



## Meeting Information

### *Location*

City/County Meeting Room  
905 West Avenue  
Lenoir, NC 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

Edward Terry

# Lenoir Planning Board

## Agenda • June 24, 2024

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### *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 July 16, 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 March 25, 2024 Minutes

## NEW BUSINESS

### 1. R 2-24                      420 Virginia Street SW

Applicant:            Claudette Marcella Hines

Owners:               Claudette Marcella Hines

Location:            420 Virginia Street SW

The applicant is requesting to rezone the subject property from I-2 (Heavy Industrial) to R-6 (High-Density Residential).

Recommended Action: Approval of the request, and call for a public hearing at City Council on July 16, 2024.

### 2. SUP# 1-24                      111 Fairview Drive NW

Applicant:            The Enola Group, Inc.

Owners:               Fairview Presbyterian Church of Lenoir

Location:            111 Fairview Drive NW

The applicant is requesting a Special Use Permit for a childcare center in the Transitional Business District (B-6) zoning district.

Recommended Action: Approval of the request, and call for a hearing at City Council on July 16, 2024.

## OTHER BUSINESS

### 1. Update on zoning permits issued.

## ADJOURNMENT

**MINUTES**  
**PLANNING BOARD MEETING**  
**March 25, 2024**  
**5:30 P.M.**

**LOCATION:**  
City /County Meeting Room  
905 West Avenue

**MEMBERS PRESENT:** James Bradshaw, Sharon Bryant, Tammy Greene, Marta Lazo, Lucy McCarl, Tim Scobie

**MEMBERS ABSENT:** Curtis Baker, Michael Careccia, Kyle Case, Dontrell Parson

**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 February 26, 2024, seconded by Board Member Bradshaw. All were in favor, none opposed.

**NEW BUSINESS:**  
**1. Lenoir Zoning Code Workshop**

Planning Director, Hannah Williams presented a PowerPoint presentation on the City of Lenoir Zoning Code. She explained to the board how to navigate the zoning code including the zoning district regulations and permitted used chart.

The board members discussion ensued and Ms. Williams answered questions.

**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 6:20 p.m.

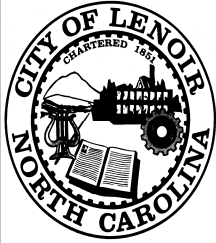
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**Lucy McCarl**  
**Chairperson**

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**Hannah Williams**  
**Planning Director**





# Staff Report

## Zoning Amendment

### CASE NUMBER R #2-24

## LOCATION MAP/AERIAL PHOTOGRAPH



Parcel addresses and owner information shown for all properties required to receive notice of these proceedings.

## SUMMARY

### Owner

Claudette Marcella Hines

### Applicant

Claudette Marcella Hines

### Location

420 Virginia St SW

### NC PIN

2749338334

### Project Planners

Hannah Williams, AICP, CZO  
Matt Duchan

### Description of Request:

The applicant requests that the City re-zone her property at 420 Virginia Street from I-2 (Heavy Industrial) to R-6 (High-Density Residential)

### Staff Recommendation:

Approval of the request, based on the consistency statement on page 7.

### Planning Board Recommendation:

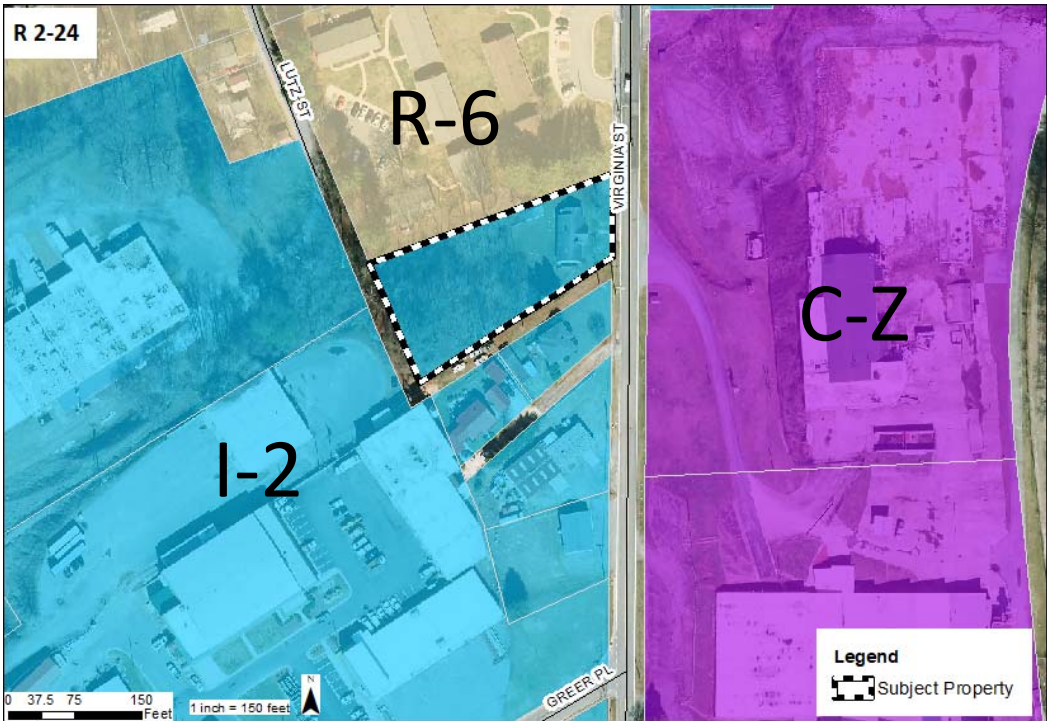
### Public Comment:

**Planning Board Meeting:** June 24, 2024. Notice of the meeting was mailed to the owners of all adjacent parcels (listed on map above) on June 14, 2024.

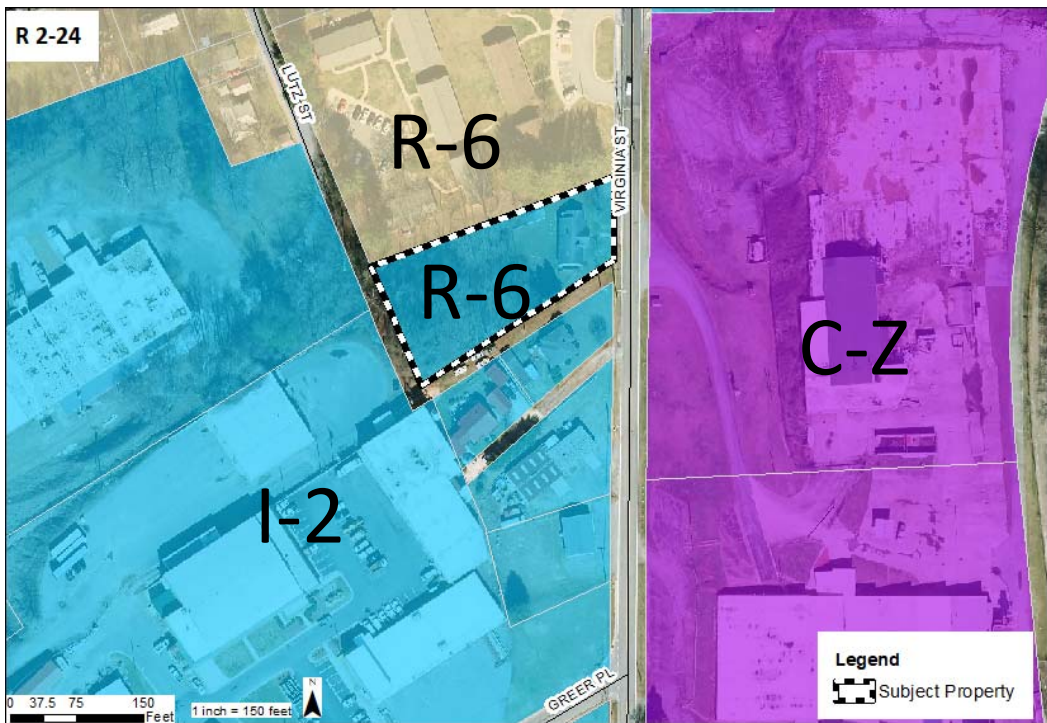
**City Council (Public Hearing):** Anticipated for July 16, 2024.

EXISTING AND PROPOSED ZONING MAPS

Existing Zoning: I-2



Proposed Zoning: R-6



AERIAL PHOTOGRAPH



### Comparison of Allowable Uses

Sec. 600 of the Lenoir Zoning Ordinance establishes a chart of permitted and special uses for each zoning district. The R-6 zoning district is intended to accommodate high-density residential. The I-2 zoning district is intended to support a variety of uses, but predominantly heavy industrial uses that are not permitted in other areas of the city.

### Comparison of Zoning Districts

|                           | R-6                                                                                                                                                                                                                                                                                                                   | I-2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Development Standards     | Min Lot Size— 6,000 SF (single-family); 9,000 SF (multi-family and non-residential)<br><br>Setbacks<br>Front: 35'<br>Side Yard: 15'<br>Abutting Side Street: 25'<br>Rear Yard: 25'                                                                                                                                    | Min Lot Size - 0 SF<br>Setbacks<br>Front: 25'<br>Side Yard: 0'<br>Abutting Side Street: 0'<br>Rear Yard: 0'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Summary of Permitted Uses | Accessory Cottage<br>Attached Dwellings (Townhomes)<br>Bungalow Court<br>Dwelling, single-family detached<br>Duplex<br>Manufactured Homes (Doublewide)<br>Multi-family, low-density<br>Zero-lot line (single-family)<br><br>**For special uses see <a href="#">Section 600, Table A in Lenoir Zoning Ordinance</a> ** | Day Care Centers<br>Kennels, Commercial<br>Eating and Drinking (without drive-through)<br>Eating and Drinking (with drive-through)<br>Flea Markets<br>Greenhouses, Commercial<br>Hospital/Clinics<br>Junk Yard/Salvage Yard<br>Manufacturing & Processing: Boutique/Artisan<br>Manufacturing & Processing: Heavy<br>Office (Medical and Dental)<br>Public Service Facilities<br>Personal Storage<br>Recreation, Indoor<br>Retailing, Light and Intensive<br>Services, Automotive, Major Vehicles, Business and Personal<br>Shooting Range, Indoor<br>Studios and Specialty Schools<br>Veterinarians<br>Warehousing<br><br>**For special uses see <a href="#">Section 600, Table A in Lenoir Zoning Ordinance</a> ** |

## BACKGROUND AND STAFF ANALYSIS

### Zoning Map Amendments

The City of Lenoir 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. The zoning map cannot be changed until the Planning Board reviews the request and makes a report to City Council on the proposed change and the City Council holds a public hearing to consider the request.

### Reason for Request

The applicant is requesting this zoning change in order to build a small cottage in the rear and to subdivide into two lots. The existing single-family home is legally non-conforming, but the applicant must rezone to a residential zoning district to expand residential uses.

### Intent of the Zoning Districts

R - 6 High-Density Residential District is intended to establish and preserve areas of land within the city for medium and high density residences, including single family, doublewide manufactured homes, duplexes, townhomes, multi-family developments, and other compatible uses at appropriate densities. Higher density multi-family developments are allowed as special uses. Any uses which would adversely affect or interfere with the residential character and development of these areas are excluded.

I - 2 Heavy Industrial District is intended to produce areas to accommodate those industrial uses (manufacturing, processing, major vehicle services, junk yards, etc.) which, because of their operation, may be incompatible with surrounding residential and commercial land uses or require large acreage near or adjacent to major thoroughfares and railroad access. Realizing the necessity of providing, maintaining, and preserving land areas for industrial development, all residential uses are prohibited in this zone and commercial uses are limited to those commercial activities that may be supportive of the district or similarly benefit from a location away from sensitive land uses.

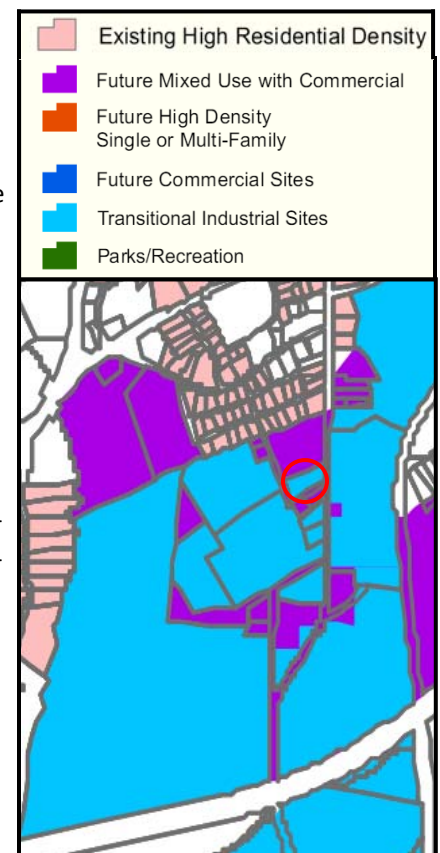
### Subject and Surrounding Properties

The subject property is located on Virginia Street, between Greer Place and Bradford Street. The property has a single-family house on it that pre-dates Lenoir zoning code (circa 1978). The property is fenced in on the sides and features a thicket of trees towards the back of the property and onto the Lutz Street right of way. There is also an accessory shed on the right side of the property (from Virginia Street) beyond the driveway. The property abuts an apartment complex on Lutz Street, as well as a multi-family development along Virginia Street (three duplexes). Additionally, across the street are two large industrial buildings owned by David Farthing which make up the business, Carolina Custom Cabinets. The property also touches the Lenoir Public Works/Public Utilities complex which also shares space with Bernhardt Furniture.

Just south of the subject property, there are two additional homes that are included in the I-2 zoning district that are not included in this re-zone. If they wanted to re-zone their property, the property owners would be required to undergo this process separately.

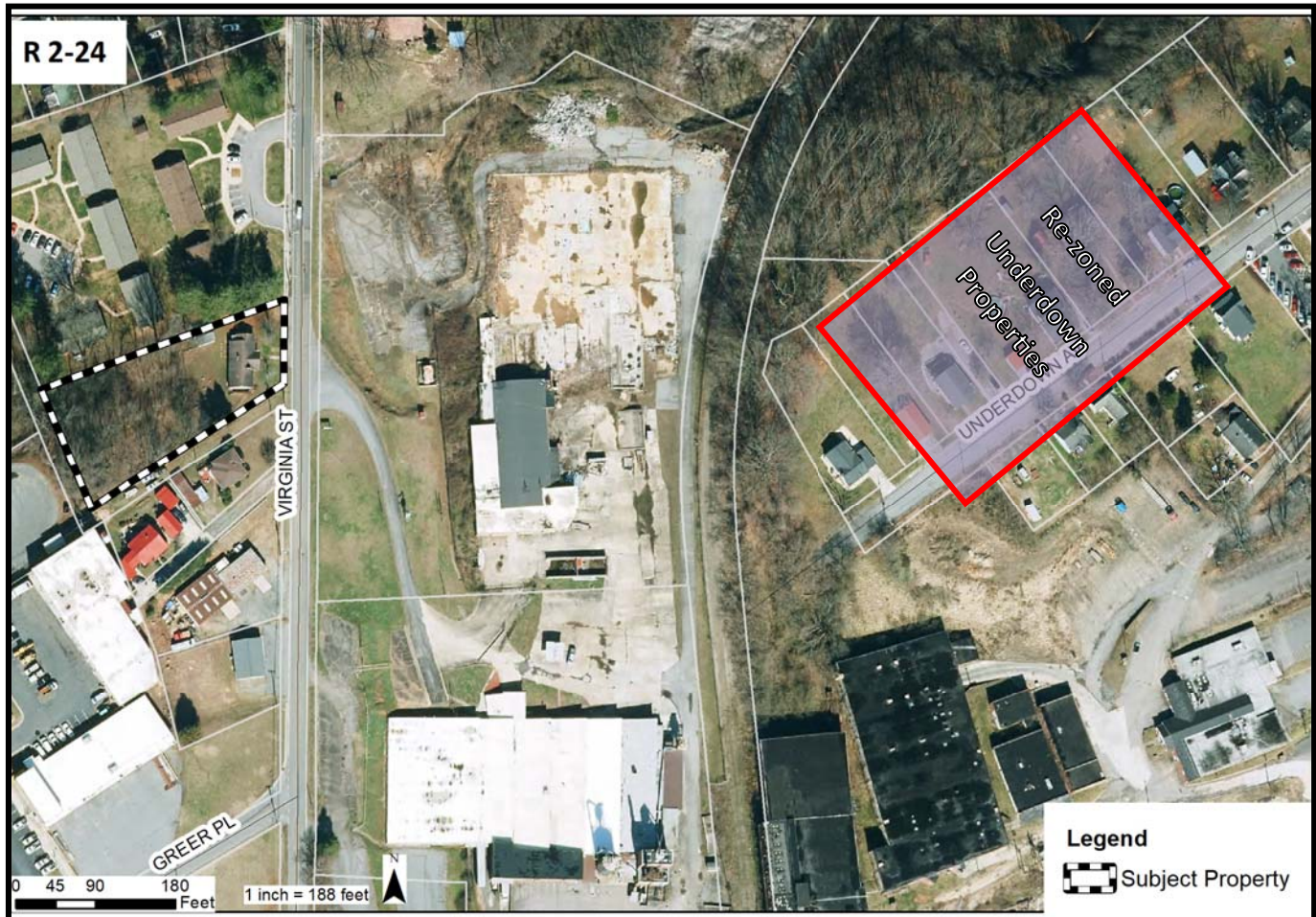
### Zoning Analysis

As discussed previously, the subject property pre-dates City zoning as a single-family home. However, for a long time in the late 1990s and early 2000s, 420 Virginia Street was a day-care. It was unclear in research if/when this site was officially permitted for a daycare by the City of Lenoir. In the 2007 Comprehensive Plan's Future Land Use Map, the property was identified as a "transitional industrial site" (as shown on the right) between future mixed use



## STAFF ANALYSIS CONTINUED

with commercial and in the vicinity of existing high-density residential. However, it is unlikely that industrial uses will expand along this side of Virginia Street into existing residential areas. In October 2022, 15 parcels along Underdown Avenue (just west of the Carolina Custom Cabinets properties) were re-zoned from I-2 (Heavy Industrial) to R-6 (High-density Residential). This rezone was consistent with the historic and current residential character of the street, with special consideration given to the presence of homes pre-1978 that served Bernhardt employees. As a result, those homes as well as the subject property were considered legally non-conforming where property owners would not be able to make any substantial changes to their properties without going through the rezoning process. The applicant of the subject property is in a similar position as the Underdown case today, where she cannot subdivide or add an accessory dwelling to her site while her property is zoned I-2.



### Consistency with the Comprehensive Plan

All decisions of the Planning Board and City Council should be based on consistency of the proposal with the comprehensive plan and any other officially adopted plan that is applicable. The comprehensive plan's future land use map identifies this parcel as "transitional industrial" and does not identify any other future land use for the property. The proposed zoning change is consistent with the Comprehensive Plan's policy concepts to adopt sensible and straightforward zoning standards and to protect the distinctive residential character of Lenoir's neighborhoods from the encroachment of inappropriate non-residential development. Staff finds the proposed rezoning to be consistent with the goals and policy concepts of the Comprehensive Plan. Another goal achieved is that this rezoning would promote affordable housing for people in all stages of life, and would increase residential density.

## STAFF RECOMMENDATION AND CONSISTENCY STATEMENT

Staff recommends that the Planning Board recommend approval of the request, based on the following consistency statement, and call for a Public Hearing for City Council to consider the request on July 16, 2024.

The proposed zoning map amendment is consistent with the adopted Comprehensive Plan because it protects the distinctive residential character of Lenoir's neighborhoods from the encroachment of inappropriate non-residential development. This rezoning also helps to standardize and move this area towards practical zoning.

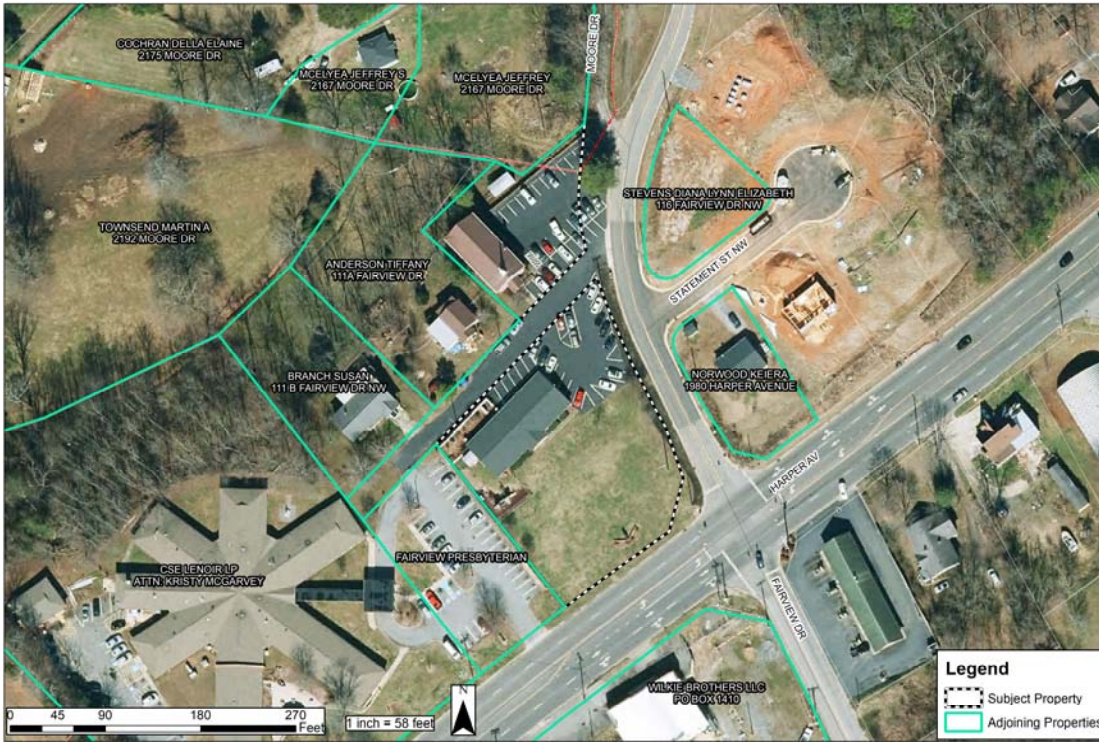


# Staff Report

## Special Use Permit

### CASE NUMBER SUP #1/24

## LOCATION MAP/AERIAL PHOTOGRAPH



Parcel addresses and owner information shown for all properties required to receive notice of these proceedings.

## SUMMARY

### Owner

Fairview Presbyterian Church  
The Enola Group, Inc. (under contract)

### Applicant

Dawn Curtin

### Location

111 Fairview Drive NW

### NC PIN

2749130104, 2749120839

### Project Planner

Hannah Williams, AICP, CZO

Matt Duchan

Updated June 14, 2024

### Applicant's Request:

The applicant is requesting a Special Use Permit for a childcare center with offices and a meeting space in the B-6 (transitional business) zoning district.

### Staff Recommendation:

Approval of the request.

### Planning Board Recommendation:

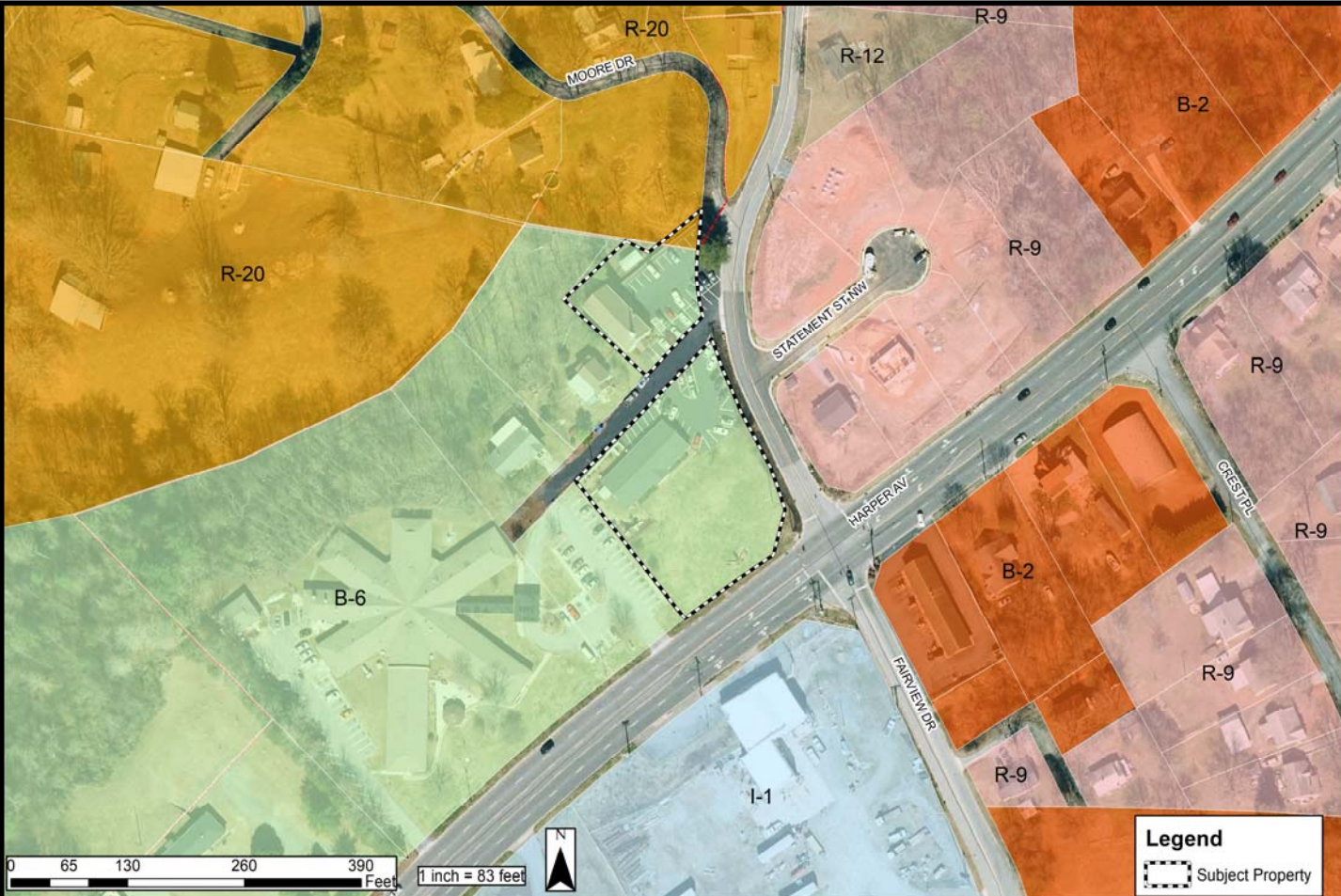
### Public Comment:

**Planning Board Meeting:** Scheduled for June 24, 2024. Notices were mailed to adjacent property owners on June 14, 2024.

**City Council (Public Hearing):** Anticipated to be scheduled for July 16, 2024.

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

ZONING MAP



## BACKGROUND AND ANALYSIS

### Intent of Special Use Permits

Special uses are recognized in the zoning ordinance as uses which may be compatible with an area depending on the specific details of the project, its surroundings, and the level of services available to the site, but are not permitted "by right" in the zoning district. The special use permit process gives the City sufficient flexibility to determine whether a specific land use on a given site will be compatible with the environment and the Comprehensive Plan. Through the approval of a Special Use Permit, the Planning Board and City Council may set conditions or use limitations, thereby establishing a realm of acceptability for the particular use that will be neither arbitrary nor capricious, and will promote the spirit and character of the surrounding neighborhood. The process requires the Planning Board to review and make a recommendation to the City Council on the request. The City Council must then decide whether or not to issue a Special Use Permit following a quasi-judicial hearing.

### Intent of the Zoning District

Article V of the Lenoir Zoning Code states:

B - 6 (Transitional Business) District is intended to serve the needs of the traveling public as well as provide convenience goods and services to surrounding residential neighborhoods. This district is further intended to promote commercial activity in a high-volume traffic corridor that is in close proximity to well established, economically healthy residential neighborhoods, and as such requires design and performance standards to ensure commercial development occurs at compatible intensities, with appropriate architectural standards and buffering/screening requirements. Areas zoned B-6 tend to be already developed with medium density single family homes and a variety of multi-family uses, and are experiencing pressure for commercial expansion due to their close proximity to major transportation facilities. This district promotes incremental change to accommodate the conversion of existing structures into offices and low intensity retail or service uses, along with new development of non-residential uses, while allowing single family residences to remain as permitted land uses as the areas undergo gradual change.

### Subject and Surrounding Properties

The subject property is around 1.25 acres in size, and is comprised of two parcels. The north parcel features the former Fairview Presbyterian Church of Lenoir, while the south parcel features Beall Hall, the congregation's fellowship hall. Fairview Presbyterian no longer meets here and the buildings are currently for sale.

The surrounding area has a diverse mix of zoning. While the subject property is zoned B-6, to the direct north of the site is R-20 (low-density residential) and to the east is R-9 (medium-density residential). B-2 (general business) is found both south and east of the R-9 district, while I-1 (light industrial) zoning is found just south of the site, where Wilkie Construction operates. The area just west of the site is Gateway Rehabilitation and Healthcare. Bonnie Mist Car Wash is located directly diagonal to the site at 1979 Harper Avenue. Traveling further north on Fairview Drive is West Lenoir Baptist Church, zoned O-I (Office-Institutional) and then R-R (rural-residential zoning). The majority of the remaining surrounding area is single-family housing. The driveway that runs between the church and the fellowship hall is shared by two single-family developments. While the right-of-way is public, the driveway is privately maintained. Gateway Rehabilitation is accessed off of Harper and doesn't use the driveway.

### Proposed Use

The applicant intends to turn the fellowship hall into a childcare facility. The hall includes six classrooms, an existing kitchen, and a director's office. Each classroom will be outfitted with an exterior door as is required to meet the two means of egress requirement for daycare rooms per NC Building Code. The church building will be converted into offices. The applicant does not intend to make any changes to parking and will maintain existing fencing and landscaping on the property. The childcare facility will operate from 7:30am-5pm Monday to Friday and will enroll up to 48 children up to five (5) years of age. No major changes will be made to the property nor the buildings. The applicant intends to remove the steeple from the church, and is required to maintain existing street yard landscaping along Fairview Drive (Sec. 712 Buffering and Screening standards, Lenoir Zoning Code). Technically, this use abuts residential zoning to the north (Statement Court subdivision) and would be required to install a landscape screening buffer (Sec. 712 Buffering and Screening standards, Lenoir Zoning Code). However, since the existing church buildings and layout are not changing, and due to sight triangles and visibility issues at the busy intersection, street yard landscaping is sufficient.

## BACKGROUND AND ANALYSIS (CONT'D.)

### Consistency with the Comprehensive Plan

All decisions of the Planning Board and City Council should be based on consistency of the proposal with the comprehensive plan and any other officially adopted plan that is applicable. The comprehensive plan lays out policy goals regarding adaptive reuse. In the 2007 Comprehensive Planning Process, one of the citizens' biggest concerns was vacant and underused properties. Turning a vacant church property into a childcare facility that could serve up to 48 families would address those citizens' concerns and help to further develop the area.

## SITE PHOTOS



Above: View of Beall Hall (fellowship hall) from front of property



Above: Back of Beall Hall where exterior doors will be required for egress



Above: Driveway between Beall Hall and the church; accesses two residences and serves as back entrance to Gateway Rehabilitation



Above: Side of Beall Hall from parking lot

## SITE PHOTOS CONT'D.



Above: Front and side view of church



Above: Front view of church



Above: View of driveway and Fairview Drive from Beall Hall

## FINDINGS

No Special Use Permit shall be approved unless the Planning Board and City Council find that:

1. The proposed special use will comply with all height, yard, lot and area requirements and other regulations of the district in which it is located unless otherwise specified. *The existing buildings sufficiently conform to B-6 zoning and design standards. The applicant does not intend to make any major changes to the exterior of the buildings. Exterior doors will be added to meet zoning requirements.*
2. All driveways will be designed with respect to such matters as proper ingress and egress for automobiles in order to minimize traffic congestion and increase pedestrian safety and conveniences. *The applicant will utilize the existing driveway from the Fairview Drive entrance. Off-street parking is large enough that it will limit traffic congestion in the neighborhood.*
3. Off-street parking and loading areas will be provided in compliance with the Zoning Ordinance. *The existing parking spaces will accommodate the applicant's parking needs and will be in compliance with the zoning ordinance.*
4. The establishment of the special use will not hinder the normal and orderly development and improvement of surrounding property for uses already permitted in the district. *Occupying the currently vacant buildings will improve the surrounding properties. Only minor changes are needed to meet childcare requirements, which are to include adding exterior doors to all of the daycare rooms and spaces as is required by NC Building Code to meet the minimum two (2) means of egress.*
5. Any required screening and landscaping will be designed or planted with full consideration of the effectiveness of individual plant types, dimensions, and characteristics in minimizing the noise, glare, visual impacts and other economic effects on adjoining properties. *The fencing separating the adjoining properties will remain. Stretyard landscaping along Fairview Drive is required and other existing trees and shrubs will be maintained.*
6. Any permitted signs and proposed exterior lighting will be designed to reduce glare and to mitigate any adverse effects of sign size and height; so as to make the signs aesthetically pleasing and compatible with adjoining properties. *The applicant will use the existing signage incorporating the name and logo of the childcare facility. Any exterior lighting will be incidental to the needs of the daycare use and will be designed to be fully cut off and shielded from residential properties.*
7. The exterior architectural appearance and functional plan of any proposed building or structure will not vary greatly from any buildings or structures already construction or in the course of construction in the immediate vicinity or from the character of the applicable district, so as to cause a substantial depreciation in the property values of the immediate vicinity. *Applicant will maintain the architectural appearance of the church and fellowship hall, and will likely remove the church steeple to reflect the church building's planned use as an office space. All changes made in the future will conform to B-6 zoning and design standards.*
8. The type, size, hours of operations, location of the use upon the site, and intensity of the proposed special use will not be harmful or annoying to surrounding properties. *Hours of operation are 7:30am-5pm Monday through Friday. Enrollment will be up to 48 children ages 0-5 years. The office space will be located in the church building. This will be a positive improvement to the neighborhood with no harmful effects.*

## STAFF RECOMMENDATIONS

Staff recommends approval of the requested Special Use Permit for the proposed childcare facility, with the following conditions:

1. *The applicant must maintain the street yard landscaping along Fairview Drive where it abuts residential zoning, and add exterior doors to the classrooms as is required for egress. A zoning permit will be required.*
2. *Any new lighting for the daycare use shall be fully cut-off and shielded so as to eliminate and minimize light spill-over onto adjacent residential properties.*
3. *Valid permits and inspections must be obtained for this use, including and any other federal, state, or local regulation that applies.*
4. *The applicant must obtain zoning and sign permits from the Lenoir Planning Department within two years of the issuance of the SUP. All proposed changes must adhere to Sec. 817 (B-6 Transitional Business District Design Standards) of the Lenoir Zoning Ordinance.*

## PLANNING BOARD RECOMMENDATIONS

## APPENDIX A—APPLICANT'S SITE LAYOUT & PHOTOS

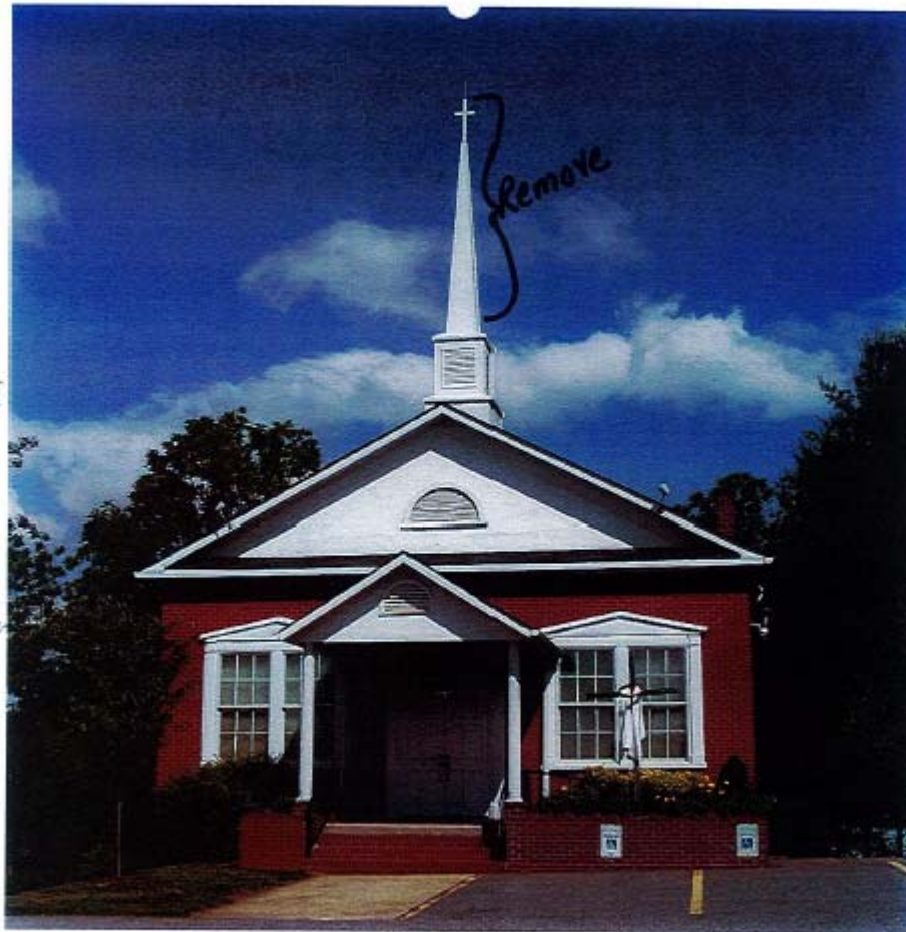


The childcare facility will be accessible via a driveway off of Fairview Drive. There is a fence that separates the Church (converted office space) from abutting residential property. The childcare facility will be on the southern parcel in the fellowship hall (Beall Hall). A fence separates the childcare facility from Gateway Rehabilitation.



The building above will have six (6) classrooms, a kitchen (already existing), as well as the director's office. Each classroom will have an exterior door added as required by NC Building Code. No major changes will be made to the existing building.

## APPENDIX A CONT'D.—APPLICANT PHOTO



Church will be remodeled for staff offices and a dedicated meeting space. No major architectural or exterior changes will be made other than removal of the steeple.

## APPENDIX B—APPLICANT'S RESPONSES

### SPECIAL USE APPLICATION—PAGE 2

The Planning Board shall not recommend and the City Council shall not grant a request for a Special Use unless the requested use is (1) not detrimental to the public health or general welfare; (2) is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar services; and (3) will not violate neighborhood character and not adversely affect surrounding land uses. To that end, the ordinance specifies criteria and standards that, when satisfied, allow the granting of the Special Use. In the spaces below, provide your responses as to how you believe your proposed project satisfies each of the standards. (Attach additional sheets as necessary.)

The Planning Board and City Council must find that ALL of the standards are met and may impose specific conditions to assure that the proposed use and its location will be harmonious with the area in which it is located and with the spirit of the zoning ordinance and to insure that the proposed use will not be detrimental to surrounding environment and property values.

#### Criteria for SUP approval

- (1) The proposed special use will comply with all height, yard, lot and area requirements and other regulations for the district in which it is located unless otherwise specified.

No major plans to make changes to the exterior of the buildings. Exterior doors will be added to meet zoning requirements.

- (2) All driveways will be designed with respect to such matters as proper ingress and egress for automobiles in order to minimize traffic congestion and increase pedestrian safety and conveniences.

We will utilize existing driveway from Fairview Dr. entrance. See photo

- (3) Off-street parking will be provided in compliance with Section 1000 and off-street loading will be provided in compliance with Section 1001 of Lenoir's Zoning Ordinance.

The existing parking spaces will accommodate our parking needs and will be in compliance with zoning ordinance.

- (4) The establishment of the special use will not hinder the normal and orderly development and improvement of surrounding property for uses already permitted in the district.

Occupying the buildings will improve the surrounding property. Only minor changes needed to meet childcare requirements.

- (5) Any required screening and landscaping will be designed or planted with full consideration of the effectiveness of individual plant types, dimensions, and characteristics in minimizing the noise, glare, visual impacts and other economic effects on adjoining properties.

The fencing separating the adjoining properties will remain. The existing trees and shrubs will be maintained.

- (6) Any permitted signs and proposed exterior lighting will be designed to reduce glare and to mitigate any adverse effects of sign size and height; so as to make the signs aesthetically pleasing and compatible with adjoining properties.

We will use the existing signage incorporating our name and logo

- (7) The exterior architectural appearance and function plan of any proposed building or structure will not vary greatly from any buildings or structures already constructed or in the course of construction in the immediate vicinity or from the character of the applicable district, so as to cause a substantial depreciation in the property values of the immediate vicinity.

We will maintain the architectural appearance of the church and fellowship hall. May need to remove steeple.

- (8) The type, size, hours of operations, location of the use upon the site, and intensity of the proposed special use will not be harmful or annoying to surrounding properties.

Hours of operation are 7:30am-5:00pm Monday through Friday. Enrollment will be up to 48 children ages 0-5 yrs. office space in the church. This will be a positive improvement to the neighborhood with no harmful effects.

## APPENDIX C—CURRENT OWNER AUTHORIZATION LETTER



*Greenway Presbyterian Church*

415 Pennell Street NE  
Lenoir, North Carolina 28645



Church Phone (828) 758-4694  
greenwaypresbyterian@gmail.com

May 31, 2024

To whom it may concern,

We are in the process of selling the property at 111 Fairview Dr. Lenoir NC which includes the church and fellowship hall to The Enola Group Inc. It is our understanding that they intend to change the use of the fellowship hall to house a childcare center and the sanctuary into office space. We do approve of this change of use and support their plan for the property once they retain ownership.

Sincerely,

Rev. Leah Epps, Pastor

## Permit Report

03/18/2024 - 06/14/2024

| Permit # | Permit Date | Applicant Name                   | Issued Date | Description                       | Parcel Address           |
|----------|-------------|----------------------------------|-------------|-----------------------------------|--------------------------|
| 2024155  | 6/13/2024   | Sign Systems, Inc/Kathy Hayworth | 6/13/2024   | sign                              | 1115 BLOWING ROCK BV     |
| 2024152  | 6/12/2024   | GTE Construction and Realty Inc  | 6/12/2024   | single-family home                | 1335 Prince William Dr.  |
| 2024151  | 6/12/2024   | Norma Gonzalez                   | 6/12/2024   | double-wide                       | 439 FOREST PL            |
| 2024150  | 6/12/2024   | Curtis Turner                    | 6/12/2024   | addition and front porch          | 105 FOOTHILL DR          |
| 2024149  | 6/12/2024   | Landon Colley                    | 6/12/2024   | driveway                          | 1208 FALL DAY CR         |
| 2024148  | 6/12/2024   | Landon Colley                    | 6/12/2024   | driveway                          | 1210 FALL DAY CR         |
| 2024147  | 6/12/2024   | Landon Colley                    | 6/12/2024   | driveway                          | 1212 FALL DAY CR         |
| 2024145  | 6/11/2024   | Hyperformance Graphics           | 6/11/2024   | sign                              | 309 NORTH MAIN ST        |
| 2024144  | 6/11/2024   | LC Builder and Investments, LLC  | 6/11/2024   | single-family home                | 1212 FALL DAY CR         |
| 2024143  | 6/11/2024   | LC Builder and Investments, LLC  | 6/11/2024   | single-family home                | 1208 FALL DAY CR         |
| 2024142  | 6/11/2024   | LC Builder and Investments, LLC  | 6/11/2024   | single-family home                | 1210 FALL DAY CR         |
| 2024140  | 6/10/2024   | Gary Johnson                     | 6/10/2024   | temp banner                       | 304 MAIN ST              |
| 2024139  | 6/10/2024   | Timothy Icenhour                 | 6/10/2024   | detached garage                   | 1805 FOREST HILL PARK PL |
| 2024138  | 6/10/2024   | Glenn Miller                     | 6/11/2024   | single-family home                | 1412 GRAYSTONE PL        |
| 2024137  | 6/7/2024    | Brian Pelham                     |             | Expansion; concrete sidewalk/ramp | 935 BLOWING ROCK BL      |
| 2024136  | 6/4/2024    | Brushy Mountain Builders         | 6/4/2024    | Prefab Freezer                    | 2075 MORGANTON BV        |
| 2024134  | 5/31/2024   | Hamilton Wall                    | 6/3/2024    | addition                          | 817 PINETREE PL          |
| 2024133  | 5/30/2024   | Matt Braswell                    | 5/30/2024   | enclosed garage                   | 2105 OLDE POND CT        |

|         |           |                                    |           |                          |                                 |
|---------|-----------|------------------------------------|-----------|--------------------------|---------------------------------|
| 2024131 | 5/30/2024 | Sidney Carter                      | 5/30/2024 | shed/greenhouse          | 214<br>BERNHARDT<br>CT          |
| 2024130 | 5/30/2024 | Lester Whittington                 | 5/30/2024 | driveway                 | 328<br>EASTVIEW PL              |
| 2024129 | 5/24/2024 | Josh Fox                           | 5/28/2024 | single family home       | 126 MAEHILL<br>PL               |
|         |           |                                    |           |                          |                                 |
| 2024117 | 5/15/2024 | Andrew Lowdermilk                  | 5/15/2024 | Demo and re-build deck   | 1411 MEAGON<br>PL               |
| 2024115 | 5/14/2024 | Caridad Smith                      | 5/14/2024 | Backyard Chicken Permit  | 110<br>ROYALWOOD<br>PL          |
| 2024112 | 5/10/2024 | Travis Dillard                     | 5/10/2024 | accessory building       | 1207<br>WILDWOOD<br>RD          |
| 2024106 | 5/7/2024  | David Fuller fir Tuff<br>Shed, Inc | 5/7/2024  | shed                     | 302 PENNTON<br>AV               |
| 2024103 | 5/3/2024  | Maria Hurtado                      | 5/3/2024  | 20x14 shed               | 713<br>HARRISBURG<br>DR         |
| 2024099 | 4/26/2024 | Leslie Ethridge                    | 4/26/2024 | above ground pool        | 1609<br>WILKESBORO<br>BV        |
| 2024096 | 5/21/2024 | Chris Hollifield                   | 5/21/2024 | outdoor stage            | 1016 HARPER<br>AV               |
| 2024095 | 4/25/2024 | Terrica Davenport                  | 4/25/2024 | accessory building       | 242 TREMONT<br>PARK DR          |
| 2024093 | 4/23/2024 | David Matthews                     | 4/23/2024 | accessory building       | 220<br>JOYCETON<br>CHURCH RD    |
| 2024085 | 4/15/2024 | Mary Hlywa                         | 4/15/2024 | above ground pool        | 301<br>ARROWOOD<br>ST           |
| 2024080 | 4/9/2024  | Debra Helton                       | 4/9/2024  | accessory building       | 417 ELIAS CT                    |
| 2024075 | 4/4/2024  | Robert Caldwell                    | 4/4/2024  | 36x28 accessory building | 2392 BAPTIST<br>CHURCH RD       |
| 2024070 | 4/1/2024  | Matthew James Bolick               | 4/1/2024  | 6'x27' deck              | 1410<br>BRADFORD<br>MOUNTAIN RD |
| 2024069 | 4/1/2024  | Keith Kirby                        | 4/1/2024  | accessory building       | 429<br>HIGHLAND AV              |
| 2024064 | 3/26/2024 | Zack Booth                         | 3/27/2024 | accessory building       | 912 LOWER<br>CREEK DR           |
| 2024057 | 3/21/2024 | Austin Hill                        | 3/21/2024 | above ground pool        | 531 BEALL ST                    |

|         |           |                                           |           |                                                             |                               |
|---------|-----------|-------------------------------------------|-----------|-------------------------------------------------------------|-------------------------------|
| 2024055 | 3/20/2024 | Paresh Patel                              | 3/21/2024 | 10x16 pre-fab building                                      | 107<br>NORWOOD ST             |
| 2024054 | 3/20/2024 | Kyle White                                | 3/20/2024 | accessory building                                          | 1037<br>RANDOLPH CR           |
|         |           |                                           |           |                                                             |                               |
| 2024098 | 4/26/2024 | Cameron Sinclair                          | 4/26/2024 | driveway                                                    | 411<br>GEORGETOWN<br>RD       |
| 2024073 | 4/3/2024  | Derek Witherspoon                         | 4/3/2024  | Residential Driveway                                        | 415 RANKIN<br>ST              |
| 2024066 | 3/27/2024 | Glenn Miller                              | 3/27/2024 | driveway                                                    | 111<br>TIMBERLANE<br>PL       |
|         |           |                                           |           |                                                             |                               |
| 2024122 | 5/20/2024 | Lenoir Valley Rental                      |           | floodplain                                                  | 1401<br>MORGANTON<br>BV       |
| 2024060 | 3/26/2024 | Steve Green                               | 4/3/2024  | platform structure at<br>substation                         | 1212 NORTH<br>MAIN ST         |
| 2024059 | 3/25/2024 | Jay White                                 | 4/4/2024  | utility pole replacements<br>(6)                            | TRACT F PB<br>22 16 YR 05     |
|         |           |                                           |           |                                                             |                               |
| 2024121 | 5/20/2024 | Sam Zayicek                               | 5/20/2024 | single-wide in MHP                                          | 1443 Harrow<br>Lane SW        |
| 2024105 | 5/6/2024  | Norma Jean Gonzalez                       | 5/6/2024  | Doublewide                                                  | FOREST AV                     |
|         |           |                                           |           |                                                             |                               |
| 2024119 | 5/17/2024 | Eric Bollenbecker                         | 6/4/2024  | Exterior alterations and<br>ramp                            | 2120<br>MORGANTON<br>BV       |
| 2024107 | 5/7/2024  | Robbie Wilkie                             | 5/7/2024  | Addition of break room,<br>guard house, and<br>parking area | 1450<br>HOMEGROWN<br>CT       |
| 2024071 | 4/2/2024  | Forrest Hicks                             | 4/3/2024  | Landscape Plan for 110<br>Mulberry St                       | 110<br>MULBERRY ST            |
| 2024067 | 3/27/2024 | Marta Lazo                                | 3/27/2024 | ice cream parlor                                            | 1302 HARPER<br>AV             |
|         |           |                                           |           |                                                             |                               |
| 2024100 | 4/26/2024 | Frye's Sign Company                       | 4/26/2024 | sign                                                        | 325<br>CONNELLY<br>SPRINGS RD |
| 2024089 | 4/16/2024 | Re/Max Southern<br>Lifestyles-Bryan Black | 4/16/2024 | sign-Re/Max                                                 | 210 BLOWING<br>ROCK BV        |
| 2024082 | 4/11/2024 | Sheila Forbing                            | 4/11/2024 | sign                                                        | 105<br>TAYLORSVILLE<br>RD     |

|         |           |                                |           |                           |                       |
|---------|-----------|--------------------------------|-----------|---------------------------|-----------------------|
| 2024081 | 4/11/2024 | Frye's Sign Company            | 4/10/2024 | sign                      | 215 CHURCH ST         |
| 2024078 | 4/9/2024  | Action Sign                    | 4/9/2024  | sign-Angelos Ice Cream    | 1302 HARPER AV        |
| 2024077 | 4/8/2024  | Micheal Bryson                 | 4/8/2024  | window decals-T mobile    | 314-B BLOWING ROCK BV |
| 2024072 | 4/3/2024  | Marty Waters                   | 4/2/2024  | monument sign             | 1333 VIRGINIA ST      |
| 2024062 | 3/27/2024 | Action Sign                    | 3/26/2024 | sign- Exela               | 110 MULBERRY ST       |
|         |           |                                |           |                           |                       |
| 2024126 | 5/23/2024 | Mike Carriker                  | 5/23/2024 | deck                      | 1055 RANDOLPH CR      |
| 2024120 | 5/20/2024 | Jeremy Watson                  | 5/20/2024 | front porch and back deck | 531 ROBBINS AV        |
| 2024118 | 5/16/2024 | Carrol Walker                  | 5/16/2024 | enclose deck              | 212 SUMMERFIELD CT    |
| 2024114 | 5/14/2024 | Wize Home Direct-Joey Hawkins  | 5/14/2024 | deck in rear              | 1427 PIEDMONT DR      |
| 2024111 | 5/10/2024 | Mario Euceda                   | 5/10/2024 | enclose carport           | 837 MEADOWOOD DR      |
| 2024108 | 5/7/2024  | Julio Guineu                   | 5/7/2024  | rear addition and deck    | 113 CALVARY PL        |
| 2024087 | 4/16/2024 | Ricky Tilton                   | 4/16/2024 | addition in rear          | 2616 OLD MORGANTON RD |
| 2024084 | 4/12/2024 | Edwina Morrow                  | 4/12/2024 | addition                  | 2699 TABLEROCK RD     |
| 2024076 | 4/5/2024  | Pedro Hector Estrada Barbosa   | 4/5/2024  | addition to house         | 419 VANCE ST          |
| 2024074 | 4/3/2024  | Curtis Turner/Wize Home Direct | 4/3/2024  | deck addition             | 205 FOREST BROOK PL   |
| 2024068 | 4/1/2024  | William Elliott                | 4/1/2024  | screened porch            | 411 SWANSON DR        |
| 2024058 | 3/22/2024 | Davin Ivosic                   | 3/22/2024 | deck and front porch      | 417 TYWOOD ST         |
|         |           |                                |           |                           |                       |
| 2024127 | 5/24/2024 | Piedmont Homes of NC           | 5/28/2024 | modular home              | 328 EASTVIEW PL       |
| 2024125 | 5/23/2024 | Doug Folding                   | 5/23/2024 | single family homes       | 1036 Providence Lane  |

|         |           |                               |           |                          |                           |
|---------|-----------|-------------------------------|-----------|--------------------------|---------------------------|
| 2024123 | 5/20/2024 | Mikeal Coffey                 | 5/20/2024 | single family home       | 2003 FOREST HILL PARK ST  |
| 2024116 | 5/14/2024 | Alan Wagner                   | 5/16/2024 | single family home       | 1222 Summerhill St. SW    |
| 2024109 | 5/8/2024  | Carlos Hernandez Palma        |           | SFH - rebuild after fire | 2389 HOWARD ARNETTE RD    |
| 2024094 | 4/24/2024 | Devin Waters                  | 4/24/2024 | single family home       | 120 Melview Road          |
| 2024092 | 4/19/2024 | Jody Specbeck                 | 4/25/2024 | Single Family House      | 722 CONNELLY SPRINGS RD   |
| 2024086 | 4/16/2024 | Clyde Lackey                  | 4/16/2024 | house                    | 2110-B WALT ARNEY RD      |
| 2024065 | 3/27/2024 | Glenn Miller                  | 3/27/2024 | single family home       | 111 TIMBERLANE PL         |
| 2024061 | 3/26/2024 | Frank Barnes                  | 3/26/2024 | single family home       | 1326 PRINCE WILLIAM DR NE |
|         |           |                               |           |                          |                           |
| 2024128 | 5/24/2024 | Aya Ramadan                   | 5/24/2024 | temp banner              | 2120 MORGANTON BV         |
| 2024090 | 4/17/2024 | Richard Keister               | 4/17/2024 | temp banner              | 314-B BLOWING ROCK BV     |
| 2024088 | 4/16/2024 | Steel Safe Storage Lenoir LLC | 4/16/2024 | temp banner              | 518 Virginia ST           |
| 2024083 | 4/11/2024 | T-Mobile                      | 4/11/2024 | temp advertising         | 314-B BLOWING ROCK BV     |
|         |           |                               |           |                          |                           |

Total Records: 98

6/14/2024