

**MINUTES
PLANNING BOARD MEETING
March 09, 2026
5:30 P.M.**

LOCATION:
City /County Meeting Room
905 West Avenue

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

MEMBERS ABSENT: Tammy Greene, Joey Petrack

STAFF PRESENT: Matt Duchan, Kim Staines, Hannah Williams

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

MINUTES:
Board Member case made a motion to approve the meeting minutes of February 9, 2026, seconded by Board Member Parson. All were in favor, none opposed.

NEW BUSINESS:

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| 1. R 1-26 | 938 Seehorn Street |
| Applicant: | Connelly Development LLC |
| Owners: | Hamby Brothers Concrete Inc |
| Location: | 938 Seehorn Street |

The applicant is requesting to re-zone the subject property to a Conditional Zoning district (CZ-13), from B-6 (Transitional Business) and R-15 (Single-Family Housing), to allow for medium-density multi-family housing.

Chairperson McCarl addressed the Planning Board and public announcing that the Board will not be discussing or making a recommendation tonight on Rezoning Case 1-26, located at 938 Seehorn Street. The delay is due to the discovery that the complete mailed notice requirement was not met. The developer of the proposed apartment complex will present the project and the public may comment. There will be a special meeting of the Planning Board held on March 30, 2026, at 5:30PM. An updated staff report will be available later in the week on the Planning Department's website and mailed notice of this meeting will be sent to all abutting property owners 10 to 20 days prior to this meeting.

Chairperson McCarl called for Project Developer to speak.

Andy Rosen, project developer with Connelly Development LLC located in Lexington, SC. Mr. Rosen gave brief background on previous multi-family project developments and locations with Connelly Development. A power-point presentation would be given at the special meeting on March 30, 2026 with a more detailed analysis on each matter.

Board Member Baker asked Mr. Rosen what the closest location the group has developed and its apartment count. Mr. Rosen stated the closest would be Salisbury, NC, which has 84 apartments. The location name is Westbrook Trace Apartments.

Board Member Case asked with these being work force market rate housing, what the estimated rental rates would be. Mr. Rosen stated they would be between \$500 to \$1200 in monthly rent.

Board Member Baker asked Mr. Rosen if his power-point presentation could provide a profile view of the residential homes surrounding the proposed apartments with the buffers in place. Mr. Roseman stated he would check with the groups architect.

Chairperson McCarl called for the requested public appearances to speak.

James Bradshaw, property owner at 315 Fairlane Drive. Mr. Bradshaw addressed, as an opponent, his concern with changing property to Conditional Zoning CZ-13. Those concerns include traffic, grading on property, noise and interfering with the residential character of the existing community.

Leslie Bishop, property owner at 223 Robinwood Circle NE. Ms. Bishop addressed, as an opponent, her concerns with the proposed apartment development. Her concerns included the impact this project will have on community safety, infrastructure, and character.

Gary Johnson, property owner at 236 Robinwood Circle. Mr. Johnson addressed, as an opponent, his concerns with already existing traffic problems and safety concerns on Seehorn Street.

Andrew Greene, property owner at 243 Robinwood Circle, NE. Mr. Greene questioned, as an opponent, his concerns with density of units/acre and was building 4 not exceeding that. Planning Director Hannah Williams explained that this was calculated over entire property. Mr. Greene also has concerns on lighting and how this would be addressed.

Kent Greer, property owner at 218 Robinwood Circle. Mr. Greer ask for all in the audience to stand that was opposing the development.

Thad Mullis, property owner at 119 Ellison PI NE. Mr. Mullis addressed, as an opponent, his concern with traffic, number of units and accidents.

Krista Walton, property owner at 814 Seehorn St NE. Ms. Walton addressed, as an opponent, concerns with traffic and increase in pedestrians.

Chairperson McCarl reminded all in attendance that the next meeting on this case would be on March 30, 2026 at 5:30 PM.

2. R 2-26 710 Blowing Rock Blvd

Applicant: Foresite Group
Owners: Steven & Katherine Strange
Location: 710 Blowing Rock Blvd

The applicant is requesting to re-zone the subject property to a Conditional Zoning district (CZ-14), from B-6 (Transitional Business) to allow for a drive-through establishment with a residential buffer.

Recommended Action: *Approval of the request, and call for a public hearing at City Council on April 21, 2026.*

Planner Matt Duchan presented this Conditional Zoning case for property at 710 Blowing Rock Blvd. The applicant is requesting to re-zone the subject property to a Conditional Zoning district (CZ-14), from B-6 (Transitional Business) to allow for a drive-through establishment with a residential buffer. The subject property is 2.3 acres zoned B-6 and R-15. This Conditional Zoning would apply to the entire site for whatever future uses are proposed on remainder of the site.

Matt Duchan read the Consistency Statement for the record.

Consistency Statement:

When adopting or rejecting any zoning amendment, City Council must adopt a brief statement describing whether or not the action is consistent with the City's Comprehensive Plan, in accordance with G.S. 160D-605(a), and must also address the reasonableness of any proposed map amendments. Staff offers the following draft statement on the consistency and reasonableness of the request.

The proposed Conditional Zoning Ordinance is consistent with 2045 Comprehensive Plan, because it is identified as Neighborhood Mixed Use on the Future Land Use Map where restaurants and light retail are appropriate land uses and largely permissible in B-6 zoning. The proposed development is a drive-through that addresses neighboring residential concerns with a wide natural buffer and proper traffic circulation into and out of the site. It also addresses a pressing desire by Lenoir residents to attract new businesses to the area and intentionally support new commercial opportunities. Staff finds the proposed Conditional Zoning Ordinance to be reasonable and in the public interest as it provides practical development standards tailored to a complex site and fulfills goals set out by the 2045 Comprehensive Plan.

Board Member Careccia asked if it was known what drive-through establishment was proposed. Matt Duchan stated that it would be Dutch Bros drive-through coffee shop.

Chairperson McCarl ask how wide is Crestline Place. Planning Director Hannah Williams responded that the paving is 18 ft wide so 9 ft per lane and has a 40 ft right of way. She also stated that the City of Lenoir Street Superintendent reviewed the proposal and had no concerns.

Board Member Case ask if the second site was developed would a driveway go through to Ellison Place. Matt Duchan responded that a cross access would be required and it would be a condition of approval.

Civil Engineer Micah Hatley with Foresite Group reiterated information given in presentation on concerns with traffic, noise and lighting.

Board Member Terry ask Mr. Hatley what the typical hours of operation would be and also estimated traffic during these times. Mr. Hatley responded that he did not have traffic numbers but that could be reviewed and provided. The hours of operation are on average 5am to 8pm with the busiest time being the morning.

Chairperson McCarl opened the public comment period.

Mack Fulmer, property owner at 717 Seehorn St NE. Mr. Fulmer addressed, as an opponent, his concerns with this development stating he feels this will destroy the character of the neighborhood. He feels there are other areas that would be better suited for this type of development.

Thad Mullis, property owner at 119 Ellison Pl NE. Mr. Mullis addressed, as an opponent, his concerns with this development. Mr. Mullis primary concern is traffic in the area and requested a traffic analysis for this area before decision is made.

Board Member Terry wanted clarification from planning staff if this Conditional Zoning was for the drive-through purpose for this property, as a coffee shop without drive-through would be a permitted use as presently zoned. Matt Duchan responded that this Conditional Zoning is needed for the drive-through. Matt stated that the Conditional Zoning was applying to the entire area due to it being one property.

Board Member Arnaud wanted clarification from planning staff on cross access. Planning Director Hannah Williams stated Dutch Bros would build stub out driveway to property line so then any future business would then attach.

Board Member Case asked Micah Hatley if there was a particular reason or draw the developer had for this property. Mr. Hatley stated he was not aware of any.

Nora Ford, part property owner of 717 Seehorn St NE. Mrs. Ford ask which homes would remain on Crestline. Planning Director Hannah Williams stated the three homes that would remain would be 114, 108, and 104 Crestline.

Board Member Careccia made motion to reject Conditional Zoning proposal. No second was made motion to reject.

Planning Director Hannah Williams addressed the board. She stated the case could be tabled until March 30, 2026 Special Meeting, while she gathered the requested additional information on traffic concerns, hours, and site plan.

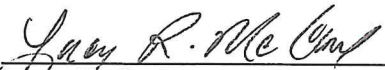
Board Member Bryant made motion to table Conditional Zoning Application until March 30, 2026 Special Meeting, seconded by Board Member Careccia. All were in favor, none opposed.

OTHER BUSINESS

1. Staff provided an updated list of issued zoning permits to the board, as general information.
2. Planning Board introduced themselves to the Planning Board's newest member, John Arnaud.

ADJOURNMENT:

Having no other matters to bring before the Board, Chairperson McCarl adjourned the Planning Board meeting at 7:15 p.m.



Lucy McCarl
Chairperson



Hannah Williams
Planning Director

