



# Lenoir Planning Board

## Agenda • September 28, 2020

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### Meeting Information

#### *Location*

City Hall  
801 West Ave  
Lenoir, NC 28645

#### *Time*

5:30 p.m.

#### *Board Members*

Lucy McCarl, Chairperson

Tim Scobie, Vice-Chair

James Bradshaw

Sharon Bryant

Jeff Church

Kent Greer

Leah Hamilton

Mac Martin

Kaye Reynolds

#### *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 voluntarily 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 April 27, 2020 Minutes

## **NEW BUSINESS**

### **1. NCGS 160D Presentation**

- Overview of the changes to the state statutes that impact planning and zoning powers for local governments.
- The Planning Board will be asked to consider an omnibus ordinance with technical changes and updates to state references in October.

## **OTHER BUSINESS**

- Update on zoning permits issued

## **ADJOURNMENT**

**MINUTES  
PLANNING BOARD MEETING  
April 27, 2020  
5:30 P.M.  
905 WEST AVENUE**

**PRESENT:**

Lucy McCarl, Jenny Wheelock

**VIA TELECONFERENCE:** Sharon Bryant, Jeff Church, Leah Hamilton, Richard Hedrick, Tim Scobie, Hannah Williams, Lauren McKinney

**MEMBERS ABSENT:** James Bradshaw, Mac Martin, Kaye Reynolds,

**MINUTES:**

Board Member Scobie moved approval of the meeting minutes of November 25, 2019, as written.

**NEW BUSINESS:**

Chairperson McCarl swore in Jenny Wheelock, Yorke Lawson, Brian Newson, and Shannon Moser and were placed under oath.

Chairperson McCarl explained to the procedures of the virtual Planning Board meeting and established a quorum.

**HISTORIC PRESERVATION COMMISSION BUSINESS**

**1. COA 1-20 Lenoir Cotton Mill-Blue Bell, Inc. Plant**

Applicant: Yorke Lawson  
Owner: Blue Bell Lenoir, LLC  
Location: 1241 College Avenue

Consideration of Certificate of Appropriateness for Blue Bell Lenoir, LLC.

Recommended Action: Recommending approval of the Certificate of Appropriateness.

Jenny Wheelock, Planning Director introduced Certificate of Appropriateness case for 1241 College Avenue. This is a rehabilitation project to convert the Lenoir Blue Bell/Lenoir Cotton Mill building into 46 residential apartments. This property is a local landmark property. Mrs. Wheelock stated staff is recommending approval with conditions.

Yorke Lawson, the applicant gave a brief overview of the project. Shannon Moser gave a presentation of the proposed project and answered the Boards questions.

Chairperson, McCarl closed the public hearing

**Board Member Bryant made a motion to approve the COA case as recommended by staff, with conditions. Board Member Church seconded the motion, which was voted upon and passed unanimously.**

## PLANNING BOARD

### 1. R #1-20 Vacant Lot NC PIN 2738693845

Applicant: Devin and Alisa Waters

Owner: Barry Waters

Location: Vacant lot at the end of Melview Place  
(NC PIN 2738693845)

Zoning map amendment to change the zoning from I-1 (Light Industrial) to R- R (Rural Residential).

*Recommended Action: Approval of the request, based on the consistency statement in the staff report, and call for a public hearing at City Council on May 19, 2020.*

Hannah Williams presented the proposed rezoning case for the property at the end of Melview Place, owned by Barry Waters. Mrs. Williams stated the property is currently zoned I-1 (light industrial), the applicant is requesting to rezone to R- R (rural residential). Mrs. Williams stated the applicant is planning to use this property as a single family lot, which the current zoning does not allow.

Alisa Waters, the applicant stated her family plans to build their family home on the property.

**Board Member Church made a motion to approve the rezoning as**

**presented by staff, based on the consistency statement and call for a Public Hearing for City Council to consider the request on May 19, 2020. Board Member Scobie seconded the motion, which was voted upon and passed unanimously.**

**ADJOURNMENT:**

Having no other matters to bring before the Board, Chairperson McCarl adjourned the meeting at 6:28 p.m.

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**Lucy McCarl**  
**Chairperson**

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**Jenny Wheelock**  
**Planning Director**

Permit Number	Project Name	Address	NC PIN	Date Issued
ZP 27-20	Kingdom Hall Site	2046 MORGANTON BLVD SW	2749004911	4/2/2020
ZP 28-20	Kingdom Hall SIGNS	2046 MORGANTON BLVD SW	2749004911	4/2/2020
ZP 29-20	Melody Ln Doublewide	303 Melody Ln	2739975345	4/16/2020
ZP 30-20	101 Willow St wood replacement and paint	101 Willow St NW	2749669687	4/15/2020
ZP 31-20	Lower Creek EMS Signs	201 Taylorsville Rd	2850800851	4/15/2020
ZP 32-20	Valmead EMS Signs	235 Clark Dr NW	2840747741	4/15/2020
ZP 33-20	Jenkins Lenoir Auto Canopy	1540 HARPER AV NW	2749451005	4/17/2020
ZP 34-20	Craftmaster Furniture	815 Visionary St SW	2738974890	4/20/2020
ZP 35-20	Arrow Realty Sign	2121 Harper Ave SW	2749012772	4/24/2020
ZP 36-20	South Rosedale Dr- Single Family Dwelling	2435 South Rosedale DR	2748624982	4/27/2020
ZP 37-20	Cottrell Hill Rd- carport	1079 Cottrell Hill Rd	2850894898	4/29/2020
ZP 38-20	Haven Cir- covered porch	2106 Haven Cir	2758538110	4/29/2020
ZP 39-20	Southern Roots- sign	1013 West Ave NW	2749774155	5/6/2020
ZP 40-20				
ZP 41-20	Hernandez N Main	407 NORTH MAIN ST NW	2749785630	5/21/2020
ZP 42-20	Universal Finance Sign	176 Wilkesboro Blvd SE	2759374343	5/22/2020
ZP 43-20	Small Cir- temp power pole	348 Small Cir	2749057690	5/26/2020
ZP 44-20	Joyceton Church Rd-addition	220 Joyceton Church Rd	2758617143	5/28/2020
ZP 45-20	R&D Mhp	1415 Jacob Ln	2738954898	5/28/2020
ZP 46-20	Hawthorne Dr- accessory building	1001 Hawthorne Dr NE	2850558222	5/29/2020
ZP 47-20	Dollar General- Signs	2160 Morganton Blvd	2739909933	6/4/2020
ZP 48-20	Tablerock Rd-Shed	2681 Tablerock Rd	2738713516	6/5/2020
ZP 49-20	Comfort Inn- Signs	970 Blowing Rock Blvd	2850220773	6/10/2020
ZP 50-20	Mulberry St- Hospital Sign	407 Mulberry St SW	2749956426	6/10/2020
ZP 51-20	Woodsway- above ground pool	416 Woodsway Ln NW	2850100578	6/12/2020
ZP 52-20	Howard St- Deck	438 Howard St SW	2749741322	6/12/2020
ZP 53-20	Emerald Pl-above ground pool	809 Emerlad Pl SW	2748097111	6/15/2020
ZP 54-20	T-Mobile- Signs	212A Blowing Rock Blvd	2759287223	6/15/2020
ZP 55-20	Nuway Cir-Garage	328 Nuway Cir NE	2850163047	6/17/2020
ZP 56-20	Starcross Road-addition	2076 Starcross Rd	2768354210	6/18/2020
ZP 57-20	Connelly Springs Rd- Home Occupation	1018 Connelly Spring Rd SW	2748845236	6/22/2020
ZP 58-20	Citgo Sign- Morganton Blvd	718 Morganton Blvd SW	2749946351	6/23/2020
ZP 59-20	Olde Farm Rd- pool and deck	2114 Olde Farm Rd SE	2768320368	6/23/2020

ZP 60-20	Citgo Sign-Wilkesboro Blvd	933 Wilkesboro Blvd NE	2850803890	6/23/2020
ZP 61-20	Citgo Sign- Blowing Rock Blvd	1742 Blowing Rock Blvd NE	2840765145	6/23/2020
ZP 62-20	Citgo Sign- Hickory Blvd	1136 Hickory Blvd SW	2759219200	6/23/2020
ZP 63-20	Golfview Ct- detached deck	403 Golfview Ct SE	#####	6/24/2020
ZP 64-20	Sunroom replacing deck	2137 Olde Farm Rd SE	2768423296	6/25/2020
ZP 65-20	Mull Place- Deck	708 Mull Pl	2749375654	6/25/2020
ZP 66-20	Severt Cir Modular	780 Severt Cir NE	2850853668	6/25/2020
ZP 67-20	Hampton Heights- Deck	2012 Hampton Heights St SW	2758114042	6/29/2020
ZP 68-20	Crossroad Shopping Center- Sign	202 Harper Ave	2759177450	7/7/2020
ZP 69-20	Morganton Blvd- Drive-movie	1966 Morganton Blvd	2749126282	7/2/2020
ZP 70-20	328B Woodsway Ln- covered addition	328B Woodsway Ln	2850104881	7/22/2020
ZP 71-20	113 Main St- Magic St Café Sign	113 Main St NW	2749779178	7/27/2020
ZP 72-20	Wright St- deck and patio	903 Wright St SW	2749852773	7/27/2020
ZP 73-20	Anders Insurance Sign	521 Harper Ave SW	2749973686	8/3/2020
ZP 74-20	Sunroom addition Hospital Ave	416 Hospital Ave	2759099068	7/23/2020
ZP 75-20	Mulberry Medical Park- Signs	321 Mulberry St SW	2749953951	8/5/2020
ZP 76-20	Blue Bell Mill Project	1241 College Avenue	2749559283	8/6/2020
ZP 77-20	Forest Pl MHP	435 Forest Pl NW	2749897031	8/12/2020
ZP 78-20	Whitnel Towing & Recovery	143 Countryside Dr	2758567900	8/12/2020
ZP 79-20	Bellcroft Ln-Conversion	1844 Bellcroft Ln	2860353454	8/14/2020
ZP 80-20	Olde Farm Rd- Carport	2110 Olde Farm Rd	2768226461	8/12/2020
ZP 81-20	1145 Laurelwood Pl-daycare business	1145 Laurelwood Pl	2769373017	8/18/2020
ZP 82-20	Jefferson Ct- deck	502 Jefferson Ct	2850663562	8/20/2020
ZP 83-20	Old Pond Ct- garage	2106 Olde Pond Ct	2768327114	8/25/2020
ZP 84-20	Old Morganton Rd-garage	2609 Old Morganton Rd	2738565028	8/26/2020
ZP 2020085	Norwood St- detached garage	1610 Norwood St SW	2758269920	8/31/2020
ZP 2020086	Winter Pl-Single Family Dwelling	1210 Winter Pl SW	2759006282	9/1/2020
ZP 2020087	Julia's Bakery- Sign	458 Harper Ave NW	2749984099	9/9/2020
ZP 2020088	665 Pennton Ave-addition	665 Pennton Ave	2759040745	
ZP 2020089				
ZP 2020090	Barrington Dr- shed	911 Barrington Dr NE	2850744105	9/11/2020
ZP 2020091				
ZP 2020092	917 Woodbine Pl- driveway	917 Woodbine Pl NE	2850729427	9/14/2020
ZP 2020093	508 Hibriten Dr SW-Single Family Dwelling	508 Hibriten Dr SW	2758167722	9/15/2020

ZP 2020094	BB&T/Suntrust Signs	201 Mulberry St SW	2749866886	9/21/2020
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