

vacant parcels that are undeveloped. The property is split zoned with R-15 and R-6. The proposed zone is a Conditional Zoning (CZ-11), with R-6 as a base zoning district. Mrs. Williams provided the zoning map showing the current split zoning and the proposed Conditional Zoning. The redevelopment of the site has relevance to the comprehensive plan.

The concept plan submitted by the applicant shows their intent in redeveloping the property as follows:

- a. Phase 1 update existing buildings, especially dormitory and parsonage
- b. Phase 2 update sanctuary building to lease
- c. Phase 3 redevelop with vacant tracks, if ever

Planning Staff is recommending approval of this request and to call for a public hearing on March 18, 2025. Planning Director Hannah Williams submitted the staff report and consistency statement to the record.

Consistency Statement

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 calls for progressive and sound land use policies that take stakeholder interests into consideration in order to ensure that the City grows fairly, effectively, and efficiently. Additionally, the Comprehensive Plan calls for the promotion of housing for people in all stages of life, and the desire to build community character and revitalize neighborhoods. Whitnel is a focus neighborhood of the 2045 Comprehensive Plan and this workforce housing proposal is a legitimate step in the right direction. The proposed CZ-11 district is consistent with the Comprehensive Plan because it allows for intensification of development on this property, with a variety of housing types to meet the changing needs of Lenoir's residents of all ages.

Applicant, Joe Bogdahn at 272 Dogwood Lane, Blowing Rock NC approached the Board. He stated Blowing Rock County Club is a seasonal club and has been looking for a location to be able to house employees. This location is great for repurposing the fellowship hall into the community space and the upper two floors as dormitories.

Chairperson McCarl asked how many employees would this property house.

Mr. Bogdahn replied 35 to 40 people with 1 or 2 per room, from May-October.

Board Member Case asked what the timeline would be for the phases.

Mr. Bogdahn stated they have met with the contractor and is meeting with the Building and Fire Inspector soon. The building will need fire separation. They would possibly look into leasing one building as a daycare, since the property has a playground.

Board Member Baker, made a motion to approve the Conditional Zoning District for 1373 Delwood Drive SW and the consistency statement as presented by staff and call for a Public Hearing for City Council to consider the request on March 18, 2025. 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.

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the Planning Board meeting at 5:52 p.m.

Lucy McCarl
Chairperson

Hannah Williams
Planning Director