AGENDA
City of Lenoir
Planning Board Meeting
905 West Ave. NW, Lenoir, NC 28645
Monday, November 9, 2026 | 5:30 PM

Board Members		
Lucy McCarl, Chariperson	Kyle Case, Vice-Chair	John Arnaud
Curtis Baker	Sharon Bryant, ETJ	Tammy Greene
Leah Hamilton	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

1. Determination of a Quorum
2. Call to Order
3. Consideration of September 14, 2026 minutes

New Business

1. **SUP 3-26**
   Applicant: John Steigerwald
   Owners: The Board Of Trustees Western NC Conference UMC Inc
   Location: 1373 Delwood Drive

   The applicant is requesting a Special Use Permit for an educational facility to locate in the former Whitnel United Methodist Church.

   Recommended Action: Approval of the request, and call for a public hearing at

City Council on December 01, 2026.

2. **R 3-26 (CZ-14)**
   Applicant: David Miller
   Owners: DTM Real Estate
   Location: 937 Sunrise Circle

   The applicant is requesting to re-zone the subject property to a Conditional Zoning district from R-R for a multi-family development.

   Recommended Action: Approval of the request, and call for a public hearing at City Council on December 01, 2026.

Other Business

1. Welcome new Board Member Leah Hamilton.
2. Update on zoning permits issued.
3. Update on zoning ordinance amendments.

Adjournment

Planning Board
Meeting Minutes
Monday, September 14, 2026
5:30 PM

Present:	John Arnaud, Sharon Bryant, Lucy McCarl, Jospeh Petrack, Tammy Greene, Dontrell Parson, Edward Terry
City Staff:	Matt Duchan, Kim Staines, Hannah Williams
Absent	Curtis Baker, Michael Careccia, Kyle Case

Opening Session

1. A quorum was established.
2. Chairperson McCarl called the Planning Board Meeting to order.
3. Chairperson McCarl requested that the terms "educational facility" and "public service facility" be placed in quotation marks. Upon a motion by Chairperson McCarl and seconded by Board Member Petrack, the Planning Board voted 7 to 0 to approve the July 13, 2026, minutes with the requested amendments.

New Business

1. Matt Duchan presented a primer on bills recently approved by the State Legislature as well as changes recommended by staff. Board members and staff discussed potential ordinance changes based on these new laws. Planning Director Hannah Williams and Matt Duchan will attend a School of Government Legislative Update in October, at which time they will provide more information to the board.

Other Business

1. Staff provided an updated list of issued zoning permits to the board, as general information.

Adjournment

There being no further business, Chairperson McCarl adjourned the meeting at 6:25 p.m.

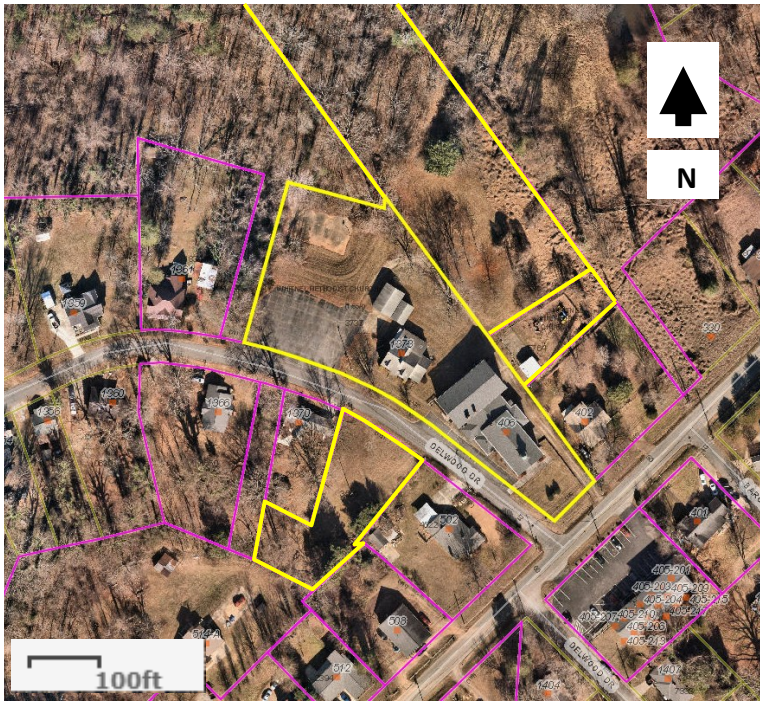
Lucy McCarl	**Hannah Williams**
Chairperson	**Planning Director**

Staff Report

Special Use Permit

Case Number SUP #3-26

Location Map/Aerial Photograph



1373 Delwood Drive

(Former Whitnel United Methodist Church)

Subject Property









Summary

Owner

The Board of Trustees Western NC Conference United Methodist Church Inc.

Applicant

John Steigerwald

Location

1373 Delwood Drive

NCPINs

2758173737, 2758174925, 2758175764, 2758173526

Project Planner

Hannah Williams, AICP, CZO

Matt Duchan, AICP, CZO

Updated November 3, 2026

Applicant's Request:

The applicant is requesting a Special Use Permit to operate an educational facility, North Carolina Girls Academy (NCGA), which includes academic classes, personal and professional development, and living quarters for students and staff.

Staff Recommendation:
Approval of the request.

Planning Board Recommendation:

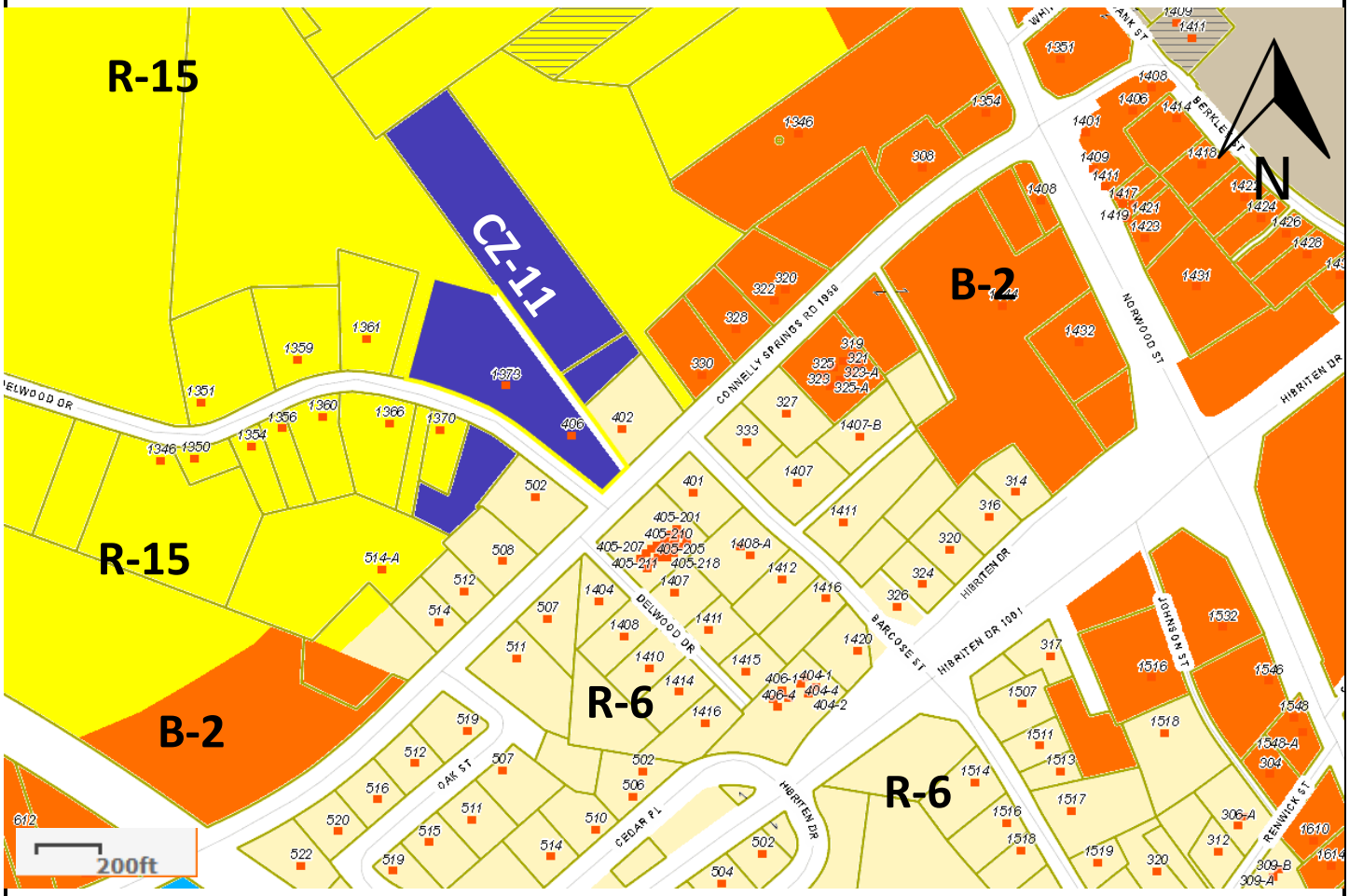
Public Comment:

Planning Board Meeting: Scheduled for November 9, 2026. Notices were mailed to adjacent property owners on October 28, 2026.

City Council (Public Hearing): Anticipated to be scheduled for December 1, 2026.

******This request is considered quasi-judicial. You should not discuss this case with decision makers outside of the scheduled public meeting******

ZONING MAP


R-15
CZ-11
B-2
R-15
B-2
R-6
R-6
CONNELLY SPRINGS RD 1958
DELWOOD DR
HIBRITEN DR
HIBRITEN DR 1001
BARCOSE ST
OAK ST
CEDAR PL
NORWOOD ST
JOHNSON ST
RENNICK ST
BERKLEY ST
200ft
N

BACKGROUND AND ANALYSIS

Intent of Special Use Permits

Special uses are recognized in the zoning ordinance as uses which may be compatible with an area depending on the specific details of the project, its surroundings, and the level of services available to the site, but are not permitted "by right" in the zoning district. The special use permit process gives the City sufficient flexibility to determine whether a specific land use on a given site will be compatible with the environment and the Comprehensive Plan. Through the approval of a Special Use Permit, the Planning Board and City Council may set conditions or use limitations, thereby establishing a realm of acceptability for the particular use that will be neither arbitrary nor capricious, and will promote the spirit and character of the surrounding neighborhood. The process requires the Planning Board to review and make a recommendation to the City Council on the request. The City Council must then decide whether nor not to issue a Special Use Permit following a quasi-judicial hearing.

Intent of the Zoning District

Article V of the Lenoir Zoning Code states:

CZ-* (Conditional Zoning District) is intended for use in situations where conventional zoning standards are inadequate to facilitate a particular desirable development or to fully mitigate concerns over the impact of such a development. A Conditional Zoning district may be based on a conventional "base" zoning district, with additional conditions added that are reasonable and necessary to permit the proposed use and development of the property, or it may contain regulations that are completely unique to the district. Conditional Zoning districts are intended to achieve results equal to or better than would be permissible under an existing zoning district.

R - 6 Residential (Multi-family) District is intended to establish and preserve areas of land within the city for medium and high density residences, including single family, doublewide manufactured homes, duplexes, townhomes, multi-family developments, and other compatible uses at appropriate densities. Higher density multi-family developments are allowed as special uses. Any uses which would adversely affect or interfere with the residential character and development of these areas are excluded.

The CZ-11 ordinance (attached in Appendix B) was originally created to provide workforce housing, making dorm-style living a permitted use, since high-density group dwellings were not previously permitted by right on-site. The three buildings were assigned additional uses not permitted by-right in R-6 including high-density multifamily, group dwellings for 7 or more non-related residents, group dwellings for 1-6 non-related residents, cultural, community, and religious facilities, daycare centers, and event venues.

Subject and Surrounding Properties

The subject property consists of four parcels, totaling 4.17 acres, zoned CZ-11. The main parcel along Delwood Drive is 1.55 acres and consists of a sanctuary, a fellowship hall, and several classrooms. The northernmost parcel is 1.95 acres, zoned R-15, and is undeveloped. There are also several parking spaces along the parcel's frontage and a parking lot to the west of the buildings on-site. The parcel behind the church is .21 acres and features a playground, while the final parcel southwest of the church is .43 acres and undeveloped.

This property is in a primarily residential area. The properties to the south and west of the subject properties are zoned for single-family residential (R-15), while the properties to the immediate east of the property are zoned for high-density residential (R-6). There are multiple apartment complexes in the vicinity of the site. To the northeast towards the intersection of Connelly Springs Road and Norwood Street, properties are zoned for general business (B-2) along both Connelly Springs Road and Norwood Street. Most properties north along Norwood Street are single-family until Morganton Boulevard, while medium-density residential and business uses are more common along Norwood Street heading south towards the Joyceton area and the Town of Hudson.

Proposed Use

The applicant is seeking approval to establish an educational facility at the former Whitnel United Methodist church. The program is called North Carolina Girls Academy (NCGA) and is an expansion of similar operations carried out at North Carolina Boys Academy (NCBA). NCGA will provide supervised classroom instruction and preparation for further education and adult responsibilities.

BACKGROUND AND ANALYSIS (CONTINUED)

NCGA intends to use many of the established classrooms for the church as office space. The dorms in the hall next to the church will remain dorms as part of the boarding school program, but the first few students will live in the parsonage with designated staff until the school reaches enrollment capacity.

Consistency with the Comprehensive Plan

All decisions of the Planning Board and City Council should be based on consistency of the proposal with the comprehensive plan and any other officially adopted plan that is applicable. As of August 2026, educational facilities (private and public) are a special use in R-6 zoning, and is not identified as a permitted use in CZ-11. The City's Comprehensive Plan encourages reuse and redevelopment of vacant and historic buildings. Part of this process entails initiating zoning changes to encourage development and making the zoning code more practical and easier to understand. Revitalizing a historic property with a use such a school that helps to improve the lives of children and employs local staff is a legitimate means of revitalization.

FINDINGS

No Special Use Permit shall be approved unless the Planning Board and City Council find that:

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 states that the proposed use will comply with all applicable height, yard, lot, and area requirements and other regulations for the zoning district. The existing structures will be retained, no new structures are proposed and any necessary modifications will comply with applicable requirements.*

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. *The applicant states that the property's existing driveways and spacious parking lot will support appropriate vehicle ingress and egress for the proposed use. NCGA will maintain access and circulation to minimize traffic congestion and promote pedestrian safety and convenience.*

3. Off-street parking and loading areas will be provided in compliance with the Zoning Ordinance. *The existing on-site parking lot is anticipated to accommodate the proposed educational use. NCGA will ensure that off-street parking complies with Section 1000 and that any required off-street loading complies with Section 1001 of Lenoir's Zoning Ordinance.*

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 applicant maintains that the proposed educational use will not hinder the normal and orderly development or improvement of surrounding properties from uses already permitted in the district. Aside from the educational facility, NCGA's overall plans align with the property's uses approved in March 2025.*

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. *NCGA plans to improve the campus's landscaping and overall appearance. Any required landscaping will consider plant types, dimensions, characteristics, and placement to minimize noise, glare, visual impacts, and other adverse effects on adjoining properties.*

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 does not intend to change existing exterior lighting or signage as part of this application. NCGA will ensure that lighting and permitted signs comply with applicable requirements. The applicant intends to use existing signage for auxiliary uses.*

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. *No changes to the exterior architectural appearance of the existing buildings are proposed as part of this educational special use request. NCGA plans to maintain and beautify the facilities while preserving their compatibility with the surrounding neighborhood and the character of the zoning district.*

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 proposed educational use will serve residential students enrolled in the NCGA, with a planned program capacity of 16 students. Staffing will consist of seven team members: one program manager, three full-time staff members, and three part-time staff members. The daily schedule will begin at approximately 6:00 am with preparation for the day, and conclude in the evening following dinner and completion of daily responsibilities. Academic instruction is expected to conclude by noon, with the remainder of the day dedicated to structured enrichment and practical learning activities. Based on the anticipated enrollment, staffing levels, and daily operations, traffic associated with the proposed use is expected to be minimal.*

STAFF RECOMMENDATIONS

Staff recommends approval of the requested Special Use Permit for the proposed educational facility, with the following conditions:

1. *Applicant must adhere to Section 714 Design Standards including but not limited to: architectural materials, elevations, and facades, parking, ingress and egress, lighting, and signage.*
2. *NCGA must follow the operational schedule as proposed. As the operations grow in terms of student enrollment and staff, NCGA must notify the city and coordinate with Caldwell County Building Inspections to ensure that all buildings and operations meet local, state, and federal codes.*

PLANNING BOARD RECOMMENDATIONS

Site Photos



Above: View of front of Church from Delwood



Above: Parsonage home

Below: Parking lot serving the Church property

Below: Grassy area at the rear of the church





APPENDIX A—APPLICANT'S RESPONSES

Criteria for SUP Approval - Teen Challenge North Carolina Adolescent Program - North Carolina Girls Academy (NCGA)

1. Compliance with district requirements

The proposed NCGA use will comply with all applicable height, yard, lot, and area requirements and other regulations for the zoning district. The existing structures will be retained, and any necessary modifications will comply with applicable requirements.

2. Driveways, traffic flow, and pedestrian safety

The property's existing driveways and spacious parking lot will support appropriate vehicle ingress and egress for the proposed use. NCGA will maintain access and circulation to minimize traffic congestion and promote pedestrian safety and convenience. See Attachment 1.

3. Off-street parking and loading

The existing on-site parking lot is anticipated to accommodate the proposed educational use. NCGA will ensure that off-street parking complies with Section 1000 and that any required off-street loading complies with Section 1001 of Lenoir's Zoning Ordinance.

4. Compatibility with surrounding development

The proposed educational use will not hinder the normal and orderly development or improvement of surrounding properties for uses already permitted in the district. NCGA's overall plans align with the property's uses approved in March 2025.

The educational component will serve only students enrolled in the NCGA program and will provide individualized instruction designed to maximize student learning. NCGA intends to follow the non-public school model used by North Carolina Boys Academy, with all applicable state requirements addressed before educational operations begin.

APPENDIX A—APPLICANT'S RESPONSES (CONTINUED)

5. Screening and landscaping

NCGA plans to improve the campus's landscaping and overall appearance. Any required screening or landscaping will consider plant types, dimensions, characteristics, and placement to minimize noise, glare, visual impacts, and other adverse effects on adjoining properties. See Attachment 2.

6. Signs and exterior lighting

No changes to existing exterior lighting or signage are proposed as part of this application. NCGA will ensure that lighting and permitted signs comply with applicable requirements. Any future changes will be designed to reduce glare, minimize adverse effects associated with sign size and height, and remain aesthetically pleasing and compatible with adjoining properties.

7. Architectural compatibility

No changes to the exterior architectural appearance of the existing buildings are proposed as part of this educational special use request. NCGA plans to maintain and beautify the facilities while preserving their compatibility with the surrounding neighborhood and the character of the zoning district.

8. Operational compatibility with neighboring properties

The proposed educational use will serve residential students enrolled in the North Carolina Girls Academy (NCGA), with a planned program capacity of 16 students. Staffing will consist of seven team members: one program manager, three full-time staff members, and three part-time staff members.

TCNCAP's administrative and operational support will include a business office, campus life director, executive director, special projects, and accounting functions.

The students' daily schedule will begin in the early morning hours, approximately 6:00 a.m., with preparation for the day, and conclude in the evening following dinner and completion of daily responsibilities. Academic instruction is expected to conclude by noon, with the remainder of the day dedicated to structured enrichment and practical learning activities, including food service, gardening, and equine-assisted therapy involving work with horses.

Based on the anticipated enrollment, staffing levels, and daily program operations, traffic associated with the proposed educational use is expected to be minimal.

APPENDIX B—CZ-11 ORDINANCE

SECTION 1. ZONING. After due notice and public hearing, and pursuant to Appendix A, Article XIV of the Lenoir City Code, and other relevant portions of the Lenoir City Code, the zoning designation for the Property is hereby changed from the R-15 and R-6 zoning districts to Conditional Zoning district on the City's Official Zoning Map (to be denoted as "CZ-11").

SECTION 2. OTHER DEVELOPMENT LAWS. Except as expressly provided otherwise by this ordinance, the CZ-11 zoning district remains subject to all applicable federal, state, and local laws, and nothing in this ordinance shall be construed to exempt the Property from the lawful authority or jurisdiction of any federal, state, or local agency.

SECTION 3. DEFAULT ZONING DISTRICT. Except as expressly provided otherwise by this ordinance, the Property shall be governed by the land development regulations of the R-6 zoning district.

SECTION 4. SPECIAL CONDITIONS. The Conditional Zoning district for the Property is subject to the following special conditions:

1. **Concept Plan.** Subject to any modifications expressly contained in the text of this ordinance, development and maintenance of the Property must be consistent with the concept plan attached to this ordinance as **Exhibit "B"** (hereinafter the "Concept Plan"). In the event of a conflict between the text of this ordinance and the Concept Plan, the text of this ordinance shall control. References in this ordnance to lots, parcels, buildings, phases, and other development features refer to such features as identified on the Concept Plan.
2. **Variances.** Zoning variances to the standards of the default zoning district not modified by this ordinance may be approved pursuant to the procedures set forth in Appendix A, Article XIII, Section 1312.1 of the Lenoir City Code.
3. **Modification.** The special conditions specific to the CZ-11 zoning district may only be modified by application for a zoning map amendment following the procedures outlined in Appendix A, Article VIII, Section 820 of the Lenoir City Code.
4. **Permitted Uses.** In addition to the uses allowed in the R-6 zoning district, the following additional uses are permitted:
    a. Building A: Low to High Density Multi-family, Group Dwelling for 7 or more non-related residents.
    b. Building B: Single Family Residential, Group Dwelling for 1-6 non-related residents.
    c. Building C: Cultural and Community Facilities, Churches, Synagogues, and Mosques, Day Care Center, Event Venue
        i. Event Venue shall be defined as a commercial establishment and associated grounds engaged in the hosting and production of pre-planned events like weddings, corporate parties, or reunions. Typical accessory uses include kitchens or meal preparation space, photography studios, facilities to accommodate live or recorded music, and on- and off-site parking.
    d. Undeveloped Lots: Lot D and Lot E have no additional permitted uses outside of the R-6 zoning district.
5. **Density.** Density of multi-family uses shall default to the R-6 zoning district. 7.2 du/acre is the density allowed by right, and 15 du/acre is the maximum density allowed with a Special Use Permit. For group

APPENDIX B—CZ-11 ORDINANCE (CONTINUED)

dwellings that have shared kitchen facilities and common areas, with either single occupancy or shared occupancy rooms, two (2) beds shall be considered one dwelling unit.

6. **Minimum Lot Size and Frontage.** Parcels on the affected lots shall maintain the minimum lot size as identified in the City of Lenoir Zoning Ordinance. There shall be no public roadway frontage for individually platted residential lots (townhomes, bungalow court, patio homes) as long as the parent tract for the residential development maintains a minimum frontage of 25 ft on a public road. If private roads and/or common space are developed in conjunction with platted lots, a homeowner's association must be established to provide for the ongoing maintenance of private roads and common space.
7. **Ingress and Egress.** The access point along Delwood Drive shall be maintained, and shall be available for use by the existing buildings as well as future development on the site. A secondary access point must be provided for any development containing 30 or more residential units, which may be a private driveway off of Connelly Springs Road or Delwood Drive. A cross-access easement shall be required for use by both the upland acreage and the existing building.
8. **Lighting.** All new and replacement light fixtures shall be fully cut-off and shielded so as to prevent light spill-over onto adjacent residential properties.
9. **Design.** All new non-residential, attached single family, and multi-family structures and developments on the subject property must meet the Design Standards for Commercial, Office, Institutional, and Government Buildings in Section 714 of the code of ordinances. When a substantial improvement is made to any existing structure, the pre-existing portions of the building and building site must be brought into compliance with these design standards. These standards include but are not limited to building materials, building facades, customer/resident entrances, architectural features, parking, sidewalk, and landscaping.
10. **Signage.** All development shall follow the sign standards for residential districts in Section 1108 of the sign ordinance. As needed, the developer of the property shall establish entrance signage to the group dwellings and other uses as development progresses that meet these standards.

SECTION 5. SEVERABILITY. If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 6. EFFECTIVE DATE. This ordinance takes effect upon adoption.

DONE, THE PUBLIC NOTICE, in a newspaper of general circulation in the City of Lenoir, North Carolina, by the City Clerk of the City of Lenoir, North Carolina, the 6th day of March and the 13th day of March, 2025.

DONE, THE PUBLIC HEARING, at a regular meeting, the 18th day of March, 2025.

DONE, ENACTED ON FINAL PASSAGE, by an affirmative vote of the a majority of a quorum present of the City Council of the City of Lenoir, North Carolina, at a regular meeting, this 18th day of March, 2025.

Staff Report
CONDITIONAL ZONING REQUEST
CASE NUMBER R #3/26 (CZ-14)

CITY OF LENOIR
PLANNING & COMMUNITY DEVELOPMENT

LOCATION MAP/AERIAL PHOTOGRAPH



Subject Property:

937 Sunrise Circle

SUMMARY

Owner
DTM Real Estate (David Miller)

Applicant
David Miller

Location

937 Sunrise Circle (~1.1 acres)

NC PIN

2850213080

Project Planner

Hannah Williams, AICP, CZO

Matt Duchan, AICP, CZO

Updated October 30, 2026

Applicant's Request:

The applicant is requesting to re-zone the subject property to a Conditional Zoning district (CZ-14) from R-R for a multi-family development of seven (7) apartments.

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 9.

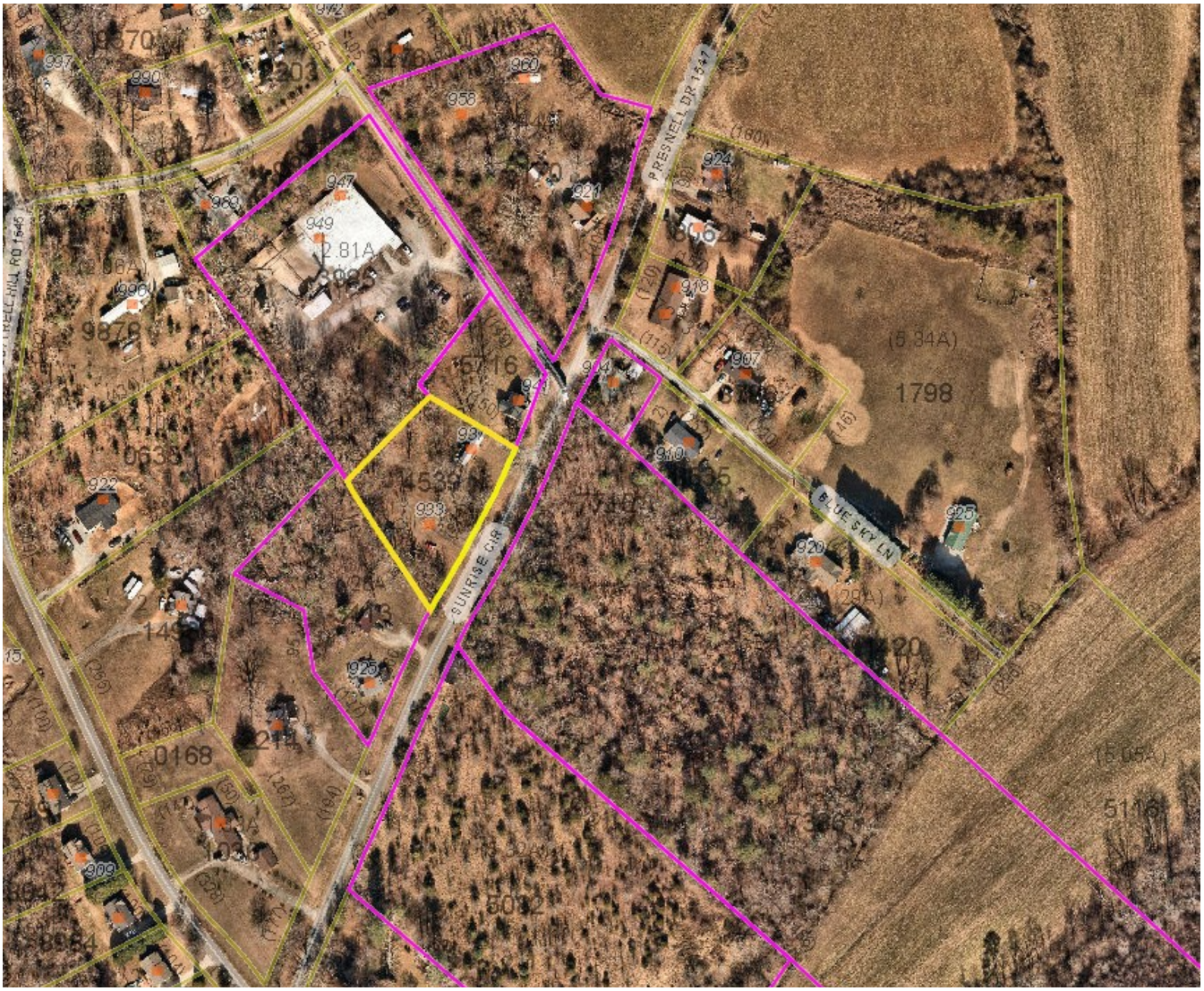
Public Comment:

Planning Board Meeting: November 9, 2026. Notices were mailed to adjacent property owners on October 28, 2026.

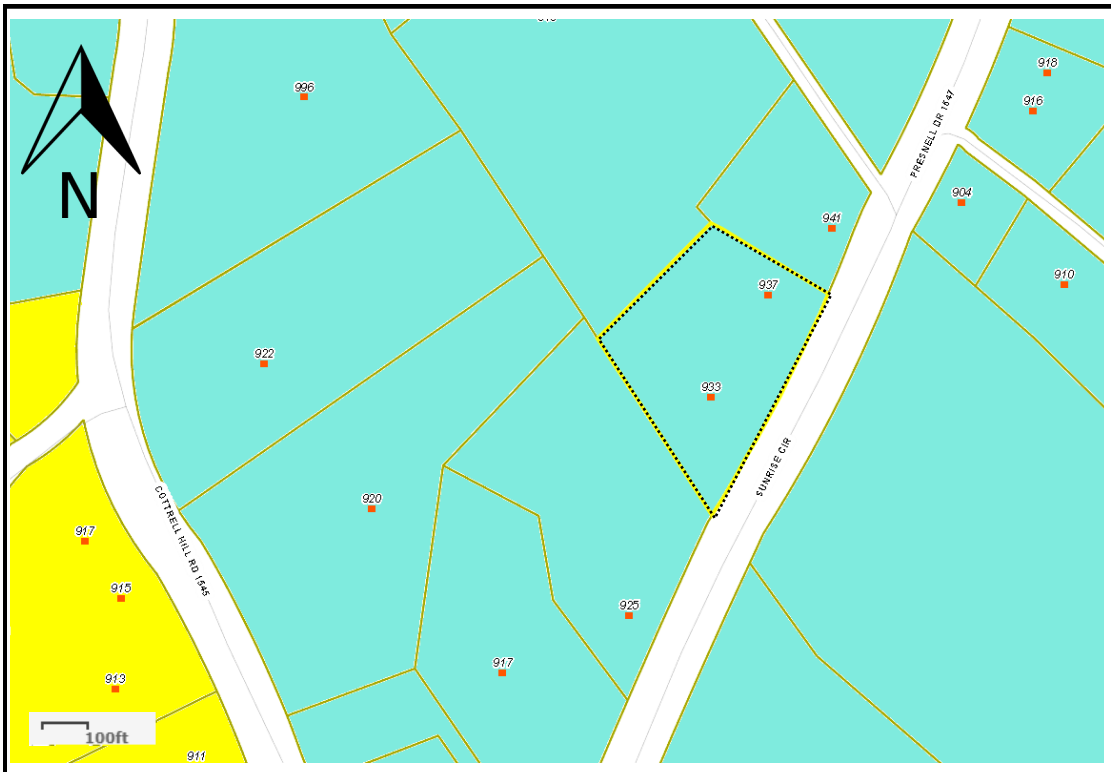
City Council (Public Hearing):

Anticipated to be scheduled for December 1, 2026

Abutting Property Owners Notified



EXISTING ZONING

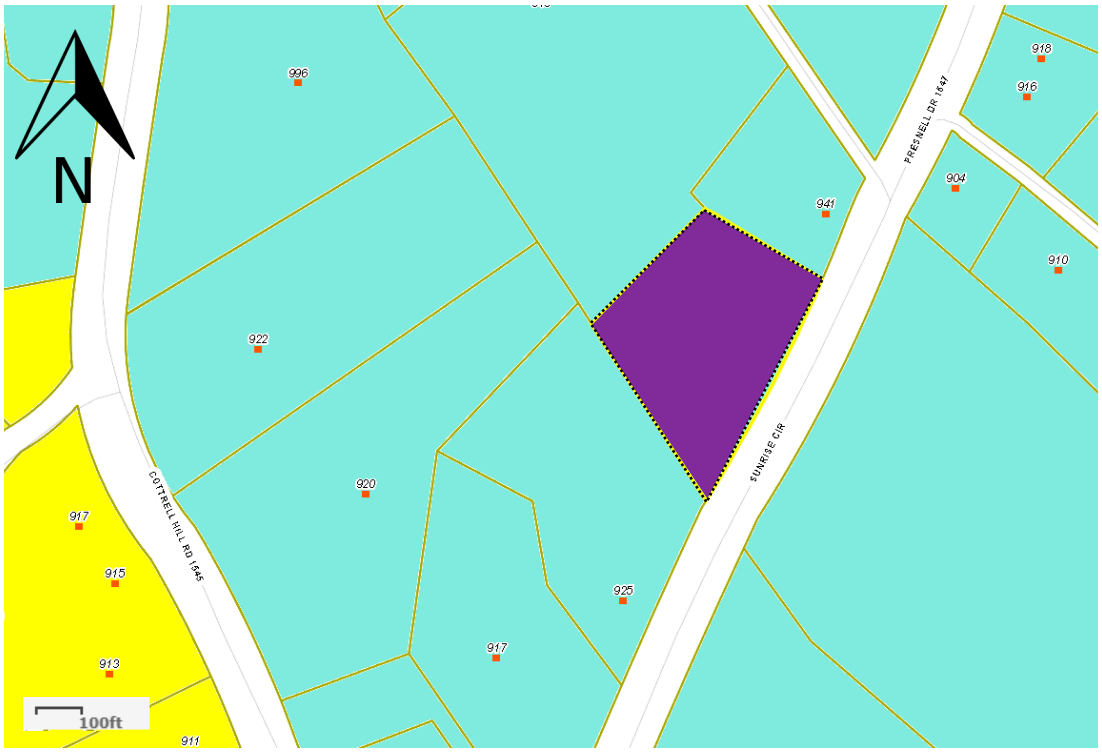


Subject Property:

Zoned R-R

Subject Property

PROPOSED ZONING



Subject Property:

Proposed CZ-14

Subject Property

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 (R-R)

R - R (Rural Residential) District is intended to develop and maintain, in keeping with the existing and future land development patterns, those areas of extraterritorial jurisdiction for low density single family residences, double wide manufactured homes, and compatible uses. The regulations for this district are designed to stabilize and encourage a healthful environment for family life in areas where public or community water or public sewer may not be available. Any uses which would adversely affect or interfere with the residential character and development of these areas are excluded.

Subject and Surrounding Properties

The 1.1-acre subject property is located north of the Lower Creek neighborhood of Lenoir east of Cottrell Hill Road. The property currently features a single-wide manufactured home, which the owner intends to remove from the site prior to development. The subject property is flanked by single-family home properties to both the north (.53 acres) and south (1.25 acres). Across the street is vacant property. The surrounding area is zoned entirely R-R (rural residential), which typically consists of exclusively single-family detached homes and manufactured homes. R-15 zoning begins further south along Sunrise Circle into the Lower Creek Neighborhood. To the northwest is a manufacturing plant owned by M&S Propco, which is zoned R-R pre-dating modern zoning, making it legally non-conforming. The remaining surrounding area is residential or zoned for residential and vacant. The property and to the west of the property was annexed into the City in the mid-1990s, and the opposite side of the street and east is in the ETJ (see Appendix A).

Reason for Request

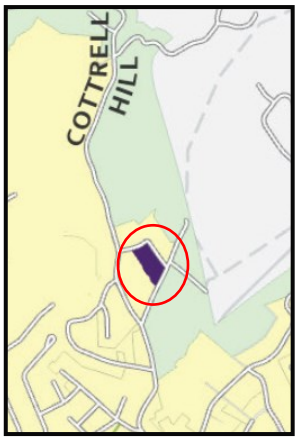
The applicant is seeking to develop seven apartment units on a 1.1 acre site. Under current zoning, the subject property could be developed with a single duplex. The development will include on-site parking, internal access and site circulation, pedestrian connections, and landscaping including a 15-foot buffer from adjacent single-family residences. Because this request proposes greater intensity than the current zoning district allows, the applicant conducted a community meeting on September 15, 2026 (See Appendix B). Planning staff did not attend, but did provide mailing addresses of abutting property owners to the applicant so that he could notify adjacent owners of his proposal.

Zoning Analysis

As stated above, the intent of the rural-residential district is to preserve the rural character of areas supported by infrastructure. This site is served by Lenoir Water & Sewer. In Lenoir, multi-family housing comprises just under 25 percent of the total stock, with 5-to-9 unit developments comprising just over three percent. Around half of the renting population is cost-burdened and providing housing for a growing workforce would help to generate economic activity in the City.

Background and Analysis (Cont.)

The CZ proposes to add low-density multi-family to site at 6.4 dwelling units per acre (du/ac), while providing for building setbacks and buffers to be sensitive to the neighborhood character. The setbacks will remain the same as those required in R-R on the side (15') and rear (35'), with a 25' front setback, as well as a 15' landscape buffer to screen on the sides and rear of the property. The building height maximum in R-R is 30 feet, which will be met in this development. This size of tract could be developed with two duplexes, totaling four units. Therefore, this project only nets three more units than what is already allowed in the R-R zoning district. The future land use map (FLUM) includes this parcel as heavy industrial (see map below), due to the owner of the manufacturing plant previously owning the whole block. Industrial expansion is unlikely here. The developers of this site intend to maintain character and remain sensitive to the surrounding area. Rezoning for multifamily would be a far less intense use than what the FLUM recommends.



Sunrise Circle and Cottrell Hill Road section of Future Land Use Map (FLUM)

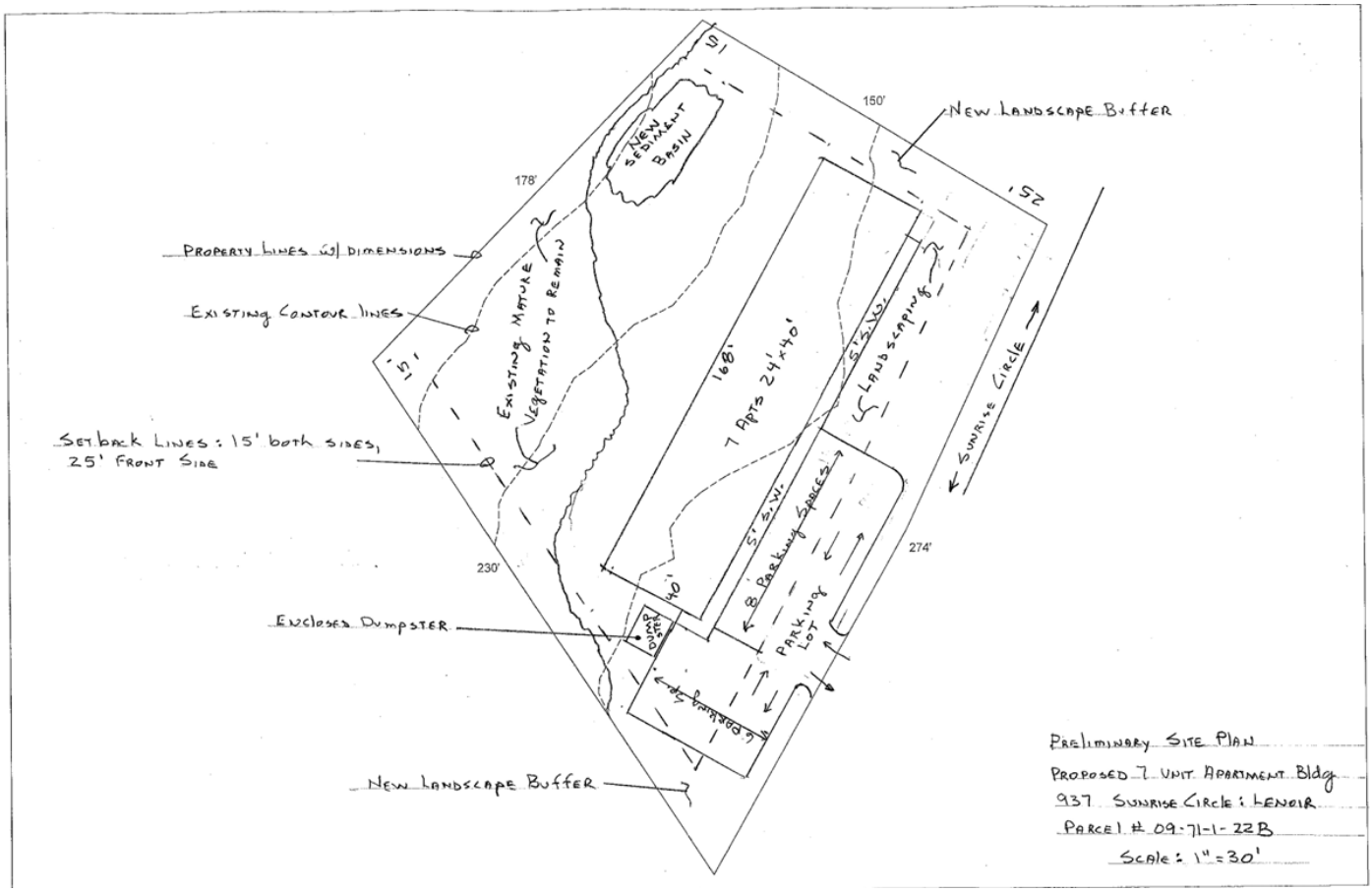
Proposed Conditional Zoning District: CZ-14 Specific Standards

1. **Base Zoning.** The underlying zoning district for the subject parcel is R-R (Rural Residential)
2. **Permitted Uses.** The uses permitted in CZ-14 are as follows:
   a. All permitted uses allowed in R-R
   b. Multi-Family, low-density (Garden Apartments)
3. **Buffer.** Wherever a multi-family residential use abuts a single-family zone or use, a 15-foot-wide planted buffer strip shall be required. Mature trees within the 15-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 and landscaping 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.** The front setback shall be 25'. All remaining setbacks will refer to the base zoning district.
5. **Density.** The maximum density on this property shall increase to seven (7) dwelling units per acre.
6. **Design Standards**. 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 Sunrise Circle frontage.
7. **Access.** Driveway(s) for multi-family development must be located off of Sunrise Circle.
8. **Lighting.** All lighting shall be fully cut-off and shielded so as to eliminate/minimize light spill-over onto adjacent residential properties.
9. **Sidewalk.** An 8' wide sidewalk shall be required along the street frontage of the subject property.

BACKGROUND AND ANALYSIS (CONT.)

Standards	R-R	CZ-14 Changes
Development Standards	Minimum Lot Size—Between 15,000 and 20,000 (contingent on sewer/ water capabilities) Setbacks Front: 40' Side Yard: 15' Abutting side Street: 25' Minimum Rear Yard: 35'	No Minimum Lot Size Setbacks Front: 25' Side Yard: 15' Abutting side Street: 25' Minimum Rear Yard: 35' Buffer A 15-foot wide planted buffer strip along the sides and rear of the property shall separate the property from abutting single-family zoning districts.
Summary of Permitted Uses	Accessory Structure (Cottage, Apartment) Dwelling, Single Family Duplex Special Uses: Agriculture Bed & Breakfast Daycares Communication Towers Cultural and Community Facilities Greenhouses, Commercial Group Housing (1-6 non-related residents) Manufactured Home Parks (Existing)	• All permitted uses in R-R • Multi-Family, low-density (Garden Apartments)

SITE PLAN


New Landscape Buffer
New Sediment Basin
178'
150'
25'
Property Lines w/ dimensions
Existing Contour Lines
Existing Mature Vegetation to remain
15'
Setback Lines: 15' both sides, 25' Front Side
168'
7 Apts 24'x40'
5' S.W.
Landscaping
Sunrise Circle
8 Parking Spaces
274'
230'
40'
Enclosed Dumpster
Pump Sta.
Parking Lot
New Landscape Buffer
Preliminary Site Plan
Proposed 7 Unit Apartment Bldg
937 Sunrise Circle : Lenoir
Parcel # 09-71-1-22B
Scale: 1" = 30'

FAÇADE RENDERING



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 addresses a pressing need of missing middle housing in a city with an aging housing stock and population. The proposed project is a 7-unit apartment development in a quiet neighborhood north of Lower Creek. This is an efficient use of land that is inactive and adjacent to a legally nonconforming manufacturing plant. Multi-family development would be significant for adding modern, infill housing to an area served by infrastructure.

PLANNING BOARD RECOMMENDATIONS

SITE PHOTOS

Below: Sunrise Circle due north (neighboring home shown)



Below: Sunrise Circle due south (neighboring structures shown)





Above: Singlewide trailer on property (to be removed).



Above: Shed in southwest corner of property (to be removed)

SITE PHOTOS

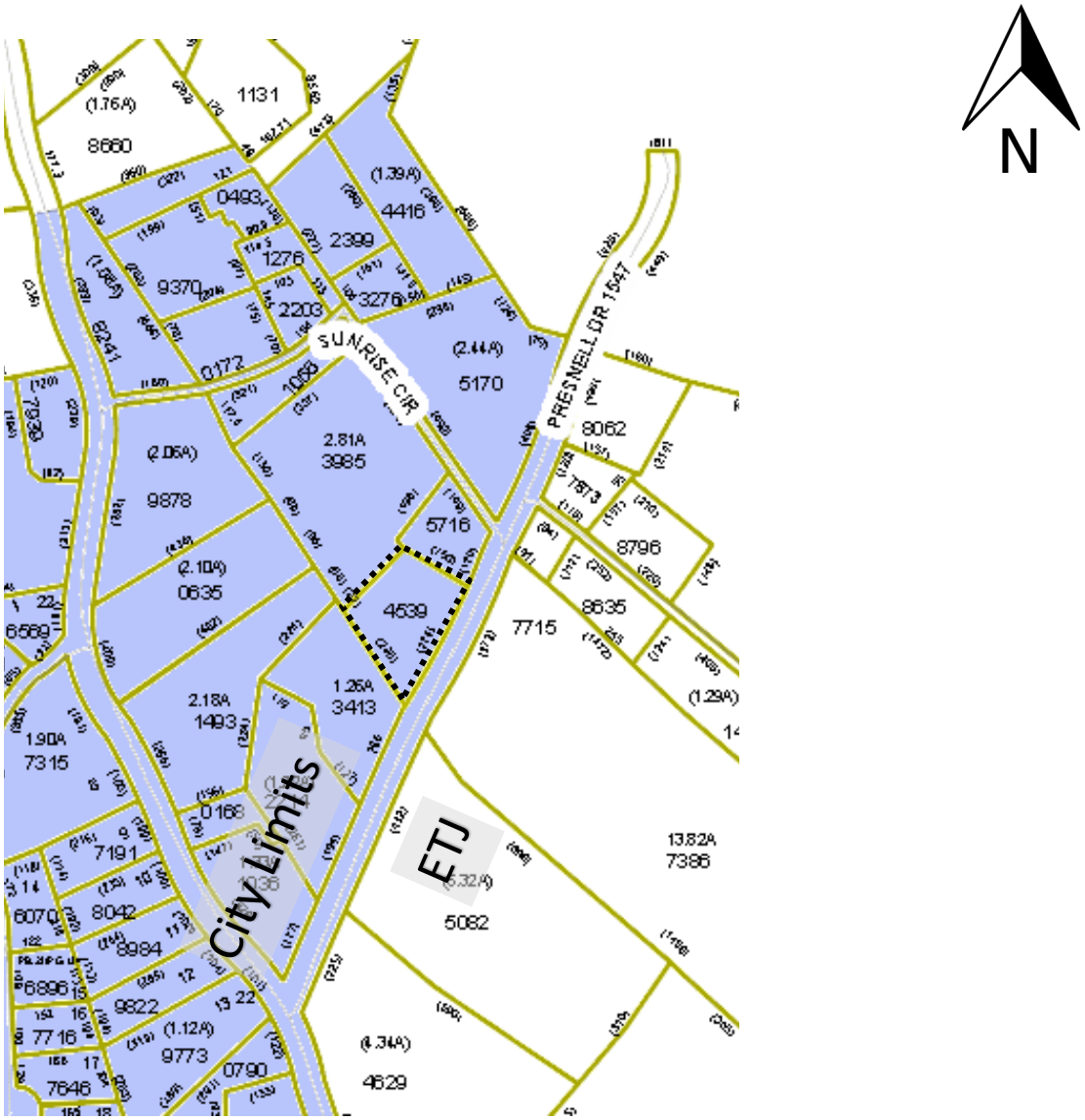
Below: View of M&S Manufacturing through rear landscaping





Above: Rear of property facing north

APPENDIX A—MAP SHOWING CITY LIMITS & ETJ



Map shows Lenoir City Limits in blue and the ETJ is white. The subject property is circled within the dashed outline, and is in the City Limits.

APPENDIX B — COMMUNITY MEETING

DTM REAL ESTATE

P.O. Box 25 | Hudson, North Carolina

September 4, 2026

COMMUNITY MEETING NOTICE

Proposed Rezoning and 7-Unit Apartment Development

937 NE Sunrise Circle, Lenoir, North Carolina

COMMUNITY MEETING

DATE
Tuesday, September 15, 2026

TIME
6:30 p.m.

LOCATION
Outdoors on site - 937 NE Sunrise Circle, Lenoir, NC

PURPOSE
Discuss proposed rezoning and 7-unit apartment development

PROPERTY DETAILS

Property address	937 NE Sunrise Cr, Lenoir, NC	Parcel number	09-71-1-22-B-
Acreage	1.140 AC	Deed reference	BK 2120 PG 1305
Tax account / bill	181719 / 15250 (Tax Year 2026)	Property owner	DTM Real Estate LLC
Proposed development	**7-unit low-rise multifamily apartment building**		
Housing type	**Market-rate rental housing; not dedicated project-based Section 8 housing**		

Dear Neighbor:

DTM Real Estate is providing this notice to neighboring property owners concerning its intent to seek a zoning map amendment for the property identified above. The proposed rezoning would allow development of a seven-unit apartment building on the approximately 1.140-acre site.

The proposed apartments will be market-rate rental housing. The project is not being developed as dedicated Section 8 or other project-based subsidized housing.

The current concept is a small, low-rise residential development with on-site parking, internal access, landscaping, pedestrian connections, utilities, drainage, and other improvements required through the City of Lenoir review process. The enclosed architectural image is conceptual and is intended to show the general residential character of the proposed building. Final site and building details remain subject to engineering and City approval.

DTM Real Estate will hold a community meeting at the subject property so neighboring owners and residents can review the proposal, ask questions, and provide comments before the rezoning proceeds through the City of Lenoir review process.

This applicant-hosted community meeting is separate from the City of Lenoir's formal Planning Board and City Council proceedings. The City will provide any additional official notices required for those meetings or hearings.

We invite you to attend the community meeting and discuss the proposed seven-unit development with the applicant.

Thank you for reviewing this notice and the enclosed project information.
Sincerely,

David Miller
DTM Real Estate
P.O. Box 25
Hudson, NC

APPENDIX B — COMMUNITY MEETING FEEDBACK

Re: Sunrise Cir Multi-family CZ

From David Miller <david@dtmgoldnc.com>
Date Thu 10/1/2026 11:19 AM
To Matthew Duchan <matthew.duchan@CI.LENOIR.NC.US>; David Gray <dgray@steelconbuilders.com>; agray@precisioncontractingnc.com <agray@precisioncontractingnc.com>
Cc Williams, Hannah <hwilliams@CI.LENOIR.NC.US>

Subject: DTM Real Estate – Community Meeting and Property Owner Notification
Good afternoon,
I am writing to confirm the property-owner notification and community meeting associated with the proposed rezoning.
The community meeting was held as scheduled on **Tuesday, September 15, 2026**. Prior to the meeting, notice of the proposed rezoning and development was mailed to **all nine property owners identified on the property-owner list provided by the City**.
The notices were mailed through USPS on **September 8, 2026**. The complete shipment information, including the nine USPS tracking numbers, was also emailed to David that day under the subject **"DTM Real Estate Shipping Confirmation – 9 USPS Shipments."**
For reference, the notified property owners and corresponding tracking numbers were:

- **Paul Dickson Anderson ET AL** — 9400150206217909448564
- **Ted Lance Teeters & Virginia Teeters** — 9400150106151384125491
- **Charles W. McQueen & Tina M. McQueen**— 9400150106151384125507
- **Miguel Suarez & Ursula Sandwy** — 9400150206217909448571
- **Parker Monroe Story** — 9400150206217909448557
- **James B. Gordon Sr. & Ann Marie Gordon**— 9400150206217909448588
- **M + S PROPO LLC** — 9400150206217909448656
- **Karen Triplett Hendrix** — 9400150106151384125637
- **James Henry Campbell & Shirley Campbell** — 9400150206217909448762

The community meeting was subsequently conducted on **September 15, 2026, 6:30pm as scheduled**. No objections or concerns regarding the proposed rezoning were raised during the meeting or received from the notified property owners through this outreach process.
Please let me know if copies of the original notification, mailing documentation, or any additional information regarding the community meeting are required.
Best regards,
David Miller
DTM Real Estate

CITY OF LENOIR
PLANNING & COMMUNITY DEVELOPMENT

Permit Report

09/04/2026 - 10/30/2026

Permit #	Permit Date	Permit Type	Applicant Name	Issued Date	Description	Parcel Address
- | Group Count: 3						
2026306	10/26/2026		Wendy Hall		Convert Dairy Queen into Whataburger fast food restaurant	344 BLOWING ROCK BV
2026307	10/28/2026		Michelle Hobbs - Interstate Sign Company		We are converting the existing fuel station to Valero	2638 NORWOOD ST
2026258	9/14/2026		Morgan Burkett (authorized agent for Mona Harshaw)		Install of replacement mobile home (16x68) with 40x5 ramp, 5x5 concrete landing, and 5ft wide (4 stair) staircase.	1440 ROY DULA PL
Accessory | Group Count: 5						
2026249	9/4/2026	Accessory	Martha Adams	9/4/2026	22 x 20 Carport	721 SEVERT CR
2026252	9/9/2026	Accessory	Tria Vang	9/9/2026	20x15 carport	2430 VINE ST
2026262	9/22/2026	Accessory	Terrence Truesdale	9/22/2026	Detached garage	917 SUNRISE CR
2026269	9/30/2026	Accessory	Richard Overbey	10/1/2026	12 x 30 covered carport no sides	1614 COLLEGE AV
2026272	10/1/2026	Accessory	Ryan Puett	10/1/2026	Inground Pool	11[illegible]

2026272	10/1/2026	Accessory	Ryan Puett	10/1/2026	Inground Pool	111 TIMBERLANE PL
Driveway | Group Count: 11						
2026283	10/16/2026	Driveway	National Home Corporation	10/19/2026	lot 2 - driveway permit	1143 King George Ct.
2026284	10/16/2026	Driveway	National Home Corporation	10/19/2026	lot 16 - driveway permit	1108 King George Ct.
2026285	10/16/2026	Driveway	National Home Corporation	10/19/2026	lot 17 - driveway permit	1112 King George Ct
2026286	10/16/2026	Driveway	National Home Corporation	10/19/2026	lot 20 - Driveway Permit	1124 King George Ct
2026287	10/16/2026	Driveway	National Home Corporation	10/19/2026	lot 21 - Driveway Permit	1128 King George Ct.
2026288	10/19/2026	Driveway	National Home Corporation	10/19/2026	lot 23 - Driveway Permit	1136 King George Ct
2026289	10/19/2026	Driveway	National Home Corporation	10/19/2026	lot 24 - Driveway Permit	1140 King George Ct
2026290	10/19/2026	Driveway	National Home Corporation	10/19/2026	lot 25 - Driveway Permit	1144 King George Ct
2026291	10/19/2026	Driveway	National Home Corporation	10/19/2026	lot 26 - Driveway Permit	1148 King George Ct
2026295	10/20/2026	Driveway	National Home Corporation	10/20/2026	lot 3 - Driveway Permit	1137 King George Ct
2026296	10/20/2026	Driveway	National Home Corporation	10/20/2026	lot 22 - Driveway Permit	1132 King George Ct
Non-residential | Group Count: 5						
2026275	10/6/2026	Non-residential	Koby Russell	10/6/2026	the construction of	345 FINLEY AV

					of construction of9,750 linear feet of water lines, a duplex water pump station, valves, fire hydrants, water services and service reconnections, site work, electrical, and related appurtenances. This contract includes connecting piping for the existing ground level Finley Tank to the proposed water station and elevated tank that serves the new pressure zone.	
2026277	10/7/2026	Non-residential	Bakers Waste Equipment	10/13/2026	Expansion and improvement of an existing industrial outdoor storage and operational area. The project consists of approximately 0.66 acre of site clearing and grading, installation of	1808 NORWOOD ST

					erosion and sediment-control measures, establishment of positive surface drainage, placement of recycled aggregate/base material, placement and compaction of aggregate/gravel, and use of the completed area for outdoor equipment and material storage associated with the existing industrial facility. No new building is proposed.	
2026278	10/7/2026	Non-residential	G&M STRUCTURES, LLC	10/12/2026	Footings and sidewalk for Clock Tower Project	801 WEST AV
2026280	10/8/2026	Non-residential	Bakers Waste Equipment	10/13/2026	Proposed site improvements to approximately 0.29 acres of the existing industrial property, including site clearing	1808 NORWOOD ST

					clearing, excavation and grading, stormwater drainage improvements, and installation of a compacted gravel surface. The improved area will be utilized for outdoor storage of industrial equipment and materials associated with existing manufacturing operations.	
2026256	9/14/2026	Non-residential	HARMONI TOWERS GATEWAY, LLC	10/14/2026	TELECOMMUNICATIONS TOWER	208 POLYCHEM CT
Permanent Sign | Group Count: 5						
2026248	9/4/2026	Permanent Sign	Jon Rogers	9/9/2026	Adding street sign and wall sign. See attached.	1305 WILKESBORO BV
2026259	9/16/2026	Permanent Sign	Humza Al Robeai	9/18/2026	Business Sign	235 MCLEAN DR
2026260	9/17/2026	Permanent Sign	Summer Trull	9/28/2026	install signage for Dutch Brothers	710 BLOWING ROCK BV
2026270	9/30/2026	Permanent Sign	Frye's Sign Company	9/30/2026	Business Signs	106 PENNTON AV
2026264	9/24/2026	Permanent Sign	Sherri Hartsell	10/13/2026	non lit wall and ground sign	348 HARPER AV
Residential Addition | Group Count: 3						

2026271	9/30/2026	Residential Addition	James Czajkowski		Expand the deck about 8 feet to the property line	401 HIGHLAND AV SW
2026281	10/9/2026	Residential Addition	Shane Margeson	10/9/2026	Replacing Deck	305 HOSPITAL AV
2026279	10/8/2026	Residential Addition	WineCo Construction		Open Air carport on left side of house	413 COTTRELL HILL RD
Single Family Home | Group Count: 19						
2026276	10/6/2026	Single Family Home	Roger Boatman	10/6/2026	Single Family Home	1127 King George Ct
2026273	10/1/2026	Single Family Home	Kristen	10/1/2026	New home being built, other home damaged from hurricane; demolish and rebuild through RENEW NC program	1516 POPLAR ST
2026268	9/30/2026	Single Family Home	John Carew	9/30/2026	renovate existing home	431 RANKIN ST
2026263	9/22/2026	Single Family Home	Kristen Stevens		New home will be built, current home was damaged from hurricane and will be demolished	824 PINETREE PL
2026251	9/9/2026	Single Family Home	Joni Stone	9/9/2026	Renew NC Hurricane Helene project to demolish the existing residence and then rebuild a new 3Bd/2Ba house in the	505 FOSTER PL

					same location	
2026257	9/14/2026	Single Family Home	Michael Woodie	9/14/2026	House Build	708 Westway Pl
2026247	9/4/2026	Single Family Home	Barry Abernethy	9/8/2026	SFH	418 SOUTH MAIN ST
2026297	10/20/2026	Single Family Home	National Home Corporation	10/21/2026	lot 3 - Zoning Permit for new construction single family dwelling on sewer	1137 King George Ct
2026298	10/20/2026	Single Family Home	National Home Corporation	10/21/2026	lot 17 - Zoning Permit for new construction single family dwelling on sewer	1112 King George Ct
2026299	10/20/2026	Single Family Home	National Home Corporation	10/21/2026	lot 20 - Zoning Permit for new construction single family dwelling on sewer	1124 King George Ct
2026300	10/20/2026	Single Family Home	National Home Corporation	10/21/2026	lot 21 - Zoning Permit for new construction single family dwelling on sewer	1128 King George Ct.
2026301	10/21/2026	Single Family Home	National Home Corporation	10/21/2026	lot 22 - Zoning Permit for new construction single family dwelling on sewer	1132 King George Ct
2026302	10/21/2026	Single Family	National	10/21/2026	lot 23 -	1136 King

		Home	Home Corporation		Zoning Permit for new construction single family dwelling on sewer	George Ct
2026303	10/21/2026	Single Family Home	National Home Corporation	10/21/2026	lot 24 - Zoning Permit for new construction single family dwelling on sewer	1140 King George Ct
2026304	10/21/2026	Single Family Home	National Home Corporation	10/21/2026	lot 25 - Zoning Permit for new construction single family dwelling on sewer	1144 King George Ct
2026305	10/21/2026	Single Family Home	National Home Corporation	10/21/2026	lot 26 - Zoning Permit for new construction single family dwelling on sewer	1148 King George Ct
2026292	10/19/2026	Single Family Home	National Home Corporation	10/21/2026	lot 2 - Zoning Permit Application for new construction single family dwelling on sewer	1143 King George Ct
2026293	10/19/2026	Single Family Home	National Home Corporation	10/21/2026	lot 16 - Zoning Permit for new construction single family dwelling on sewer	1108 King George Ct
2026294	10/20/2026	Single Family	Jack	10/20/2026	Single Family	104

		Home	Carmichael		framed Modular	WINCHESTER DR
Temporary Advertising | Group Count: 1						
2026267	9/28/2026	Temporary Advertising	Sandy Austin	9/29/2026	Temp Banner	845 BLOWING ROCK BV
Zoning Verification | Group Count: 10						
2026265	9/24/2026	Zoning Verification	David Eric Martin	9/24/2026	Zoning Verification	1604 Walt Arney Road
2026266	9/24/2026	Zoning Verification	David Eric Martin	9/24/2026	Zoning Verification	1605 Walt Arney Road
2026274	10/1/2026	Zoning Verification	Abdelkader Bendib	10/1/2026	Zoning Verification	208 MORGANTON BV
2026282	10/15/2026	Zoning Verification	Mooney Motorcars LLC (Dylan Mooney)	10/16/2026	Zoning Verification for Used Car Lot	1120 NORTH MAIN ST
2026246	9/4/2026	Zoning Verification	Maynard Nexsen PC -- Adrianne Poe/Ann Cantrell	9/4/2026	Zoning Verification	1829 BLOWING ROCK BL
2026250	9/4/2026	Zoning Verification	Jan Wicker	9/4/2026	Zoning Verification	125 HOSPITAL AV
2026253	9/9/2026	Zoning Verification	Rebecca Susann Booth	9/11/2026	Zoning Verification Letter	1311 ROCKFORD PL
2026254	9/11/2026	Zoning Verification	James Robbins	9/11/2026	Zoning Verification for Remodel	1979 BUSH PL
2026255	9/11/2026	Zoning Verification	James Robbins	9/11/2026	Zoning Verification for Perc Test	0
2026261	9/18/2026	Zoning Verification	Lionel Corpening	9/18/2026	Family Care Facility	537 WILLOW ST