

Lenoir Planning Board & Lenoir Historic Preservation Commission Agenda • March 24, 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.

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 as Planning Board & HPC
- Consideration of February 24, 2025 Minutes

NEW BUSINESS

- 1. HPC Workshop: The Certified Local Government Program**

OTHER BUSINESS

- 1. Update on zoning permits issued.**

ADJOURNMENT

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

02/17/2025 - 03/14/2025

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

2025042	3/10/2025	Accessory	Donita Kincaid	3/10/2025	shed	303 SUNSET DR
2025041	3/9/2025	Accessory	Jeremy Butler	3/10/2025	Carport/Gazebo	1616 POPLAR ST
2025030	2/20/2025	Accessory	Jeremy Watson	2/20/2025	shed	531 ROBBINS AV

Group Total: 3

Group: Driveway

2025043	3/11/2025	Driveway	Lysette Garcia	3/11/2025	driveway	1231 CALDWELL PL
2025029	2/18/2025	Driveway	Julian Baker	2/18/2025	driveway	420 SCARLETT OAK CT

Group Total: 2

Group: Manufactured Home

2025044	3/11/2025	Manufactured Home	Sam Zayicek	3/11/2025	single-wide in MHP	1448 Plow Ln SW
2025039	3/7/2025	Manufactured Home	Michael Mowdy	3/10/2025	New Champion mobile home in MHP	2333 HOWARD ARNETT RD

Group Total: 2

Group: Non-residential

2025037	3/5/2025	Non-residential	Ronald Miller	3/5/2025	fellowship building	1704 BLAIRS FORK RD

Group Total: 2

Group: Permanent Sign

2025045	3/12/2025	Permanent Sign	Rachel Davis	3/12/2025	window signs-Urgent Care	314 BLOWING ROCK BV
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2025035	2/26/2025	Permanent Sign	Jessica Brown	2/27/2025	Wing Stop signage	1009 BLOWING ROCK RD
2025033	3/3/2025	Permanent Sign	Debbie Landell	3/3/2025	Signs- Sailor Tobacco & Vape	801 BLOWING ROCK BV

Group Total: 4

Group: Residential Addition

2025038	3/6/2025	Residential Addition	Elmer Garcia	3/6/2025	addition	217 JOYCETON CHURCH RD

Group Total: 1

Group: Temporary Advertising

2025036	2/28/2025	Temporary Advertising	Sheds Direct of Lenoir (Bo Kirby)	2/28/2025	3'x'5 free-standing banner	1362 BLOWING ROCK BV

Group Total: 1

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Total Records: 18

3/14/2025