



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 • March 25, 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 Feb 26, 2024 Minutes

NEW BUSINESS

- 1. Lenoir Zoning Code Workshop**

OTHER BUSINESS

- 1. Update on zoning permits issued.**

ADJOURNMENT

MINUTES
PLANNING BOARD MEETING
February 26, 2024
5:30 P.M.

LOCATION:
City /County Meeting Room
905 West Avenue

MEMBERS PRESENT: James Bradshaw, Sharon Bryant, Kyle Case, Tammy Greene, Marta Lazo, Lucy McCarl, Dontrell Parson, Tim Scobie

MEMBERS ABSENT: Curtis Baker, Michael Careccia

STAFF PRESENT: Hannah Williams, Lauren Hartley, Matt Duchan

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 January 22, 2024, seconded by Board Member Bradshaw. All were in favor, none opposed.

NEW BUSINESS:

1. R# 1-24 1604 Walt Arney Road SW

Applicant: David Eric Martin

Owners: David and Monica Martin

Location: 1604 Walt Arney Road SW

The applicant is requesting to rezone the subject property from R-9 (Mixed Density Residential) to B-2 (General Business).

Recommended Action: *Approval of the request, and call for a public hearing at City Council on March 19, 2024.*

Matt Duchan, planner, presented this item using a PowerPoint presentation. The property is currently zoned R-9 (Mixed Density Residential), the applicant is proposing to rezone to B-2 (General Business). The property is currently an Automotive Detail Shop (Walt Arney Wash & Polish). The owner would like to add car sales to his business, but car dealerships are not permitted in R-9. The NC DMV requires a dealer's license to sell more than 5 cars in a year, for which staff cannot provide a verification letter under the current zoning. This property already has part of the required landscaping buffer from residential. The applicant also owns the property across the street which is zoned B-2, which could be used for a car dealership expansion if needed. Mr. Duchan stated for the record on page 6 of the staff report a misprint that should read

“The **B-2** zoning district allows for retail and service uses that serve the immediately surrounds neighborhood.”

Staff is recommending approval of this request along with the consistency statement and call for a public hearing on March 19, 2024.

The applicant, Eric Martin answered the board’s questions concerning the possible expansion of the car lot. He stated he could put cars on the property he owns across the street if needed. He doesn’t plan stocking more than 5 cars.

Board Member Bryant made a motion to approve the request and consistency statement as presented and call for a Public Hearing for City Council to consider the request on March 19, 2024. 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 6:10 p.m.

Lucy McCarl
Chairperson

Hannah Williams
Planning Director

Permit Report

02/19/2024 - 03/15/2024

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

2024053	3/15/2024	Accessory	Michael Hatton	3/15/2024	40x8 storage container	1430 COLLEGE AV
2024040	2/28/2024	Accessory	Brushy Mountain Builders	3/4/2024	Two car garage	202 WOODSIDE PL
2024034	2/21/2024	Accessory	Ronald Yunker	2/21/2024	accessory building	1608 HOLLY CT

Group Total: 3

Group: Floodplain Development

2024047	3/11/2024	Floodplain Development	Justin Johnson	3/14/2024	Duke pole replacement	438 MELROSE ST

Group Total: 1

Group: Manufactured Home

2024052	3/13/2024	Manufactured Home	Collin Twombly		single-wide trailer	1424 Harrow Lane SW
2024049	3/13/2024	Manufactured Home	Collin Twombly	3/13/2024	single-wide trailer	1445 Harrow Lane SW
2024031	2/20/2024	Manufactured Home	James Gordon	2/20/2024	Double-wide	922 COTTRELL HILL RD

Group Total: 3

Group: Permanent Sign

2024044	3/8/2024	Permanent Sign	Yorke Lawson	3/8/2024	permanent banner-Bluebell	1241 COLLEGE AV
2024043	3/8/2024	Permanent Sign	Emma Holtel	3/8/2024	Sunshine Daycare signs	110 NUWAY CR
2024041	3/4/2024	Permanent Sign	SignSaver	3/5/2024	church sign	1002 KIRKWOOD ST
2024038	2/27/2024	Permanent Sign	Sheds Direct Inc.	2/27/2024	10' pylon sign	1362 BLOWING ROCK BV

Group Total: 5

Group: Residential Addition

2024042	3/7/2024	Residential Addition	Maria Rodriguez	3/7/2024	addition	413 KINCAID ST

Group Total: 1

Group: Single Family Home

2024048	3/11/2024	Single Family Home	Roger Poarch	3/11/2024	duplex	1112 ADVENT CR
2024046	3/11/2024	Single Family Home	Frank Barnes	3/11/2024	single-family home	1125 GEORGETOWN LN
2024037	2/26/2024	Single Family Home	Andrew Kanagy	2/27/2024	single family home	1216 Winter Place
2024036	2/26/2024	Single Family Home	Andrew Kanagy	2/27/2024	single family home	1214 Winter Place
2024033	2/21/2024	Single Family Home	Western Carolina Developers LLC	2/21/2024	single family home	402 WHITMORE ST
2024032	2/21/2024	Single Family Home	Western Carolina Developers LLC	2/21/2024	single family home	715 CHATSWORTH CR

Group Total: 7

Group: Temporary Advertising

2024045	3/8/2024	Temporary Advertising	Rebecca Hutchinson	3/8/2024	temp banner	1041 MORGANTON BLVD SW

Group Total: 1

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Total Records: 21

3/15/2024