



Lenoir Planning Board

Agenda • August 25, 2025

Meeting Information

Location

City/County Meeting Room
905 West Avenue
Lenoir, NC 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

Joseph Petrack

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 September 16, 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 June 23, 2025 Minutes

NEW BUSINESS**1. ZOA 1-25 B-7 Permitted Uses and Density**

Applicant: City of Lenoir

Owners: N/A

Location: Citywide

City staff is proposing to amend the Lenoir Zoning Ordinance to allow for high-density multi-family in B-7 (Highway Business) for clarity

Recommended Action: Approval of the request, and call for a public hearing at City Council on September 16, 2025.

2. Confirm revised Planning Board Schedule for remainder of 2025 (second Mondays).**OLD BUSINESS****1. HPC Workshop Follow-up – All board members complete New Commissioner Resume for Certified Local Government (CLG), if not already completed.****OTHER BUSINESS**

- 1. Update on zoning permits issued.**
- 2. Planning Board Sidewalk Subcommittee – All regular board members may leave.**

ADJOURNMENT

mismatched zoning districts and existing developments. In this case the zoning permit does not include junk or salvage yard. The Planning Department began code enforcement procedures in February 2025. In mid-March, the business was given 60 days to remove the junked vehicles and cease the salvage operation on site. This rezoning application was submitted toward the end of the 60 day period. Mrs. Williams provided the following definitions to the board.

Junk yard: (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.)

Towing and Recovery: Defined by NCGS 20-219 to remove a vehicle by any means including towing and to store the vehicle. Comprehensive Plan indicates this area is “existing medium density residential” and does not show commercial use.

Staff recommends denial of the request and call for a public hearing on July 15, 2025. The Planning Department recommended to the property owner to apply for a Conditional Zoning.

Hannah Williams read the Consistency Statement, which is edited from the staff report for the record.

Consistency Statement:

The proposed zoning map amendment is not consistent with the adopted Comprehensive Plan because it would allow an inappropriate, intensive land use into a low density residentially zoned area. The comprehensive plan’s future land use map identifies this parcel as “existing medium density residential” and abuts “existing low density residential” classifications. The proposed amendment does not protect the residential character of the area.

Board Member Baker asked if the Planning Department had been in contact with the property owner.

Planning Director Williams replied yes, she has been in contact and he now lives in Florida. He was under the impression that the property use was for commercial and he pays commercial rates for utilities.

Chairperson McCarl asked when the Planning Department first learned he was not in compliance with zoning and if this building was constructed before Whitnel was in the city limits and had a zoning code.

Planning Director Hannah Williams replied, it was discovered in late winter of this year. Usually, the use is ok if it stays within the pre-existing zoning. This use has changed into a junk/salvage yard, which is what the code enforcement falls under.

Attorney, Wallace Respass at 138 North Main Street, Lenoir NC approached the board. He is representing the applicant, Alex Moss. Mr. Respass stated the essence of zoning is to protect neighbors from an unwanted use. In this case every neighbor on Countryside Drive except one has signed an affidavit saying they do not object to Alex Moss and the use of the property.

Chairperson McCarl asked why the neighbors did not attend the meeting and if he had personally met with them. She stated the board would have liked to ask them about their property values with a junkyard being in their neighborhood. She asked how long Mr. Moss has been using this property as a junkyard.

Wallace Respass responded he has not met or spoken to any neighbors personally, the signed documents were taken to their home with a Notary. He explained how the business evolved into a junk yard in the last 4 years. Mr. Respass stated what they are asking for is spot zoning.

Planning Director Hannah Williams approached the board and explained spot zoning is legal in North Carolina as long as it is reasonable and in the public interest. In this case according to the City of Lenoir Comprehensive plan industrial encroachment in a residential area may not be in the public's interest.

Chairperson McCarl asked how long the business has been operating on the site.

Attorney Wallace Respass replied, Alex Moss has owned the business for more than 30 years. Mr. Moss would be willing to put up a barrier to buffer the site.

Chairperson McCarl stated he would not have enough space to put up a barrier that zoning requires. She stated we don't know if the neighbors were explained that their property values could go down and may have trouble selling with a junk/salvage yard. Mr. Moss received a zoning permit in 2020 that was clear that it did not allow for a junk/salvage yard.

Board Member Bryant stated this decision would go with the land, not with the neighbors. This will affect neighbors in future generations. Once it's rezoned it stays with the land and would allow future uses for industrial in a residential neighborhood.

Board Member Baker made a motion to deny the rezoning request for 143 Countryside Drive SE and adopt the consistency statement as amended by staff and call for a Public Hearing for City Council to consider the request on July 15, 2025. Board Member Scobie seconded the motion, which was voted upon and passed unanimously.

- 2. Freese and Nichols will give a presentation of the drafted Living Lenoir 2045 Comprehensive Plan. Lenoir2045.com**

Recommended Action: Recommend City Council approve and adopt the new Comprehensive Plan on July 15, 2025.

Alexis Garcia with Freese and Nichols gave a presentation of the drafted 2045 Comprehensive Plan. After board discussion it was recommended to approve and go before City Council.

Board Member Bryant made a motion to adopt the Living Lenoir 2045 Comprehensive Plan as presented and call for a Public Hearing for City Council to consider the request on July 15, 2025. Board Member Scobie 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 7:05 p.m.

Lucy McCarl
Chairperson

Hannah Williams
Planning Director

PLANNING DEPARTMENT MEMORANDUM

CITY OF LENOIR, 801 WEST AVENUE, LENOIR, NC 28645

TO: Lenoir Planning Board
FROM: Hannah Williams, AICP, Planning Director
DATE: August 14, 2025
SUBJECT: Proposed Ordinance Amendment for Retailing
CC: Scott Hildebran, City Manager
TJ Rohr, City Attorney

It has recently come to Planning Staff's attention that there is a conflict in the Lenoir Zoning Ordinance regarding multifamily densities in the B-7 (Highway Business District). Multi-family Dwellings are divided into two categories on the Permitted Use Chart: low-density garden apartments and mid/high density apartments. This chart shows the dwelling units per acre allowed for the low-density multi-family use, but the Zoning District Regulation chart (Section 800, Table A) shows the maximum dwelling units per acre allowed for the higher density multi-family use.

The Conflict

In the Permitted Use Chart (Section 600, Table A), the B-7 district is lists low-density multi-family (Garden Apartments) as a permitted use at 7.2 dwelling units per acre. High-density multi-family is not listed as a permitted use.

In the Zoning District Regulations chart (Section 800, Table A), the B-7 district is allowed a maximum of 20 dwelling units per acre.

While the B-7 district has both a low and high dwelling unit per acre figure, the permitted use chart does not state that that high-density multi-family is a permitted use.

Typically, when Planning Staff notice conflicts in the Zoning Ordinance, staff applies the more restrictive standard. However, in this case staff supports allowing high-density multi-family in B-7.

Intent of B-7 (Highway Business) – Article 5 Lenoir Zoning Ordinance 502(n)

This district is intended to provide areas along major thoroughfares for development at similar intensities as the General Business district, but in areas less conducive to the accommodation of pedestrian infrastructure and pedestrian-scaled architecture. Performance standards in this district focus on improving highway-adjacent development access, through the development or redevelopment of parcels with interior service roads and consolidated driveway access to help minimize traffic congestion on the state highway system. Sidewalks, landscaping, and architectural design standards of this district are intended to promote the unique character of Lenoir on these highly visible parcels, while maintaining affordability of development in areas that are located further away from the main economic core. The retail and service establishments allowed within this district are intended to serve both local and regional consumers.

Planning Staff recommends approval of adding high-density multi-family to the B-7 permitted uses, and offers the following consistency statement:

The proposed zoning ordinance amendment is consistent with the Lenoir Comprehensive Plan because it results in sensible and straightforward zoning standards that are easy to understand. This text amendment aligns the permitted use chart with the zoning district

regulations chart with regards to the B-7 zoning district, and increases residential opportunity. The proposed amendment is reasonable and in the public interest because it allows for increasing residential density along highway corridors in Lenoir.

SECTION 600, TABLE A: Chart of Permitted and Conditional RESIDENTIAL Uses																
P=Permitted Use • PS=Permitted w/ Separation Requirements • C=Conditional Use • Blank = Prohibited																
	Residential							Mixed Use/Commercial							Industrial	
	R-R (Rural Residential)	R-20 (Low Density Single Family)	R-15 (Single Family)	R-12 (Single Family)	R-9 (mixed density residential)	R-6 (high density residential)	R-C (residential-commercial)	O&I (Office and Institutional)	B-1 (Neighborhood Business)	B-2 (General Business)	B-3 (Central Business District)	B-5 (Neighborhood Mixed Use)	B-6 (Transitional Business)	B-7 (Highway Business)	I-1 (Light Industrial)	I-2 (Heavy Industrial)
RESIDENTIAL, GENERAL (1)																
Accessory Apt/Accessory Cottage (2)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Attached Dwellings (townhomes)				S	P	P	P	P	S	P	P	P	P			
Bed & Breakfast	S	S	S	S	S	S	S	P	P	P	P	P	S	P		
Bungalow Court					P	P	P					P				
Dwelling, single family detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Dwelling, 2 Family (Duplex)	P			S	P	P	P	P	P	P	P	P	S	P		
Manufactured Homes	P (3)				P (3)	P (3)										
Manufactured Home Parks (existing)	S (4)	S (4)	S (4)	S (4)	S (4)	S (4)				S (4)						
Multi-Family, low-density (Garden Apartments)				S (5)	P (5)	P (5)	P(5)	P(5)	P(5)	P(5)	P(5)		P(5)	P(5)		
Multi-Family, medium/high density					S	S	P	S		P	P	S	S	<u>P</u>		
Planned Residential Development				S	S	S	P	S	S	S	S					
Zero-Lot Line (1-Family)					P	P	P					P				
RESIDENTIAL, CONGREGATE																
Group Housing (no care provided)																
1-6 non-related residents	S			S	S	S	P	P	S	P	P					
7+ non-related residents							S	P		S			S	S		
Family/Group Care Facilities																
1-6 non-related residents (family)	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
7+ non-related residents (group)	S			S	S	S	S	P		P				P	P	
Rehabilitation Centers/In-Patient Mental Health Facilities								P		P				P	P	P

FOOTNOTES (SECTION 600, TABLE A):

A1. See the definition section for a description of each use category. The Planning Director, or his or her designee, will make a determination on the closest comparable use in cases of uncertainty. Incidental uses necessary to support the principal use and occupying no more than ten percent of the gross floor area may be included.

A2. See Section 508 for additional regulations for accessory dwellings.

A3. Only Class A (doublewide) Manufactured Homes are permitted within the City of Lenoir, except in limited instances when Class B or Class B (single wide) homes may be allowed within existing Manufactured Home Parks and/or as replacements for existing single wide manufactured homes. See

Section 620 for additional regulations for the placement of manufactured houses within the City and the ETJ.

A4. Conditional Use Permits may be approved by the Lenoir City Council, after review by the Lenoir Planning Board, for the re-establishment or expansion of an existing manufactured home park, in accordance with the provisions of Section 902. New manufactured home parks are prohibited.

A5. The following standards apply to Low-rise multi-family uses:

a. Maximum Allowable Density:

R-12	R-9	All Other Districts
3.6 du/acre	4.8 du/acre	7.2 du/acre

b. Development Standards:

- i. Each unit shall be differentiated by a front porch or stoop. Pitched roof forms creating covered entrances are encouraged.
- ii. A minimum of 60% of the length of any façade facing a public street shall be windows, doors, architectural features or porches.
- iii. A minimum of 20% of the development site must remain as landscaped or undisturbed/natural open space. This area can include any required bufferyards or stormwater control measures.
- iv. Maximum height of 2 stories, measured from street-level (walk-out basement levels are permissible provided the overall appearance from the street is that of a 2 story building).
- v. One parking space is required for each studio and one bedroom apartment unit. Two parking spaces are required for all units with 2 or more bedrooms. Any development of more than 4 units shall provide one additional space or 10% over the required parking, whichever is greater, to accommodate guest parking, unless on-street/public parking is available within 200 ft.

Standards	Residential Districts							Mixed Use/Commercial Districts							Industrial Districts	
	R-R Rural Residential	R-20 Low Density Single Family	R-15 Single Family	R-12 Single Family	R-9 Mixed Density Residential	R-6 High Density Residential	R-C Residential-Commercial	O&I Office & Institutional	B-1 Neighborhood Business	B-2 General Business	B-3 Central Business (Downtown)	B-5 Neighborhood Mixed Use (N. Main St.)	B-6 Transitional Business	B-7 Highway Business	I-1 Light Industrial	I-2 Heavy Industrial
Minimum Lot Area (in sq. ft.):																
Residential Uses (1-family)	(1)	(1)	15,000	12,000	9,000	6,000							10,000			
Residential Uses (2+ family)	(1)	(1)			15,000	9,000										
Non-Residential Uses	20,000	20,000	20,000	18,000		9,000							10,000	20,000	10,000	20,000
Minimum Lot Width (measured at building line)		60 ft.	60 ft.	60 ft.	50 ft. (1-family) 60 ft. (all other uses)	40 ft. (1-family) 50 ft. (all other uses)			50 ft.			40 ft. (1-family) 50 ft. (all other uses)	100 ft.	100 ft.	80 ft.	100 ft.
Minimum Street Frontage (2)	25 ft. (8)	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Principal Building Setback(11):																
Front yard	40ft	40ft	40ft	40ft	35ft	35ft	10 ft.	10 ft.	10 ft.	10 ft.	0 ft.	(7)	10 ft.	50 ft.	25 ft.	25 ft.
Side yard (3)	15ft (4)	15ft (4)	15ft (4)	12ft (4)	12ft (4)	10ft (4)	0 ft.(4)	10 ft. (4)	10 ft.(4)	0 ft.(4)	0 ft.	(7)	10 ft.(4)	10 ft. (4)	0 ft.(5)	0 ft.(6)
Street side yard	25ft	25ft	25ft	25ft	25ft	25ft	10 ft.	10 ft.	10 ft.	0 ft.	0 ft.	(7)	10 ft.	10 ft.	0 ft.	0 ft.
Rear yard (3)	35ft	35ft	35ft	30ft	25ft (4)	25ft (4)	20 ft.(4)	10 ft. (4)	10 ft.(4)	20 ft. (4)	0 ft.	(7)	10 ft. (4)	10 ft. (4)	0 ft. (5)	0 ft. (6)
Accessory Structure Setbacks (9)																
Side/Rear (less than 144 sq. ft.)	5ft	5ft	5ft	5ft	5ft	5ft	5ft	5ft	5ft	5ft	0 ft.	5ft	5ft	5 ft.	5ft	5ft
Side/Rear (144 sq. ft. and greater)	10ft	10ft	10ft	10ft	10ft	10ft	10ft	10ft	10ft	10ft	0 ft.	10ft	10ft	10 ft.	10ft	10ft
Max. Bldg. Height:	30ft	35ft	35ft	35ft	35ft	50ft	65 ft.	35 ft.	35 ft.	65 ft.	80 ft.	(7)	25 ft.	35 ft.	65 ft.	65 ft.
Max. Residential Density (10)	4.8 du/ac	3 du/ac	3 du/ac	3.6 du/ac	9 du/ac	15 du/ac	30 du/ac	15 du/ac	9 du/ac	20 du/ac	none	9 du/ac	9 du/ac	20 du/ac		

New Commissioner Resume Form

Please complete one resume form for each new member appointed during the reporting period. Resumes are NOT necessary for reappointed members.

IMPORTANT - when typing in comment boxes please do not write more than the box will hold without scrolling. This is to ensure that all of your text will display when printing. Each comment box will hold ABOUT 240 words before scrolling.

1. Certified Local Government Name

2. Commissioner Contact Information

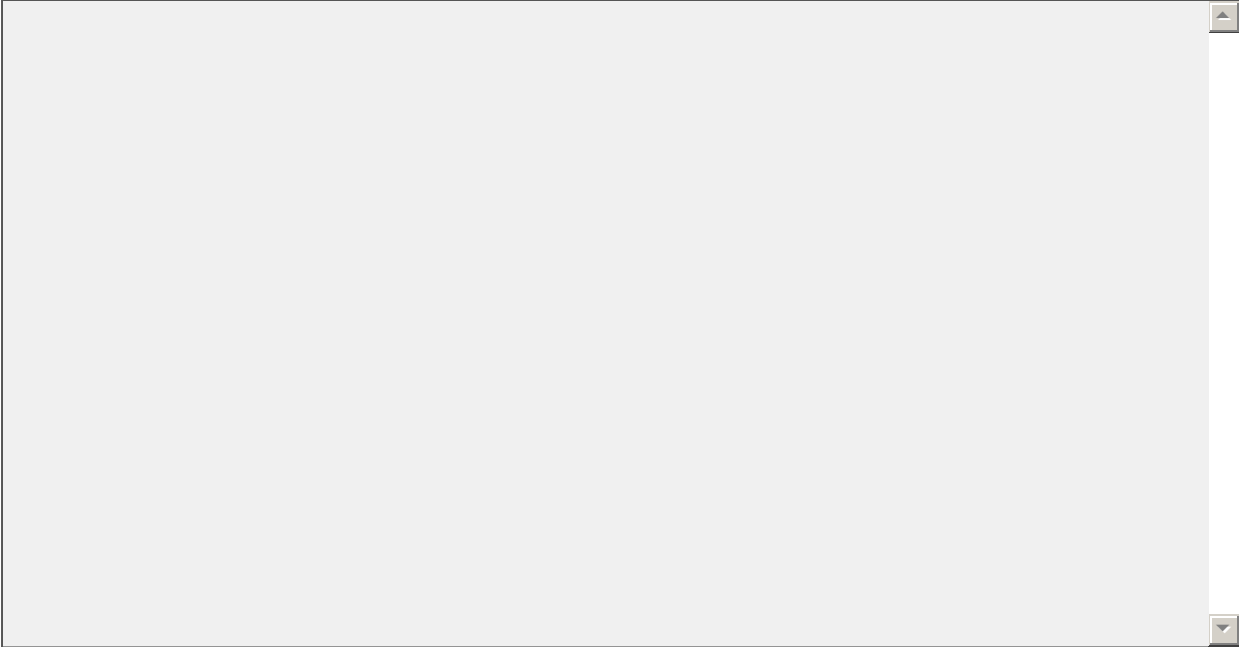
Name	<input type="text"/>
Mailing Address	<input type="text"/>
City	<input type="text"/>
ZIP	<input type="text"/>
Telephone	<input type="text"/>
Fax	<input type="text"/>
E-mail	<input type="text"/>

3. Date Appointed

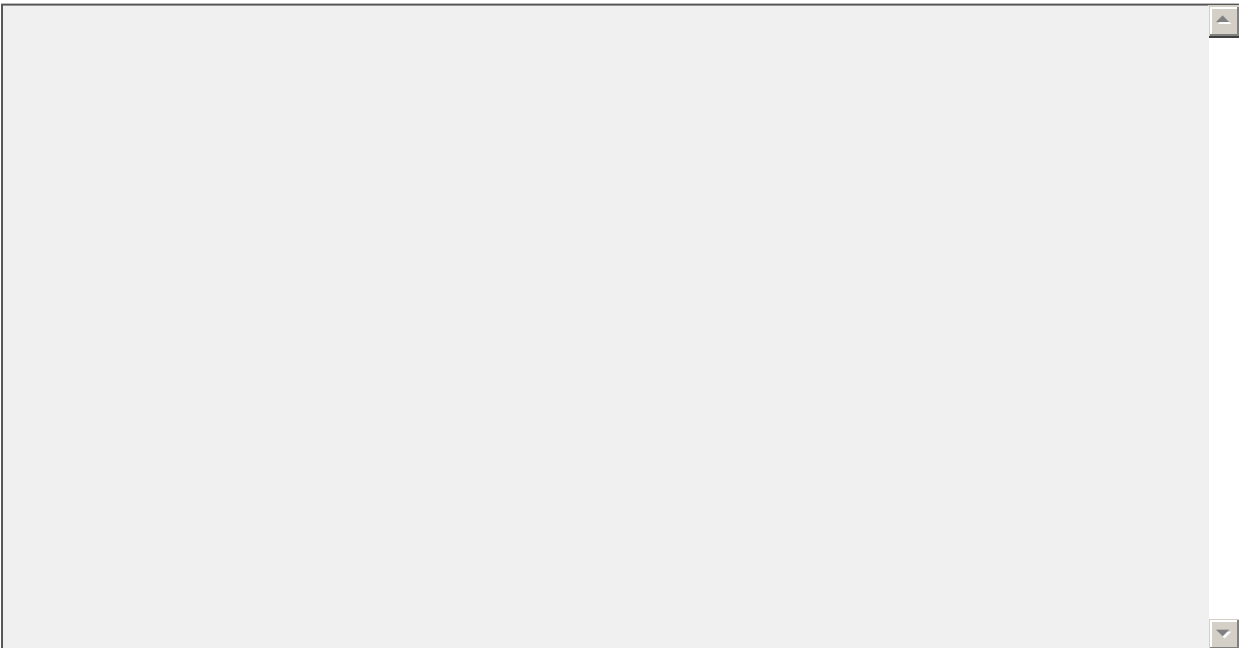
4. Commission Officer?

- No
- Yes (please specify)

5. Please provide a brief summary of any of the member's personal, professional, or organizational activities that are RELATED to historic preservation.



6. Provide details of the member's education. IF the member has a degree in a preservation-related field, or skills, training, or experience advantageous to the commission's work, be sure to mention it.



Signature

Designated CLG Staff Contact please sign below using the PDF "signature" feature:

1. At top right, choose "SIGN" from [TOOLS/SIGN/COMMENT]
2. Click "PLACE SIGNATURE"
3. In the dialogue box that pops up:
 - a. choose "TYPE MY SIGNATURE" or "DRAW MY SIGNATURE" or "USE AN IMAGE" (if you have a scan of your signature, for instance).
 - b. Click "ACCEPT"
 - c. Place your signature and resize if necessary
4. Click "DONE SIGNING" and then "CONFIRM"
5. Save the file
6. Click "UPLOAD"
7. Fill out the Adobe web page. Be sure to send to kristi.brantley@ncdcr.gov . Check the box to agree to the terms, and click "DELIVER"
8. Done!

If you have any questions or problems completing the form or signing electronically, please contact Kristi Brantley, Local Government Coordinator, at kristi.brantley@ncdcr.gov.

I affirm the above member resides within the territorial jurisdiction(s) of the municipality or county, as required by G.S. 160D-303 and that the information provided above is true and accurate to the best of my knowledge.

(place signature here)

6/14/25 - 8/15/25

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

2025220	8/13/2025	Accessory	Josh Honkanen	8/13/2025	Garage	2513 CENTRAL DR
2025218	8/8/2025	Accessory	Linda Herrera	8/8/2025	four backyard chickens	2309 HONEYSUCKLE PL
2025216	8/8/2025	Accessory	Jordan Warren	8/11/2025	4 backyard chickens	1605 POPLAR ST
2025212	8/4/2025	Accessory	Joe Makra	8/5/2025	30x30' garage	2414 BRIARWOOD CT
2025211	7/30/2025	Accessory	Raquel Vasquez-Gonzales	7/30/2025	13x15 deck	1015 WRIGHT ST
2025208	7/28/2025	Accessory	Crystal Vazquez	7/28/2025	shed	1216 FALL DAY CR
2025206	7/28/2025	Accessory	Brandon Dilling	7/28/2025	building	2222 OLDE VALLEY DR
2025204	7/24/2025	Accessory	David Haas	7/24/2025	detached garage	2663 FAIRWOOD DR SE
2025197	7/21/2025	Accessory	Emilee Aldaco	7/21/2025	12 x 12 storage building	2302 GOOD SHEPARD CT
2025196	7/21/2025	Accessory	Emilee Aldaco	7/21/2025	12 x 12 storage building	2302 GOOD SHEPARD CT
2025182	7/1/2025	Accessory	Don Rodney Coffey	7/1/2025	21'x 52" above ground pool	2340 LINCOLN LN
2025179	6/30/2025	Accessory	Tammy Houck	6/30/2025	accessory building	112 WILSON ST

Group Total: 12

Group: Driveway

2025207	7/28/2025	Driveway	Crystal Vazquez	7/28/2025	driveway extension	1216 FALL DAY CR
2025201	7/22/2025	Driveway	Carolina Elite Builders	7/22/2025	driveway	206 PROSPECT ST
2025200	7/22/2025	Driveway	Paul Norwood	7/22/2025	replacing driveway	1012 WOODBINE PL

2025195	7/18/2025	Driveway	Eric Souare	7/18/2025	driveway	753 CHATSWORTH CR

Group Total: 4

Group: Floodplain Development

2025198	7/21/2025	Floodplain Development	Mark McGary	8/13/2025	Reconductor 5,071' of existing circuit along Creekway Drive NW. Replace six utility poles, and install one new pole, in the 100-year floodplain of Briars Fork Creek.	MAIN ST
2025194	7/18/2025	Floodplain Development	Mark McGary	7/21/2025	New utility pole installation in 100-year floodplain. Pole to be installed from roadside.	0 MAIN ST
2025174	6/24/2025	Floodplain Development	Norman Enterprises Auto Sales and Service LLC	6/25/2025	floodplain dev	510 WILKESBORO BV

Group Total: 3

Group: Manufactured Home

2025185	7/2/2025	Manufactured Home	Josh Brock	7/2/2025	single-wide	1407 Haystack Ln SW
2025184	7/2/2025	Manufactured Home	Josh Brock	7/2/2025	single-wide	1428 Harrow Lane
2025183	7/2/2025	Manufactured Home	Josh Brock	7/2/2025	single-wide	1405 Haystack Ln SW

Group Total: 3

Group: Non-residential

2025219	8/13/2025	Non- residential	RG Hall Construction	8/13/2025	30x75 storage building addition (attached)	312 LUTZ ST
2025205	7/25/2025	Non- residential	James Harral		Would like to put a new	0

					prefabricated office building on the commercial property at the corner of Broadway and Creekway Drive for a future yet to be determined commercial business. The building would be out of any potential flood zone. Please see attached documents	
2025203	7/23/2025	Non-residential	David Coffey/City of Lenoir	8/13/2025	renovations of existing building and site additions/updates	1129 WEST AV
2025202	7/23/2025	Non-residential	David Coffey/City of Lenoir	8/13/2025	renovations of existing auditorium and gymnasium	1116 College Ave SW
2025191	7/10/2025	Non-residential	Jeremy Kanagy	7/24/2025	MPJ Office & Storage	0 HARPER AV
2025178	6/30/2025	Non-residential	J. I. Landis Welding and Mechanical	7/21/2025	Build new freezer warehouse expansion off existing building	1450 HOMEGROWN CT
2025170	6/16/2025	Non-residential	Innovative Construction of NC LLC.	6/19/2025	Repair fire damage	195 MCLEAN DR
2024286	8/5/2025	Non-residential	Brushy Mountain Builders		Renovate the inside of the building, new storefront glass doors at front facade and one new entrance, reworking the entrance ramps for ADA compliance (may require city to remove existing planter) and remove existing rock facade to replace with	126 MULBERRY ST

					either brick or EFIS, install a new canopy above the front entrance	

Group Total: 8

Group: Permanent Sign

2025213	8/5/2025	Permanent Sign	Frye's Sign Company	8/7/2025	Small directional sign 3' x 3' 1 side wall mount	205 RIDGE ST
2025210	7/30/2025	Permanent Sign	Spencer Hodges	8/8/2025	Boone Drug Pharmacy Signs	202 HARPER AV
2025177	6/27/2025	Permanent Sign	Storage Solutions Lenoir/Michael O'Burkley	6/30/2025	sign permit	1381 HIBRITEN DR

Group Total: 3

Group: Residential Addition

2025199	7/22/2025	Residential Addition	Matthew Bolick	7/22/2025	addition	1410 BRADFORD MOUNTAIN RD
2025175	6/25/2025	Residential Addition	Roger Boatman	6/25/2025	Retaining Wall	GEORGETOWN VILLAGE LT 4
2025171	6/17/2025	Residential Addition	Vladlen Ursu	6/17/2025	Residential addition	2767 FAIRWOOD DR SE

Group Total: 3

Group: Single Family Home

2025222	8/14/2025	Single Family Home	Jimmy Alexis Cruz		Gargage with living space. going to be primary residence	0
2025221	8/14/2025	Single Family Home	Joe Lutz	8/14/2025	single family home	1007 HIBRITEN DR
2025215	8/8/2025	Single Family Home	Costel Popan	8/8/2025	Single Family Home	SUMMERHILL PHASE 1 LT 25
2025209	7/29/2025	Single Family Home	Diane Collins	7/29/2025	sfh	0

2025190	7/9/2025	Single Family Home	Eric Souare	7/18/2025	single-family home	753 CHATSWORTH CR
2025189	7/9/2025	Single Family Home	Carolina Elite Builders	7/22/2025	New single family home construction	206 PROSPECT ST
2025176	6/27/2025	Single Family Home	Lasasha Steptoe	7/9/2025	12' x 44' shed converted to residential	512 SIMS PL
2025173	6/23/2025	Single Family Home	3Peaks Construction LLC - James Scott	7/1/2025	1200 sq. ft. two story residential home	1428 BERKLEY ST
Group Total: 8						

Group: Temporary Advertising

2025193	7/14/2025	Temporary Advertising	Spencer Hodges	7/22/2025	extension of temp signage	202 HARPER AV
2025187	7/8/2025	Temporary Advertising	Jitendiakumar Jani	7/8/2025	temp advertising	830 CONNELLY SPRINGS RD
Group Total: 2						

Group: Zoning Verification

2025217	8/8/2025	Zoning Verification	Preston Blair	8/8/2025	Zoning Verification	102 HOSPITAL AV
2025214	8/6/2025	Zoning Verification	Conner Dusterberg	8/6/2025		205 GREENHAVEN DR
2025186	7/7/2025	Zoning Verification	Deirdre Parker	7/7/2025	Zoning Verification Letter	109 VIRGINIA ST
2025180	7/1/2025	Zoning Verification	Zoning Research Group, LLC/Allison Schiefer	7/1/2025	verification letter	926 MEADOWOOD DR
Group Total: 4						

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Total Records: 50

8/15/2025