Planning Board
Meeting Minutes
Monday, July 13, 2026
5:30 PM

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

Opening Session

1. A quorum was established.
2. Chairperson McCarl called the Planning Board Meeting to order.
3. Upon a motion by Vice-Chair Case and seconded by Board Member Arnaud, Planning Board voted 7 to 0 to approve the June 8, 2026, minutes as presented.

New Business

1. Matt Duchan presented text amendment ZOA 1-26 requesting "educational facility" to be a permitted or special use in various residential and commercial zoning districts in Lenoir. This amendment will apply to the citywide ordinance and not just applicant. Matt stated that this amendment will change the definition of what a "public service facility" is and add "educational facility" to the permitted use chart, so both uses are accounted for sufficiently.
   Recommended Action: Approval of the request, and call for a public hearing at City Council on August 04, 2026.

   Consistency Statement was read for the record:
   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 reasonable-ness of any proposed map amendments. Staff offers the following draft statement on the consistency and reasonableness of the request. The proposed zoning amendment is consistent with the 2045 Comprehensive Plan in that initiating zoning changes within target areas to encourage development is a primary proactive strategy. In the long-term, adjusting the ordinance to account for all forms of "educational facilities" would effectively encourage a variety of developments in growing areas serving families. This amendment would also help to revitalize vacant and historic sites such as West Lenoir Elementary which aligns with the Comprehensive Plan's goal to enhance livability.

   Board members questions were addressed by staff.

Vice-Chair, Case made a motion to approve ordinance amendment and consistency statement as presented by staff and call for a Public Hearing for City Council to consider the request on August 4, 2026, motion seconded by Board Member Parson. Planning Board votes 7 to 0 to approve as presented.

2. With this being a quasi-judicial case, Chairperson McCarl placed staff presenter Matt Duchan and speaker request Julian Baker under oath.

   Matt Duchan presented Special Use Permit Case 2-26 located at 117 Maple Dr NW. Applicant is requesting a Special Use Permit for a private school to locate in the former West Lenoir Elementary School.

   Staff recommends approval of the requested Special Use Permit for the proposed ~~church~~ school, 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.

   Recommended Action: Approval of the request, and call for a hearing at City Council on August 04, 2026.

   Julian Baker, 144 Greenhill Woods, Blowing Rock, spoke on behalf of Waterlife Church. Mr. Baker spoke about the church and the vision it has for the school.

   Board member questions were addressed by staff and Julian Baker.

   With no further appearance request, the public comment period was closed.

   Board Member Arnaud, made motion to approve the Special Use Permit application 2-26 with staff recommendations as amended and call for a Hearing for City Council to consider request on August 4,2026, motion seconded by Vice -Chair Case. Planning Board voted 7 to 0 to approve as amended.

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 6:10 p.m.

Lucy McCarl
Chairperson

Hannah Williams
Planning Director