



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

Sharon Bryant

Kyle Case, Vice-Chair

Michael Careccia

Marta Lazo

Tammy Greene

Dontrell Parson

Tim Scobie

Edward Terry

Lenoir Planning Board

Agenda • July 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. We anticipate the recommendations of today's meeting will be presented at the City Council meeting on August 20, 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 24, 2024 Minutes

NEW BUSINESS

1. SUP# 2-24 117 Maple Drive NW

Applicant: Outcast Community Church (Josh Clark)

Owners: HASO Holdings LLC

Location: 117 Maple Drive NW

The applicant is requesting a Special Use Permit for a church in the existing West Lenoir Elementary School building in the Single Family (R-12) zoning district.

Recommended Action: Approval of the request, and call for a hearing at City Council on August 20, 2024.

2. R# 3-24 Ellison Place (various parcels)

Applicant: David Reule

Owners: Virginia B. Mullis

Location: Ellison Place (various parcels)

The applicant is requesting a Conditional Zoning District to accommodate 11 single-family lots along Ellison Place.

Recommended Action: Approval of the request, and call for a public hearing at City Council on August 20, 2024.

OTHER BUSINESS

1. Update on zoning permits issued.

ADJOURNMENT

MINUTES
PLANNING BOARD MEETING
June 24, 2024
5:30 P.M.

LOCATION:
City /County Meeting Room
905 West Avenue

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

MEMBERS ABSENT:

STAFF PRESENT: Hannah Williams, Lauren Hartley, Matt Duchan

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

Chairperson McCarl recognized board member James Bradshaw for his service on the Planning Board, this will be his meeting. Mr. Bradshaw stated he has enjoyed serving on the board, it has been rewarding and an honor.

MINUTES:
Board Member Bradshaw made a motion to approve the meeting minutes of March 25, 2024, seconded by Board Member Careccia. All were in favor, none opposed.

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.

Planner, Matt Duchan presented the rezoning case. The applicant requests that the City re-zone the property at 420 Virginia Street SW from I-2 (Heavy Industrial) to R-6 (High-Density Residential). The surrounding area is zoned R-6, I-2, and CZ. The property is legally non-conforming because of the zoning I-2 not allowing for residential use. The owner would like to subdivide the property and add an accessory dwelling, which is not allowed under the current zoning. The property has been used for a daycare and a single-family home in the past. Mr.

Duchan read the consistency statement for the record.

Board Member Baker 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 July 16, 2024. Board Member Scobie seconded the motion, which was voted upon and passed unanimously.

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.*

Planning Director, Hannah Williams presented the case for 111 Fairview Drive NW. The Enola Group, Inc currently has this property under contract, they are proposing a Special Use Permit to operate a daycare. It is zoned B-6, where daycares are only allowed as a special use. The surrounding area has a diverse mix of zoning. The applicant intends to turn the fellowship hall into a childcare facility and the church building will be converted into offices. The childcare facility will operate from 7:30am-5:00pm Monday through 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 property abuts residential zoning to the north so a landscape screening buffer would be required.

Ms. Williams read the findings on page 6 from the staff report 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.*

The applicant, Dawn Curtain at 375 Bethlehem Rd, Statesville approached the podium. Chairperson McCarl asked if the daycare would truly be closing at 5:00pm. Ms. Curtain replied, yes that is the provided hours to close at 5:00pm. Board member Bradshaw asked about the number of children they will be serving and any plans on expanding. Ms. Curtain stated they

anticipate providing care for up to 48 children, the building has space to expand if needed.

Board Member Bryant made a motion to approve the request with conditions as presented and call for a hearing for City Council to consider the request on July 16, 2024. Board Member Case 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.
2. Planning staff will be launching the comprehensive plan update meetings. Dates and times were provided.
3. The Planning Board will meet on July 22nd, we have 2 cases.
4. We will have a new Planning Board member, Edward Terry starting at the July meeting.

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the Planning Board meeting at 6:00 p.m.

Lucy McCarl
Chairperson

Hannah Williams
Planning Director



Staff Report

Special Use Permit

CASE NUMBER SUP #2/24

LOCATION MAP/AERIAL PHOTOGRAPH



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

SUMMARY

Owner

HASO Holdings LLC (Jay Harrill)

Applicant

Outcast Community Church
(Josh Clark)

Location

117 Maple Dr NW

NC PIN

2749450612

Project Planner

Hannah Williams, AICP, CZO

Matt Duchan

Updated July 12, 2024

Applicant's Request:

The applicant is requesting a Special Use Permit for a church to locate in the former West Lenoir Elementary school.

Staff Recommendation:

Approval of the request.

Planning Board Recommendation:

Public Comment:

Planning Board Meeting: Scheduled for July 22, 2024. Notices were mailed to adjacent property owners on July 12, 2024

City Council (Public Hearing): Anticipated to be scheduled for August 20, 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:

R - 12 Residential (Single-family) District is intended to establish and preserve land within the city for medium density single-family residences and compatible land uses. Regulations are designed to allow predominately single-family residences at medium densities, with duplex, townhome, low-rise apartments, and planned residential developments allowed at compatible densities as special uses. Any uses which would adversely affect or interfere with the residential character and development of these areas are excluded.

Subject and Surrounding Properties

The subject property is 4.01 acres and is zoned R-12. This single parcel includes the main West Lenoir Elementary School building with classrooms, as well as the auditorium on the north side of the building and the standalone gym on the south side of the property. There is a large parking lot as well as a small playground area on the west side of the parcel.

West Lenoir Elementary ceased operations at the close of the 2021-2022 school year. It was sold to HASO Holdings LLC in 2023. No other use or development has occurred on the site since the school closed.

The surrounding area largely features residential zoning. All parcels to the north and east including the subject property are zoned R-12 for single-family residential. Properties west of the subject parcel are zoned R-9 for multi-family residential but the majority of dwellings in this area are single-family. However, there is a long stretch of Lenoir Housing Authority properties along Poplar Street towards Creekway Drive. South of the property is a mix of B-2 and O-I zoning, which is customary for a main thoroughfare such as Harper Avenue.

Proposed Use

The applicant intends to turn the auditorium and two classrooms in the elementary school into a church with Sunday School. The remainder of the building will go unused. The gym and remaining classrooms will be untouched as part of this project. The applicant does not intend to make any changes to parking and will maintain existing fencing and landscaping on the property. The Lenoir Zoning Ordinance requires 3 spaces per 1000 square feet of gross floor area. The space the church will use is about 4,000 sq ft, so requires 12 spaces. The site contains 47 off-street parking spaces, which is more than enough of the required amount.

Church hours will be Sunday mornings. No major changes will be made to the property nor the buildings.

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 school into a church facility that could serve many families in the local community would address those citizens' concerns and help to further develop the area.

SITE PHOTOS



Above: Back of West Lenoir Elementary; auditorium (left), classrooms (right)



Above: Side entrance to Auditorium (top) and basement (bottom)



Above: Playground behind West Lenoir Elementary



Above: Front of West Lenoir Elementary Auditorium where church service will take place

SITE PHOTOS CONT'D.



Above: Maple Street along front of West Lenoir Elementary facing neighborhood park towards Harper Avenue



Above: Poplar Street along side of West Lenoir Elementary

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 applicant does not intend to make any structural or physical changes to the building nor any additions to accommodate a cultural/religious facility use.*
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 driveways to the existing parking areas. 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. *All uses created by the church will be contained inside existing structures and will not affect surrounding areas in any way.*
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. *All landscaping is managed by the existing owners, HASO Holdings, and will comply with standards set out by the planning department concerning buffer standards (Sec. 712).*
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 church, where necessary. Any exterior lighting will be incidental to the needs of the church use and will be fully shielded and cut off from spilling over onto residential property.*
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. *The applicant intends to wrap exterior doors in vinyl with Outcast Community Church logo displayed; a sign permit is required.. There will be no structural changes.*
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. *Sunday mornings are the hours of operation for the church and will always take place inside the building. There will be no neighbors affected unless they attend the church.*

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 and improve upon landscaping where necessary on the site. 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. *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 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 structural or physical changes will be made to the existing building. Nothing added as well.
- (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 only the existing parking areas of the building.
- (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.
~~Min~~ The building has two designated parking areas and should not require additional spots.
- (4) The establish of the special use will not hinder the normal and orderly development and improvement of surrounding property for uses already permitted in the district.
All use will be contained inside the existing structure and will not affect any surrounding areas
- (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.
All landscaping is managed by the existing owners HASS Holdings
- (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.
Any exterior signage will be limited to using the existing signs.
- (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.
Our only plan is to wrap exterior doors in vinyl with our logo displayed. No structural changes at all.
- (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.
Use hours will be Sunday mornings and always contained inside the building. No effect on neighbors should be expected.

Staff Report

CONDITIONAL ZONING REQUEST

CASE NUMBER R #3/24



LOCATION MAP/AERIAL PHOTOGRAPH



Subject Properties

Ellison Pl

SUMMARY

Owner

Virginia Maria Mullis

Applicant

David Reule

Location

Ellison Pl (east of US-321/BR Blvd.)

NC PINs

2850211695, 2850212427,
2850212266, 2850212174

Project Planner

Hannah Williams, AICP, CZO
Matt Duchan

Updated July 12, 2024

Applicant's Request:

The applicant is requesting a Conditional Zoning District for four (4) vacant properties to accommodate 11 single-family lots on Ellison Pl. The base zoning district for this request is proposed as its current zone, B-6.

Staff Recommendation:

Approval of the requested conditional zoning district (CZ-11) ordinance. Proposed conditions are listed on page 4 of this report.

Planning Board Recommendation:

Public Comment:

Planning Board Meeting: July 22, 2024. Notices were mailed to adjacent property owners on July 12, 2024.

City Council (Public Hearing): Anticipated to be scheduled for August 20, 2024.

EXISTING ZONING



PROPOSED ZONING



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.

In considering a request for a Conditional Zoning District, the Planning Board and City Council may approve conditions or use limitations that are mutually agreeable to the applicant, property owner, and the City, thereby establishing a realm of acceptability for the particular use that will be neither arbitrary nor capricious, and will address the interests of the landowners, neighbors, and the public. Conditional Zoning is a legislative process requiring the Planning Board to review and make a recommendation to the City Council on the request. The Conditional Zoning District is adopted as a map amendment and by ordinance.

Subject and Surrounding Properties

The subject properties are on the western side of Ellison Place, and include lots that are .78 acres, .42 acres, .35 acres, and .29 acres, respectively totaling approximately 1.84 acres. The subject properties are undeveloped and are zoned for a mix of business and residential uses. The properties are located in the B-6 (Transitional Business) zoning district across US-321 from the North Hill Plaza Shopping Center which features Big Lots as the anchor tenant. Trinity Methodist Church (901 Seehorn St) borders the subject property to the north, and is zoned R-15. These lots along the western side of Ellison Place provide a narrow buffer between the commercial corridor of US-321 and the Seehorn/Lower Creek neighborhood. This property is centrally located and abuts a vast R-15 single-family zoning district to the east, while the businesses just south share the B-6 zoning designation. Across US-321 is zoned entirely B-2 general business.

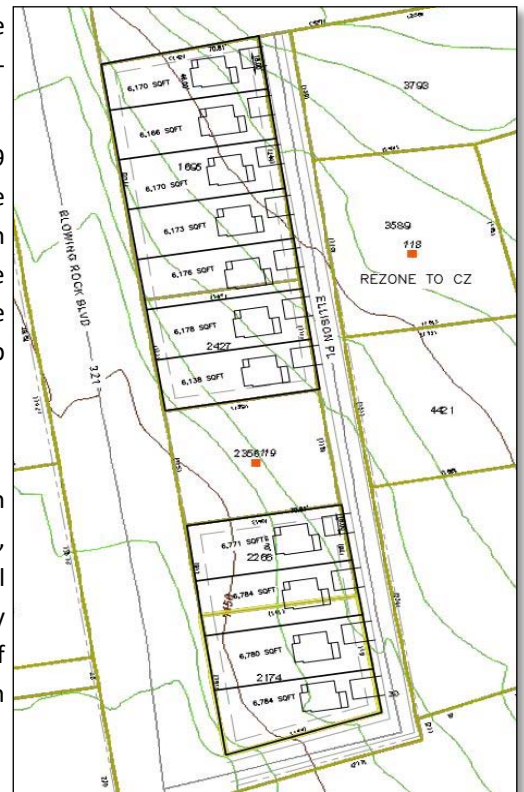
Ellison Place serves two houses. One is an established single-family house at 119 Ellison Place, in between the northern two and southern two subject lots. This house was built in 1962. This property is not part of the conditional zoning and will retain conventional B-6 zoning. The other home, 118 Ellison Place is on the opposite side from the subject property and was built in 1973. The rest of the properties on the eastern side of Ellison Place seem to be "through-lots," where their ownership matches the adjacent lot fronting Seehorn Street (see notification map on Page 1).

Proposed Development

The applicant is proposing to build 11 single family homes on this property, wherein each lot will be at least 6,000 square feet. Each property would require tree removal, grading, and feature retention of the mature natural buffer to screen the residential rear yard from US-321/Blowing Rock Boulevard. These homes would be served by city utilities (water/sewer), and would require sidewalk installation or a fee in lieu of construction. Ellison Place would also need to be extended to the last two lots on Ellison Place to serve all of the lots of this development.

Transportation

Access to these homes would be from Ellison Place, each outfitted with individual driveways. The driveways will be wide enough for two cars, leading into two car garages. Ellison Place is currently a road that receives next to no traffic as there are only



Applicant's site plan (see also Page 8)

BACKGROUND AND ANALYSIS

two houses along the road with no amenities or commercial facilities. Ellison Place is a “dead end.” While the ROW of this road extends to Trinity Methodist Church’s rear parking lot, the road is not paved to the end of the ROW. Ellison Place is accessed via 321 and is in close proximity to major shopping areas and both the Blowing Rock and Wilkesboro Boulevard corridors.

Zoning Analysis

The applicant’s reason for this request amounts to lowering the minimum lot size for single family development. The B-6 zoning district requires 10,000 square foot lots for single-family residences. As it stands today, the 1.84 acres (or, 80,150 square feet) of subject property could be subdivided into a maximum of 7 lots that would meet the required 10,000 square feet. The applicant is seeking to build 11 lots on Ellison Place, 4 more lots than what would currently be permissible. This is a justifiable change, since other residential uses are allowed at higher densities than this proposal. The B-6 zoning district allows for townhomes as well as multi-family dwellings at 7.2 dwelling units per acre. Townhomes would be permitted for a 15,000 square foot lot size, and up to 13 apartment units could be permitted by right on the same amount of land.



Up to 7 lots would be permitted “by right” in the subject property under standard B-6 regulations.

Staff analyzed the submitted site plan and the proposed development and found higher density single-family housing to be an appropriate use for the subject property. Narrow, compact lots with full-size homes would fulfill an ever-present need in Lenoir. Compact housing in the proposed style would help to serve a greater population of Lenoir residents and provide convenience and affordability in a desirable area. This would also provide infill development to existing lots on an existing city street. These lots are undeveloped, with no other development proposals. While “missing middle” housing is for all intents and purposes a primary concern for Lenoir, the housing stock in Lenoir is generally low regardless of type of development and cost.

Proposed Conditional Zoning District: CZ-11 Specific Standards

Special conditions proposed for CZ-11 ordinance:

1. **Base Zoning.** Base zoning district is B-6 (Transitional Business). Any development standards not specifically addressed in the Conditional Zoning Ordinance will default to B-6.
2. **Permitted Uses.** No new permitted uses are proposed as single-family is already permitted.
3. **Special Standards for Single-Family Development:**
 - A. Each dwelling unit must be on a separate parcel.
 - B. Each lot will be a minimum of 6,000 square feet.
 - C. A subdivision plat showing all new utilities, road layout, easements and setbacks, referencing this ordinance must be approved and recorded prior to any permitting.
 - D. Landscape Buffer: The mature treeline and natural buffer along the rear of the lots must be retained. If the natural buffer is removed, a fifteen (15) foot wide planted buffer strip shall be established and maintained in accordance with Sec. 712 of the Lenoir Zoning Ordinance.

SITE PHOTOS



Above: View from end of Ellison Place

Below: View from beginning of northernmost lot to end of Ellison Place



Above: View of US-321 through south lot.



Above: Extensive tree canopy throughout the four lots.



Above: 119 Ellison Place (Mullis property between the four lots)

CONSISTENCY STATEMENT

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 Ordinance is consistent with the adopted Comprehensive Plan because it enables this area to protect the distinctive residential character of Lenoir's neighborhoods from the encroachment of inappropriate non-residential development. Provided that no businesses have opened in this transitional business zoning district, it would be more pertinent to provide housing in an area otherwise not providing a service to the public.

NEXT STEPS

The CZ-11 Ordinance changes the zoning standards for the property to allow the development concept proposed. However, the ordinance does not represent a permit for development. There are several more administrative steps the developer must take before construction is permitted. The following steps must occur prior to construction:

1. The Conditional Zoning ordinance will need to be approved by the City Council and recorded at the Register of Deeds.
2. The developer shall apply for a major subdivision, and the preliminary plat is reviewed by the Technical Review Committee and Planning Board, then voted on by City Council following a quasi-judicial hearing. Once infrastructure is installed to City standards, the final plat shall be accepted by City Council.
3. Each home will be permitted for zoning and driveway.

STAFF RECOMMENDATIONS

Staff recommends approval of the proposed rezoning to Conditional Zoning District (CZ-11) for nine new parcels to allow for 11 single-family homes along Ellison Place, with the conditions outlined in this report, based on the consistency statement on page 6.

PLANNING BOARD RECOMMENDATIONS

A plat showing all setbacks and easements must be recorded, consistent with this concept plan. This map is NOT of land survey quality and is NOT suitable for such use. All measurements are approximate.



06/17/2024 - 07/12/2024

Permit #	Permit Date	Permit Type	Applicant Name	Description	Parcel Address
2024157	6/17/2024	Accessory	Iven Lewis	carport	1451 VIRGINIA ST
2024180	7/11/2024	Floodplain Development	Duke Energy	Replace one utility pole at intersection of Haigler Road and Deepwood Circle	141 HAIGLER RD
2024179	7/10/2024	Floodplain Development	Duke Energy	Three utility pole replacements	HIBRITEN DR
2024174	7/1/2024	Floodplain Development	Jared Wright	This project includes construction of an at-grade splash pad adjacent to the existing accessory structure at the City of Lenoir's Rotary Soccer Complex located at 1050 Zacks Fork Road, Lenoir, North Carolina 28645. Construction includes excavation of soil material, installation of buried plumbing and electrical	1050 ZACKS FORK RD

				equipment, and placement of concrete at the current finished elevation.	
2024173	7/1/2024	Floodplain Development	Duke Energy	Like-for-like replacement of one utility pole. The pole is easily accessed from the road. The only soil disturbance will be augering for the new pole. The work will be done in dry conditions and appropriate BMPs (ie, silt fence or wattles) will be used to contain soil in the immediate area of the poles. After the conductors are transferred to the new pole, the old pole will be removed and the hole backfilled with the augered soil, seeded and stabilized.	Valway Rd
2024178	7/9/2024	Non-residential	Lauren Collins	Platform with stairway	108 MAIN ST

2024165	6/21/2024	Non-residential	Zafar Jan	enclose one bay	443 HARPER AV
2024156	6/17/2024	Non-residential	Matheson Towing & Recovery LLC	storage lot for Matheson Towing	632 CREEKWAY DR
2024171	6/28/2024	Permanent Sign	Sara L. Baxter - Tranquil Dog	12' pylon 4x8 sign face	1080 NORTH MAIN ST
2024164	6/19/2024	Permanent Sign	Jon Rogers	sign	920 WILKESBORO BV
2024161	6/18/2024	Permanent Sign	Lauren Collins	4'x3' window decals (2, 1 per window))	108 MAIN ST
2024176	7/3/2024	Residential Addition	Amanda Wood	enclose garage	2404 LINCOLN LN
2024175	7/1/2024	Residential Addition	JDG Investments, LLC	deck	1448 PIEDMONT DR
2024182	7/11/2024	Single Family Home	Frank Barnes	single-family home	1285 Prince William Dr.
2024177	7/8/2024	Single Family Home	Bampy's Home LLC	modular home	784 Severt CR
2024172	6/28/2024	Single Family Home	Leandro Pereira	3 BR 2 BTH single family home	0 FOLK ST
2024167	6/24/2024	Single Family Home	Alan Wagner	single family home	1214 SUMMERHILL ST SW
2024166	6/21/2024	Single Family Home	Robert Story	single family home	1287 TAYLORSVILLE RD
2024160	6/17/2024	Single Family Home	Sweet Mango Builders	single family home	411 HUNTINGTON WOODS ST
2024159	6/17/2024	Single Family Home	Sweet Mango Builders	single family home	409 HUNTINGTON WOODS ST
2024158	6/17/2024	Single Family Home	Sweet Mango Builders	single family home	416 WHITMORE ST
2024170	6/27/2024	Zoning Verification	Steven Price		237 SOUTH MAIN ST

Total Records: 25

7/12/2024