



# Lenoir Planning Board

Agenda • May 19, 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 June 17, 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 April 28, 2025 Minutes





building from the original hospital building located in the rear. The applicant's plans for redeveloping the rear of the parcel have changed. It would be more manageable if it was on a separate parcel. The applicant plans to demolish the connecting corridor between the buildings and add a property line to create two parcels. Both buildings would have a 5 foot rear setback. If approved, there would be 2 parcels with the CZ-12 zoning. A cross-access agreement between two properties is required prior to recording a minor subdivision plat. Mrs. Williams wanted to clarify that this is a 2 story building with a basement, not a 3 story building. At this time the Planning Department is not adding any additional permitted uses or design standards from B-6.

Hannah Williams answered questions from the Board.

Staff is recommending approval of the Conditional Zoning and call for a public hearing on May 20, 2025.

Hannah Williams read the consistently statement for the record:

Consistency Statement:

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.

Board Member Case asked if there were future plans for the hospital building. Hannah Williams stated the developer had originally thought to add more apartments, but at this time he's open to different options. Having the site on a separate property will give it more flexibility.

The applicant, John Ghencian at 7124 Toxaway Lane, Charlotte NC approached the Board. He owns Eurostar Construction Inc. Mr. Ghencian stated the outside of the building and parking is now updated from the picture shown in the report. He explained why he wants this property to be split and the challenges he has faced.

Chairperson McCarl asked the applicant if he had looked into the Historic Tax Credit program. Mr. Ghencian stated he had not.

Planning Director Hannah Williams stated she had been in contact with the Asheville Preservation Office and this building is not on the National Register of Historic Places, which is a requirement to receive the tax credits. Mrs. Williams stated the building may be too far gone to qualify to become one.

**Board Member Bryant made a motion to approve the Conditional Zoning District CZ-12 for 229 Wilson Street NW and the consistency statement as presented by staff and call for a Public Hearing for City Council to consider the request on May 20, 2025. Board Member Case seconded the motion, which was voted upon and passed unanimously.**

#### **OTHER BUSINESS**

1. Nominations for officers. The elections from the nominations will be held at the May Planning Board meeting.
  - Board Member Scobie nominated Lucy McCarl as Chair. Board Member Careccia seconded the nomination.
  - Board Member Scobie made a motion that the nominations of Chair be closed, seconded by Board Member Case, which was voted upon and passed unanimously.
  - Board Member Bryant nominated Kyle Case as Vice-Chair, Board Member Parson seconded the nomination.
  - Board Member Scobie made a motion that the nominations of Vice-Chair be closed, seconded by Board Member Careccia, which was voted upon and passed unanimously.
2. Staff provided an updated list of issued zoning permits to the board, as general information.
3. Planning Director Hannah Williams requested that Chairperson McCarl form a subcommittee to study whether to expand sidewalk sales, sidewalk displays, and seating in Downtown Lenoir. The subcommittee would receive input from City Risk Management, Downtown Development, Public Works, and the Planning Department. This committee will present their findings at a regularly scheduled Planning Board meeting and present the recommendations to City Council. Currently, we have a sidewalk café permit process where restaurants can apply to put tables and chairs on City sidewalk. Board Members Lucy McCarl, Edward Terry, Kyle Case and Michael Careccia volunteered to serve on the subcommittee.

#### **ADJOURNMENT:**

Having no other matters to bring before the Board, Chairperson McCarl adjourned the Planning Board meeting at 6:20 p.m.

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**Lucy McCarl**  
**Chairperson**

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**Hannah Williams**  
**Planning Director**



# Staff Report

## Zoning Amendment

### CASE NUMBER R #5-25

## LOCATION MAP/AERIAL PHOTOGRAPH



## SUMMARY

**Owner**

Caldwell County Farm Bureau  
(Matthew Bowman)

**Applicant**

Kestrel Holdings LLC  
(Marty Waters)

**Location**

824 Lower Creek Dr NE

**NC PIN**

2850706818

**Project Planners**

Hannah Williams, AICP, CZO  
Matt Duchan, CZO

**Description of Request:**

The applicant is requesting to rezone the subject property (.52 AC) from CZ-L/R-15 (legacy conditional zoning with R-15 base zoning) to B-1 (neighborhood business) to consider several different development options on the property.

**Staff Recommendation:**

Approval of the request, based on the consistency statement on page 8.

**Planning Board Recommendation:****Public Comment:**

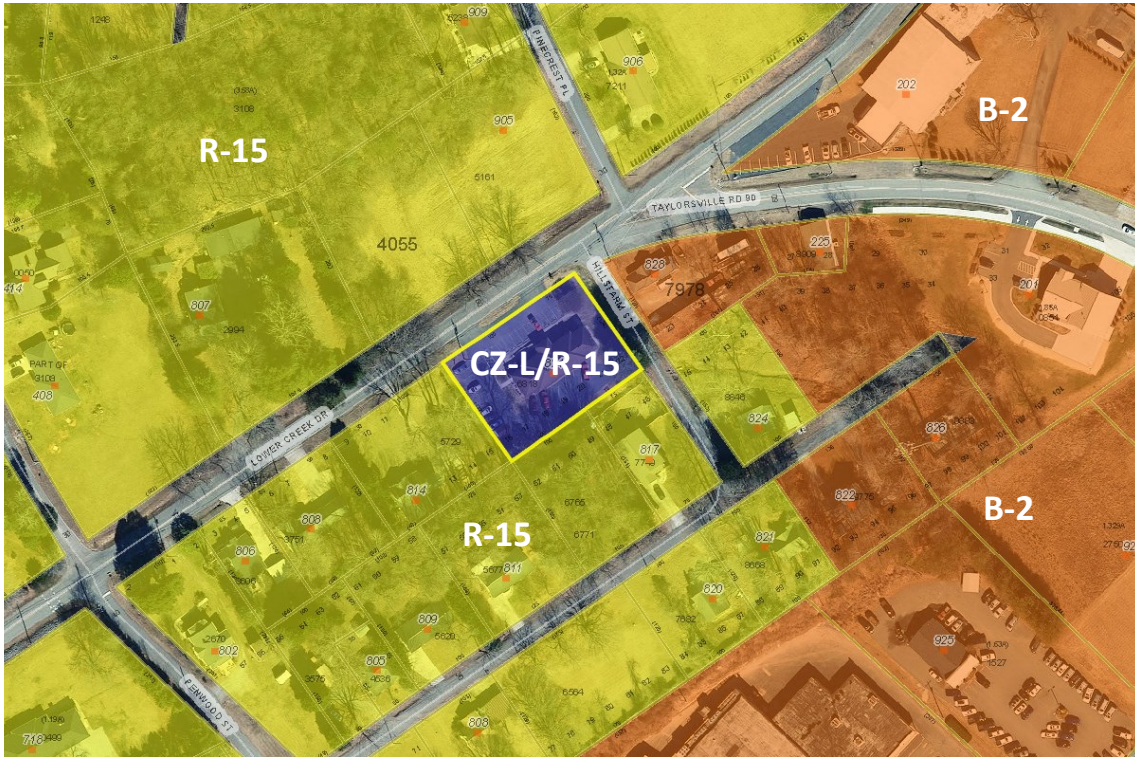
**Planning Board Meeting:** May 19, 2025.  
Notice of the meeting was mailed to the

owners of all adjacent parcels (identified on map above) May 9, 2025.

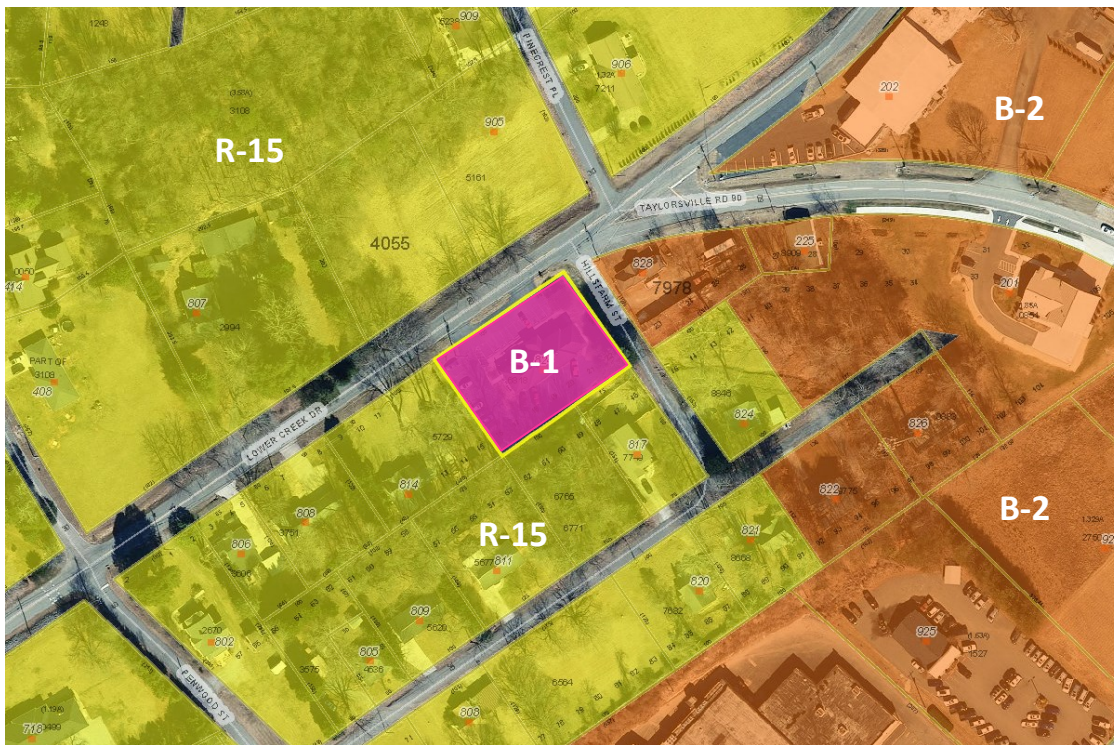
**City Council (Public Hearing):** Scheduled for June 17, 2025.

# EXISTING AND PROPOSED ZONING MAPS

**Existing Zoning: CZ-L/R-15**



**Proposed Zoning: B-1**



## 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 CZ/R-15 to B-1 in order to renovate or replace the current Farm Bureau building for future office space, restaurant space, or pursue an opportunity to create multi-family housing. The subject property has a legacy conditional zoning designation and only allows for permitted uses in R-15 and the office use that was established in 1980 and re-approved via special use district in 2007. The property is now considered a legacy conditional zoning district because special use districts are no longer constitutional in the state of North Carolina. The applicant is currently in the due diligence period to acquire the property from Caldwell County Farm Bureau.

### Intent of the Zoning Districts

CZ-L or SUD (Legacy Conditional Zoning District or Special Use Districts) were intended for use in situations where conventional zoning standards were inadequate to facilitate a particular desirable development. A special use district would permit specific use(s) to be allowed and override base zoning. Special use districts were applied as overlay districts and all uses within an SUD were considered "special uses." As soon as the legislative SUD overlay was approved (usually within the same meeting), a quasi-judicial "special use permit" could be approved for whatever use the applicant was requesting that wasn't allowed under the conventional zone.

R - 15 Residential (Single-family) District is intended to accommodate low density single-family residences and compatible land uses. R-15 is normally serviced by public water and sewer facilities. Any uses which would adversely affect or interfere with the residential character and development of these areas are excluded.

B - 1 (Neighborhood Business) District is intended to serve the needs of the surrounding residential neighborhoods by providing convenience goods and services which cater to the everyday needs of the residents. These areas are usually located on small parcels within established neighborhoods, allowing structures built as neighborhood businesses prior to the establishment of zoning to continue to be improved and re-used to suit the changing needs of the neighborhood. It is the intent of this district to protect the integrity of the surrounding residential neighborhoods; and therefore the B-1 district should not normally be extended or new areas established.

### Subject and Surrounding Properties

The subject property at the intersection of Hillsfarm Street and Lower Creek Drive approaching Taylorsville Road is .52 acres and can be accessed via Taylorsville Road from Wilkesboro Boulevard where it becomes Lower Creek Drive, or from the West coming from Powell Road. This property is the current location of Caldwell Farm Bureau, but will be vacant in the coming months as Farm Bureau changes location. In 2007, this property was approved to operate as the office for Caldwell Farm Bureau through SUD 8-07.

There is ample parking in the front, side, and rear totaling around 30 parking spaces, with the rear spaces accessible from Hillsfarm Street. The subject property is located adjacent to several residences including those along Pinecrest Place, Pennwood Street, and Hillsfarm Street. East of the fork between Taylorsville Road and Lower Creek Drive is Wildwood Hospitality, a specialized furniture repair company. The area immediately surrounding the subject property is zoned R-15, while to the south is the Wilkesboro Boulevard commercial corridor, where the vast majority of properties are zoned B-2. Beginning at the intersection of Tremont Park Drive and Lower Creek Drive, many properties are zoned R-9 (medium-density residential) and four properties at the corner of Woodhaven Street and Lower Creek Drive are zoned B-1.

## BACKGROUND AND STAFF ANALYSIS (CONTINUED)

### Special Use Districts Pre-2019

In August 2007, the subject property was approved for a Special Use District (SUD 8-07, now known as Legacy Conditional Zoning District, or, CZ-L) when then-owner Jim Arnette applied to bring Caldwell Farm Bureau into compliance in an R-15 zoning district. Arnette originally requested a traditional rezoning to B-1 from R-15, but upon recommendation by the Planning Board, applied for a Special Use District instead. Planning staff had issued a building permit for the current office space in 1980 during which time the property was allegedly zoned for general business. Staff was unable to locate a record confirming that so planning staff and Jim Arnette pursued a compliant zoning designation.

In the present day, conditional zoning districts have superseded special use districts, wherein conditional zoning is a legislative decision that involves creating a new zoning designation to reflect plans and conditions set forth by the applicant and oftentimes suggested by planning staff. More specifically, North Carolina did away with special use/conditional use districts in 2019 through Chapter 160D in the North Carolina General Statutes (NCGS). The standard practice was to use a conventional district but make all its permitted uses special uses in a parallel SUD/CUD (UNC SOG, 2023). Special use districts essentially allowed for property owners to create a blank slate when, if reasonable, their requested use(s) would be approved and run with the land, and *only those uses*. On the other hand, Conditional zoning as we know it today, is an all-encompassing strategy to establish base zoning as well as set conditions (in addition to permitted uses such as parking, lighting, landscaping, density, etc.) that would run with the land in perpetuity, memorialized through a custom zoning ordinance and concept plan.

### Zoning Analysis

The applicant is pursuing a rezone back to B-1 (neighborhood business) to have a wider array of development options after he has acquired the property from Caldwell County Farm Bureau. B-1 permits several residential options, as well as daycare centers, boutique/artisan manufacturing, neighborhood business retail, business and personal services, and studios and specialty schools by-right. The Lower Creek area is far less suitable for B-2 (general business) given the surrounding neighborhood context directly adjacent to the site as well as west of the site along and off of Lower Creek Drive. More intense uses allowed in B-2 such as full-service restaurants, light manufacturing, storage facilities, and automotive services would create too much traffic and noise to reasonably suit the neighborhoods adjacent. A B-1 neighborhood business zoning designation bridges the gap between residential neighborhoods and more intensive uses along high-traffic corridors.

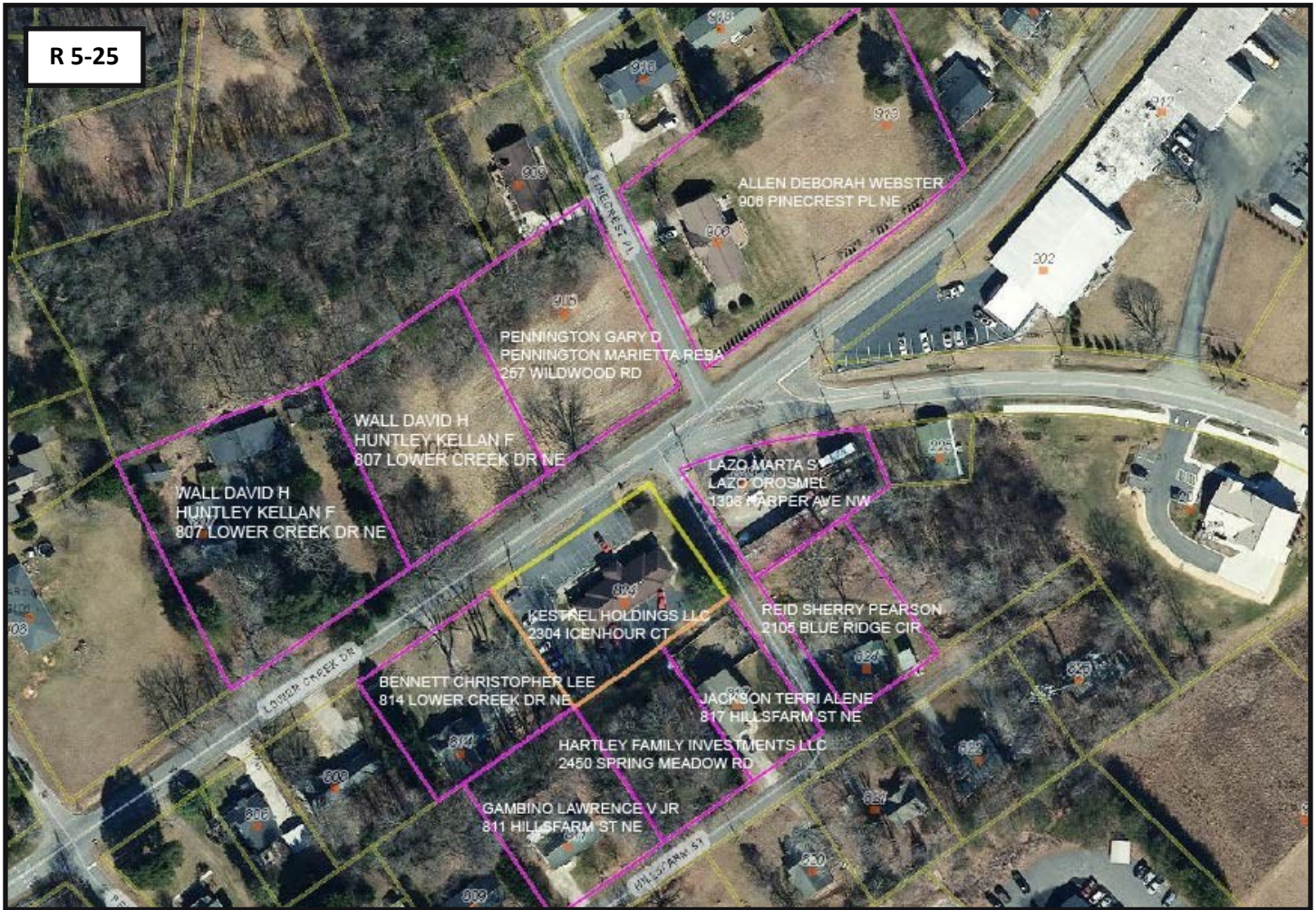
### Consistency with the Comprehensive Plan

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 medium density residential" in yellow, flanked by "existing non-residential" and "existing high residential density" zones to the south and west and "existing medium residential density" to the north and east. 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 either non-residential, lower intensity uses or residential uses should the applicant decide to pursue that route.

### 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.

AERIAL PHOTOGRAPHS (SURROUNDING AREA & PROPERTY OWNERS)



Name	Address	City	State	Zip
Marta & Orosmel Lazo	1308 Harper Ave NW	Lenoir	NC	28645
Sherry Pearson Reid	2105 Blue Ridge Cir	Lenoir	NC	28645
Terri Alene Jackson	817 Hillsfarm St NE	Lenoir	NC	28645
Hartley Family Investments LLC	2450 Spring Meadow Rd	Lenoir	NC	28645
Lawrence V. Gambino Jr.	811 Hillsfarm St NE	Lenoir	NC	28645
Christopher Lee Bennett	814 Lower Creek Dr NE	Lenoir	NC	28645
David Hamilton Wall & Kellan F Huntley	807 Lower Creek Dr NE	Lenoir	NC	28645
Gary & Marietta Pennington	257 Wildwood Rd	Lenoir	NC	28645
Deborah Webster Allen	906 Pinecrest Pl NE	Lenoir	NC	28645
Kestrel Holdings LLC (Marty Waters)	2304 Icenhour Ct	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-15 zoning district allows for residential uses and the office use approved in 2007. The B-1 zoning district allows for many residential and commercial uses.

**Comparison of Zoning Districts**

	CZ-L/R-15	B-1
Development Standards	Min Lot Size– 15,000 sq. ft. for non-residential uses; 20,000 sq. ft. for residential uses Setbacks Front: 40’ Side Yard: 15’ Street Side Yard: 25’ Rear Yard: 35’	Min Lot Size - 0 Setbacks Front: 10’ Side Yard: 10’ Abutting side Street: 10’ Rear Yard: 10’, 30’ abutting residential
Summary of Permitted Uses	Accessory Cottage or Apartment Dwelling, single-family Group Care Facility (1-6 non-related residents) Office/Clinics (SUD 8-07)  Special Uses: Bed & Breakfast Communication Towers Cultural and Community Facilities Manufactured Home Parks (existing)	Accessory Cottage or Apartment Bed & Breakfast Day Care Centers Dwelling, Single/Two-Family/Multi-family/Group Eating and Drinking (with or w/o drive through) Manufacturing & Processing (Artisan & Light) Retail (Neighborhood Business) Services (Business & Personal) Studios & Specialty Schools  Special Uses: Attached Dwellings (townhomes) Communication Towers Cultural and Community Facilities Eating and Drinking (without drive-through) Flea Markets Group Housing (1-6 non-related residents, no care provided) Planned Residential Development

# PROPERTY PHOTOS (824 LOWER CREEK DRIVE)



Front of property facing east on Lower Creek Drive towards Taylorsville Rd. fork



Front of site along Lower Creek Drive (sign behind truck indicating Farm Bureau is moving to Wilkesboro Blvd.)



Front of property facing west on Lower Creek Drive in the direction of Lower Creek Elementary and Lower Creek Baptist Church



Rear of property with entry along Hillsfarm Street.

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## 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 June 17, 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 medium density residential" in yellow, flanked by "existing non-residential" and "existing high residential density" zones to the south and west and "existing medium residential density" to the north and east. 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 either non-residential, lower intensity uses or residential uses should the applicant decide to pursue that route.

## PLANNING BOARD RECOMMENDATION



Staff Report  
Special Use Permit  
CASE NUMBER SUP #1/25

LOCATION MAP/AERIAL PHOTOGRAPH



SUMMARY

**Owner**

City of Lenoir

**Applicant**

Jeff Church  
(Public Utilities Director)

**Location**

345 Finley Avenue

**NC PIN**

2840908724

**Project Planners**

Hannah Williams, AICP, CZO

Matt Duchan

Updated May 9, 2025

**Applicant's Request:**

The applicant is requesting a Special Use Permit to install an updated water tower with improved water pressures at the subject property.

**Staff Recommendation:**

Approval of the request, subject to the conditions outlined on page 7.

**Planning Board Recommendation:**

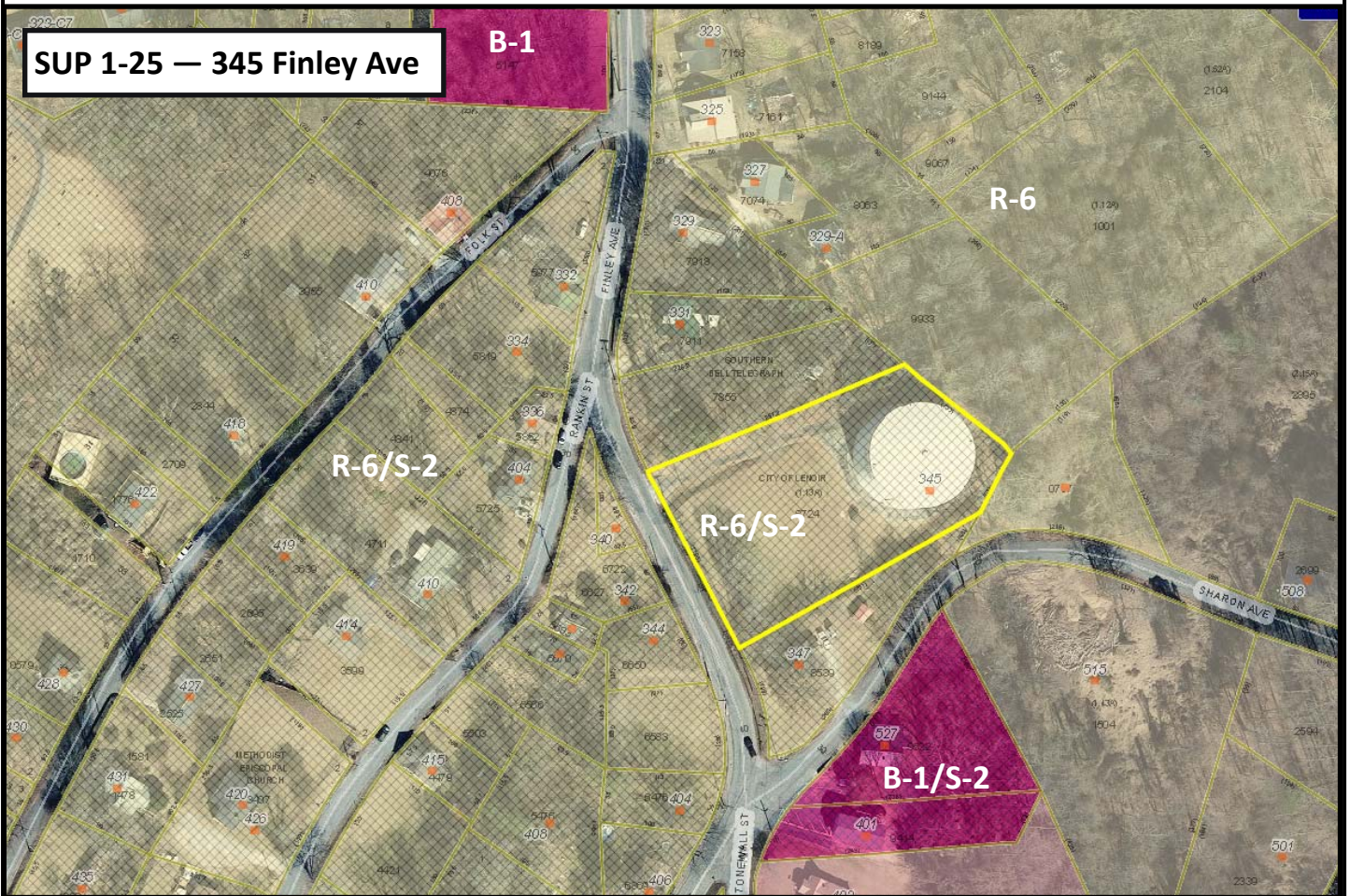
**Public Comment:**

**Planning Board Meeting:** Scheduled for May 19, 2025. Notices were mailed to adjacent property owners on May 9, 2025.

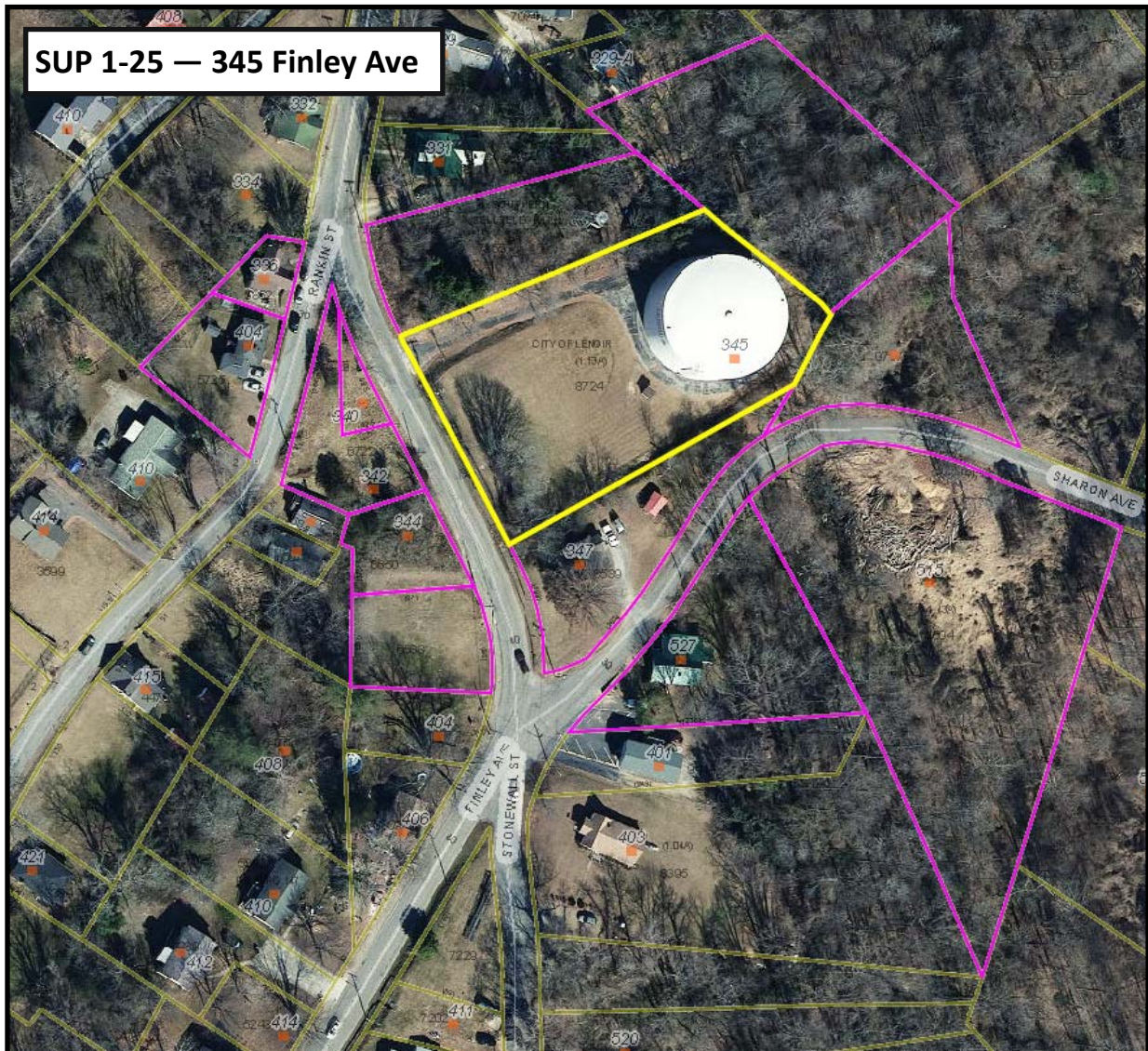
**City Council (Public Hearing):** Scheduled for June 17th, 2025.

**\*\*\*This request is considered quasi-judicial. You should not discuss this case with decision makers outside of the scheduled public meeting\*\*\***

# ZONING MAP



## ABUTTING PROPERTY OWNERS AND SUBJECT PROPERTY



Name	Address	City	State	Zip
Michael J. Joseph	347 Finley Ave	Lenoir	NC	28645
City of Lenoir	PO Box 958	Lenoir	NC	28645
ReepCo Inc	5640 Robardajen Woods	Nebo	NC	28761
Selena Witherspoon	2804 Ophelia Way	Myrtle Beach	SC	29577
EQUITY TRUST CO/FBO 200206057	PO Box 49453	Charlotte	NC	28277
Florence Alexander Estate, C/O Amelia Alexander Lewis	6650 Byrns Pl	McLean	VA	22101
Fred Suddreth Sr.	PO Box 395	N Wilkesboro	NC	28659
Phillip Gary Horton	12152 Moon Shadow Lane	Huntersville	NC	28078
Harry G. Williams Jr., C/O Charles Williams	4236 Memory Ln W	University Place	WA	98466
Tony & Glenda Bowers	336 Finley Avenue	Lenoir	NC	28645
Harold & Gladys Bowers	404 Rankin St NW	Lenoir	NC	28645

## 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-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.

S-2 North Main Street Special Overlay District is intended to implement the design standards and permitted uses recommended by the North Main Street Small Area Plan. This district is an overlay district, which works in tandem with the underlying zoning districts in the North Main Special Overlay area to promote orderly and compatible development appropriate to the traditional historic character and overall future vision of the area.

### Subject and Surrounding Properties

The subject property is around 1.13 acres in size, zoned R-6/S-2, and currently features one of the City of Lenoir's main water towers for public utilities. The surrounding area is comprised of three zoning districts which include R-6 (high-density residential), B-1 (neighborhood business), and S-2 (North Main Street Overlay District). This property is located adjacent to the Freedman Neighborhood and just south of the Freedman Cultural Center, Horizons Elementary, Lenoir Housing Authority and the MLK Center. The property is located between the intersections of Rankin & Finley and Sharon & Finley. The property was deeded to the then Town of Lenoir in 1928 and was utilized to provide water treatment and storage for the City. The existing water storage tank was later constructed in 1988. The water tower is now a public good provided by City of Lenoir Public Utilities. In 2023, the City of Lenoir was one of 79 municipalities in the state that earned an Area Wide Optimization Award for providing clean drinking water that far exceeded state and federal standards.

### Proposed Use

The applicant intends to construct a second water tower at 345 Finley Avenue to improve water pressure for nearby Lenoir residents. While this is a City-initiated project, public utility projects such as this one require a special use permit in residential neighborhoods. This project is a necessary improvement and establishes a crucial goal towards improving water services in the City of Lenoir.

### 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 its Public Services, and Public Utilities is one of several public services the City of Lenoir provides. The comprehensive plan acknowledges and encourages utility infrastructure improvements as necessary "depending on the nature of that growth and development." This project falls in line with necessary improvements to infrastructure in conjunction with Lenoir's growth and change.

# SITE PHOTOS



Above: View of water tower from Finley Avenue facing east.



Above: Finley Avenue and Rankin Street facing west.



Above: Finley and Rankin intersection facing north.



Above: Finley and Sharon intersection facing south.

## 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 project proposed by the applicant will comply with all requirements of the R-6/S-2 overlay district.*
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 private driveway onto the site.*
3. Off-street parking and loading areas will be provided in compliance with the Zoning Ordinance. *There will be no off-street parking or loading areas necessary.*
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 use will provide improved water pressure for residential, business, and emergency purposes including fire flow and drinking water pressures.*
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. *Landscaping elements are already established on this existing utilities site, but any newly required plantings will be installed by the applicant upon review of planning staff.*
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. *If exterior lighting is needed, it will be designed to reduce glare and mitigate adverse effects. Signage will conform to the Lenoir Sign Ordinance.*
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. *There is an additional elevated water storage tower located adjacent to the existing ground storage tower and new pumphouse will be built.*
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 new water tower will not be harmful or annoying to surrounding properties and will only be accessed during normal business hours or in emergency situations as with the existing water tank.*

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## STAFF RECOMMENDATIONS

Staff recommends approval of the requested Special Use Permit for the proposed water tower, with the following conditions:

1. *Any new lighting for the water tower use shall be fully cut-off and shielded so as to eliminate and minimize light spill-over onto adjacent residential properties.*
2. *Valid permits and inspections must be obtained for this use, including and any other federal, state, or local regulation that applies.*
3. *The applicant must obtain zoning from the Lenoir Planning Department within two years of the issuance of the SUP. All proposed changes must adhere to Sec. 819 (S-2 North Main Street Overlay District) 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.

<b>Criteria for SUP approval</b>
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(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.

Yes, the project will comply with all requirements.

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(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.

Yes, there is only one private driveway to the site.

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(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.

not applicable

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(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.

No, the use will benefit the community by improving fire flow pressure and drinking water pressure .

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(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.

Yes, the site is an existing utilities site with landscaping elements already established; however, any newly required plantings will be installed.

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(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.

Yes, any permitted signs and proposed exterior lighting will be designed to reduce glare and mitigate adverse effects.

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(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.

No, there is an additional elevated water storage tank located adjacent to the existing ground storage tank and a new pumphouse

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(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.

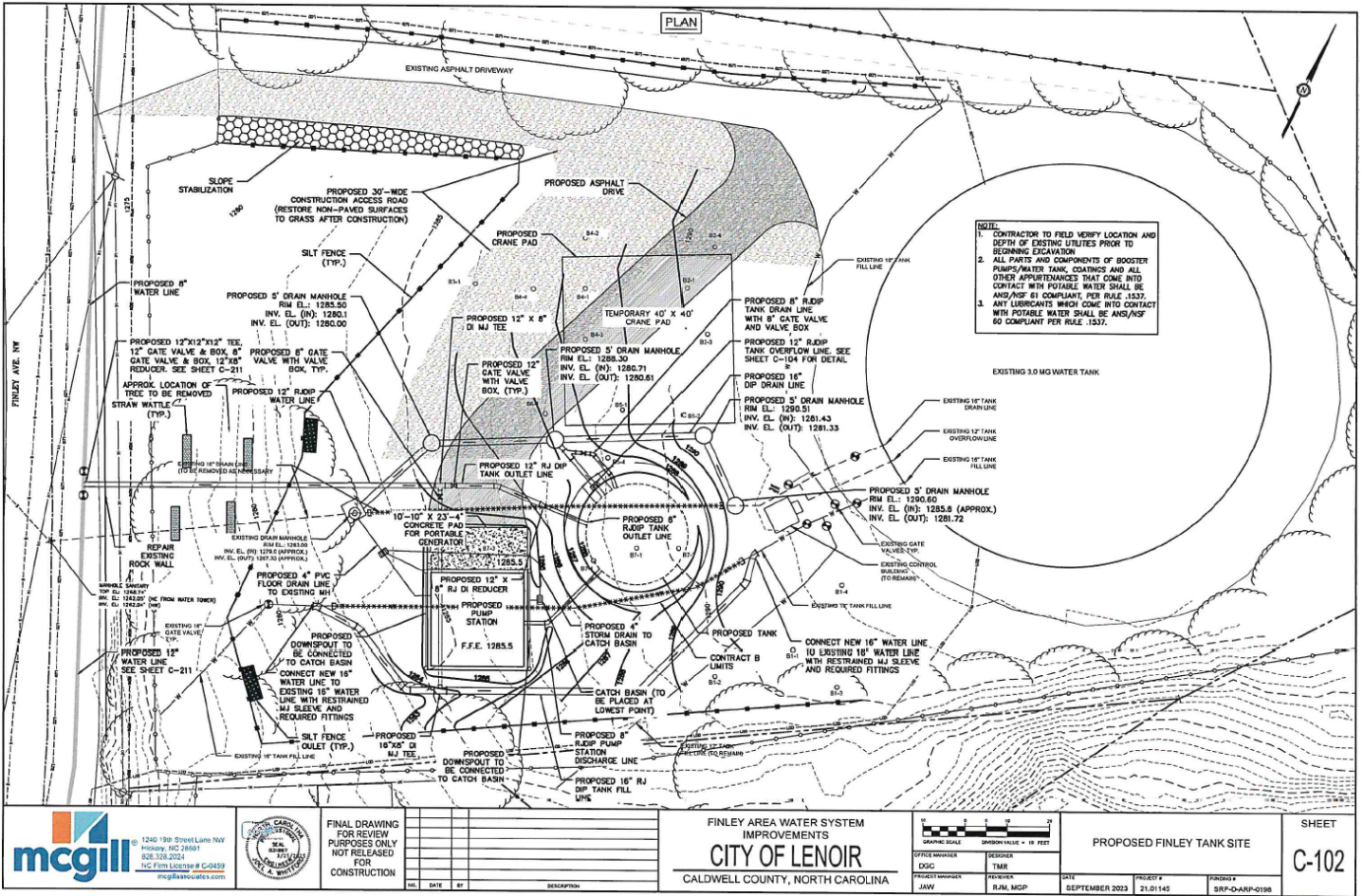
The type, size, hours of operations, location of the new tank will not be harmful or annoying to surrounding properties.

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# APPENDIX B—APPLICANT-PROVIDED PLANS



FINAL DRAWING FOR REVIEW PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION	DATE	BY	DESCRIPTION

FINLEY AREA WATER SYSTEM IMPROVEMENTS  
**CITY OF LENOIR**  
 CALDWELL COUNTY, NORTH CAROLINA

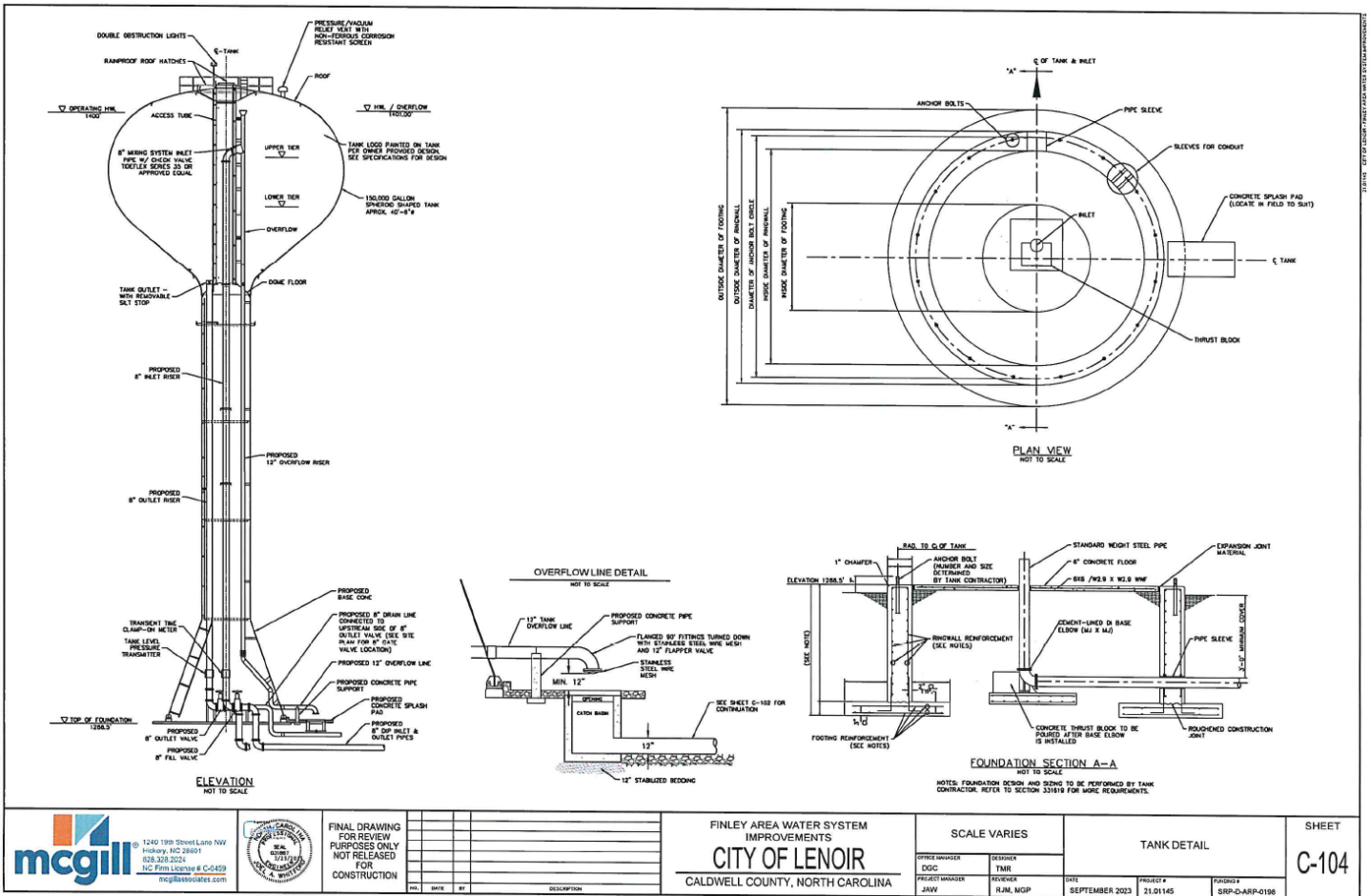
OFFICE MANAGER	DESIGNER
DOB	TMR
PROJECT MANAGER	REVIEWER
JAW	R.J.M. MSP

PROPOSED FINLEY TANK SITE

DATE: SEPTEMBER 2023  
 PROJECT #: 21-01145  
 DRAWING #: SRP-D-ANP-0106

SHEET  
**C-102**

# APPENDIX B CONT'D-APPLICANT-PROVIDED PLANS



**mcgill**  
1240 19th Street Lane NW  
Hickory, NC 28601  
828.325.3025  
NC Firm License # C-6459  
mcgill.com  
mcgillinc.com



FINAL DRAWING FOR REVIEW PURPOSES ONLY NOT RELEASED FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION

FINLEY AREA WATER SYSTEM IMPROVEMENTS  
**CITY OF LENOIR**  
CALDWELL COUNTY, NORTH CAROLINA

SCALE VARIES

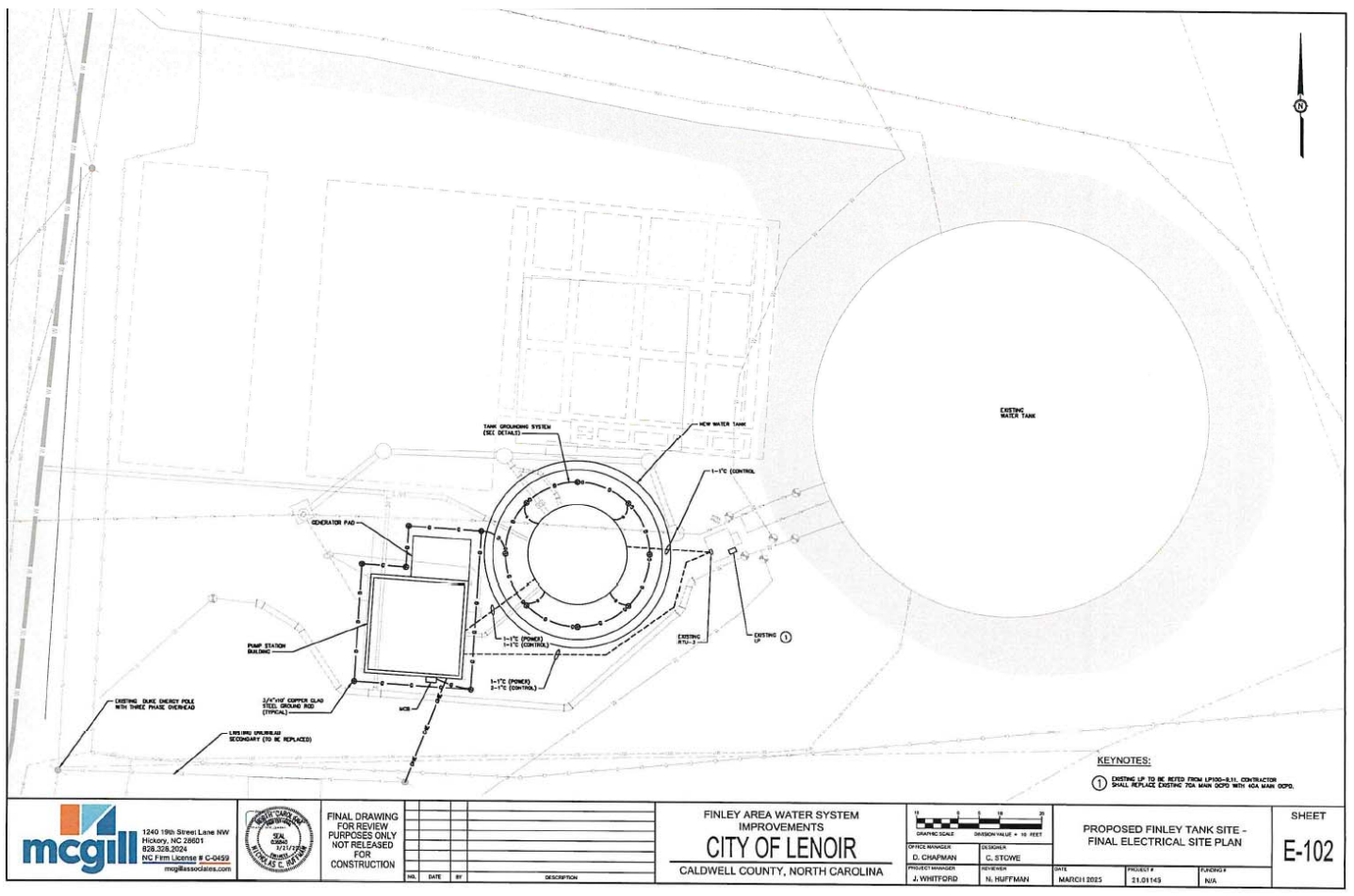
OFFICE MANAGER	DESIGNER
DGC	TMR
PROJECT MANAGER	REVIEWER
JAW	R.M. MGP

TANK DETAIL

DATE	PROJECT #	DRAWING #
SEPTEMBER 2023	21.01145	SUP-D-APP-0158

SHEET  
**C-104**

# APPENDIX B CONT'D-APPLICANT-PROVIDED PLANS



**KEYNOTES:**  
 ① EXISTING UP TO BE REPEL DOWN UPON-BILL CONDUCTOR SHALL REPLACE EXISTING FOR MAIN DUCT WITH 600 MM DUCT.

1240 190 Street Lane NW  
 Hickory, NC 28601  
 828.328.2024  
 NC P.E. LICENSE # C-0459  
 mcgill.com

FINAL DRAWING  
 FOR REVIEW  
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 FOR  
 CONSTRUCTION

NO.	DATE	BY	DESCRIPTION

FINLEY AREA WATER SYSTEM  
 IMPROVEMENTS  
**CITY OF LENOIR**  
 CALDWELL COUNTY, NORTH CAROLINA

OFFICE MANAGER D. CHAPMAN	DESIGNER C. STOWE
PROJECT MANAGER J. WITTENDORF	REVISOR N. HUFFMAN

PROPOSED FINLEY TANK SITE -  
 FINAL ELECTRICAL SITE PLAN

DATE MARCH 2025	PROJECT # 21-03149	ISSUE # N/A
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SHEET  
**E-102**

04/18/2025 - 05/09/2025

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

2025119	5/8/2025	Accessory	Richard Mundy	5/8/2025	repair existing pole barn	560 ARROWOOD ST
2025112	4/30/2025	Accessory	Scott Howell	4/30/2025	Backyard chicken coop	510 KENTWOOD ST
2025097	4/22/2025	Accessory	Juan Ernesto Martinez Santos	4/22/2025	in-ground pool	2418 EVANS ST

**Group Total: 3**

**Group: Driveway**

2025107	4/23/2025	Driveway	LC Builder and Investment, LLC	4/23/2025	driveway	1222 FALL DAY CR
2025106	4/23/2025	Driveway	LC Builder and Investment, LLC	4/23/2025	driveway	1224 FALL DAY CR
2025105	4/23/2025	Driveway	LC Builder and Investment, LLC	4/23/2025	driveway	1220 FALL DAY CR

**Group Total: 3**

**Group: Manufactured Home**

2025118	5/7/2025	Manufactured Home	Amy Billings	5/8/2025	new single-wide in MHP	2584 WAGON WHEEL DR SE

**Group Total: 1**

**Group: Permanent Sign**

2025116	5/6/2025	Permanent Sign	Image Sign Tec Impressions	5/6/2025	sign	214 RIDGE ST

2025113	5/1/2025	Permanent Sign	Seth Leavister	5/5/2025	Wall-Mounted Sign-Food Lion	847 WILKESBORO BV
2025108	4/24/2025	Permanent Sign	Rite Lite Signs	4/29/2025	Wall-Mounted Sign-Food Lion	2120 MORGANTON BV
2025099	4/22/2025	Permanent Sign	Hilda Grunados	4/22/2025	sign permit	1302 HARPER AV

**Group Total: 4**

**Group: Residential Addition**

2025117	5/6/2025	Residential Addition	Juan Carlos Miranda	5/6/2025	30x10 deck	WALT ARNEY ESTATES
2025096	4/21/2025	Residential Addition	Danson Ndungu	4/21/2025	replacing deck	1118 PENNTON AV

**Group Total: 2**

**Group: Single Family Home**

2025103	4/22/2025	Single Family Home	LC Builder and Investments, LLC	4/22/2025	single-family	1220 FALL DAY CR
2025102	4/22/2025	Single Family Home	LC Builder and Investments, LLC	4/22/2025	single-family	1224 FALL DAY CR
2025101	4/22/2025	Single Family Home	LC Builder and Investments, LLC	4/22/2025	single family home	1222 FALL DAY CR

**Group Total: 3**

**Group: Temporary Advertising**

2025110	4/25/2025	Temporary Advertising	April Williamson	4/25/2025	temp banner	602 HARPER AV
2025100	4/22/2025	Temporary Advertising	Hilda Grunados	4/22/2025	temp banners	1302 HARPER AV

**Group Total: 2**

**Group: Zoning Verification**

2025114	5/1/2025	Zoning Verification	Norman Enterprises Automotive Sales and	5/1/2025	verification letter	510 WILKESBORO BV
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			Service Center			
2025111	4/29/2025	Zoning Verification	Ginelle Winters	4/29/2025	verification letter	724 HARRISBURG DR
2025109	4/25/2025	Zoning Verification	Thai Kwiatkowski	4/25/2025	verification letter	2333 HOWARD ARNETT RD
2025098	4/22/2025	Zoning Verification	Sabrenia Miller	4/22/2025	verification letter	1108 ROSEDALE DR

**Group Total: 4**

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**Total Records: 23**

**5/8/2025**