



*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.*

Micah Hatley, Civil Engineer with Foresite Group, presented clarifying information requested at March 09, 2026 meeting. The information included trip calculation, traffic concerns, lighting concerns, landscaping and updated site plan. Mr. Hatley addressed all Board member questions.

John Mauk, Development Partner with Trackwest Partners addressed board questions on why this location was chosen.

Chairperson McCarl called for the requested public appearances to speak.

Mack Fulmer, property owner at 717 Seehorn St. NE. Mr. Fulmer addressed, as an opponent, his concerns with location, hours and impact on neighborhood.

Thad Mullis, property owner at 119 Ellison PI NE. Mr. Mullis addressed, as an opponent, his concerns with landscaping, zoning for the two proposed sites and entrance and exits of property.

General discussion on case from the Board ensued.

**Board Member Baker, made a motion to approve the rezoning request and consistency statement as presented and call for a Public Hearing for City Council to consider the request on May 04, 2026. The motion was seconded by Board Member Careccia. The motion carried 6-4, with Board Members Arnaud, Baker, Careccia, Parson, Petrack and Terry voting in favor and Chairperson McCarl and Board Members Case, Bryant and Greene voting against.**

#### **OTHER BUSINESS**

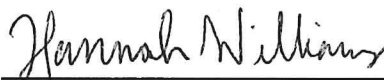
1. Staff provided an updated list of issued zoning permits to the board, as general information.
2. Planning Director, Hannah Williams informed Board that there will be a new software program for the Planning Board packets to be implemented in late spring.
3. Planning Board Meeting for May 11 will be a workshop regarding Rules of Procedure.

#### **ADJOURNMENT:**

Having no other matters to bring before the Board, Chairperson McCarl adjourned the Planning Board meeting at 6:36 p.m.



**Lucy McCarl**  
Chairperson



**Hannah Williams**  
Planning Director