



Lenoir Planning Board

Agenda • April 28, 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 May 20, 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 March 24, 2025 Minutes

MINUTES
PLANNING BOARD MEETING/HISTORIC PRESERVATION COMMISSION
March 24, 2025
5:30 P.M.

LOCATION:
City /County Meeting Room
905 West Avenue

MEMBERS PRESENT: Curtis Baker, Sharon Bryant, Michael Careccia, Kyle Case, Lucy McCarl, Tim Scobie, Edward Terry

MEMBERS ABSENT: Tammy Greene, Marta Lazo, Dontrell Parson

STAFF PRESENT: Hannah Williams, Lauren Hartley, Matt Duchan

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

MINUTES:
Board Member Careccia made a motion to approve the meeting minutes of February 24, 2025, seconded by Board Member Scobie. All were in favor, none opposed.

Chairperson McCarl closed the Planning Board meeting and opened the Lenoir Historic Preservation Commission meeting.

NEW BUSINESS

1. HPC Workshop: The Certified Local Government Program

Planning Director Hannah Williams presented on the Certified Local Government Program and how the City of Lenoir Historic Preservation Commission can become one.

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 Lenoir Historic Preservation Commission meeting at 6:30 p.m.

Lucy McCarl
Chairperson

Hannah Williams
Planning Director

Staff Report

CONDITIONAL ZONING REQUEST

CASE NUMBER R #4/25



LOCATION MAP/AERIAL PHOTOGRAPH



Subject Property:
229 Wilson St NW



SUMMARY

Owner
EUROSTAR CONSTRUCTION INC

Applicant
John Ghencian
EUROSTAR CONSTRUCTION INC

Location
229 Wilson St NW

NC PIN
2759088451

Project Planner
Hannah Williams, AICP, CZO
Matt Duchan, CZO

Updated April 16, 2025

Applicant's Request:

The applicant is requesting to re-zone the subject property to a Conditional Zoning district (CZ-12), to allow for revised setback to accommodate a new rear property line. The proposed rear setback is 5' for both proposed parcels.

Staff Recommendation:

Approval, with the conditions outlined in the staff report.

Planning Board Recommendation:

Public Comment:

Planning Board Meeting:

Scheduled for April 28, 2025. Notices were mailed to adjacent property owners on April 16, 2025.

City Council (Public Hearing):

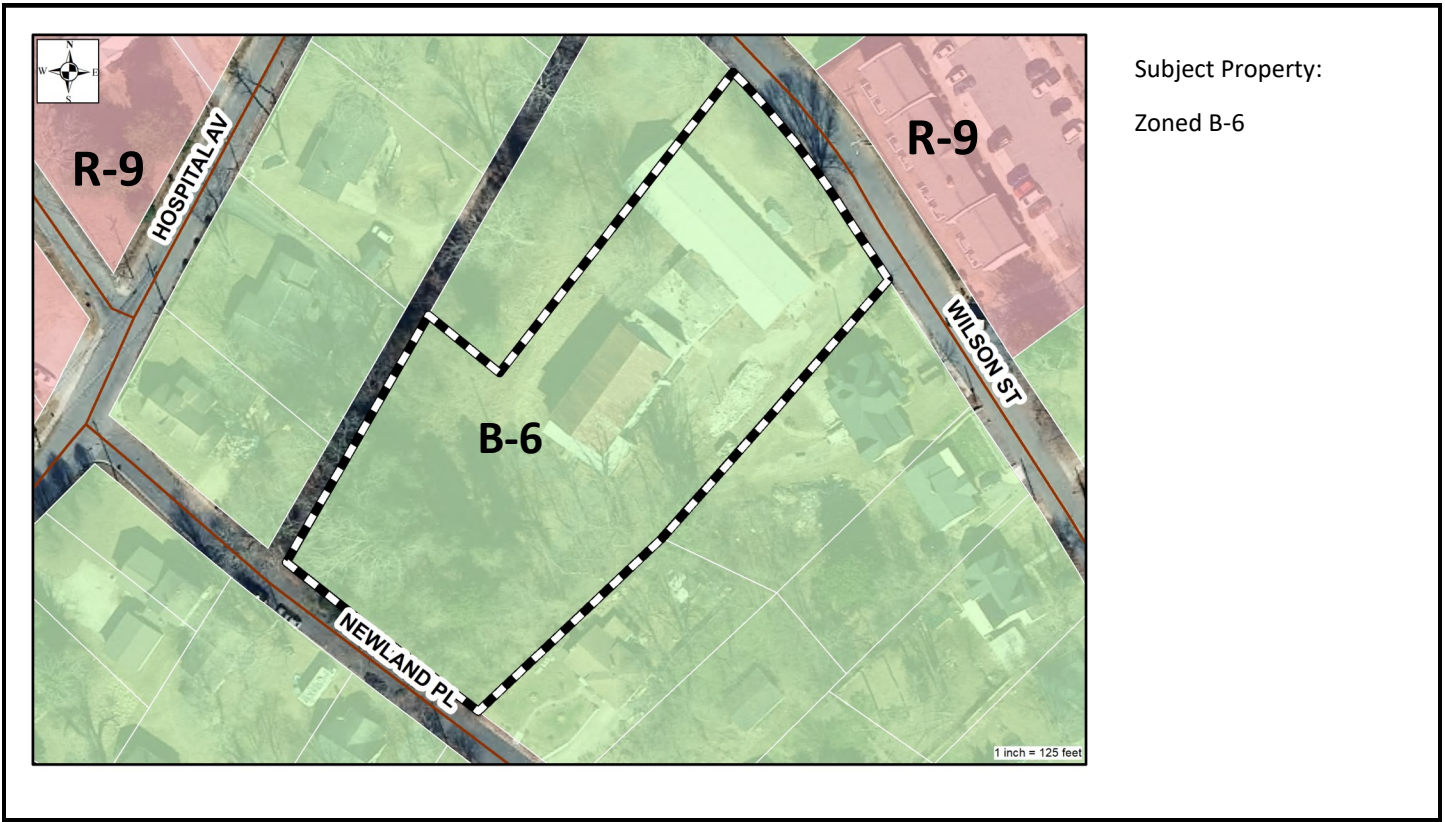
Anticipated to be for May 20, 2025

ABUTTING PROPERTY OWNERS NOTIFIED



NCPIN	Owner 1	Mailing Address	City	State	Zip	Site Address
2759180423	MENDOZA RUBEN	1695 SCENIC VIEW LN	MORGANTON	NC		28655 221 WILSON ST
2759182785	DG SUMMIT LLC	PO BOX 25168	WINSTON SALEM	NC		27114 226 WILSON ST
2759088298	PINEDA MARTHA I	212 NEWLAND PL NW	LENOIR	NC		28645 212 NEWLAND ST
2759180752	NEELY SYLVIA T	232 WILSON ST NW	LENOIR	NC		28645 232 WILSON ST
2759180717	HIGHTOWER JOSEPH	PO BOX 2877	LENOIR	NC		28645 234 WILSON ST
2759089860	HIGHTOWER JOSEPH	PO BOX 2877	LENOIR	NC		28645 WILSON ST
2759088715	LENTEX INC	4300 KODIAK LN	LITTLE RIVER	SC		29566 503 HOSPITAL AV
2759087677	BURGESS BARBARA ANN	507 HOSPITAL AVE NW	LENOIR	NC		28645 507 HOSPITAL AV
2759087529	VELASQUEZ JORGE L	511 HOSPITAL AVE	LENOIR	NC		28645 511 HOSPITAL AV
2759086570	OXENTINE SONYA	515 HOSPITAL AVE NW	Lenoir	NC		28645 515 HOSPITAL AV
2759086432	BARRERA SELVIN DANILO LOPEZ	3656 CAMEO LN	LENOIR	NC		28645 517 HOSPITAL AV
2759086243	KNIGHT CARL K	219 NEWLAND PL NW	LENOIR	NC		28645 219 NEWLAND ST
2759087118	GORDON NEREIDA	215 NEWLAND PL NW	Lenoir	NC		28645 215 NEWLAND PL NW
2759087164	BLAKE HALLIE	209 NEWLAND PL NW	LENOIR	NC		28645 213 NEWLAND PL NW
2759085385	GUIFARRO ROSMAN GEOVANNY	221 NEWLAND PL NW	LENOIR	NC		28645 221 NEWLAND ST

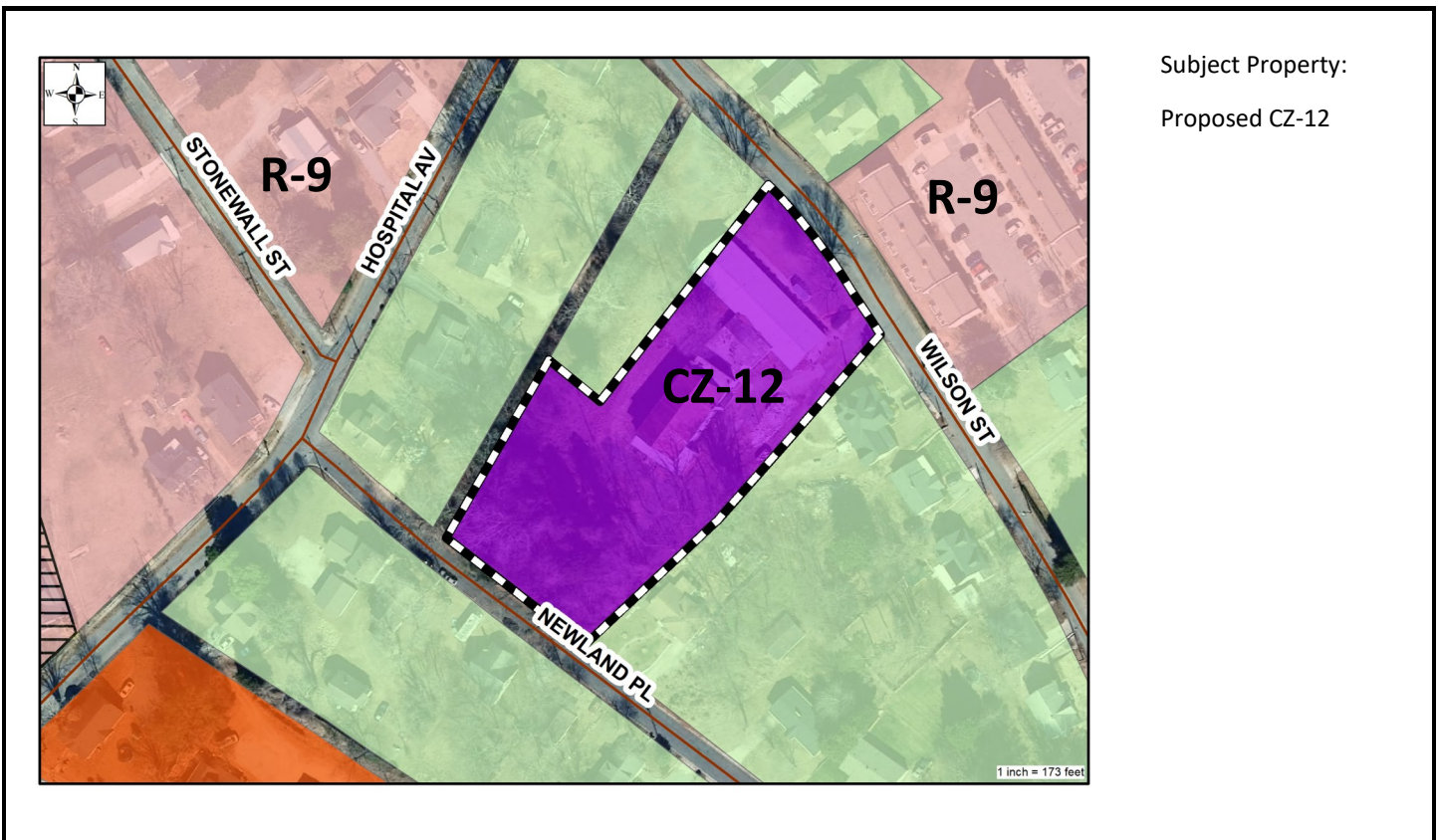
EXISTING ZONING



Subject Property:

Zoned B-6

PROPOSED ZONING



Subject Property:

Proposed CZ-12

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. Conditional Zoning is a legislative process requiring the Planning Board to review and make a recommendation to the City Council on the request. Each Conditional Zoning district is adopted as an ordinance and is recorded with the Register of Deeds.

Subject and Surrounding Properties

The 1.5 acre subject property is a through-lot at 229 Wilson St NW with additional frontage on Newland Place. It is zoned B-6 (Transitional Business) and is in the East Harper neighborhood. The original building, built in 1886, was Foothills Sanatorium, and later the first location of Caldwell Memorial Hospital. It is a 3 story masonry building with a building footprint of about 3500 SF. (This original building is referred to on the Concept Plan and in the Ordinance as Building 1.)

Around the 1960s, an extension was added to the front of the building, which was eventually the site of Carolina Oaks Nursing Home. This addition is about 7500 SF. The nursing home closed in 2017 and remained vacant until 2021, when the applicant renovated and converted the front of the building into 7 apartments. (This addition building is referred to on the Concept Plan and in the Ordinance as Building 2.)

Like the subject property, all of Wilson Street and the East Harper neighborhood is zoned B-6. The subject property is across the street from Woodcrest Apartments, a 70 unit apartment complex, but the rest of Wilson Street is largely developed with single-family homes. Wilson Street connects to two minor collector streets to the north and south, Hospital Avenue and Pennton Avenue, resulting in quick access to Downtown Lenoir and the US-321 commercial corridor.

Reason for Request

The applicant is seeking to subdivide the property so that the newly renovated apartments in Building 2 are in a separate and disconnected building from the original hospital building (Building 1) in the rear. The applicant's plans for redeveloping the rear of the parcel have changed and it would be more manageable if the Building 2 was on a separate parcel. The applicant is seeking to demolish the connecting corridor between the Building 1 and Building 2, and to add a property line to create two parcels. Both buildings would have a 5' rear setback.

Zoning Analysis

This Conditional Zoning District seeks to alter the setbacks to a proposed rear property line. Building 2 is proposed to have a 0' rear setback, and Building 1 would have a 10' rear setback. The proposed base zoning district is B-6, which is the current zoning district of the site



Above shows 10' wide area to be demolished to allow for building separation and new rear lot line.

BACKGROUND AND ANALYSIS (CONT.)

and the majority of Wilson Street. There are no additional permitted uses or design standards included in the request, so all design requirements and permitted uses shall default to the B-6 district. See the following page for the permitted uses allowed in B-6. The B-6 zoning district has robust design standards for new construction of multifamily, commercial, and institutional uses, requiring pedestrian-scaled and residentially-sensitive considerations. Building materials, roof design, and parking layout are all subject to review. See Sec. 817 in the zoning ordinance for more information on B-6 zoning design standards.

The applicant’s proposed rear setback of 5’ is appropriate for this site. Since the front apartment building, Building 2, was built as an addition there is no space for the 20’ of separation that the existing rear setback would require. However, separating the two buildings would give more flexibility in developing Building 1 into other uses with less impact to Building 2.

B-6 Standards	
Development Standards	<p>Minimum Lot Size—10,000 SF</p> <p>Setbacks</p> <p style="padding-left: 40px;">Front: 10’</p> <p style="padding-left: 40px;">Side Yard: 10’</p> <p style="padding-left: 40px;">Abutting side Street: 25’</p> <p style="padding-left: 40px;">Minimum Rear Yard: 10’</p>
Summary of Permitted Uses	<ul style="list-style-type: none"> • Accessory Structure (Cottage, Apartment) • Attached Dwellings (townhomes) • Dwelling, Single Family • Multifamily, Low-density (7.2 dwelling units per acre) • Family Care Facility (up to 6 residences) • Eating and Drinking (no drive-through) • Office • Retail, Neighborhood and Light • Service, Business and Personal • Studio and Specialty School • Veterinarians (no outdoor kennels)

BACKGROUND AND ANALYSIS (CONT.)

Proposed Conditional Zoning District: CZ-12 Specific Standards

1. **Base Zoning.** Base zoning district is B-6. Any development standards not specifically addressed in the Conditional Zoning Ordinance will default to the B-6 zoning district.
2. **Setbacks.** The rear setback for Building 1 shall be 0 feet. The rear setback for Building 2 shall be 10 feet.
3. **Permitted Uses.** No additional permitted uses.
4. **Design.** No additional design standards.
5. **Lighting.** All lighting shall be fully cut-off and shielded so as to eliminate/minimize light spill-over onto adjacent residential properties.
6. **Access and Parking.**
 - Customers/Residents of the Building 1 will access the site via the existing driveway off Newland Place. Customers/Residences of Building 2 will access the site via Wilson Street.
 - A cross-access agreement between the two properties is required.



CONSISTENCY STATEMENT/STAFF RECOMMENDATIONS

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 entitles the subject property to be used efficiently and as separate development sites. Since minimal demolition is proposed, this zoning ordinance does not change the character of the neighborhood as built, and enables two separate buildings to be legally conforming to applicable zoning and building codes. On the City of Lenoir Future Land Use Map, this area is identified as Existing High Density Residential and does not identify a future land use category. However, this conditional zoning ordinance accommodates future residential development will not impede on other uses in the B-6 zoning district. This use, in the grand scheme of all properties in this area of Lenoir, does not hardly affect the intended uses that were bound for this parcel and surrounding parcels. The proposed Conditional Zoning Ordinance is reasonable and in the public interest because it relaxes regulation for residential or mixed use construction and makes more efficient use of the City's existing infrastructure investments by providing infill opportunities.

PLANNING BOARD RECOMMENDATIONS

SITE PHOTOS

Below: Building 2, view from Wilson Street



Below: Building 1



Above: Building 1 from Newland Place (rear)

Permit Report

03/17/2025 - 04/17/2025

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

2025092	4/16/2025	Single-Family	Joseph Lutz	4/17/25	modular home	1411 CLIFFSIDE PL

Group Total: 8

Group: Accessory

2025094	4/16/2025	Accessory	Elizabeth Barnette	4/16/2025	Backyard chicken permit	522 KENTWOOD ST
2025093	4/16/2025	Accessory	Anthony McLean	4/16/2025	Backyard chicken permit	520 KENTWOOD ST
2025078	4/8/2025	Accessory	Richard Gilliland	4/8/2025	metal building for storage	180 GOVERNMENT WY
2025068	3/27/2025	Accessory	West Caldwell High School/John Thuss	3/27/2025	pressbox	300 WEST CALDWELL DR
2025066	3/26/2025	Accessory	Elizabeth Whisnant	3/26/2025	shed	2105 ROSELLE PL
2025062	3/24/2025	Accessory	Ruth Witczak	3/24/2025	Backyard Chicken Permit	124 CLOVER DR
2025061	3/21/2025	Accessory	Mike Coffey	3/21/2025	carport	2003 FOREST HILL PARK ST
2025060	3/21/2025	Accessory	Marquis Witherspoon	3/21/2025	building	411 FINLEY AV
2025057	3/18/2025	Accessory	Francisco Javier Ruiz Hurtado	3/18/2025	Backyard chicken permit	1334 BOXWOOD PL
2025056	3/18/2025	Accessory	Mikel Nelson	3/18/2025	carport	211 ELIZABETH ST
2025055	3/18/2025	Accessory	Eric & Brandy Brown	3/18/2025	Backyard chicken permit	2208 OLDE WELL RD

Group: Driveway

2025085	4/10/2025	Driveway	Gary Pennington	4/10/2025	driveway	905 Pinecrest Place

Group Total: 1

Group: Non-residential

2025090	4/15/2025	Non-residential	Silvia Echeverria	4/15/2025	home occupation	104 SHERRYDELL PL
2025069	3/27/2025	Non-residential	Precision Contracting Co.	3/28/2025	Entry Ramp	111 FAIRVIEW DR
2025058	3/19/2025	Non-residential	Kevin Nichols	3/26/2025	Remodel of existing Food Lion # 89 in Lenoir, NC. The remodel will include the upgrade of the EIFS storefront canopy and a stacked rock wainscot wall on the front of the store.	847 WILKESBORO BV

Group Total: 4

Group: Permanent Sign

2025088	4/14/2025	Permanent Sign	Frye's Sign Company	4/14/2025	Install only: flush mount existing reader sign on wall letter existing sign faces at road sign	337 HARPER AV
2025086	4/10/2025	Permanent Sign	Abdo Alnugar	4/10/2025	sign permit-Mr. Tabacco and Vape	1009 BLOWING ROCK RD
2025083	4/10/2025	Permanent Sign	Brian Ballew	4/10/2025	sign decals	115 MAIN ST
2025079	4/8/2025	Permanent Sign	Lamar OCI South, LLC (Chris Colvin)	4/8/2025	billboard sign	1735 BLOWING ROCK BV
2025059	3/20/2025	Permanent Sign	Debbie Landell	3/20/2025	Sign cabinet change on existing pylon sign-Sailor Tabacco & Vape	801 BLOWING ROCK BV

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Group Total: 7

Group: Residential Addition

2025091	4/15/2025	Residential Addition	Maynor Mariani Ventura Jimenez	4/15/2025	deck in rear	1407 MERRIMAN ST
2025089	4/14/2025	Residential Addition	Claude Shew	4/14/2025	ADA ramp	2003 FOREST HILL PARK ST
2025065	3/25/2025	Residential Addition	B&G Capital Investments	3/25/2025	deck	1114 FAIRVIEW DR
2025048	3/17/2025	Residential Addition	Alex Bentley	3/17/2025	roof over deck	151 MAEHILL PL
2025047	3/17/2025	Residential Addition	Robert Woodring	3/17/2025	awning and carport	305 LOWER CREEK DR

Group Total: 5

Group: Single Family Home

2025084	4/10/2025	Single Family Home	Gary Pennington	4/10/2025	single-family	905 Pinecrest Place
2025076	4/7/2025	Single Family Home	Ethan and Ellie Jolley	4/7/2025	single-family	903 SEVERT CR

Group Total: 2

Group: Temporary Advertising

2025071	4/1/2025	Temporary Advertising	Sam Samal	4/1/2025	temp banners	102 BLOWING ROCK BV
2025049	3/17/2025	Temporary Advertising	Scott Hatton	3/17/2025	temp banners	555 WILKESBORO BV

Group Total: 2

Group: Zoning Verification

2025074	4/4/2025	Zoning Verification	Steve Raines	4/4/2025	Verification letter	VALWAY RD
2025064	3/24/2025	Zoning Verification	Julia Eurey	3/24/2025	Verification letter	949 SUNRISE CR

Group Total: 2

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Total Records: 45

4/17/2025