



Lenoir Planning Board

Agenda • January 27, 2025

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

Sharon Bryant

Kyle Case, Vice-Chair

Michael Careccia

Marta Lazo

Tammy Greene

Dontrell Parson

Tim Scobie

Edward Terry

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 February 18, 2025 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 November 25, 2024 Minutes

Board recommend approval of the re-zoning request.

Matt Duchan read the following consistently statement for the record:

Consistency Statement

The proposed zoning change is consistent with the Comprehensive Plan’s policy concepts to revitalize under-utilized and vacant properties. The Future Land Use Map identifies the subject property as a “Future Commercial Site” surrounded by other properties categorized as future commercial sites in the ETJ. Annexing this property into city limits would expand business opportunities and provide essential services to residents as the applicant has proposed.

Applicant, Austin Northern at 572 Skyland View Drive, Blowing Rock NC stated he appreciated the consideration of this request. This property is seen as you drive down from Blowing Rock and will be visible for a commercial business. He is currently working with DOT on the driveway.

Chairperson McCarl asked about the paper road that is seen on the plat. Mr. Northern replied that there is a guardrail opening on 321 to his driveway, and that he is working with the DOT,

Board Member Scobie, made a motion to approve the rezoning case and the consistency statement as presented by staff and call for a Public Hearing for City Council to consider the request on January 7, 2025. Board Member Parson seconded the motion, which was voted upon and passed unanimously.

2. SUP 3-24 2550 Hickory Blvd.

Applicant: Jonathan Yates (TowerCom)

Owners: STAT Inc.

Location: 2550 Hickory Blvd.

The applicant is requesting to construct a 165 foot monopole wireless communication tower and associated ground equipment on a 3600 square foot leased portion of the subject property.

Recommended Action: Approval of the request, and call for a hearing at City Council on January 7, 2025.

Planning Director, Hannah Williams presented the Special Use Permit for a 165 foot monopole wireless communication tower for T-Mobile at 2550 Hickory Blvd. This will be located on the STAC Inc property.

Mrs. Williams presented to the board the requirements for the cell tower ordinance 910.1-912.1 and how the applicant meets those requirements. Planning staff recommends approval of the Special Use Permit. The staff report and findings were submitted for the record.

Findings:

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 proposed tower will meet all the standards of the B-2 zoning district. The proposed height of the tower is 165 feet.*
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 be utilizing the existing driveway to the STAT Inc. property. After a 60-day construction period, the facility will be visited by technicians 8-10 times per year and will not affect congestion or pedestrian safety. There is a 30-foot wide easement proposed through the STAT property for T-Mobile to utilize as needed.*
3. Off-street parking and loading areas 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 proposed communications tower is fully compliant with Sections 1000 and 1001 of the Lenoir Zoning Ordinance. There will be provided parking at the base of the tower for an employee.*
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. *The proposed wireless communication tower will aid in the normal and orderly development and improvement of surrounding property by providing essential and effective wireless infrastructure.*
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 applicant will utilize existing screening and landscaping on the Stat, Inc. property which will minimize all impacts on adjoining property.*
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. *No exterior lighting is proposed and the applicant will only deploy site identification and emergency signage as required by FCC.*
7. The exterior architectural appearance and functional plan of any proposed building or structure will not vary greatly from any buildings or structures already in 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 structure will improve wireless infrastructure in the vicinity and not result in the depreciation of property values in the area.*
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. *The proposed facility will be unmanned and operated at all times and will not produce any off-property noise, odor, lights, vibrations, fumes, or glare.*

Attorney, Frank Longest at 3453 Forestdale Dr., Burlington NC approached the board. He represents the applicant, Jonathan Yates. Mr. Yates has completed many applications like this one in various states. Mr. Longest stated he is pleased that the Planning staff recommends approval of this application.

Applicant, Jonathan Yates at 105 Broad Street, Charleston SC stated the application process with the Planning staff has been great. The application is for a 165' communication tower on the property owned by STAC Inc. near the Caldwell County Fairgrounds. The cell service for T-mobile had a deficient in the area. After much research, this was the perfect site for a cell tower. He explained to the board the process of installing the tower and the importance of having good cell service in an emergency like Hurricane Helene. This tower will be able to cover a large capacity of customers. Mr. Yates answered questions from the board.

Michael Correll at 229/230 McCray Place, Lenoir NC approached the board. He originally had a concern that this would impact property that his father and himself own, but after hearing the case it will not be a problem. Mr. Correll stated he is also an attorney and the board should consider if the tower would need repair would the bond cover the expenses and who would be responsible.

Board discussion ensued.

Board Member Terry, made a motion to approve the Special Use Permit application and staff findings as presented by staff and call for a Public Hearing for City Council to consider the request on January 7, 2025. Board Member Careccia seconded the motion, which was voted upon and passed unanimously.

Chairperson McCarl asked the board to move case number (4) ZOA 4-24 on the agenda to number (3) due to audience presence.

3. ZOA 4-24

Applicant: M&R Beach Bingo

Location: Citywide

The applicants from Appeals Case AP 1-24 have applied for a text amendment to exclude Beach Bingo from Section 611 and allow it wherever Indoor Recreation is allowed.

Recommended Action: Approval of the request, and call for a public hearing at City Council on January 7, 2025.

Planning Director, Hannah Williams presented the text amendment case to exclude Beach Bingo from Section 611 and allow it wherever Indoor Recreation is allowed. Beach Bingo is a game with a \$10.00 award and can be operated as a commercial business. Hannah Williams read the proposed changes from the draft ordinance.

Beach Bingo - Bingo games which have prizes of ten dollars (\$10.00) or less or merchandise that is not redeemable for cash and that has a value of ten dollars (\$10.00) or less.

Recreation, Indoor - Uses that provide recreational opportunities for adults and children located primarily within enclosed buildings. Indoor recreation uses include general gaming establishments, beach bingo, movie theaters, bowling alleys, arcades, indoor roller skating and ice

skating rinks, escape rooms, laser tag, indoor play structures, trampolines, indoor rock climbing walls, museums and hands-on play spaces, and similar uses.

Mrs. Williams stated adult gaming establishments and billiard/pool halls are regulated separately and are not included in indoor recreation uses. The applicants submitted an appeal case to the Board of Adjustment in October. The applicants found the property at 312 Morganton Blvd to operate the business, but it could not meet the separation standards from a residential area and an addiction treatment facility. The Board of Adjustment denied the case due to the cash prize reward and not meeting the separation standards.

Prior to 2019 Beach Bingo was permitted by right, in 2019 City Council adopted an ordinance overhaul where Beach Bingo was removed. Planning staff researched police data for the number of calls received from this type of business. A known Beach Bingo business at Taylorsville Rd and Wilkesboro Blvd had low call numbers to the police between 2010 and 2014.

Planning Director, Hannah Williams read the consistency statements for the record for motion to approve or deny.

Motion to approve:

The proposed zoning ordinance amendment is consistent with the Lenoir Comprehensive Plan because it results in sensible and straightforward zoning standards. This text amendment aligns the land-use impacts of permitted uses with the appropriate zoning district. The proposed amendment is reasonable and in the public interest because it aligns local zoning ordinance with state law.

Motion to deny:

The proposed zoning ordinance amendment is not consistent with the Lenoir Comprehensive Plan because it does not align with the land use strategies in the Comprehensive Plan. Therefore, the proposed amendment is not in the public's interest at this time.

Applicant, Amanda Moser at 158 Cedar Ave, Hudson NC approached the board. She entered this business because her aunt owned Sharon's Beach Bingo and has now retired. Mrs. Moser stated the 2 police incidents were customers who fell, no violence. They have received their license from the State and wants to do everything correctly. Beach Bingo is fun for all ages and is needed in the community.

Board Member Case, made a motion to approve the zoning ordinance amendment to exclude Beach Bingo from Section 611 and allow it wherever Indoor Recreation is allowed and the consistency statement as presented by staff and call for a Public Hearing for City Council to consider the request on January 7, 2025. Board Member Scobie seconded the motion, which was voted upon and passed unanimously.

4. ZOA 5-24

Applicant: City of Lenoir

Location: Industrial Zoning Districts

Planning staff recommends permitting “Cultural and Community Facilities, Churches, Synagogues, Mosques” by right in industrial districts.

Recommended Action: Approval of the request, and call for a public hearing at City Council on January 7, 2025.

Planning Director, Hannah Williams presented the zoning amendment case to allow churches in industrial districts. Planning staff met with Blair’s Fork Baptist Church located at 1704 Valway Road, which is zoned heavy industrial. The church staff discussed improvements, which requires them to meet the zoning code ordinance. The current zoning ordinance does not allow churches in the industrial zoning districts. Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA) establishes a general rule that zoning regulation cannot impose a substantial burden on religious exercise unless it is in furtherance of a compelling governmental interest.

Hannah Williams read the consistency statement as follows:

The proposed zoning ordinance amendment is consistent with the Lenoir Comprehensive Plan because it results in sensible and straightforward zoning standards. This text amendment aligns the land-use impacts of permitted uses with the appropriate zoning district. The proposed amendment is reasonable and in the public interest because it aligns the local zoning ordinance with federal law.

Board Member Scobie, made a motion to approve the zoning ordinance amendment “Cultural and Community Facilities, Churches, Synagogues, Mosques” by right in industrial districts and the consistency statement as presented by staff and call for a Public Hearing for City Council to consider the request on January 7, 2025. Board Member Terry seconded the motion, which was voted upon and passed unanimously.

OLD BUSINESS

1. ZOA 2-24

Tabled - Pole Banners

Applicant:

UNC Health Caldwell –Emma Shell

Owners:

Caldwell Memorial Hospital C/O Jim Smith

Location:

321 Mulberry Street

The applicant is proposing amending the sign ordinance regulations regarding light pole banners. This case was tabled at the October 28, 2024 Planning Board meeting for more information.

Recommended Action: Approval of the request, and call for a public hearing at City Council on January 7, 2025.

Planner, Matt Duchan stated this case was tabled at the October Planning Board meeting for more information.

The proposed changes are as follows:

~~Sec. 1107.7 Penalties for Violation—Violations of this ordinance will be subject to the penalties established in Chapter 1, Section 1-15 of the Lenoir Code of Ordinances.~~ Light Pole Banners – Public Service Facilities, as defined in the Lenoir Zoning Ordinance, shall be permitted to install banners on light poles that are owned by and located entirely on the property of the public service facility in the following districts: O&I, B-2, B-6, B-7, I-1, and I-2. Light pole banners shall conform to the following:

- (a) Light pole banners shall not be used as a temporary, off-premise advertising sign.
- (b) A maximum of two (2) banners shall be displayed on up to twelve (12) poles on any given site.
- (c) Light pole banners are limited to a maximum area of 12 square feet.
- (d) Light pole banners shall maintain a minimum vertical clearance of 12 feet from grade to the bottom of the banner.
- (e) Light pole banners shall be mounted to project perpendicular from light poles.

Matt Duchan presented the staff findings comparing properties within the city limits this change would effect. This proposal states in order to place banners onto on-premises light poles, the public service facility must be owned by a public service provider (or publicly funded body), which would cut out some businesses.

Board Member Scobie asked if the hospital parcel was being counted as three parcels or one. Matt Duchan replied, the hospital would be counted separate as three because they are on different parcels.

Board Member Case suggested limiting the pole banners per acre for each property.

Board discussion ensued. The board agreed this would make most sense to limit it to per acre, per pole.

Chairperson McCarl withdrew her previous motion from the October 28, 2024 meeting to limit the number of light poles to (4) to the Light Pole ordinance.

Board Member Careccia, made a motion to approve the Light Pole ordinance as presented by staff.

Board discussion ensued on the proposed ordinance and adding the number of poles, per acre.

Board Member Careccia, withdrew the previous motion to approve the Light Pole ordinance as presented by staff.

Board Member Careccia, made a motion to approve the Light Pole ordinance presented by staff with amending (b) to 2 poles per acre, 2 banners per pole and call for a Public

Hearing for City Council to consider the request on January 7, 2025. Board Member Parson seconded the motion, it was not voted on by the board.

Board Member Scobie questioned the amount allowed per acre, per pole. Board Member Case asked if this would include property that was leased and not owned. Board discussion ensued.

Board Member Case, made a motion to add language to the Light Pole ordinance (f) a lease hold would not count as ownership. Board Member Careccia seconded the motion, which was voted upon and passed unanimously.

Board Member Careccia, made a motion to adopt the 1107.7 ordinance as amended with (b) to 2 poles per acre, 2 banners per pole and adding (f) a lease hold would not count as ownership and call for a Public Hearing for City Council to consider the request on January 7, 2025. Board Member Parson seconded the motion, which was voted upon. The motion carried 6-1, with Careccia, Greene, McCarl, Scobie, Terry, and Parson voting in favor; Case voting against.

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 7:15 p.m.

Lucy McCarl
Chairperson

Hannah Williams
Planning Director

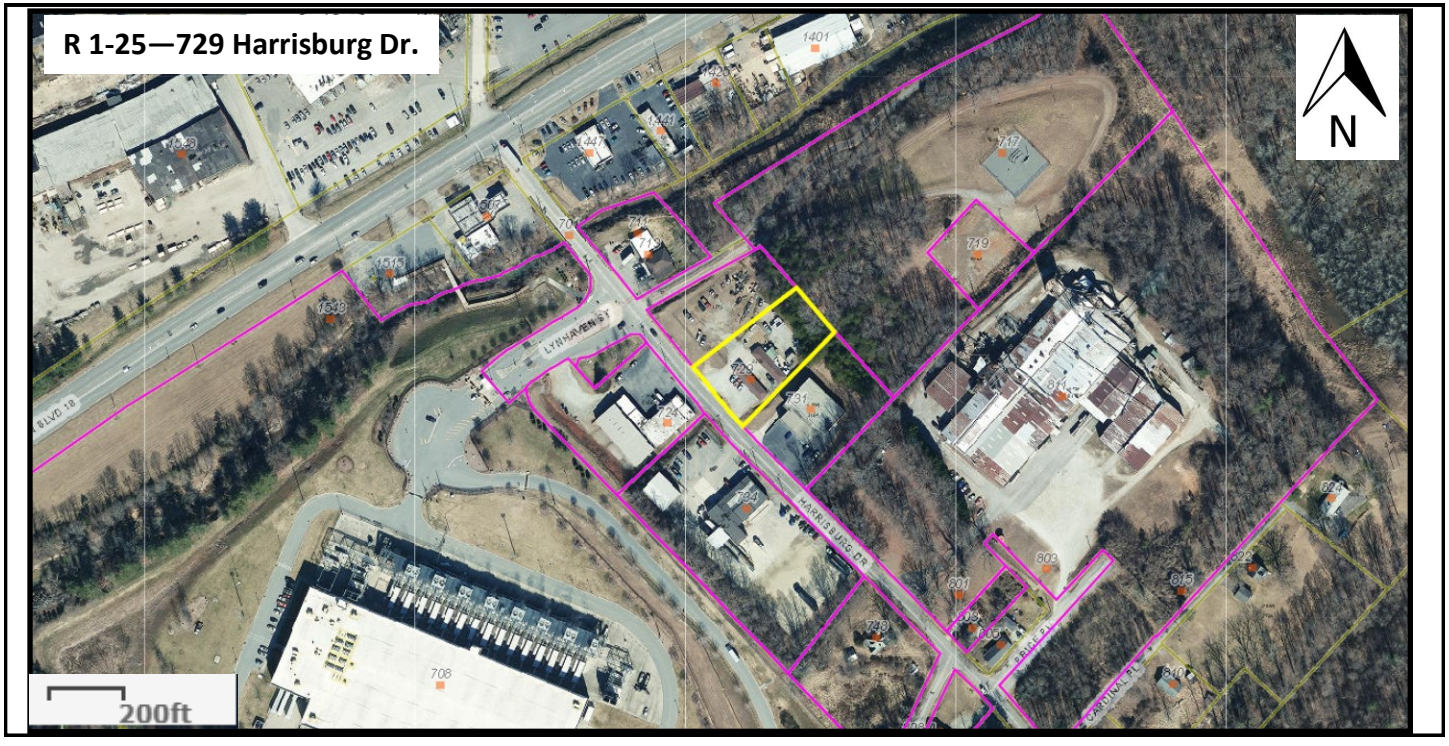


Staff Report

Zoning Amendment

CASE NUMBER R #1-25

LOCATION MAP/AERIAL PHOTOGRAPH



SUMMARY

Owner

His Seed LLC (Jeremy Kanagy)

Applicant

Jeremy Kanagy

Location

729 Harrisburg Drive

NC PIN

2749622255

Project Planners

Hannah Williams, AICP, CZO
Matt Duchan, CZO

Description of Request:

The applicant is requesting to rezone the subject property (1.54 AC) from B-2 (General Business) to I-2 (Heavy Industrial) to make improvements to a warehousing site.

Staff Recommendation:

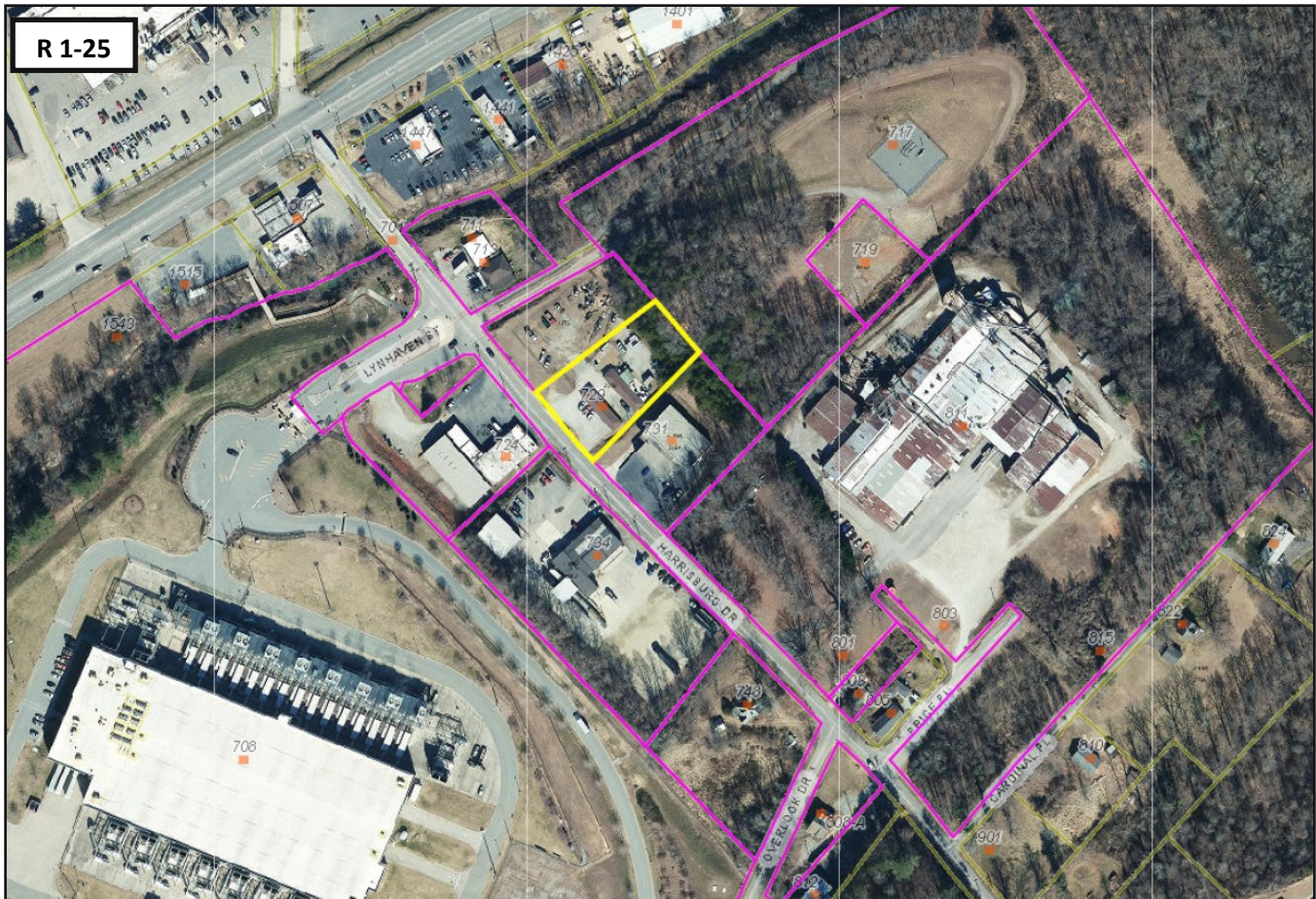
Approval of the request, based on the consistency statement on page 5.

Planning Board Recommendation:**Public Comment:**

Planning Board Meeting: January 27, 2025. Notice of the meeting was mailed to the owners of all adjacent parcels (identified on map above) on January 15, 2025.

City Council (Public Hearing): Anticipated to be Scheduled for February 18, 2025.

AERIAL PHOTOGRAPHS (SURROUNDING AREA & PROPERTY OWNERS)

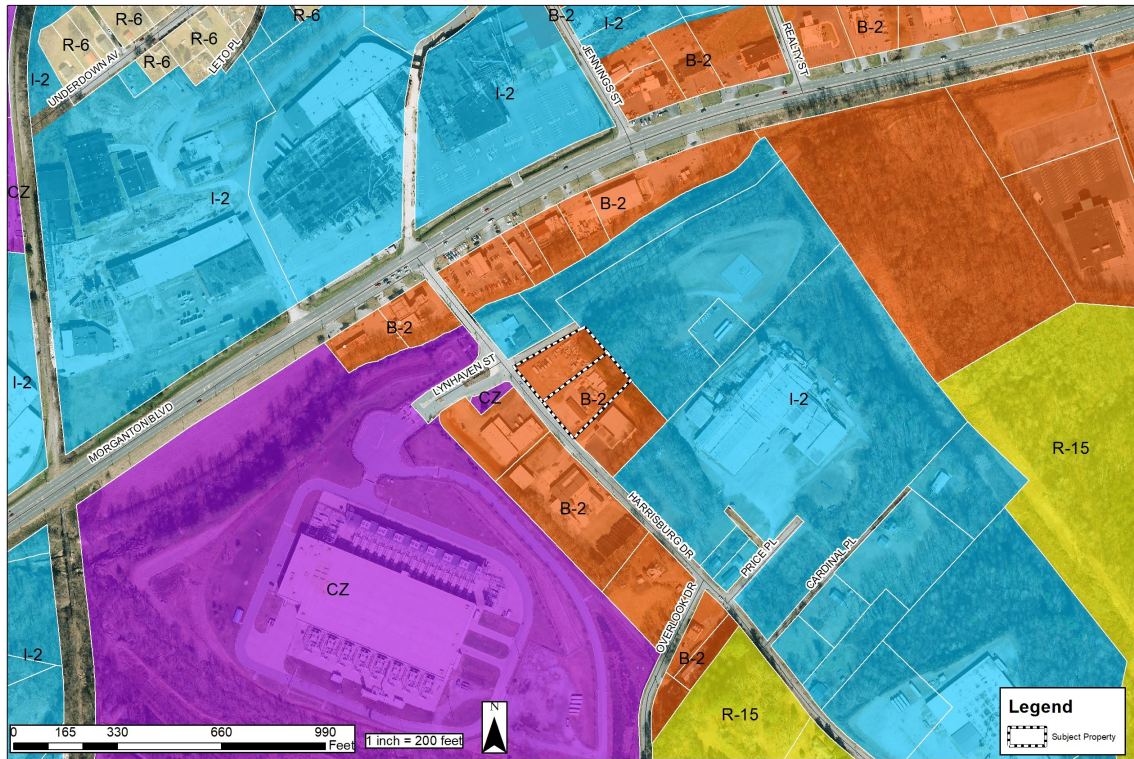


Letters were mailed informing the below property owners of the rezoning request on January 15, 2025.

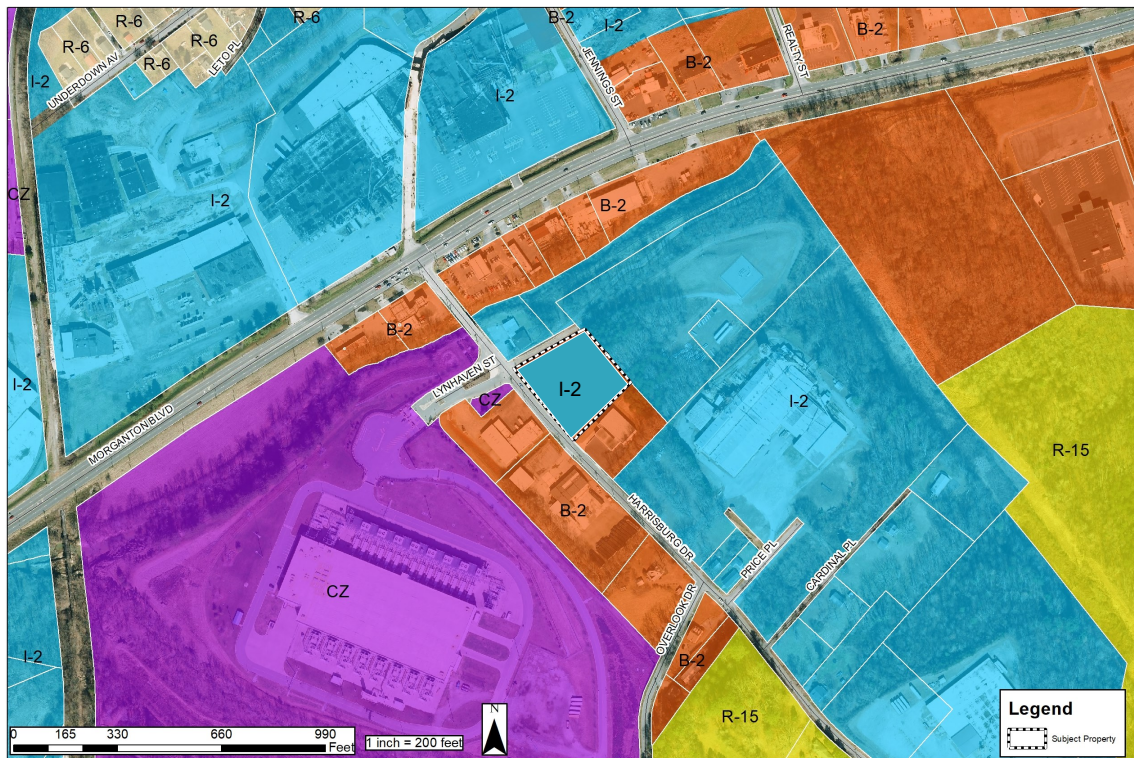
Name	Address	City	State	Zip Code
Maria Hurtado & Javier Estrada Mendoza	711 Harrisburg Dr SW	Lenoir	NC	28645
His Seed LLC	PO Box 2309	Lenoir	NC	28645
Piedmont Natural Gas Corp, Attn: Tax Dept.	PO Box 33068	Charlotte	NC	28233
BPM Associates LLC C/O Bruce Fuchs	26 Windsor Ln	Ramsey	NJ	07446
LSC MAT LLC C/O Ancor Holdings LP	2720 E. State Highway 114	Southlake	TX	76092
EMW Properties Inc.	PO Box 80	Asheville	NC	28802
R & J Developers LLC	98 Wagstaff Lane	West Islip	NY	11795
Tapaha Dynamics LLC	1600 Amphitheatre Parkway	Mountain View	CA	94043
City of Lenoir	PO Box 958	Lenoir	NC	28645
Executive Auto Wholesales LLC	1447 Morganton Blvd SW	Lenoir	NC	28645
Yvonne Sheldon	8212 W. Pontiac Dr	Peoria	AZ	85382
Michael Charles	803 Harrisburg Dr SW	Lenoir	NC	28645
Joyce Nichols	4220 3rd Street NW	Hickory	NC	28601
Anthony Senior	808 Harrisburg Dr SW	Lenoir	NC	28645
Highways to Hedges Ministry Inc.	2186 Broadland Rd	Lenoir	NC	28645

EXISTING AND PROPOSED ZONING MAPS

Existing Zoning: B-2



Proposed Zoning: I-2



BACKGROUND

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 to rezone their property from B-2 (General Business) to I-2 (Heavy Industrial) in order to construct a climate-controlled metal building to house trucks for maintenance purposes. With a new building, the entire site must meet design standards for warehousing. According to the Permitted Use Chart, warehousing is only allowed in B-2 if indoors with a showroom.

Intent of the Zoning Districts

B - 2 (General Business) District is intended to provide for a wide variety of retail, service and other activities, controlled by performance standards, at locations along major transportation routes, to serve both local and transient traffic. While generally located in areas that are auto-centric, the General Business zoning district is intended to promote development that equally considers pedestrian traffic, because this district is often located in close proximity to multi-family developments and short-term lodging. This district is designed to accommodate a moderate to high intensity of development along key commercial corridors in the City, with robust design standards to encourage a unique sense of place and promote a multi-modal future with support for transit, bike, and pedestrian infrastructure.

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 the site of Master Porta-Jon, located south of Morganton Boulevard at 729 Harrisburg Drive. It is just south of the Lynhaven Drive intersection where the Google Data Center's main access point is located. Master Porta-Jon rents out portable restrooms and offers other septic services. There are also self-storage facilities on-site.

On the north side of Harrisburg Drive, the subject property as well as the property adjacent (731 Harrisburg Drive) are zoned B-2. The remaining properties on the north side of Harrisburg Drive through 937 Harrisburg are zoned I-2 (Heavy Industrial), while on the south side, properties until 812 Harrisburg Drive are zoned B-2 (General Business). The properties due east are all zoned R-15 (single-family residential) until the Summerhill subdivision which is a single-family conditional zoning district.

Despite the surrounding B-2 zoning designations, the businesses operating in the vicinity of the subject property all lean industrial. In addition to the Google Data Center, Master Porta-Jon is operated from the subject property, while other industrial business in the vicinity include Air Power Manufacturing Solutions, Endurance Environmental Solutions, LSC Environmental Products and UNeeda.

ZONING ANALYSIS

Warehousing

Master Porta-Jon is considered a warehousing use, which is allowed by-right in industrial districts. It is also allowed in B-2 and B-7 with interior storage and a showroom. The Lenoir Zoning Ordinance defines warehousing as “the storage of bulk inventory for wholesale distribution. Warehousing does not include the manufacturing or processing of any product, but may include a showroom for wholesaling which may or may not be open to the general public.” Due to the exterior nature of portable toilets, the business owner does not need interior storage for the rental products, nor a showroom. Therefore, industrial warehousing is appropriate.

Design Standards

The applicant proposes to build a garage to store the septic maintenance trucks. Under current zoning, the improvements to the property are subject to the design standards in Section 714. See below for qualifying developments in Lenoir from the zoning ordinance.

714.2 Applicability

These standards and guidelines apply to the following types of development:

- (a) All new non-residential, attached single family, and multi-family structures and developments located in the R-R, R-20, R-15, R-12, R-9, R-6, O&I, B-1, B-2, and B-7 zoning districts.
- (b) Expansions of existing projects described in subsection (a) above.
- (c) Where such expansions meet the definitions of subsections (a) and (b) above, and such additions result in a 50% or greater increase in building size, the pre-existing portions of the same commercial, office, institutional, or government building and the development site must be brought into compliance with these design standards.
- (d) When a substantial improvement is made to any existing structure meeting the definition of subsection (a) above, the pre-existing portions of the building and building site must be brought into compliance with these design standards.
- (e) When a structure meeting the definition of subsection (a) above sustains damage exceeding 50% of its tax value at the time of the damage, all repairs, alterations, or reconstruction must be in compliance with these design standards.
- (f) Modifications to designated historic structures are excluded from subsections (c) and (d), when the design standards would require modifications that would compromise the historic character of the structure. Site improvements may still be required.

The building the applicant is proposing would be considered an expansion which is one of several triggers that deem a property subject to all of the Section 714 design standards. Not only would the new building need to meet all of the design standards, but the whole site would need to come into compliance, which include but are not limited to: architectural features, parking lot orientation, side and rear appearance, outdoor storage, sidewalk participation, and landscaping. Improvements to the design standards in Section 714 are excellent in certain areas of Lenoir, especially areas that provide goods and services for the travelling public. However, this site is nestled among many industrial sites and businesses that do not see much traveling public and are generally providing and shipping their product to users off-site.

Industrial Area

As stated, the industrial area around the Harrisburg Drive and Morganton Blvd intersection is a mix of small, medium, and large manufacturing, trucking, data center, and warehousing businesses. These businesses do not attract a general public customer base to the site, but rely on shipping out their supply from the site. For this reason, it is appropriate to consider matching the zoning districts to the uses, and rezoning this site to industrial.

CONSISTENCY STATEMENT AND NEXT STEPS

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 or adjacent to a "transitional industrial site", which falls in line with the proposed rezoning into heavy industrial. Additionally, the comprehensive plan encourages industrial developments in appropriate areas with adequate infrastructure and access to major highways, such as US-64 (Morganton Blvd.). While the comprehensive plan explicitly recommends prohibiting metal buildings for new developments, Lenoir's zoning ordinance follows through with that recommendation in zoning districts where that is necessary. Rezoning the property from B-2 to I-2 would only reinforce the possibility of potential development without the design hurdles that come with developing in more commercially active districts.

Next Steps

Following Planning Board, the rezoning request will be brought before a City Council public hearing and voted on. Pending approval, the applicant will then submit a zoning permit application along with civil and architectural plans as applicable, which will be reviewed by City of Lenoir planning staff.

Down-Zoning

The North Carolina General Assembly passed SB 382 in December of 2024, which broadly defines "down-zoning" and pre-empts local government from down-zoning without written consent from every subject property owner. A zoning change is considered a down-zoning by:

1. Decreasing the development density of the land to be less dense than was allowed under its previous usage.
2. Reducing the permitted uses of the land that are specified in a zoning ordinance or land development regulation to fewer uses than were allowed under its previous usage.
3. Creating any type of nonconformity on land not in a residential zoning district, including a nonconforming use, nonconforming lot, nonconforming structure, nonconforming improvement, or nonconforming site element.

In General Business (B-2), a variety of residential uses are allowed, where in I-2, no residential uses are allowed (except for Accessory Dwellings). Since this proposal reduces the permitted uses of the land, it is considered a down-zoning (see chart on pg. 7 for a comparison of uses). The property owner has signed his written consent to the down-zoning, meeting the requirements of NCGS 160D-601(d).

Comparison of Allowable Uses

Sec. 600 of the Lenoir Zoning Ordinance establishes a chart of permitted and special uses for each zoning district. The B-2 zoning district allows for many residential, commercial, and institutional uses. The I-2 district allows for many commercial and industrial uses.

Comparison of Zoning Districts

	B-2	I-2
Development Standards	Min Lot Size - 0 Setbacks Front: 10' Side Yard: 0' Abutting side Street: 0' Minimum Rear Yard: 20' abutting residential, 0' otherwise	Min Lot Size - 20,000 SF (non-residential) Setbacks Front: 25' Side Yard: 0, 40' if abutting residential or office. Abutting side Street: 0' Minimum Rear Yard: 0, 40' if abutting residential or office.
Summary of Permitted Uses	Accessory Cottage or Apartment Attached Dwellings Bed & Breakfast Billiards Cultural and Community Facilities Commercial Kennels Day Care Centers Dwelling, Single/Two-Family/Multi-family/Group Eating and Drinking (with or w/o drive through) Family/Group Care Facilities Greenhouses, Commercial Group Housing, 1-6 residents (no care provided) Hospital/Clinics Manufacturing & Processing (Artisan & Light) Office (Medical/Dental) Public Service Facility Personal Storage Recreation, Indoor Rehabilitation Centers/In-Patient Mental Health Facilities Retail (Light & Intensive) Services (Automotive, Business & Personal) Shooting Range, Indoor Veterinarian Warehousing (with Showroom) Special Uses: Communication Towers Flea Markets Group Housing, 7+ residents (no care provided) Major Vehicle Services Manufactured Home Parks (Existing) Planned Residential Developments	Accessory Cottage or Apartment Cultural and Community Facilities Day Care Centers Eating and Drinking (with or w/o drive through) Flea Markets Greenhouses, Commercial Hospital/Clinics Junk Yard/Salvage Yard Manufacturing & Processing (Artisan, Light, Heavy) Major Vehicle Services Office (Medical/Dental) Public Service Facility Personal Storage Recreation, Indoor Rehabilitation Centers/In-Patient Mental Health Facilities Retail (Light & Intensive) Services (Automotive, Business & Personal) Studios and Specialty Schools Shooting Range, Indoor Veterinarian Warehousing (no showroom required) Special Uses: Communication Towers Agriculture

PROPERTY PHOTOS (729 HARRISBURG DR.)



Northwest corner of site towards Morganton Blvd., where several trucks are stored



Plain view of porta-johns and trucks utilized for the applicant's business



View of storage warehouse and chain-link fence enclosing porta-john and truck storage, looking south



Mini-storage Warehouse on 729 Harrisburg property

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 February 18, 2025:

The comprehensive plan's future land use map identifies this parcel as or adjacent to a "transitional industrial site", which falls in line with the proposed rezoning into heavy industrial. Additionally, the comprehensive plan encourages industrial developments in appropriate areas with adequate infrastructure and access to major highways, such as US-64 (Morganton Blvd.). While the comprehensive plan explicitly recommends prohibiting metal buildings for new developments, Lenoir's zoning ordinance follows through with that recommendation in zoning districts where that is necessary. Rezoning the property from B-2 to I-2 would only reinforce the possibility of potential development without the design hurdles that come with developing in more commercially active districts.

PLANNING BOARD RECOMMENDATION

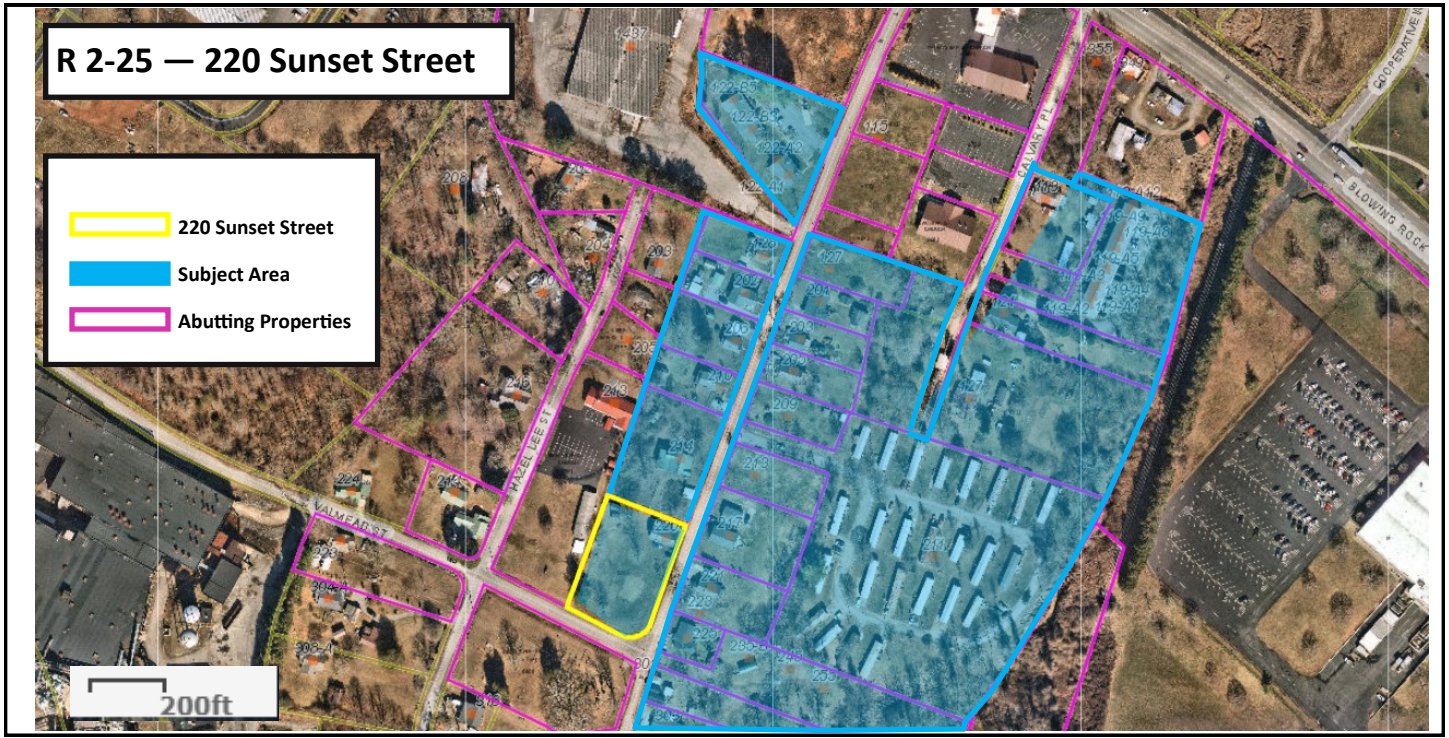


Staff Report

Zoning Amendment

CASE NUMBER R #2-25

LOCATION MAP/AERIAL PHOTOGRAPH



SUMMARY

Owner
MWS Investments LLC (Marcus Sims)
Applicant
Marcus Sims
Location
220 Sunset St NW
NC PIN
2840940055; multiple
Project Planners
Hannah Williams, AICP, CZO Matt Duchan, CZO

Description of Request:

The applicant is requesting to rezone the subject property (.71 AC) from R-9 (medium-density residential) to R-6 (medium- and high-density residential) to accommodate a minor subdivision for two duplexes. Planning staff recommends that the rezoning encompass the entire block of Sunset St and Calvary Pl to US-321, which is more consistent with the existing development pattern.

Staff Recommendation:

Approval of the request, based on the consistency statement on page 9.

Planning Board Recommendation:

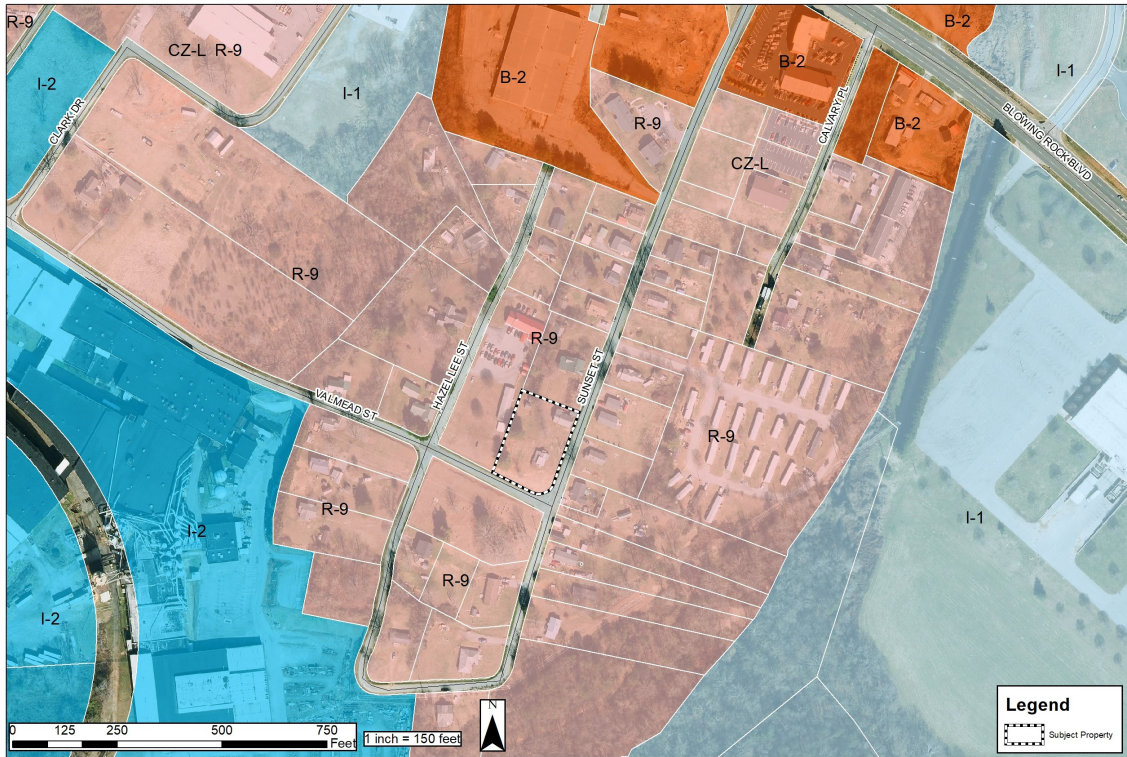
Public Comment:

Planning Board Meeting: January 27, 2025. Notice of the meeting was mailed to the owners of all adjacent parcels (identified on map above) on January 17, 2025.

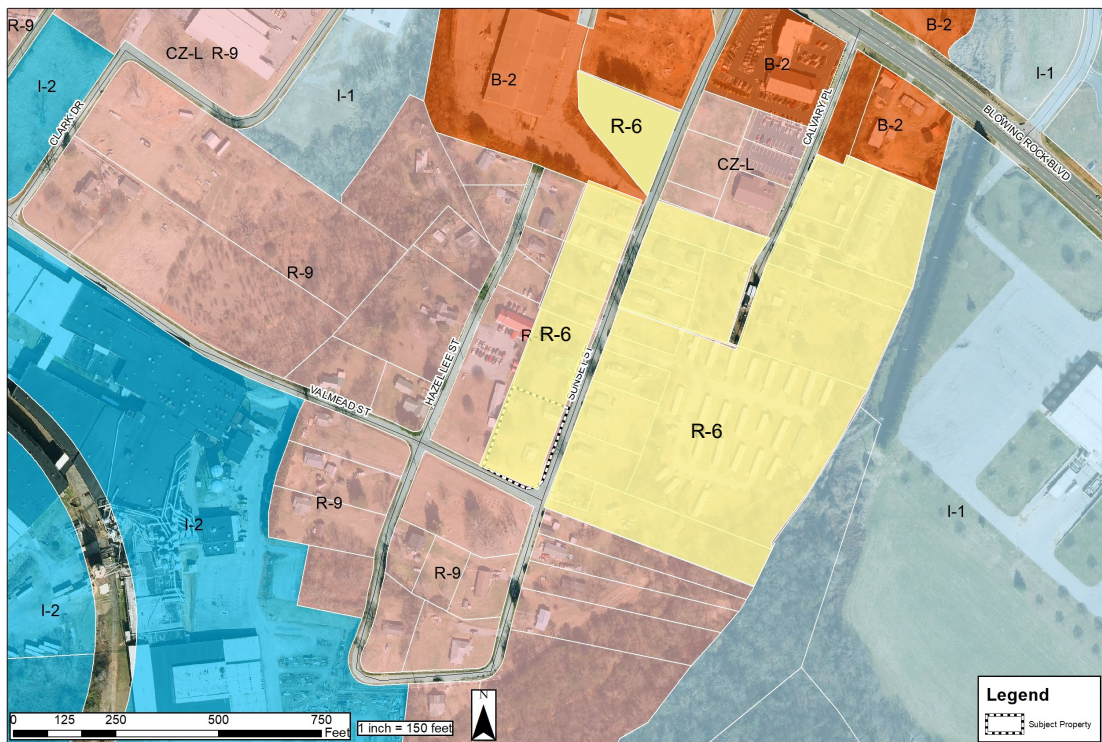
City Council (Public Hearing): Scheduled for February 18, 2025.

EXISTING AND PROPOSED ZONING MAPS

Existing Zoning: R-9



Proposed Zoning: R-6



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 a zoning change from R-9 to R-6 in order to be able to subdivide an existing lot to build two duplexes. Under the current zoning, the lot is not large enough to subdivide and accommodate two duplex lots. Both R-9 and R-6 zoning districts allow for two-family and multi-family developments. The key difference between the two zoning districts is the minimum lot size (9,000 SF for multi-family in R-6; 15,000 SF for multi-family in R-9).

Intent of the Zoning Districts

R - 9 Residential (Multi-family) District is intended to establish and preserve areas of land within the city for medium density single-family residences, doublewide manufactured homes, duplexes, townhomes, low-rise garden apartments, and other compatible land uses, with higher density multi-family apartments allowed as special uses. Any uses which would adversely affect or interfere with the residential character and development of these areas are excluded.

R - 6 Residential (Multi-family) 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.

Subject and Surrounding Properties

The subject property at the intersection of Sunset Street and Valmead Street is .71 acres and can be accessed via Valmead Street coming from North Main Street or via Sunset Street coming from Blowing Rock Boulevard (US-321). The interior neighborhood is zoned R-9 on Sunset Street, Hazel Lee Street, and Calvary Place. There are two apartment complexes; one on Sunset Street with five units and one on Calvary Place with 12 units. which is considered non-conforming in the present zoning designation. The properties along US-321 are zoned B-2 (General Business), while properties to the south of the neighborhood are zoned I-2 (Heavy Industrial). The applicant owns a mobile home park off of Sunset Street called Sunset Manor, located at 211 Sunset Street. The neighborhood features a mix of stick-built single-family homes and doublewide manufactured homes in addition to the aforementioned two multi-family developments.

ZONING ANALYSIS

Minimum Lot Size

On the 220 Sunset site, the developer proposes to subdivide the lot into three lots: one lot for the existing house, and two lots for two new duplexes. Today, the existing lot is 30,990 square feet (.71 acres). Under the R-9 zoning, the single family house lot would be required to be 9,000 sq. ft., and each duplex lot would be required to have 15,000 square feet. The developer lacks around 8,000 square feet to accommodate his proposal under R-9 zoning.

In the R-6 zoning district, the single family house lot would be required to be 6,000 sq. ft., and each duplex lot would be required to have 9,000 square feet. To accomplish the proposal under R-6, the developer has more than enough land area to accommodate these minimum lot size standards. See illustration to the right, where each proposed resultant lot exceeds the minimum lot size requirement.

Unit Count and Multi-family Densities

Under the current R-9 zoning, a quadplex (4-unit apartment building) is allowed by right on a 15,000 sq. ft. lot. The developer could achieve the same number of residential units as proposed if they were 4 attached apartments rather than detached duplexes. However, the developer desires to construct duplexes rather than apartments.

Aside from minimum lot sizes, there are a two major differences between R-9 and R-6. The first regards manufactured housing. While R-9 allows for doublewide manufactured homes on private lots, R-6 allows for doublewides and replacements of singlewide manufactured homes on private lots. In the proposed rezoning area, there are no singlewides outside of the existing manufactured home park, so there are no singlewides that will need replacing in the area. (Note: Manufactured Home Parks are permitted separately from manufactured homes on private lots.) The other major difference regards density—dwelling units per acre for multifamily complexes.



Approximation of proposed subdivision

Dwelling units per acre vary between what is permitted “by right” as “low density” and what would be permitted with a Special Use Permit as high density. These numbers are different for R-9 and R-6, as illustrated in the table below and in the Zoning Ordinance:

	R-9	R-6
Low Density “By Right”	4.8 Dwelling Units per Acre	7.2 Dwelling Units per Acre
High Density w/ SUP	9 Dwelling Units per Acre	15 Dwelling Units per Acre

Note: Maximum densities do not apply to accessory apartments or any development of 4 or fewer total units (duplex, triplex, or quadplex developments).

Taken from Section 600, Permitted Use Chart, footnote A5 and Section 800, Table A & footnote A10

ZONING ANALYSIS

Today under R-9 zoning, the subject property could have up to 4 multifamily units on .71 acres for a low density development. With an SUP, it could have up to 6 multifamily units. Under R-6 zoning, the property would be able to have 5 multifamily units by right. With an SUP, it could have up to 21 units. (Keep in mind, other factors, such as building height, landscaping, parking lots, and open space requirements can mitigate the amount of development allowed on a site.)

Rezoning the Block vs Spot Zoning

In considering the applicant's request to rezone his property, staff analyzed the area of Sunset Street to see if a spot zone was warranted, or if the neighborhood would also benefit from rezoning to R-6. Staff narrowed down the subject area to the streets with direct access onto US-321, in order to increase density near major transportation corridors. This neighborhood features small single family homes on small lots. Most of these lots, except for three, conform to the 9,000 sq. ft minimum lot size. Only one home conforms to the 35' front yard requirement, while the rest are within 20' of the road. There are two apartment complexes in the subject area. The one at 122 Sunset St has 5 units on .86 acres, resulting in a density of 5.8 units per acre—and conforms to the low density standard of the R-9 district. The other, 119 Calvary Place has 12 units on 1.14 acre, resulting in a density of 10.5 dwelling units per acre. This exceeds the maximum density allowed in R-9, but would be considered medium to high density in R-6. This complex would require an SUP today.

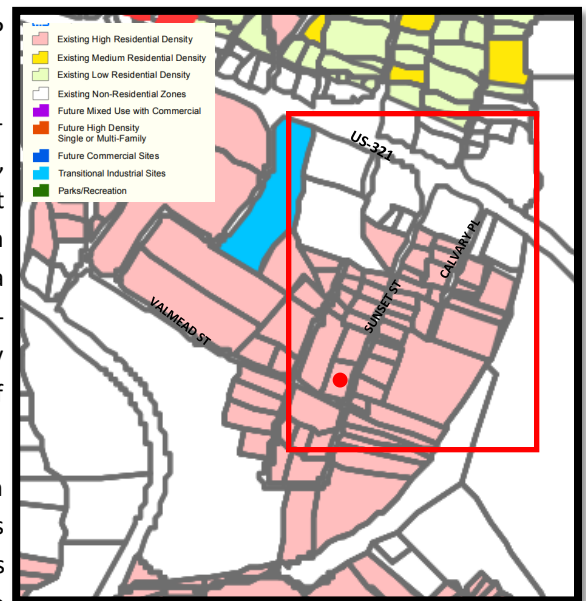
There is precedent in Lenoir for rezoning several properties in one neighborhood to accommodate a new development on one property in Lenoir (R 2-19, Summit Pl/Norwood St). It is uncommon but not illegal in NC planning to "spot zone" properties. A spot zone is a conscious decision to rezone a property in a way that does not reflect the surrounding area's land use and zoning (e.g. a property zoned B-2 in the middle of an R-15 zoning district). Good zoning practice dictates that such requests be scrutinized for their overall compatibility with the surrounding districts, and not be arbitrarily applied to the benefit of one landowner.

This neighborhood is identified in the Future Land Use Map as Existing High Density Residential. Rezoning the subject area to R-6 would be closer to its designated land use category than R-9 currently is. There are already a few lots within the neighborhood that fulfill minimum lot size standards for R-6 and are therefore non-conforming to the current R-9 zoning district. A photo on the next page identifies those properties which fall under the minimum lot size for R-9. While R-9 and R-6 maintain the same permitted uses, a lowering of minimum lot size makes living in the neighborhood a more reasonable undertaking for those seeking lower-cost housing options in the future adjacent to US-321.

For the sake of continuity, it makes sense to not only rezone the subject property, but also properties in the surrounding area to R-6. Doing so would give way for further opportunities to (re-)develop property in this neighborhood to better serve the growing population in need of more affordable and convenient housing options.

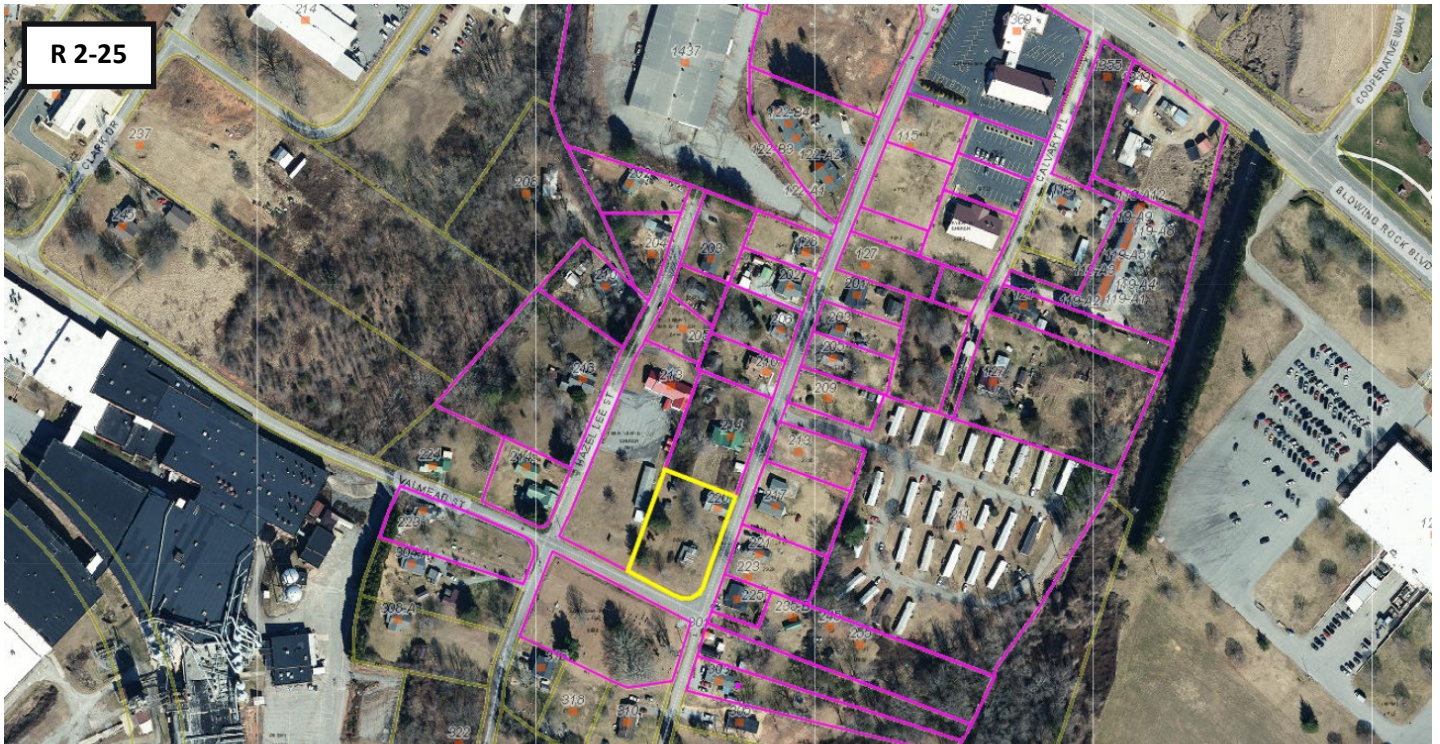
SB 382

A bill was recently passed in North Carolina (SB 382) that precludes local governments from downzoning properties without expressed consent from property owners. What is proposed in this instance, however, is an "upzoning" or, an increase in residential density. Staff is not required to obtain expressed consent from all property owners to up-zone property.

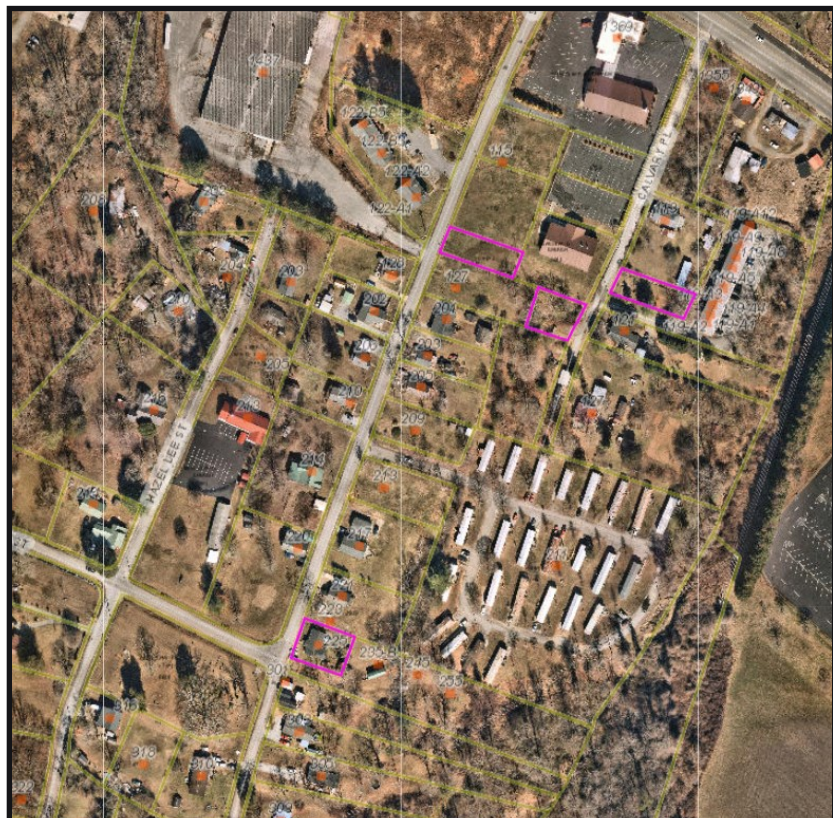


[Lenoir Future Land Use Map](#)

AERIAL PHOTOGRAPHS (SURROUNDING AREA & PROPERTY OWNERS)



Letters regarding the rezoning request were mailed on January 17, 2024 informing the property owners on the following page.



Properties identified under the minimum lot size in R-9 (< 9000 square feet)

PROPERTY OWNERS

Name	Address	City	State	Zip
Hubert & Helen Day	214 SUNSET ST NW	LENOIR	NC	28645
MWS Investments LLC	PO BOX 3495	LENOIR	NC	28645
Julian & Mary Baker	2310 HICKORY BLVD SW SUITE A	LENOIR	NC	28645
Paula Gilbert	210 SUNSET ST NW	LENOIR	NC	28645
Ricky & Cynthia Greene	202 SUNSET ST NW	Lenoir	NC	28645
Trustees of Edward & Carolyn Lutz	220 COUNTRYSIDE DR SE	LENOIR	NC	28645
Jeremy Story & Allison Hoyle	205 HAZEL LEE ST NW	LENOIR	NC	28645
Liberty Baptist Church	213 HAZEL LEE ST NW	LENOIR	NC	28645
Heather Gragg & Burlene Arnett	225 SUNSET ST	LENOIR	NC	28645
Madison & Natalie Crump	PO BOX 1654	LENOIR	NC	28645
Larry & Arlene Soblotney	6155 VENICE CT	HICKORY	NC	28601
William & Karen Dickson	509 PINEHURST PL	LENOIR	NC	28645
Dorothy Hendrix	203 SUNSET ST NW	LENOIR	NC	28645
Bobby & Adene James	PO BOX 2549	LENOIR	NC	28645
David Henson	201 SUNSET ST NW	LENOIR	NC	28645
Louis & Cornelia Cornell	127 CALVARY PL NW	LENOIR	NC	28645
Ann Gragg	225 SUNSET ST NW	LENOIR	NC	28645
Crystal Bryant	121 CALVARY PL	LENOIR	NC	28645
JBRG LLC	135 COMMERCIAL CT NE	LENOIR	NC	28645
Julio Garcia	106 CONLEY ST	Morganton	NC	28655
Minnie Church W/ Hrs C/O Kathy Church	301 SUNSET ST	LENOIR	NC	28645
Scott Bengé	PO BOX 2017	LENOIR	NC	28645
Jeffrey Nichols	216 HAZEL LEE ST NW	LENOIR	NC	28645
Caldwell Gardens Renewal LLC	11810 GRAND PARK AVE, SUITE 600	ROCKVILLE	MD	20852
Dale Triplett	1349 BLOWING ROCK BLVD	LENOIR	NC	28645
Calvary Baptist Church	PO BOX 2005	LENOIR	NC	28645
Marc & Karen Guerra	28 MEANDERING WAY	GRANITE FALLS	NC	28630
Structall Building Systems LLC	350 BURBANK RD	OLDSMAR	FL	34677
Alyson Pittman	1711 POPLAR ST NW APT 13	LENOIR	NC	28645
Mary Ann Mendez	202 HAZEL LEE ST NW	LENOIR	NC	28645

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-9 zoning district allows for medium-density residential including single-family homes, manufactured homes, duplexes, triplexes, quadplexes, and higher-density multi-family as a special use. The R-6 zoning district allows for high-density residential and other compatible uses at appropriate densities.

Comparison of Zoning Districts

	R-9	R-6
Development Standards	Min Lot Size—9,000 SF for single-family; 15,000 SF for multi-family Setbacks Front: 35’ Side Yard: 12’ (non-residential abutting residential, 30’) Street Side Yard: 25’ Minimum Rear Yard: 25’	Min Lot Size - 6,000 SF for single-family; 9,000 SF for multi-family Setbacks Front: 35’ Side Yard: 10’ Street Side Yard: 25’ Minimum Rear Yard: 25’
Summary of Permitted Uses	Accessory Cottage or Apartment Attached Dwellings (Townhomes) Bungalow Court Dwelling, single/two-family Group Care Facility (1-6 non-related residents) Manufactured Homes Multi-family, low-density (garden apartments) Zero Lot Line (single-family) Special Uses: Bed & Breakfast Communication Towers Day Care Centers Cultural and Community Facilities Group Care Facility (7+ residents) Group Housing (no care) (1-6 non-related residents) Manufactured Home Parks (existing) Multi-Family, medium/high-density Planned Residential Development Public Service Facilities	Accessory Cottage or Apartment Attached Dwellings (Townhomes) Bungalow Court Dwelling, single/two-family Group Care Facility (1-6 non-related residents) Manufactured Homes Multi-family, low-density (garden apartments) Zero Lot Line (single-family) Special Uses: Bed & Breakfast Communication Towers Day Care Centers Cultural and Community Facilities Group Care Facility (7+ residents) Group Housing (no care) (1-6 non-related residents) Manufactured Home Parks (existing) Multi-Family, medium/high-density Planned Residential Development Public Service Facilities

CONSISTENCY WITH THE COMPREHENSIVE PLAN AND NEXT STEPS

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 "existing high density residential", flanked by future commercial sites in the ETJ, existing low-density residential to the north, and non-commercial sites to the south. Staff finds the proposed rezoning to be consistent with the goals and policy concepts of the Comprehensive Plan, as this would establish and reinforce the presence of high-density residential in an area that calls for it.

Next Steps

Following Planning Board, the rezoning request will be brought before a City Council public hearing and voted on. Pending approval, the applicant will then submit a zoning permit application along with civil and architectural plans as applicable, which will be reviewed by City of Lenoir planning staff. Concurrently, the applicant will apply for a driveway permit to establish access to the property in the future.

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 February 18th, 2025:

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 "existing high density residential", flanked by future commercial sites in the ETJ, existing low-density residential to the north, and non-commercial sites to the south. Staff finds the proposed rezoning to be consistent with the goals and policy concepts of the Comprehensive Plan, as this would establish and reinforce the presence of high-density residential in an area that calls for it.

PLANNING BOARD RECOMMENDATION

PROPERTY PHOTOS (220 SUNSET ST.)



View of 220 Sunset Street home located on north-east corner of site



West view of site with Liberty Baptist Church sign and cemetery across the street in the background



Valmead St. heading west towards Clark Dr., Elizabeth Dr., and North Main St.



North view of property encompassing home on property and adjacent Liberty Baptist Church on Hazel Lee St.

11/18/2024 - 01/17/2025

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

2025002	1/3/2025	Accessory	Eddie Otero Santiago	1/8/2025	shed	635 DIAMONDHEAD DR
2024309	12/4/2024	Accessory	Jerry Dula	12/4/2024	building	780 Severt CR
2024304	12/2/2024	Accessory	Ruby Shaver	12/2/2024	building	414 ELIAS CT

Group Total: 3

Group: Change of Use

2024315	12/12/2024	Change of Use	Ryan Ross	12/12/2024	home occupation	201 BEALL ST
2024306	12/2/2024	Change of Use	Jose Rodriguez	12/2/2024	Change of Use - Multifamily	520 VANCE ST

Group Total: 2

Group: Driveway

2025001	1/2/2025	Driveway	Miguel Ortiz	1/1/2025	driveway	212 BUCKINGHAM CT
2024302	11/21/2024	Driveway	Benjamin Griffin	11/21/2024	driveway	617 WHITE OAK CR

Group Total: 3

Group: Manufactured Home

2024325	12/17/2024	Manufactured Home	Brent Smith	12/17/2024	FEMA mobile home	716-1 NUWAY CR
2024324	12/17/2024	Manufactured Home	Brent Smith	12/17/2024	FEMA mobile home	716-1 NUWAY CR
2024323	12/17/2024	Manufactured Home	Brent Smith	12/17/2024	FEMA mobile home	716-1 NUWAY CR
2024322	12/17/2024	Manufactured Home	Brent Smith	12/17/2024	FEMA mobile home	716-1 NUWAY CR

2024321	12/17/2024	Manufactured Home	Brent Smith	12/17/2024	FEMA mobile home	716-1 NUWAY CR
2024320	12/17/2024	Manufactured Home	Brent Smith	12/17/2024	FEMA mobile home	716-1 NUWAY CR
2024319	12/17/2024	Manufactured Home	Brent Smith	12/17/2024	FEMA mobile home	716-1 NUWAY CR
2024318	12/17/2024	Manufactured Home	Brent Smith	12/17/2024	FEMA mobile home	716-1 NUWAY CR
2024317	12/17/2024	Manufactured Home	Brent Smith	12/17/2024	FEMA mobile home	716-1 NUWAY CR
2024303	11/27/2024	Manufactured Home	Zachary Cole/Clayton Morganton	11/27/2024	double-wide	2432 POWELL BRICKYARD RD

Group Total: 11

Group: Non-residential

2024326	12/17/2024	Non-residential	Dwayne Pruitt	12/17/2024	covered roof/awning	1605 Harper Ave

Group Total: 3

Group: Permanent Sign

2025004	1/10/2025	Permanent Sign	Best Image Signs/Jessica Brown	1/10/2025	sign-Carolina West	419 BLOWING ROCK BV
2024329	12/20/2024	Permanent Sign	Stephen Purifoy	12/20/2024	Lit Cabinet sign to building façade-RHA	2415-100 MORGANTON BV
2024313	12/9/2024	Permanent Sign	Action Sign		Beach Bingo Sign	312 MORGANTON BV

Group Total: 3

Group: Residential Addition

2024301	11/20/2024	Residential Addition	Woody Dillard	11/20/2024	Adding shower & closet to existing footprint	1375 BRADFORD MOUNTAIN RD
2024300	11/18/2024	Residential Addition	Nathan Milam	11/18/2024	addition	2729 FAIRWOOD DR SE
2024299	11/18/2024	Residential Addition	Phillip Vargas	11/18/2024	deck	940 HIBRITEN DR

2024298	11/18/2024	Residential Addition	Gene Swanson	11/18/2024	deck	1102 HARRISBURG DR

Group Total: 4

Group: Single Family Home

2025005	1/15/2025	Single Family Home	Donald Hamby	1/15/2025	single family home	1292 HIBRITEN DR SE
2025003	1/8/2025	Single Family Home	Thomas Thornton	1/9/2025	single family home	2118 Harper Ave
2024330	12/31/2024	Single Family Home	Miguel Ortiz	12/31/2024	single family home	212 BUCKINGHAM CT
2024312	12/9/2024	Single Family Home	Dustin Searer	12/9/2024	single family home	247 Roberts Lane SE
2024307	12/3/2024	Single Family Home	Alex Pierce	12/3/2024	single family home	720 JASON PL
2024257	12/4/2024	Single Family Home	Alan Wagner	12/4/2024	single-family home	409 SCARLETT OAK CT

Group Total: 6

Group: Temporary Advertising

2025007	1/16/2025	Temporary Advertising	Bharat Patel	1/16/2025	temp advertising-gas station	830 CONNELLY SPRINGS RD
2024327	12/18/2024	Temporary Advertising	Hilarie Prater	12/18/2024	temp banner-sonic	501 HARPER AV

Group Total: 2

Group: Zoning Verification

2024328	12/19/2024	Zoning Verification	Lindsay Cochran	12/19/2024	verification letter	2419 MORGANTON BV
2024314	12/11/2024	Zoning Verification	Ronda Taylor	12/11/2024	verification letter	542 WILKESBORO BL

Group Total: 2

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Total Records: 40

1/17/2025