SPECIAL USE PERMIT #2/26
PLANNING DEPARTMENT
CITY OF LENOIR, 801 WEST AVENUE, LENOIR, NC 28645

APPLICANT:	TODD BRASWELL (WATERLIFE CHURCH)
OWNER:	HASO HOLDINGS LLC
SUBJECT:	ORDER OF THE CITY OF LENOIR ISSUING SUP #2/26
SITE:	117 MAPLE DRIVE
ZONING:	R-12 SINGLE FAMILY RESIDENTIAL
PROPOSAL:	PRIVATE SCHOOL WITH PRESCHOOL
DATE EFFECTIVE:	AUGUST 5, 2026

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Caldwell County North Carolina
Wayne L. Rash, Register of Deeds

The Lenoir City Council took action on August 5, 2026 to APPROVE the Special Use Permit (SUP #2/26). The Special Use Permit is for a private school with preschool in the R-12 (Single-family Residential) zone.

The Lenoir City Council having heard the evidence presented by duly sworn staff, considered the argument of the parties, makes the following findings of fact:

1. The proposed special use will comply with all height, yard, lot and area requirements and other regulations of the district in which it is located unless otherwise specified. *The applicant has no plans to expand the exterior structure of the school so all building heights and setbacks will remain the same.*

2. All driveways will be designed with respect to such matters as proper ingress and egress for automobiles in order to minimize traffic congestion and increase pedestrian safety and conveniences. *Current driveways and parking will remain in place as the applicant is not planning an expansion to the buildings. Necessary renovations to the parking areas, as confirmed by engineer study, will be carried out prior to opening the school.*

3. Off-street parking and loading areas will be provided in compliance with the Zoning Ordinance. *The existing parking area is adequate for intended use of the development.*

4. The establishment of the special use will not hinder the normal and orderly development and improvement of surrounding property for uses already permitted in the district. *The usage will have a similar or a lesser impact than the previous school that occupied the building for many years.*

5. Any required screening and landscaping will be designed or planted with full consideration of the effectiveness of individual plant types, dimensions, and characteristics in minimizing the noise, glare, visual impacts and other economic effects on adjoining properties. *A vegetative buffer of 15 feet must remain in place or be restored on the southern property lines. Applicant will maintain the plants and if any need replacing, new plants will be planted in accordance with the City's zoning criteria.*

6. Any permitted signs and proposed exterior lighting will be designed to reduce glare and to mitigate any adverse effects of sign size and height; so as to make the signs aesthetically pleasing and compatible with adjoining properties. *The applicant will use a 6-foot tall monument sign with 32 square feet of lettering. It will be designed to have a low impact on the neighboring properties.*

7. The exterior architectural appearance and functional plan of any proposed building or structure will not vary greatly from any buildings or structures already construction or in the course of construction in the immediate vicinity or from the character of the applicable district, so as to cause a substantial depreciation in the property values of the immediate vicinity. *The applicant will maintain the historic nature of the structure. No additions to the current West Lenoir School Building will occur.*

8. The type, size, hours of operations, location of the use upon the site, and intensity of the proposed special use will not be harmful or annoying to surrounding properties. The school will have a similar impact as the previous school. *The children (and parents) that attend will sign a code of conduct, stating it is a privilege to attend and must adhere to a standard level of conduct. Applicant states that 7am-5pm will be the hours of operation, with occasional evening use for school functions. Projected enrollment for the first year is around 125 students and the maximum enrollment projected over time is 250 students.*

The Lenoir City Council grants the Special Use Permit with the following conditions:

1. The brick exterior of the school building must not be painted, stuccoed, or in any way obscured, nor the decorative brick patterns altered in any way.

2. All concrete accents including the parapet coping, the cornice, the swag relief panel, and the "stones" around the entrances must be retained.

3. No additions shall be attached to the existing school building. If accessibility ramps are needed, these should be added to side or rear elevations.

4. Existing window and door openings must be retained. The current windows and doors do not appear to be original to the building. If the current windows and doors need to be replaced, the materials should fit within the existing openings without requiring the openings to be resized, and "filler" material should be avoided.

This Special Use Permit shall be effective immediately upon approval and execution. Site plan approval shall be required prior to issuance of the zoning permit.

An appeal by those with standing may be taken to the Superior Court of Caldwell County within 30 days of the receipt of this letter.

SO ORDERED this the 5th day of August, 2026 by the Lenoir City Council.

ATTEST:

Joseph Gibbons, Mayor

Lauren Hartley, Clerk

CITY OF LENOIR, NC
CHARTERED
JANUARY 28, 1851
SEAL