CITY OF LENOIR

COUNCIL ACTION FORM: May 4, 2026

I. Agenda Item:

Public hearing for R 2-26, Conditional Zoning Ordinance #13 (CZ-13).
Applicant Foresite Group is requesting to rezone the subject property to a Conditional Zoning district (CZ-13) from B-6 (Transitional Business) and R-15 (Single-Family Housing), to allow for a drive-through establishment with a residential buffer.

II. Background Information:

The subject property is located at 710 Blowing Rock Boulevard, between Crestline Place and Ellison Place. The parcel is zoned B-6 and features four buildings, including two rental homes and two vacant buildings. The applicant has proposed to develop a coffee drive-through establishment and a second ready-to-build site to reactivate a commercial area zoned for transitional business. CZ-14 will include several development conditions outlined in the ordinance and staff report (attached), including a minimum setback of 45 feet from abutting single-family residential zones and uses, a 30-foot landscaped buffer (four staggered rows of trees) abutting single-family residential zones and uses, and meeting commercial design standards including sidewalk, landscaping, side and rear parking, and stacking spaces. Per NCGS 160D-703(b), the property owner must consent to all conditions. Approximately half the site will be built-upon pending approval and the remainder will be developed at a later date.

The proposed CZ-13 Ordinance and the staff report with supporting zoning analysis are attached to this packet.

III. Staff and Planning Board Recommendation:

Lenoir Planning Board recommends approval of the CZ-13 conditional zoning ordinance by a vote of 6 to 4, based on the following consistency statement:

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.

IV. Reviewed by:

Planning Director: Hannah Williams _____