CLINE PL
2023197	10/6/2023	Accessory	Douglas Guerra	10/6/2023	building	2706 NORWOOD ST
2023177	9/12/2023	Accessory	Brushy Mountain Builders Inc.	9/12/2023	Concrete Slab for AirGas tanks.	320 COOPERATIVE WY
2023169	8/31/2023	Accessory	Nicole Flanagin	8/31/2023	accessory building	921 VISTA PL
2023164	8/25/2023	Accessory	Michael Floyd	8/25/2023	Shed	228 EBEL PL
2023154	8/8/2023	Accessory	Carolina Pool Builders, Inc.	8/8/2023	18'x36' pool	1020 RIDGEWOOD DR
2023141	7/21/2023	Accessory	Francesco Gonzales	7/21/2023	Second Building 20ftx20Ft	385 HARPER AV
2023135	7/7/2023	Accessory	Melissa Moore	7/7/2023	accessory building	229 BROOKDALE PL
2023134	7/7/2023	Accessory	James Robbins	7/7/2023	accessory building	1817 HARPER AV
2023131	7/3/2023	Accessory	Shatorria Banner	7/3/2023	above ground pool	305 STONEWALL ST
2023130	6/30/2023	Accessory	Todd Braswell	6/30/2023	accessory building	1055 RANDOLPH CR
2023127	6/26/2023	Accessory	Liquid Roots Brewing Project	7/17/2023	pergola	1048 HARPER AV
2023124	6/22/2023	Accessory	Kinslee Craig	6/22/2023	above-ground pool	1230 FRAZIER PL

2023115	6/14/2023	Accessory	Mark Joines	6/14/2023	Home occupation - gun sales	413 WOODRIDGE DR

Group Total: 18

Group: Change of Use

2023214	11/7/2023	Change of Use	Sara L. Baxter	11/13/2023	Dog Training/Dog Daycare	1080 NORTH MAIN ST
2023211	11/1/2023	Change of Use	Crystal Mopkins	11/1/2023	home based business	208 BROADWAY ST
2023184	9/18/2023	Change of Use	Daniel Shattuck	9/18/2023	change of use	2121/2125 HARPER AV

Group Total: 3

Group: Driveway

2023171	9/5/2023	Driveway	Andrew Kanagy	9/5/2023	driveway	408 SHARON AV
2023160	8/22/2023	Driveway	Elmer Garcia	8/22/2023	driveway permit	822 TREELAND CR

Group Total: 2

Group: Floodplain Development

2023210	11/1/2023	Floodplain Development	Dilankumar Patel	11/1/2023	Repair retaining wall	206 BLOWING ROCK BV
2023196	10/5/2023	Floodplain Development	Jeffrey Adkins	10/5/2023	car lot	1120 NORTH MAIN ST
2023188	9/21/2023	Floodplain Development	Jeremy Kanagy	9/21/2023	Finish three sided block building + landscaping/fencing	1144 MORGANTON BV
2023145	7/27/2023	Floodplain Development	Geovany Martinez-Lopez	7/27/2023	Car lot - less than 10 cars	1657 NORWOOD ST
2023138	7/11/2023	Floodplain Development	John Snyder	7/11/2023	New monopole billboard (relocation)	542 WILKESBORO BL
2023129	6/29/2023	Floodplain Development	Waterlife Church/Todd Braswell	6/29/2023	floodplain permit	1007 MORGANTON BV

Group Total: 6

Group: Manufactured Home

2023216	11/9/2023	Manufactured Home	Alice Rockette	11/9/2023	single-wide in MHP	2333 HOWARD ARNETT RD

2023180	9/14/2023	Manufactured Home	Brian Poarch	9/14/2023	single-wide in MHP	247-5 FALLS ST
2023179	9/14/2023	Manufactured Home	Brian Poarch	9/14/2023	single-wide in MHP	247-4 FALLS ST
2023144	7/25/2023	Manufactured Home	Piedmont Homes of NC	7/25/2023	manufactured home	1736-A ASCOT LN

Group Total: 4

Group: Non-residential

2023191	9/29/2023	Non-residential	Precision Contracting	9/29/2023	New metal building addition, will match existing industrial building	601 HIBRITEN DR
2023182	9/15/2023	Non-residential	William Clayton	9/29/2023	Renovation and addition for daycare	110 NUWAY CR
2023151	8/4/2023	Non-residential	Pete Kidder	8/4/2023	Loading dock with canopy	1216 HARPER AV
2023140	7/18/2023	Non-residential	Frankies Bar and Pizza Truck LLC	7/18/2023	change of use/deck	1018 HARPER AV
2023136	7/10/2023	Non-residential	Michelle Crisp	7/11/2023	addition	514 REALTY ST
2023126	6/23/2023	Non-residential	Suzie Preidt/National Permit Expediter, Inc	6/23/2023	oil change facility	314 BLOWING ROCK BV
2023051	8/7/2023	Non-residential	O'Burns Holdings LLC	8/7/2023	Self Storage Facility	HIBRITEN DR

Group Total: 7

Group: Permanent Sign

2023213	11/6/2023	Permanent Sign	William Ring	11/6/2023	sign-Banana Box Grocery	1257 NORWOOD ST
2023207	10/27/2023	Permanent Sign	Sign Clinic-Jeremy Norris	10/27/2023	Biscuitville Signs	445 BLOWING ROCK BV
2023204	10/17/2023	Permanent Sign	Jennifer Wolfe	10/17/2023	Permanent Signs - UNC Health	321 MULBERRY ST
2023202	10/12/2023	Permanent Sign	Joseph Delk	10/12/2023	sign permit	110-1 CHURCH ST
2023199	10/9/2023	Permanent Sign	James Goines	11/16/2023	sign	353 HARPER AV
2023198	10/6/2023	Permanent Sign	Priscilla Crotts	10/6/2023	sign	1308 HARPER AV

2023195	10/5/2023	Permanent Sign	Jeffrey Adkins	10/5/2023	sign	1120 NORTH MAIN ST
2023189	9/25/2023	Permanent Sign	Action Sign	9/25/2023	sign-church	415 PENNELL ST
2023186	9/19/2023	Permanent Sign	Lenin Gonzalez	9/19/2023	sign-car lot	385 HARPER AV
2023172	9/6/2023	Permanent Sign	Neil Thigpen - Liberty Sign & Lighting	9/7/2023	Two signs	125 HICKORY BV
2023167	8/29/2023	Permanent Sign	Action Sign		Two signs	214 CHURCH ST
2023166	8/29/2023	Permanent Sign	Sign Systems Inc.	8/29/2023	Pizza Hut Signs	130 WILKESBORO BV
2023165	8/28/2023	Permanent Sign	Max Barlowe	8/28/2023	Two signs, 4x8 w/ flower bed, block letters on building facade	537 WILKESBORO BL
2023163	8/24/2023	Permanent Sign	Sign Saver/Ricky Staley	8/24/2023	sign permit-Laurel Park	906 COLLEGE AV
2023162	8/23/2023	Permanent Sign	Frye's Sign Company	8/23/2023	sign-Ooh La La gift shop	212 WILKESBORO BV
2023161	8/23/2023	Permanent Sign	Molly Brown	8/23/2023	signs-First Cash Pawn	606 BLOWING ROCK BV
2023158	8/17/2023	Permanent Sign	Frye's Sign	8/23/2023	sign	208 MORGANTON BV
2023157	8/16/2023	Permanent Sign	Sign Systems Inc.	8/16/2023	sign-Harper Room	1018 HARPER AV
2023153	8/8/2023	Permanent Sign	Davis Sign Company	8/8/2023	sign-Quality Plus	1320 CONNELLY SPRINGS RD
2023146	7/27/2023	Permanent Sign	James Porter	7/27/2023	sign permit-Natural Elements	122 Boundary ST
2023143	7/25/2023	Permanent Sign	Action Sign	7/25/2023	sign-Exela	1170 WEST AV
2023142	7/25/2023	Permanent Sign	Action Sign	7/25/2023	sign-Exela	1201 Exela Way
2023128	6/29/2023	Permanent Sign	Waterlife Church/Todd Braswell	6/29/2023	sign	1007 MORGANTON BV
2023122	6/22/2023	Permanent Sign	George Cloer	6/30/2023	sign-decal	118 MAIN ST

Group Total: 24

Group: Residential Addition

2023215	11/8/2023	Residential Addition	Donnie Hairston	11/8/2023	addition on house	1019 CONNELLY SPRINGS RD
2023205	10/24/2023	Residential Addition	Terra Gilmore	10/24/2023	addition in rear	1762 LAURA LN
2023200	10/12/2023	Residential Addition	Sherry Hicks	10/12/2023	addition	2424 CHARLIE RIDGE PL
2023194	10/4/2023	Residential Addition	Orosenel Lazo	10/4/2023	addition in rear	1101 LENOIR AV
2023192	10/2/2023	Residential Addition	James Bennick	10/2/2023	deck	930 RIDGEWOOD DR
2023173	9/6/2023	Residential Addition	Amparo Mendoza	9/6/2023	enclose porch	801 HAMPTON PL
2023170	9/1/2023	Residential Addition	Lee Hyde	9/1/2023	12'x21' deck	504 NORWOOD ST
2023156	8/15/2023	Residential Addition	Dwayne Pruitt	8/15/2023	deck in rear	1011 BARRINGTON DR
2023152	8/4/2023	Residential Addition	Brian Watts	8/4/2023	carport addition	405 POWELL CR
2023149	8/2/2023	Residential Addition	Jessica Austin-Joyce Factory Direct	8/3/2023	sunroom	1009 CHARLESMONT CT
2023123	6/22/2023	Residential Addition	Jim Goble	6/22/2023	addition	1011 WELLINGTON CT

Group Total: 12**Group: Single Family Home**

2023218	11/16/2023	Single Family Home	Frank Barnes	11/16/2023	single family home	1125 GEORGETOWN LN
2023209	11/1/2023	Single Family Home	Western Carolina Developers	11/1/2023	single family home	520 PARK WY
2023208	11/1/2023	Single Family Home	Western Carolina Developers	11/1/2023	single family home	522 PARK WY
2023206	10/25/2023	Single Family Home	Michael Thomas	10/25/2023	Single Story Residential Tiny Home	SHARON AV
2023201	10/12/2023	Single Family Home	Richard Steer	10/12/2023	single family home	1206 Winter Place

2023181	9/14/2023	Single Family Home	Ryan Sanders	9/14/2023	modular home	931 OVERLOOK DR
2023174	9/7/2023	Single Family Home	Wendell Hildebrand	9/7/2023	single family home	2620 Friendswood Street
2023168	8/30/2023	Single Family Home	Frank Barnes	8/30/2023	single family home	1322 Prince William Dr NE
2023119	6/15/2023	Single Family Home	FourTrees Inc	6/15/2023	SFH	1218 Summerhill St SW
2023118	6/15/2023	Single Family Home	FourTrees Inc	6/15/2023	SFH	1220 Summerhill St SW
2023116	6/14/2023	Single Family Home	Renda Walker	6/14/2023	Single Family Home	1431 Scenic Pl NE

Group Total: 11

Group: Temporary Advertising

2023193	10/2/2023	Temporary Advertising	Maxwell Barlowe	10/2/2023	temp banner	537 WILKESBORO BL
2023190	9/25/2023	Temporary Advertising	Lauren Worrell	9/25/2023	temp sign-Big Dan's carwash	975 BLOWING ROCK BL
2023178	9/12/2023	Temporary Advertising	Scott Halton	9/12/2023	feather banners	555 WILKESBORO BV
2023176	9/11/2023	Temporary Advertising	Sandy Austin	9/11/2023	temp banner	845 BLOWING ROCK BV
2023148	8/1/2023	Temporary Advertising	Rebeca Donaire	8/1/2023	temp banner	1315 CONNELLY SPRINGS RD
2023147	7/31/2023	Temporary Advertising	Alex Lopez	7/31/2023	temp banner	2116 HICKORY BV
2023139	7/18/2023	Temporary Advertising	EmergeOrtho	7/18/2023	temp banner	232 SHARON AV
2023125	6/22/2023	Temporary Advertising	Joel Snyder	6/22/2023	temporary banner	413 BLOWING ROCK BV

Group Total: 8

Total Records: 102

11/17/2023