

**MINUTES**  
**PLANNING BOARD MEETING**  
**August 25, 2025**  
**5:30 P.M.**

**LOCATION:**  
City/County Meeting Room  
905 West Avenue

**MEMBERS PRESENT:** Sharon Bryant, Michael Careccia, Lucy McCarl, Dontrell Parson, Joseph Petrack, Edward Terry

**MEMBERS ABSENT:** Kyle Case, Marta Lazo, Tammy Greene, Curtis Baker

**STAFF PRESENT:** Hannah Williams, Matt Duchan

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

**MINUTES:**  
Chairperson McCarl moved to table the June 23, 2025 minutes until the next Planning Board meeting due to a possible discrepancy in explanation of a barrier on the subject property.

**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.*

Planning Director Hannah Williams presented an overview of the B-7 (Highway Business) zoning district, and discussed the potential for updating the City's UDO in the future in conjunction with the comprehensive plan to allow for more areas zoned B-7. The zoning amendment was proposed after a rezoning to B-2 at 2115 Hickory Boulevard to make way for the 136-unit Palisades apartment complex. It was uncovered that the development would extend beyond the rezoned area into a B-7-zoned area.

Mrs. Williams further explained that equally high density is allowed in B-7 as B-2, but the permitted use chart does not permit high density multi-family development presently. This is deemed an oversight, considering B-7 otherwise mirrors B-2, but she maintains that design standards could be less rigorous in the future in B-7 and staff would like to resolve this conflict before proceeding further with development. Mrs. Williams identified the discrepancies between sections 600 and 800 in the zoning ordinances, and subsequently cited the Future Land Use Map of the new comp plan.

Staff recommends approval of the request and call for a public hearing on September 16, 2025.

Hannah Williams read the Consistency Statement for the record.

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.*

Chairperson McCarl asked if developers would like to see more density, and Mrs. Williams responded affirmatively.

**Board Member Bryant made a motion approve the zoning amendment and adopt the consistency statement as presented by staff and call for a Public Hearing for City Council to consider the request on September 16, 2025. Board Member Careccia seconded the motion, which was voted upon and passed unanimously.**

**OLD BUSINESS**

- 1. HPC Workshop Follow-up – All board members complete New Commissioner Resume for Certified Local Government (CLG), if not already completed.**

Planning Director Hannah Williams discussed the Certified Local Government application for the Planning Board's Historic Preservation committee. Mrs. Williams briefly discussed state historic preservation grants, yearly training requirements, and the review of National Register locations. Staff member Matt Duchan remarked further on these requirements.

**OTHER BUSINESS**


1. Staff provided an updated list of issued zoning permits to the board, as general information.
2. Staff discussed a revised Planning Board Schedule for remainder of 2025 (second Mondays)
3. Planning Board and Staff introduced themselves to the Planning Board's newest member, Joseph (Joey) Petrack.

**ADJOURNMENT:**

Having no other matters to bring before the Board, Chairperson McCarl adjourned the Planning Board meeting at 5:55 p.m.



**Lucy McCarl**  
**Chairperson**



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