



Lenoir Planning Board

Agenda • April 13, 2026

Meeting Information

Location

City/County Meeting Room
905 West Avenue
Lenoir, NC 28645

Time

5:30 p.m.

Board Members

Lucy McCarl, Chairperson

Kyle Case, Vice-Chair

John Arnaud

Curtis Baker

Sharon Bryant, ETJ

Michael Careccia

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.

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 March 30, 2026 minutes

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 9th 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 PI 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.

Lucy McCarl
Chairperson

Hannah Williams
Planning Director

Staff Report

CONDITIONAL ZONING REQUEST

CASE NUMBER R #2/26 (CZ-14)



LOCATION MAP/AERIAL PHOTOGRAPH



Subject Property:
108 Ellison Place

SUMMARY

Owner
Steven & Katherine Strange

Applicant
Foresite Group

Location
710 Blowing Rock Blvd. (2.3 ac)

NC PIN
2850213080

Project Planner
Hannah Williams, AICP, CZO
Matt Duchan, AICP, CZO

Updated April 2, 2026

Applicant's Request:

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.

Staff Recommendation:

Approval, with the conditions outlined in the staff report.

Planning Board Recommendation:

Approval of the request based on the consistency statement on page 8.

Public Comment:

Two (2) citizens spoke in opposition of the proposed rezoning at the 3/9 meeting.

Planning Board Meeting: March 9, March 30, and April 13, 2026. Notices were mailed to adjacent property owners on February 25, 2026 and March 11, 2026. Case was tabled twice for further information from developer.

City Council (Public Hearing):

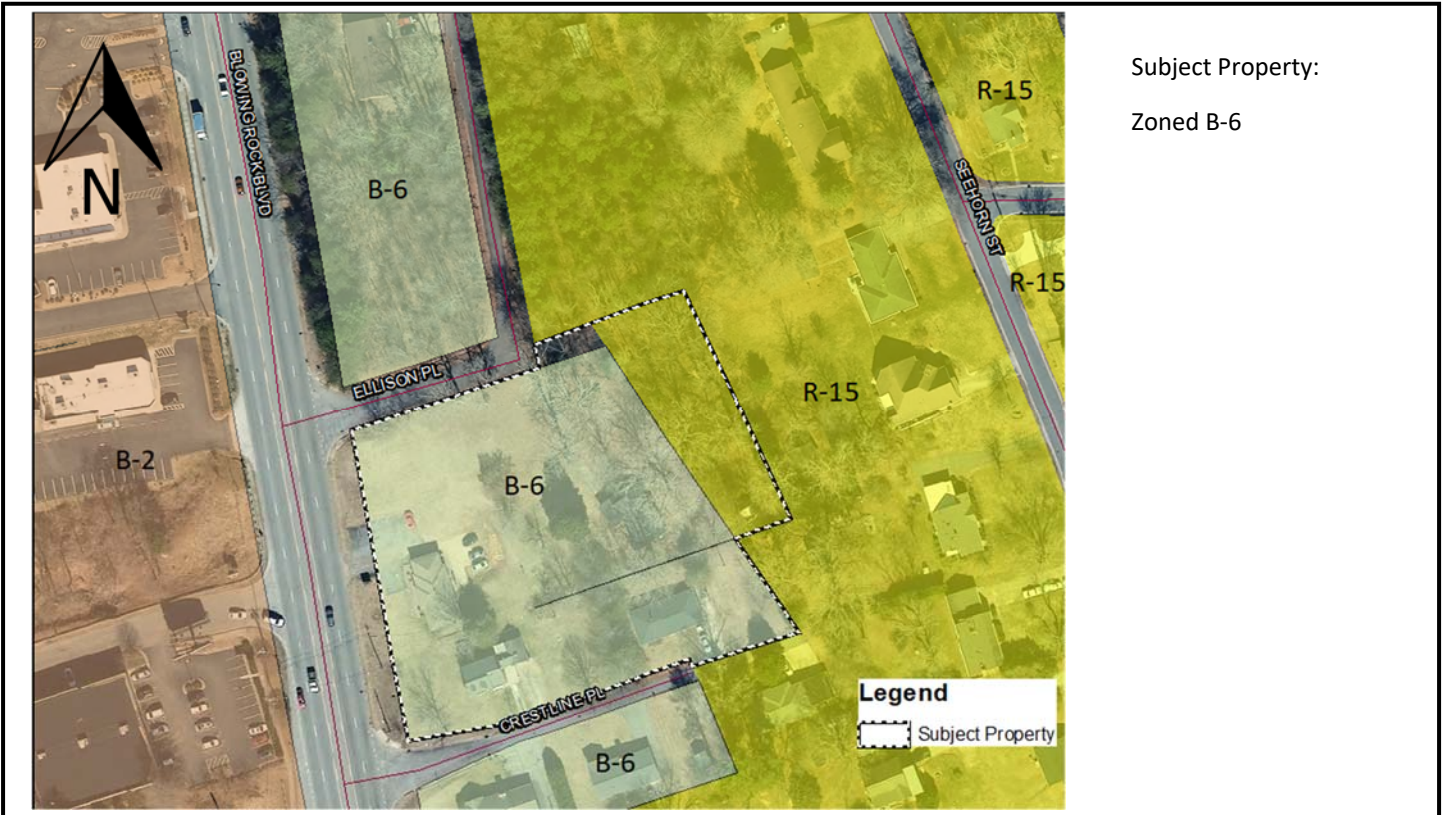
Anticipated to be scheduled for May 4, 2026.

ABUTTING PROPERTY OWNERS NOTIFIED



Owner1	Owner2	Address	City	State	Zip
STRANGE STEVEN	STRANGE KATHERINE	659 FORE DECK LN	EDISTO ISLAND	SC	29438
HADLEY ROY WARREN	HADLEY DEBRA POARCH	803 SEEHORN ST NE	LENOIR	NC	28645
MAKSO LINA ELIZABETH AMEZCUA		731 SEEHORN ST NE	Lenoir	NC	28645
BARRETT JOSEPH D	BARRETT DAWN	729 SEEHORN ST NE	LENOIR	NC	28645
JOHNSON SUSAN P	JOHNSON GEOFFREY HOWELL	4407 JUNIUS ST	DALLAS	TX	75246
FULMER FRED HILL	FULMER BOBBY	907 CHEROKEE PL SW	LENOIR	NC	28645
HARREN JAMES M	HARREN ELIZABETH	114 CRESTLINE PL	LENOIR	NC	28645
SP59 PROPERTIES LLC		220 EASTWOOD PARK DR SE	LENOIR	NC	28645
STORE CAPITAL ACQUISITIONS LLC	C/O AARON RENTS	309 E PACES FERRY RD NE	ATLANTA	GA	30305
HAVAS DOUGLAS J TRUSTEE OF	THE HAVAS FAMILY TRUST	20140 AMY LEE DR	CORNELIUS	NC	28031
HODGES PROPERTY MANAGEMENT LLC		1879 STARTOWN RD	HICKORY	NC	28602
LENOIR 2019 LLC		222 CLOISTER CT	CHAPEL HILL	NC	27514
OVERCASH REAL ESTATE LLC		1641 DALE EARNHARDT BLVD	KANNAPOLIS	NC	28083
WILLIAM G CURLIN	BISHOP ROMAN	PO BOX 36776	CHARLOTTE	NC	28236
ROMAN CATHOLIC DIOCESE OF CHARLOTTE		1123 S CHURCH ST	CHARLOTTE	NC	28203
Lenoir Resident of:		105 CRESTLINE PL	LENOIR	NC	28645
Lenoir Resident of:		111 CRESTLINE PL	LENOIR	NC	28645

EXISTING ZONING



PROPOSED ZONING



BACKGROUND AND ANALYSIS

Intent of Conditional Zoning

The City of Lenoir's 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. Conditional Zoning is intended for use in unique development scenarios when a development proposal does not fit into a conventional zoning district, but may be desirable and compatible with an area depending on the specific details of the project and its surroundings.

The conditional zoning process gives the City sufficient flexibility to determine whether a specific project on a given site will be compatible with the environment and the Comprehensive Plan. Conditional Zoning is a legislative process requiring the Planning Board to review and make a recommendation to the City Council on the request. Each Conditional Zoning district is adopted as an ordinance and is recorded with the Register of Deeds.

Intent of Base Zoning District (B-6)

B - 6 (Transitional Business) District is intended to serve the needs of the traveling public as well as provide convenience goods and services to surrounding residential neighborhoods. This district is further intended to promote commercial activity in a high-volume traffic corridor that is in close proximity to well established, economically healthy residential neighborhoods, and as such requires design and performance standards to ensure commercial development occurs at compatible intensities, with appropriate architectural standards and buffering/screening requirements. Areas zoned B-6 tend to be already developed with medium density single family homes and a variety of multi-family uses, and are experiencing pressure for commercial expansion due to their close proximity to major transportation facilities. This district promotes incremental change to accommodate the conversion of existing structures into offices and low intensity retail or service uses, along with new development of non-residential uses, while allowing single family residences to remain as permitted land uses as the areas undergo gradual change.

Subject and Surrounding Properties

The 2.3 acre subject property is located along Blowing Rock Blvd. (US-321) between Crestline Place and Ellison Place. The property features four buildings. Two are rental homes addressed as 105 & 111 Crestline Place. Another building facing 321 is a house converted to office addressed as 710 Blowing Rock Blvd. There is also a vacant and deteriorated house toward the rear of the property that sits vacant addressed as 108 Ellison Place. The property abuts a single-family residential neighborhood to the east along Seehorn Street, while there are a few homes across Crestline as well as along Ellison. The subject property is situated amongst several undeveloped B-6 properties along the west side of Ellison Place. The R-15 zoning district is directly east of the site, while the vast majority of sites along 321 are zoned B-2 (general business) and developed with similar proposed uses such as light retail and restaurants with drive-throughs.

Reason for Request

The applicant is seeking to develop a coffee drive-through establishment with 21 stacking spaces (and a second, ready-to-build site) to reactivate a commercial area zoned for transitional business (see site plan on page 7). The proposed conditional zoning district (CZ-14) will allow for a drive-through and also buffer the established single-family houses nearby. Two existing residences on the subject property are proposed to be removed in order to develop the drive-through establishment.

BACKGROUND AND ANALYSIS (CONT.)

Zoning Analysis

The site is zoned B-6 along a predominantly B-2 zoned corridor. As other B-2 sites on 321 have easily redeveloped in the last 10+ years, no development has occurred here despite several years on the market. Developing drive-throughs is a common use along the US-321 commercial corridor and the proposed establishment will likely be successful at this location.

Still, the surrounding low-density residential context calls for thoughtful transitions, so enhanced standards are proposed to protect the character and livability of the adjacent neighborhood. This development will be subject to the design standards common to the corridor and buffers for single-family and low-density uses can provide a protective transition.

The Conditional Zoning Ordinance will accommodate an eating and drinking establishment with a drive-through, providing for a wider setback adjacent to single family neighborhoods. A 30-foot-wide planted buffer is proposed along the R-15 zoned properties to sufficiently screen a busy and well-trafficked use away from neighboring residences. The buffer will also be supplemented with a 45 foot setback along abutting R-15 property lines. The Design Standards for Commercial, Office, Institutional, and Governmental Uses in Section 714 will be required to ensure an attractive and welcoming development with predictable standards that other recent developments in the 321 commercial corridor meet.

Additionally, drive-through establishments with a minimum of seven (7) stacking spaces per lane would be a permitted use, with 21 total proposed. The stacking spaces per lane requirements in the surrounding region range between four and seven spaces, but with the possibility of backups onto the street, it is practical to recommend the higher end of the spectrum moving forward with any new development proposed.

B-6/CZ-14 Zoning Standards

Standards	B-6	CZ-14 Changes
Development Standards	Minimum Lot Size—10,000 SF Setbacks Front: 10' Side Yard: 10' Abutting side Street: 25' Minimum Rear Yard: 10' New construction shall be screened from adjoining residentially zoned property by a brick wall at least 6 feet in height. The wall shall be landscaped on both sides with shrubs spaced no more than 3 feet apart.	Setbacks Front: 10' Side Yard: 10' Abutting side Street: 25' Minimum Rear Yard: 45' Buffer A 30-foot-wide planted buffer strip along the rear of the property shall separate the property from abutting single-family zoning districts
Summary of Permitted Uses	Accessory Structure (Cottage, Apartment) Attached Dwellings (townhomes) Dwelling, Single Family Multifamily, Low-density (7.2 dwelling units per acre) Family Care Facility (up to 6 residences) Eating and Drinking (no drive-through) Retail, Neighborhood and Light Service, Business and Personal; Office uses Studio and Specialty School Veterinarians (no outdoor kennels)	<ul style="list-style-type: none"> • All permitted uses in B-6 • Eating and Drinking (with drive-through) and a minimum 7 stacking spaces per lane

BACKGROUND AND ANALYSIS (CONT.)

Proposed Conditional Zoning District: CZ-14 Specific Standards

1. **Base Zoning.** The underlying zoning district for the subject parcel is B-6 (Transitional Business).
2. **Permitted Uses.** The uses permitted in CZ-14 are as follows:
 - a. All permitted uses allowed in B-6.
 - b. Eating and drinking establishments (with drive-through) with a minimum of seven (7) stacking spaces per lane.
3. **Buffer.** A 30-foot-wide planted buffer strip shall separate the subject properties from property lines abutting R-15 zoning. Mature trees within the 30-foot-wide buffer must remain. Credit for utilizing existing trees on site greater than or equal to required standards shall be two trees for every one tree retained. To maintain the same level of screening performance across the expanded area, the planting requirements of Section 712 will be applied at twice their normal intensity. This means the buffer must contain four staggered rows of trees and shrubs (instead of the standard two), spaced according to the Section 712 Buffering and Screening standards in the Lenoir Ordinance, so that a continuous six-foot-tall screen is established within two years.
4. **Setbacks.** For any development abutting single-family zoning districts and/or uses (R-15), the minimum setback is 45 feet. All other setbacks are the same as prescribed in the B-6 zoning district, which are:
 - Front: 10 ft.
 - Side: 10 ft.
 - Street side: 10 ft.
5. **Design Standards.**
 - A. Design Standards for Commercial, Office, Institutional, And Government Buildings found in Section 714 must be met, which includes but is not limited to building features including materials, colors, and entrances; landscaping; outdoor storage, garbage collection, and loading areas; pedestrian flow and movement interior to the site, and an 8-foot wide sidewalk along the Crestline Place & US-321 street frontage.
 - B. Drive-throughs must accommodate a minimum of 7 stacking spaces per lane.
6. **Ingress and Egress.** Development must provide ingress and egress from Crestline Place and Ellison Place when appropriate for development. Cross-access for the property must be established for sufficient traffic circulation and safety. No ingress or egress is permitted along US-321.

CONSISTENCY STATEMENT/STAFF RECOMMENDATIONS

Consistency with the Comprehensive Plan/Reasonableness of Amendment

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.

PLANNING BOARD RECOMMENDATIONS

SITE PHOTOS

Below: Crestline and 321 intersection, approximate location of the future drive way will be to the right.



Below: Existing rear buffer on the site, that will need to be improved to meet proposed conditions



Above: Northeast corner of site, overlooking front building to be removed and 321.



Above: Ellison Place and 321

SITE PHOTOS



Above: House on site, pending removal

Below: Vacant house in the middle of the site



Permit Report

03/14/2026 - 04/01/2026

Permit #	Permit Date	Permit Type	Applicant Name	Issued Date	Description	Parcel Address
- Group Count: 3						
2026077	3/20/2026					1450 HOMEGROWN CT
2026076	3/20/2026		Frazier Industrial Company		Install racking in a new warehouse. Frazier Order # 113038. The new warehouse construction is being done under Permit #25- 2375. Parcel ID# 06- 165-1-8, Zoning #2512, Parcel 2748058752	1450 HOMEGROWN CT
2026068	3/17/2026		Jimmy Alexis Cruz		Primary living	0
Accessory Group Count: 7						
2026070	3/18/2026	Accessory	Filuipe Da Silveira	3/18/2026	Chicken Permit	311 GLENDALE ST
2026071	3/18/2026	Accessory	Filipe Da Silveira	3/18/2026	12 x 28 Shed	311 GLENDALE ST
2026067	3/17/2026	Accessory	Frontier Construction LLC	3/17/2026	Adding roof over concrete slab	316 TREMONT CR
2026074	3/20/2026	Accessory	Sherri Nash	3/20/2026	10 x 12 Storage	813

					Building	BROOKSIDE PL
2026082	3/24/2026	Accessory	Michael Hatton	3/24/2026	62 x 36 Pole barn	HARPER AV
2026087	3/27/2026	Accessory	George Crowell III	3/27/2026	Replacing old shed with 12 x 24 Building	939 HAWTHORNE DR
2026088	3/31/2026	Accessory	Pete Kidder	3/31/2026	Garbage Enclosure	1216 HARPER AV
Driveway Group Count: 2						
2026083	3/24/2026	Driveway	Carolina Elite Builders	3/24/2026	Driveway	407 BROADWAY ST
2026084	3/24/2026	Driveway	Carolina Elite Builders	3/24/2026	Driveway	409 BROADWAY ST
Floodplain Development Group Count: 1						
2026075	3/20/2026	Floodplain Development	Sherri Nash	3/20/2026	10 x 20 Storage Building	813 BROOKSIDE PL
Multifamily Group Count: 1						
2026086	3/27/2026	Multifamily	Southwood Realty Company		This is a proposed 60-unit expansion (Phase 2) to the Palisades of Lenoir.	2115 HICKORY BV
Permanent Sign Group Count: 4						
2026081	3/24/2026	Permanent Sign	Kathy R. Hayworth Sign Systems, Inc.	3/24/2026	Remove McCreary Response Center from wall. Install proposed signage.	1051 HARPER AV
2026073	3/19/2026	Permanent Sign	Frye's Sign Company	3/20/2026	4 x 4 sign. Either printed decal or simple die cut text. Mounted flush on railing on	226 MCLEAN DR SW

					building front.	
2026069	3/18/2026	Permanent Sign	Kathy R. Hayworth Sign Systems, Inc.	3/18/2026	Install aluminum plate letters	125 HOSPITAL AV
2026085	3/25/2026	Permanent Sign	Kathy R. Hayworth Sign Systems, Inc.	3/25/2026	Remove existing direction sign replace with proposed sign	125 HOSPITAL AV
Single Family Home Group Count: 3						
2026078	3/23/2026	Single Family Home	Igor Shiper	3/24/2026	New single family home construction	407 BROADWAY ST
2026079	3/23/2026	Single Family Home	Igor Shiper	3/24/2026	New single family home construction	409 BROADWAY ST
2026080	3/23/2026	Single Family Home	Deyna Bonilla	3/23/2026	40x26 stick-built sfh	1995 GARLAND RAY DR
Zoning Verification Group Count: 1						
2026072	3/19/2026	Zoning Verification	Kassy Labo	3/19/2026	Zoning Verification	304 VIRGINIA ST

04/01/2026