



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 • January 22, 2024

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 27, 2023 Minutes

NEW BUSINESS

- 1. Workshop on Conditional Zoning**

OTHER BUSINESS

- 1. Update on zoning permits issued.**

ADJOURNMENT

MINUTES
PLANNING BOARD MEETING
November 27, 2023
5:30 P.M.

LOCATION:
City /County Meeting Room
905 West Avenue

MEMBERS PRESENT: Curtis Baker, James Bradshaw, Sharon Bryant, Michael Careccia, Kyle Case, Lucy McCarl, Dontrell Parson, Tim Scobie

MEMBERS ABSENT: Tammy Greene, Marta Lazo

STAFF PRESENT: Matt Duchan, Lauren Hartley, Hannah Williams

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

MINUTES:
Board Member Scobie made a motion to approve the meeting minutes of June 26, 2023, as amended seconded by Board Member Bryant. All were in favor, none opposed.

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.*

Planning Director, Hannah Williams presented the Conditional Zoning Ordinance for 2035 Walt Arney Road. It is currently zoned R-9 and also has a Special Use District Overlay for a cabinet shop that was approved in 1997. Staff is proposing to re-zone to a Conditional Zoning district #CZ-10. The applicant is proposing to build a second commercial building on the lot. The current owner uses the shop for a machine repair business. Staff supports the proposal to expand with

conditions listed in the staff report. Mrs. Williams submitted the conditions and consistency statement for the record.

The applicant, Edward Earl Booker at 1925 Seldom Seen Lane, Lenoir stated this property is his workshop and would like to expand the business. He doesn't have any plans to expand anymore in the future.

Board Member Careccia made a motion to approve the request and the conditions and consistency statement in the staff report and call for a Public Hearing for City Council to consider the request on January 2, 2024. Board Member Scobie seconded the motion, which was voted upon and passed unanimously.

OTHER BUSINESS

1. The DLR group gave a presentation over Zoom on the Downtown Mast Plan.
2. Staff provided an updated list of issued zoning permits to the board, as general information.

ADJOURNMENT:

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

Lucy McCarl
Chairperson

Hannah Williams
Planning Director

Permit Report

11/20/2023 - 01/12/2024

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

2024003	1/3/2024	Accessory	Brooke Sinclair	1/3/2024	Home Occupation - Salon	411 GEORGETOWN RD
2024002	1/3/2024	Accessory	Andy Johnson	1/3/2024	pole shed	2435 NORWOOD ST
2023242	12/28/2023	Accessory	Lori Williams	12/28/2023	accessory building	1505 CANTERBURY PL
2023229	11/30/2023	Accessory	James Wright	11/30/2023	in-ground pool	1039 WILLIAMSBURG DR
2023228	11/29/2023	Accessory	Robert Arrington Jr	11/29/2023	garage	2027 LEE ROY LN SE
2023226	11/27/2023	Accessory	Sam Samal	11/27/2023	accessory building	102 BLOWING ROCK BV

Group Total: 6

Group: Manufactured Home

2023240	12/19/2023	Manufactured Home	Collin Twombly	12/19/2023	single-wide in MHP	1426 Harrow Lane
2023239	12/19/2023	Manufactured Home	Collin Twombly	12/19/2023	single-wide in MHP	1443 Plow Lane
2023231	12/1/2023	Manufactured Home	Freedom Homes/Kimberly Frye	12/5/2023	double-wide	228 NORTHWOOD PL

Group Total: 3

Group: Non-residential

2023241	12/22/2023	Non-residential	Corey Seabock		Capstone Addition and Hospital Renovation	321 MULBERRY ST
2023237	12/14/2023	Non-residential	Sheds Direct Inc. (Bo Kirby)	1/3/2024	Sheds Sales	1362 BLOWING ROCK BV

Group Total: 2

Group: Permanent Sign

2024004	1/8/2024	Permanent Sign	Ronald Miller	1/11/2024	Sign-church	1704 BLAIRS FORK RD
2024001	1/2/2024	Permanent Sign	Sandy Hoyle-Sign Systems	1/2/2024	monument sign	314 BLOWING ROCK BV
2023243	12/29/2023	Permanent Sign	Lacey Mizell		Valvoline Signs	306 BLOWING ROCK BV
2023238	12/18/2023	Permanent Sign	Rob Walkowiak		Window Vinyl (25%)	202 HARPER AV
2023236	12/13/2023	Permanent Sign	Heather English for Allen Industries INC	12/13/2023	T-Mobile signs	314-B BLOWING ROCK BV
2023227	11/28/2023	Permanent Sign	Frye's Sign Company	11/28/2023	Home & Heart Realty-sign	212-A WILKESBORO BV
2023221	11/21/2023	Permanent Sign	Frye's Sign Company	11/21/2023	sign permit	212-A WILKESBORO BV

Group Total: 7**Group: Residential Addition**

2023225	11/21/2023	Residential Addition	Marty Beal (CBSA Architects)	11/21/2023	New kitchen and alteration of residential laundry	318 MAIN ST

Group Total: 1**Group: Single Family Home**

2023234	12/8/2023	Single Family Home	Wendell Hildebrand	12/8/2023	single family home	146 EDGEBROOK PL
2023223	11/21/2023	Single Family Home	Wendell Hildebrand	11/21/2023	single family home	144 EDGEBROOK PL
2023222	11/21/2023	Single Family Home	Wendell Hildebrand	11/21/2023	single family home	142 EDGEBROOK PL

Group Total: 3**Group: Temporary Advertising**

2023235	12/8/2023	Temporary Advertising	Larry Smith	12/8/2023	temporary advertising	701 PENNTON AV
2023232	12/4/2023	Temporary Advertising	Brandee Settlemyre	12/4/2023	temp banner	614 HOSPITAL AV

Group Total: 2

Group: Zoning Verification

2023233	12/5/2023	Zoning Verification	Cynthia Linden	12/5/2023	verification letter	232 SHARON AV
2023230	11/30/2023	Zoning Verification	Stephanie Daniels	11/30/2023	verification letter	701 WILKESBORO BV

Group Total: 2

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Total Records: 26

1/12/2024