



Lenoir Planning Board

Agenda • June 23, 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 July 15, 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 May 19, 2025 Minutes

**MINUTES
PLANNING BOARD MEETING
May 19, 2025
5:30 P.M.**

LOCATION:

City /County Meeting Room
905 West Avenue

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

MEMBERS ABSENT: Tammy Greene, Marta Lazo

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 Case made a motion to approve the meeting minutes of April 28, 2025, seconded by Board Member Scobie. All were in favor, none opposed.

NEW BUSINESS

1. R 5-25

824 Lower Creek Drive NE

Applicant: Kestrel Holdings LLC (Marty Waters)

Owners: Caldwell County Farm Bureau Inc. (Matthew Bowman)

Location: 824 Lower Creek Drive NE

The applicant is requesting to rezone the subject property 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.

Recommended Action: Approval of the request, and call for a public hearing at City Council on June 17, 2025.

Planner Matt Duchan presented the rezoning case for 824 Lower Creek Drive NE. The property is currently owned by Caldwell County Farm Bureau and in the due diligence period with Kestrel Holding LLC (Marty Waters). The current zoning is CZ-L/R-15 (legacy conditional zoning with R-15 base zoning). The applicant is requesting to rezone to B-1 (neighborhood business). CZ-L or SUD's were intended for use in situations where conventional zoning standards were inadequate to facilitate a particular desirable development. In 1980 a SUD was

granted for office use in the residential zoning R-15. Special Use Districts were retired in 2019 in North Carolina, thus a legacy designation was formed. Matt Duchan stated the developer is open to different development options. Staff recommends approval of the request and call for a Public Hearing on June 17, 2025.

Matt Duchan read the Consistency Statement for 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'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.

Applicant Marty Waters at 3335 Wilkesboro Blvd., Lenoir NC approached the board. He has been a business owner for many years in Lenoir and stated this will be an investment property. He is open to different development ideas such as office lease or apartments/studio. The tree buffer in the back of the property will remain and be maintained. Mr. Waters answered questions from the board.

Board Member Case made a motion to approve the rezoning request for 824 Lower Creek Drive NE and the consistency statement as presented by staff and call for a Public Hearing for City Council to consider the request on June 17, 2025. Board Member Careccia seconded the motion, which was voted upon and passed unanimously.

2. SUP 1-25	345 Finley Ave NW
Applicant:	Jeff Church (Public Utilities Director)
Owners:	City of Lenoir
Location:	345 Finley Ave NW

The applicant is requesting a Special Use Permit to install an updated water tank with improved fire flow and drinking water pressures at the subject property.

Recommended Action: Approval of the request, and call for a public hearing at City Council on June 17, 2025.

Board Member Baker recused himself from the case due to being employed with McGill Associates.

Planning Director Hannah Williams presented the Special Use Permit case for 345 Finley Ave NW, owned by the City of Lenoir. Jeff Church, City of Lenoir Public Utilities Director is requesting to install an updated water tower to serve nearby residents. The new water tower needs

a SUP because this is considered an expansion of a public service utility in a residential district. The property is zoned R-6/S-2 (high-density residential and North Main Street Overlay).

Hannah Williams read the Findings of Fact and Conditions for the record.

Findings of Fact and Staff Recommended Conditions:

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.*

Staff recommends approval of the requested Special Use Permit for the proposed church, 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.

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.

City of Lenoir Public Utilities Director, Jeff Church approached the board. He stated water pressure is based on gravity and altitude. The current tank is close to the same altitude as some existing residents, which makes the water pressure weak. We are not removing the existing tank, it will be used to fill the new tank.

Joel Whitford with McGill Associates at 1240 19th Street Lane NW, Hickory NC approached the board. There will be a pump station that uses the water in the existing tank to pump into the new tank. There will also be a new pressure zone, this will impact approximately 500 customers.

Board Member Terry asked what the tower will look like.

City of Lenoir Public Utilities Director Church stated the color would complement the existing tank, any lettering would be the City of Lenoir Utilities with the water drop logo.

Board Member Careccia asked the overall time of construction for this project.

Joel Whitford replied about 18 months overall.

Board Member Bryant made a motion to approve the Special Use Permit for 345 Finley Ave NW and the findings of fact and staff recommendations with conditions as presented by staff and call for a Public Hearing for City Council to consider the request on June 17, 2025. Board Member Careccia seconded the motion, which was voted upon and passed unanimously.

OTHER BUSINESS

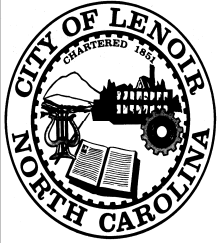
1. Voting of officers
 - Nominations for Chair and Vice-Chair were made at the May Planning Board meeting.
 - Board Member Careccia made a motion to elect Lucy McCarl as Chair and Kyle Case as Vice-Chair. Board Member Parson seconded the motion, which was voted upon and passed unanimously.
2. Staff provided 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 6:10 p.m.

Lucy McCarl
Chairperson

Hannah Williams
Planning Director



Staff Report

Zoning Amendment

CASE NUMBER R #6-25

LOCATION MAP/AERIAL PHOTOGRAPH



SUMMARY

Owner
Robert Reid
Applicant
Roger Alex Moss
Location
143 Countryside Dr SE
NC PIN
2758567900 & 2758567675
Project Planners
Hannah Williams, AICP, CZO Matt Duchan, CZO

Description of Request:

The applicant is requesting to rezone the subject property (2.15 AC) from R-15 (single-family residential) to I-2 (light industrial) to operate a junk/salvage yard in addition to towing and recovery. This property is currently under code enforcement.

Staff Recommendation:

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

Planning Board Recommendation:

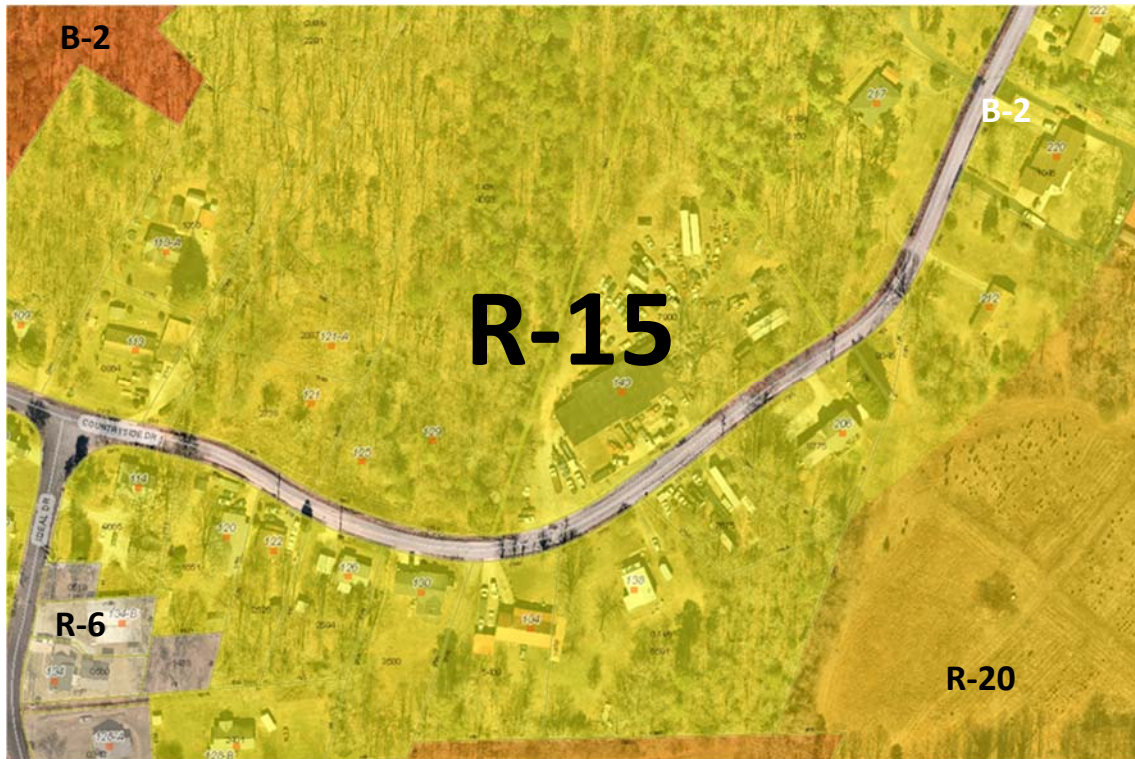
Public Comment:

Planning Board Meeting: June 23, 2025. Notice of the meeting was mailed to the owners of all adjacent parcels on June 13, 2025.

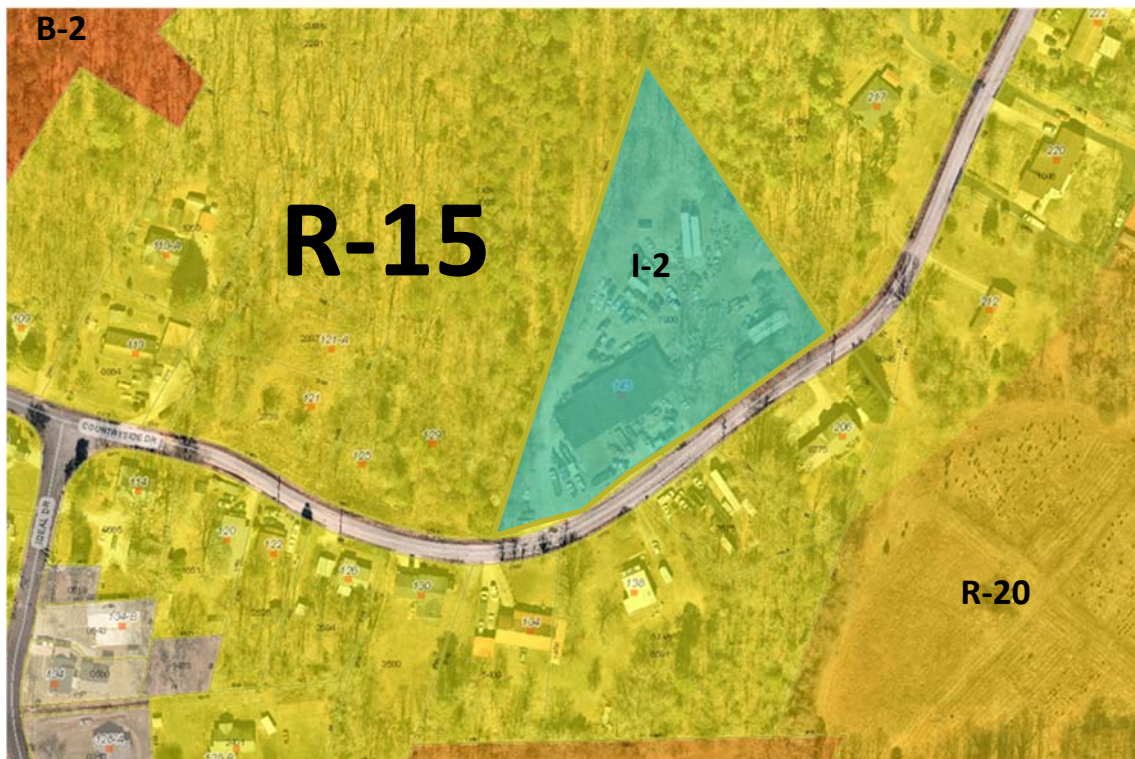
City Council (Public Hearing): Anticipated to be scheduled for July 15, 2025.

EXISTING AND PROPOSED ZONING MAPS

Existing Zoning: R-15



Proposed Zoning: I-2



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-15 (single-family residential) to I-2 (heavy industrial) to continue salvage yard operations at the subject property (Whitnel Towing). Lenoir Planning Department placed this property under code enforcement in February 2025 for operating a salvage yard on the site, which is a violation of the zoning district. The owner is applying for a zoning map amendment to heavy industrial in order to gain compliance. (Note: The business owner does have a valid zoning permit to operate a towing and recovery business at 143 Countryside Drive, NCPIN 2758567900).

Intent of the Zoning Districts

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.

I - 2 (Heavy Industrial) District is intended to produce areas to accommodate those industrial uses (manufacturing, processing, major vehicle services, junkyards, 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 properties comprise two parcels, both of which are zoned R-15. One is 2.15 acres and is addressed as 143 Countryside Dr SE. This parcel is developed with an ~8,500 SF office and garage building, as well as an impound lot in the front and rear. The property features dozens of junked and repossessed cars. This site has a zoning permit issued by Lenoir Planning Department in 2020 for a towing and recovery business. The second parcel is directly across the street, and is about .38 acres in size. This parcel is used for auxiliary vehicle storage. This site does not have a valid zoning permit to operate commercial activity. The subject properties are located east of Ideal Drive, which can be accessed via 321, and southwest of Starcross Road.

This property is surrounded on all sides by R-15 as well as adjacent to R-20 zoning, and the properties are developed with single family homes. There are no other businesses in close proximity (between Ideal Drive and Starcross Road), so it is purely single-family residential in the area. Beyond the immediate area, there are a couple of churches (Iglesia Internacional Cristo Vive and a former Kingdom Hall) but no commercial enterprises. Along Ideal Drive and across 321, there are several properties zoned R-6 (high-density residential).

The subject property has a main office on the left side of the property. The remainder of the property features dozens of junked and repossessed cars. The property is currently under enforcement since the use was not approved as a junkyard or salvage use, but a more traditional towing and recovery business that routinely takes cars off of the property and doesn't disturb the surrounding area with noise or clutter.

Zoning Analysis

The applicant representing the property owner has requested to rezone the subject properties from R-15 single-family residential to I-2 heavy industrial in an entirely residential area. This is what would be considered a "spot zone" in planning theory. Effectively,

BACKGROUND AND STAFF ANALYSIS (CONTINUED)

when a property is rezoned to a district that is not represented in the area around it, careful judgement must be used to ensure the spot zone is reasonable and in the public interest, and not a decision that only benefits the owner. Zoning decisions must either demonstrate consistency with the adopted Comprehensive Plan and Future Land Use Map, as well as other applicable plans, or be analyze for why an inconsistent decision still meets land use goals of the community.

In this case, rezoning to heavy industrial would be an extreme divergence from residential, especially in a predominantly single-family-zoned area close to the ETJ. Areas zoned heavy industrial are traditionally located in the outskirts of cities so as to not cause major disturbance to surrounding residents.

The first parcel, 143 Countryside Dr, has been developed with an office and garage for many decades and has had various trucking related businesses occupy the building. In 2020, Whitnel Towing was granted a zoning permit to operate a towing and recovery business. Towing and recovery businesses impound vehicles from wrecks or traffic stops and hold them until recovered later by the owners. This type of business will also hold tow trucks to tow vehicles from roadways to service stations. With towing businesses, impounded vehicles are not owned by the business, and have other state-regulated obligations to move vehicles along. It is not common for an impounded vehicle to remain on the site for more than three months.

On the other hand, a salvage/junkyard is defined in the Lenoir Zoning Ordinance as “the use of any part of a lot for the storage, keeping abandonment, sale or resale of junk, salvage, or scrap materials; or for the dismantling, demolition, or abandonment of automobiles and other vehicles, machinery, equipment, manufactured homes or parts thereof.” This use is only allowed in the I-2 Heavy Industrial district. One primary difference between a towing and recovery business and a salvage yard is that in a salvage yard, the business owns the vehicles and materials on site.

The Lenoir Zoning Ordinance prescribes several performance standards for salvage/junkyards. Per the Permitted Use Chart footnote B11, a junkyard located within 100 feet of a public street must be buffered from view. All junkyards, including those in existence at the time of the Lenoir Zoning Ordinance adoption must comply with the buffer requirement. The junkyard at Whitnel Towing does not meet this requirement.

Code Enforcement Concerns

Whitnel Towing has been under enforcement since February 2025 for running an unapproved junkyard and not disposing of oil and gas. When the use was approved on the subject property, it only accounted for towing and recovery, but not necessarily storage and certainly not junk or salvage uses. The property also received a notice of violation for improper signage in November 2024, unrelated to the proposed rezoning. City of Lenoir Code Enforcement cannot act on any violations until a determination is made in the zoning map amendment case.

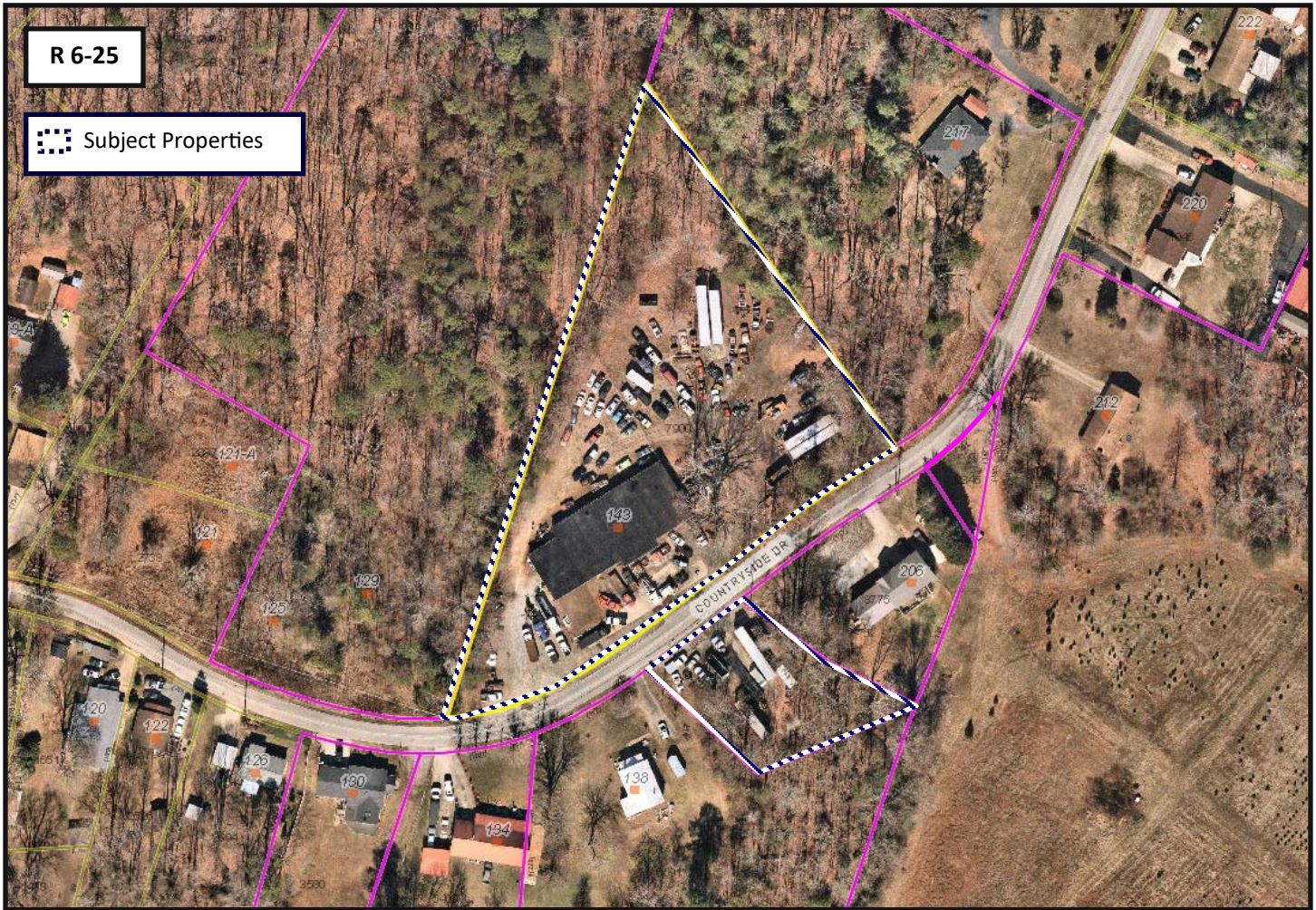
Consistency with the Comprehensive Plan

This rezoning request is inconsistent with the policy concepts and Future Land Use map in the Lenoir Comprehensive Plan. 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. The Plan calls for fostering distinct and attractive neighborhoods, limits commercial encroachment into residential areas, and encourages industrial development where appropriate. Staff finds the proposed rezoning to be inconsistent with the goals and policy concepts of the Comprehensive Plan, as this would establish and reinforce inappropriate industrial expansion.

Next Steps

Following Planning Board, the rezoning request will be brought before a City Council public hearing and voted on. If the City Council votes to approve the rezoning, the applicant will need to apply for a zoning permit to come into compliance with City zoning. If City Council votes to reject the rezoning, the applicant and property owner will be responsible for clearing the property of any junk and salvage vehicles and vehicle parts.

NOTIFICATION MAP



Name	Address	City	State	Zip
Thomas Shuford III	1229 CAMELOT CT NE	LENOIR	NC	28645
Edward & Carolyn Lutz	220 COUNTRYSIDE DRIVE SE	LENOIR	NC	28645
Brian & Tanya Henry	206 COUNTRYSIDE DR SE	LENOIR	NC	28645
Robert Reid	2092 SW RACQUET CLUB DR	PALM CITY FL		34990
Dora Dillingham	138 COUNTRYSIDE DR SE	LENOIR	NC	28645
Robert & Cindy Price	130 COUNTRYSIDE DR SE	LENOIR	NC	28645
Elaine Byrd	126 COUNTRYSIDE DR SE	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. The I-2 zoning district allows for mostly industrial uses and some commercial uses that are compatible with industrial uses that may or may not cause disturbances during operating hours that would otherwise affect residential and smaller commercial operations.

Comparison of Zoning Districts

	R-15	I-2
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: 25’ Side Yard: 0’ Abutting side Street: 0’ Rear Yard: 0’, 40’ abutting residential or office
Summary of Permitted Uses	Accessory Cottage or Apartment Dwelling, single-family Group Care Facility (1-6 non-related residents) Special Uses: Bed & Breakfast Communication Towers Cultural and Community Facilities Manufactured Home Parks (existing)	Accessory Cottage or Apartment Day Care Centers Eating and Drinking (with and without drive-through) Flea Markets Greenhouses, Commercial Kennels, Commercial Hospitals/Clinics Junkyard/Salvage Yard Manufacturing & Processing: Boutique/Artisan, Light, Heavy Office (Medical and Dental Public Service Facilities Personal Storage Recreation, Indoor Rehabilitation Centers/In-Patient Mental Health Facilities Retailing, Light and Intensive Services, Automotive, Major Vehicle, and Business and Personal Shooting Range, Indoor Studios and Specialty Schools Veterinarians Warehousing Special Uses: Agriculture Communication Towers

PROPERTY PHOTOS (143 COUNTRYSIDE DR)



Vehicles improperly stored at entrance gate on eastern part of the site



Vehicles compacted and stored in the east and northeast part of the site



Front of Whitnel Towing property along Countryside Drive

APPLICANT SUBMITTED PHOTOS (WEEK OF JUNE 9, 2025)



STAFF RECOMMENDATION AND CONSISTENCY STATEMENT

Staff recommends that the Planning Board recommend denial of the request, based on the following consistency statement, and call for a Public Hearing for City Council to consider the request on July 15, 2025:

This rezoning request is inconsistent with the policy concepts and Future Land Use map in the Lenoir Comprehensive Plan. 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. The Plan calls for fostering distinct and attractive neighborhoods, limits commercial encroachment into residential areas, and encourages industrial development where appropriate. Staff finds the proposed rezoning to be inconsistent with the goals and policy concepts of the Comprehensive Plan, as this would establish and reinforce inappropriate industrial expansion.

PLANNING BOARD RECOMMENDATION

Permit Report

05/12/2025 - 06/13/2025

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

Group Total: 2

Group: Accessory

2025165	6/11/2025	Accessory	Shane Miller	6/11/2025	chicken permit	533 LOWER CREEK DR
2025149	6/5/2025	Accessory	Donovan Bemiller	6/5/2025	accessory shed	1430 Harrow Lane SW
2025145	5/29/2025	Accessory	Coy Eller	5/29/2025	pole shed	1440 PIEDMONT DR
2025140	5/22/2025	Accessory	Emori Lipford	5/28/2025	Storage Building	508 SHARON AV
2025137	5/21/2025	Accessory	Vincent Sprecher	5/21/2025	Storage Shed	105 TRIPLETT DR

Group Total: 6

Group: Driveway

2025160	6/10/2025	Driveway	Charles Taylor	6/10/2025	driveway	426 HUNTINGTON WOODS ST
2025159	6/10/2025	Driveway	Charles Taylor	6/10/2025	driveway	408 WHITMORE ST
2025156	6/9/2025	Driveway	Charles Taylor	6/10/25	driveway	416 SCARLETT OAK CT
2025155	6/9/2025	Driveway	Charles Taylor	6/10/25	driveway	414 SCARLETT OAK CT
2025154	6/9/2025	Driveway	James Goins	6/9/2025	driveway	701 STAGE ST
2025144	5/28/2025	Driveway	Landon Colley	6/2/2025	driveway	405 SCARLETT OAK CT
2025142	5/27/2025	Driveway	David Seagle	5/27/2025	driveway	214 CLARK DR

2025132	5/20/2025	Driveway	Alan Wagnor	5/20/2025	driveway	1211 SUMMERHILL ST
2025123	5/12/2025	Driveway	Lydia Wyatt	5/12/2025	driveway	1212 FALL DAY CR

Group Total: 9

Group: Floodplain Development

2025161	6/11/2025	Floodplain Development	Danson Ndungu	6/11/2025	replacing deck	1118 PENNTON AV

Group Total: 1

Group: Manufactured Home

2025148	6/4/2025	Manufactured Home	Josh Brock	6/5/2025	single-wide in MHP	1403 Haystack Ln SW
2025147	6/4/2025	Manufactured Home	Josh Brock	6/4/2025	single-wide in MHP	1401 Haystack Ln SW

Group Total: 2

Group: Non-residential

2025163	6/11/2025	Non- residential	Christian Sullivan		Landscaping office/warehouse	2584 HICKORY BV
2025133	5/20/2025	Non- residential	Chris Hollifield	5/20/2025	addition	1018 HARPER AV

Group Total: 3

Group: Permanent Sign

2025153	6/9/2025	Permanent Sign	James Goins	6/6/2025	EMB Sign	353 HARPER AV
2025130	5/20/2025	Permanent Sign	Burchette Sign	5/20/2025	install Wood Forest Bank wall sign	935 BLOWING ROCK BL
2025129	5/20/2025	Permanent Sign	Frye's Sign Company	5/22/2025	Sign	238 MORGANTON BV

Group Total: 4

Group: Single Family Home

2025158	6/9/2025	Single Family Home	Western Carolina Developers LLC	6/10/2025	single-family	408 WHITMORE ST
---------	----------	-----------------------	--	-----------	---------------	-----------------------

2025157	6/9/2025	Single Family Home	Western Carolina Developers LLC	6/10/25	single-family	426 HUNTINGTON WOODS ST
2025152	6/9/2025	Single Family Home	James Goins	6/9/2025	single-family	701 STAGE ST
2025151	6/6/2025	Single Family Home	Beacon Developers LLC	6/6/2025	single-family	414 SCARLETT OAK CT
2025150	6/6/2025	Single Family Home	Beacon Developers LLC	6/6/2025	single-family	416 SCARLETT OAK CT
2025146	5/30/2025	Single Family Home	Annemarie Nicosia	5/30/2025	barndominium	708 Westyway PI
2025143	5/28/2025	Single Family Home	LC Builder and Investments LLC	5/28/2025	single-family home	405 SCARLETT OAK CT
2025127	5/16/2025	Single Family Home	Alan Wagnor	5/16/2025	single-family home	1211 SUMMERHILL ST
2025126	5/14/2025	Single Family Home	Alan Wagner	5/14/2025	single-family home	363 SHASTA LN
2025122	5/12/2025	Single Family Home	Pedro Julian Mejia Rodriguez	5/12/2025	single-family home	338 SMALL CR

Group Total: 12

Group: Temporary Advertising

2025141	5/23/2025	Temporary Advertising	Gayle Dyer	5/23/2025	Two wind-blown signs	1009 BLOWING ROCK RD
2025139	5/22/2025	Temporary Advertising	Frye's Sign Company	5/22/2025	temp banner	238 MORGANTON BV
2025134	5/23/2025	Temporary Advertising	Spencer Hodges	5/23/2025	wall-mounted banners	202 HARPER AV
2025131	5/20/2025	Temporary Advertising	Skyline National Bank	5/20/2025	temp banner	509 WILKESBORO BL

Group Total: 4

Group: Zoning Verification

2025136	5/21/2025	Zoning Verification	Joel McMinn	5/22/2025	Existing Self Storage Verification	636 NUWAY CR
2025135	5/21/2025	Zoning Verification	Joel McMinn	5/22/2025	Existing Self Storage	125 COMMERCIAL CT

Group Total: 2

--	--	--	--	--	--	--

Total Records: 45

6/13/2025