



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.

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

Planning Director, Hannah Williams presented the rezoning case by PowerPoint. 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), to allow for medium-density multi-family housing. The applicant is seeking to develop 68-unit housing apartment complex. Director Williams discussed site plan, CZ-14 ordinance, design standards, buffer requirements, comparison to similar uses, trip generation and roadway level of service impact. Staff is recommending approval of this request and call for public hearing on April 21, 2026.

Director Williams read the Consistency Statement for the record.

Consistency Statement:

*The proposed Conditional Zoning Ordinance is consistent with the 2045 Comprehensive Plan because it specifically addresses the three most significant priorities for the future of housing development in Lenoir which are affordable housing, new housing developments, and good quality of life. While the Future Land Use Map identifies this property as mixed use and single-family, the proposed development on the subject property would revitalize a vacant site and effectively provide homes for upwards of 150 residents. The development proposed also subscribes to multiple components of good design including efficient land use in the form of medium density development reducing urban sprawl, transportation and connectivity with immediate access to 321, and community spaces including a clubhouse, multiple playgrounds, and common areas.*

*This site is explicitly mentioned in the 2025 Caldwell County Housing Plan which encourages thoughtful and attainable development connecting residents to local job opportunities and access to community resources. The City continues to make intentional efforts to support effective developments for the greater Lenoir community.*

Director Williams addressed board questions.

Chairperson McCarl called on project developers to speak.

Andy Rosen, Project Developer and Field Goodlett, Development Coordinator with Connelly Development LLC, located in Lexington, SC, presented development plans by PowerPoint. Presentation discussed previous projects, description of development, management, neighborhood concerns and visual site plans.

Development team answered board questions.

Chairperson McCarl called for the requested public appearances to speak.

Ray Suddreth, property owner at 409 Carrituck Court. Mr. Suddreth addressed, as an opponent, concerns and questions raised after speaking with his neighbors.

James Bradshaw, property owner at 315 Fairlane Drive. Mr. Bradshaw addressed, as an opponent, comments and information in addition to those made at the March 9<sup>th</sup> meeting.

Eddie Winkler, property owner at 921 Barrington Drive. Mr. Winkler addressed, as an opponent, slide presentation that was printed for board members.

Andrew Greene, property owner at 243 Robinwood Circle, NE. Mr. Greene questioned, as an opponent, his concerns with location being near neighborhoods. Mr. Greene provided printed slides for board.

Krista Walton, property owner at 814 Seehorn St NE. Ms. Walton addressed, as an opponent, the need for speed humps on Seehorn.

Carly Schwartz, property owner at 412 Carrituck Court. Ms. Schwartz questioned developers with concerns on driveway, stormwater and previous land use.

Thad Mullis, property owner at 119 Ellison Pl NE. Mr. Mullis addressed, as an opponent, his concern with traffic, type of property/tenant and accidents.

**Board Member Case made a motion to amend the proposal with the added condition to continue proposed sidewalk from 938 Seehorn Street to Exxon at 1010 Blowing Rock Blvd. connecting to existing pedestrian infrastructure. Board Member Parsons seconded the motion, the motion for amendment was voted upon and passed unanimously.**

**Chairperson McCarl called for a board vote to approve the request as amended and call for a Public Hearing for City Council to consider the request on April, 21, 2026. The motion passed with 8 votes in favor and 1 against from Board Member Careccia.**

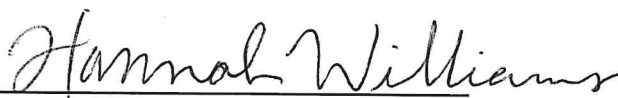
#### **OTHER BUSINESS**

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 7:53 p.m.

  
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**Lucy McCarl**  
Chairperson

  
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**Hannah Williams**  
Planning Director