



PLANNING BOARD **AGENDA**

May 18, 2026

The Town of La Grange Planning Board meeting is held in the Council Chambers at Town Hall, 203 S. Center St., La Grange, NC 28551. The meeting is scheduled to begin at 7:00 PM.

1. Call to Order
2. Welcome
3. Review and Approval of the April 27, 2026, Meeting Minutes
4. Final Subdivision Plat Review: Jack's Crossing Phase 1
 - a. An application to review the Final Subdivision Plat for Jack's Crossing Phase 1 containing 34 total lots with the proposed proportional development of Ketchum Ave., Harling Crossing Way, Marsden Cir, and Corbin Manor Ct.
5. Rezoning Request for 306 Easy St (Lenoir County Tax Parcel # 15079) and Easy St (Lenoir County Tax Parcel # 15080)
 - a. An application by Lighthouse 11, LLC to rezone two parcels - 306 Easy St (Lenoir County Tax Parcel # 15079) and Easy St (Lenoir County Tax Parcel # 15080) – from Agriculture-Residential District (AR) to Medium-Density Residential District (R-10).
6. Board Questions/Comments
7. Adjournment

DRAFT PLANNING BOARD MINUTES

April 27, 2026

The Town of La Grange Planning Board held their April 2026 scheduled meeting on Monday, April 27, 2026. The meeting was held in the Town Council Chambers at Town Hall, located at 203 S. Center Street.

Members present: Chairwoman Christine Wilhelm, Vice Chairman John Miller, Julia Wooten, Penny Dawson, Andrea Gray, and Charles Phillips, Jr.

Members absent: Cameron Foss and Crissy Rouse were absent from the meeting

Public Present: There was no public present for the meeting.

Town Staff Present: Christopher D. Seaberg, Assistant Town Manager

Chairwoman Wilhelm announced the presence of a quorum and called the meeting to order at 7:00 pm. Chairwoman Wilhelm welcomed the members and staff to the meeting and moved into the agenda.

Agenda Item 3 – Review and Approval of the January 28, 2026, Meeting Minutes

Mr. Seaberg presented the draft minutes from the January 28, 2026, Planning Board meeting. With no questions or comments from members of the Planning Board, member Charles Phillips, Jr. made a motion to approve the minutes as presented. Board member Andrea Gray seconded the motion. The members of the Planning Board voted and unanimously approved the motion.

Agenda Item 4 – Preliminary Subdivision Review: Jack’s Crossing Phase 1: An application to review the Preliminary Subdivision Plan for Jack’s Crossing Phase 1 containing 34 total lots with the proposed proportional development of Ketchum Ave., Harling Crossing Way, Marsden Cir, and Corbin Manor Ct.

Mr. Seaberg presented information on the application. He stated that Jack’s Crossing Subdivision is located off of Lake Pines Dr. (Lenoir County Tax Parcel # 37299). The proposed development consists of 91 total residential lots. The proposed development also includes the extension of 2 dead-end roads into the development along with the addition 2 new roads to serve the development.

Mr. Seaberg stated that the La Grange Town Council reviewed and approved a previous Preliminary Plat submittal for this site during their June 6, 2022, meeting. The Town records show that there was a combination review of both a Zoning Map Amendment application along with the review of the Preliminary Plat for the entire development. Conditions set on the Map Amendment application (Ordinance 2022-06-03) that were approved at the June 6, 2022, Town Council Meeting were as follows:

1. Property use shall be for single-family site-built residences (no apartments, duplexes, or twins)
2. Residences shall be a minimum of 1,500 square feet gross floor area.
3. Setbacks for property lines adjoining existing developed lots shall be increased by 20 feet and shall include a 20-foot natural buffer.

Mr. Seaberg stated that the developer has slightly adjusted their scope for this project and is looking to split this development into 2 phases. This allows them to finish the infrastructure for the first 34 residential lots and proceed with the sale of those 34 lots for the construction of Single-Family Dwellings. This transition is applicable for this development but must go through the Preliminary Subdivision Review process to document the change. He further stated that the Preliminary Plan review process listed in the La Grange Subdivision Ordinance are as follows:

1. Review the Lot layout
2. Review the Proposed roads and their layout
3. Review any potential concerns regarding a designated Flood Zone per the Town's FEMA Flood Insurance Rate Maps (FIRM)
4. Review of the Drainage Plan for the development

Mr. Seaberg presented the following details of the entire Jack's Crossing Subdivision:

1. Currently Zoned CR-12 (Conditional R-12 Single-Family Residential District)
2. Total Acreage of 43.94
3. Total Disturbed area for development is 35.86 Acres
4. Total Impervious area percentage for the entire development is 22.14%. This includes both roadways, some parking areas for the mail kiosk, and each individual residential lot
5. Total number of Lots is 91
6. The proposed density for this development is 2.07 dwellings per acre
7. The smallest lot is 12,060 square feet
8. The largest lot is 47,495 square feet
9. The average lot size is 16,654 square feet
10. Street rights-of-way are 60 feet wide and there is a total of 5,558 linear feet of road development for the entire subdivision.
11. Street cross sections show a 20-foot travel way and will be paved to NC DOT Subdivision Standards (6 inches ABC Stone with 2 inches of S9.5B Asphalt)
12. All utilities for this development will be buried
13. There is a 20-foot conservation easement around all exterior lots. There is also a 6-foot vegetation buffer along the outer perimeter of these exterior lots.

Mr. Seaberg stated that Phase 1 of Jack's Crossing Subdivision includes the first 34 residential lots along with the extension of 2 previous dead-end roads along with portions of 2 new roads.

1. The first dead-end road extension's name has been approved by Lenoir County E911 as Harling Crossing Way. Harling Crossing Way is the first entrance into the development from the intersection of Lake Pines Drive and S. Caswell St. It enters the development from Lake Pines Drive and ends at its intersection with the new Marsden Cir.
2. The second dead-end road extension's name has been approved by Lenoir County E911 as Ketchem Ave. Ketchem Ave. is the second entrance into the development from the intersection of Lake Pines Drive and S. Caswell St. It enters the development from Lake Pines Drive and ends at its second intersection with the new Marsden Cir.
3. The first new road's name has been approved by Lenoir County E911 as Marsden Cir. Marsden Cir. Services a majority of the lots in Jack's Crossing connected to Ketchem Ave. and Harling Crossing Way.
4. The second new road's name has been approved by Lenoir County E911 as Corbin Manor Ct. Corbin Manor Ct. consists of 2 separate cul-de-sac roads intersecting with Ketchem Ave.

Mr. Seaberg stated that the drainage plan for the entire development includes some areas with a 3:1 slope on some lots and 6:1 slope on others both to the rear of the property into the conservation easement and natural buffer. The drainage design is developed to ensure not to convey normal stormwater that may occur on this property. On average, the elevation of surrounding property around this development is 105 feet above sea level. The highest contour shown on the sealed drainage plans is 110 feet above sea level. The tapering from the higher contour to adjoining lots seem appropriate. As a matter of record, typical drainage plans are designed for a normal rainfall. Any event that is beyond a normal day-to-day occurrence such as a hurricane or even massive summertime rainstorm is considered an "Act of God". There is no feasible design that can accommodate such an event.

Mr. Seaberg stated that Town staff do not have any concerns with this Preliminary Plan for Jack's Crossing Subdivision Phase 1. Please note lots cannot be sold until the Final Plat for Jack's Crossing Subdivision Phase 1 is review by both Planning Board and Town Council.

Mr. Seaberg presented that the Planning Board had the following potential actions for this application:

- 1) Recommend the Town Council approve this application as submitted.
- 2) Recommend the Town Council approve this application with certain conditions or changes.
- 3) Table a decision on this application to receive further information on the matter. Typically, the application would be reviewed again at the May 2026 Planning Board meeting.
- 4) Recommend the Town Council deny this application.

Mr. Seaberg further stated that, with the previous review and approval of this development plan and the sure fact that a majority of the infrastructure has been installed per those plans, staff does not see many options other than moving forward with this project.

The Planning Board discussed the application and discussed why a third entrance was removed. With no further questions or comments from members of the Planning Board, member Penny Dawson made a motion to recommend Town Council approve the Preliminary Subdivision Plan for Jack's Crossing Phase 1 as submitted. Board member Julia Wooten seconded the motion. The members of the Planning Board voted and unanimously approved the motion.

Agenda Item 5 – Preliminary Subdivision Review: Jack's Crossing Phase 2: An application to review the Preliminary Subdivision Plan for Jack's Crossing Phase 2 containing 57 total lots with the proposed proportional development of Ketchum Ave. and Marsden Cir.

Mr. Seaberg presented information on the application. He stated that Jack's Crossing Subdivision is located off of Lake Pines Dr. (Lenoir County Tax Parcel # 37299). The proposed development consists of 91 total residential lots. The proposed development also includes the extension of 2 dead-end roads into the development along with the addition 2 new roads to serve the development.

Mr. Seaberg stated that the La Grange Town Council reviewed and approved a previous Preliminary Plat submittal for this site during their June 6, 2022, meeting. The Town records show that there was a combination review of both a Zoning Map Amendment application along with the review of the Preliminary Plat for the entire development. Conditions set on the Map Amendment application (Ordinance 2022-06-03) that were approved at the June 6, 2022, Town Council Meeting were as follows:

1. Property use shall be for single-family site-built residences (no apartments, duplexes, or twins)
2. Residences shall be a minimum of 1,500 square feet gross floor area.
3. Setbacks for property lines adjoining existing developed lots shall be increased by 20 feet and shall include a 20-foot natural buffer.

Mr. Seaberg stated that the developer has slightly adjusted their scope for this project and is looking to split this development into 2 phases. Phase 1 includes the first 34 residential lots they intend on completing and having SFD Dwellings constructed on. Phase 2 includes the remaining 57 lots which will follow the completion of Phase 1. This transition is applicable for this development but must go through the Preliminary Subdivision Review process to document the change. He further stated that the Preliminary Plan review process listed in the La Grange Subdivision Ordinance are as follows:

1. Review the Lot layout
2. Review the Proposed roads and their layout

3. Review any potential concerns regarding a designated Flood Zone per the Town's FEMA Flood Insurance Rate Maps (FIRM)
4. Review of the Drainage Plan for the development

Mr. Seaberg presented the following details of the entire Jack's Crossing Subdivision:

1. Currently Zoned CR-12 (Conditional R-12 Single-Family Residential District)
2. Total Acreage of 43.94
3. Total Disturbed area for development is 35.86 Acres
4. Total Impervious area percentage for the entire development is 22.14%. This includes both roadways, some parking areas for the mail kiosk, and each individual residential lot
5. Total number of Lots is 91
6. The proposed density for this development is 2.07 dwellings per acre
7. The smallest lot is 12,060 square feet
8. The largest lot is 47,495 square feet
9. The average lot size is 16,654 square feet
10. Street rights-of-way are 60 feet wide and there is a total of 5,558 linear feet of road development for the entire subdivision.
11. Street cross sections show a 20-foot travel way and will be paved to NC DOT Subdivision Standards (6 inches ABC Stone with 2 inches of S9.5B Asphalt)
12. All utilities for this development will be buried
13. There is a 20-foot conservation easement around all exterior lots. There is also a 6-foot vegetation buffer along the outer perimeter of these exterior lots.

Mr. Seaberg stated that Phase 2 of Jack's Crossing Subdivision includes 57 residential lots along with the further extending Ketchem Ave. and including a majority of the new Marsden Cir.

Mr. Seaberg stated that the drainage plan for the entire development includes some areas with a 3:1 slope on some lots and 6:1 slope on others both to the rear of the property into the conservation easement and natural buffer. The drainage design is developed to ensure not to convey normal stormwater that may occur on this property. On average, the elevation of surrounding property around this development is 105 feet above sea level. The highest contour shown on the sealed drainage plans is 110 feet above sea level. The tapering from the higher contour to adjoining lots seem appropriate. As a matter of record, typical drainage plans are designed for a normal rainfall. Any event that is beyond a normal day-to-day occurrence such as a hurricane or even massive summertime rainstorm is considered an "Act of God". There is no feasible design that can accommodate such an event.

Mr. Seaberg stated that Town staff do not have any concerns with this Preliminary Plan for Jack's Crossing Subdivision Phase 2. Please note lots cannot be sold until the Final Plat for Jack's Crossing Subdivision Phase 2 is review by both Planning Board and Town Council.

Mr. Seaberg presented that the Planning Board had the following potential actions for this application:

- 1) Recommend the Town Council approve this application as submitted.
- 2) Recommend the Town Council approve this application with certain conditions or changes.
- 3) Table a decision on this application to receive further information on the matter. Typically, the application would be reviewed again at the May 2026 Planning Board meeting.
- 4) Recommend the Town Council deny this application.

Mr. Seaberg further stated that, with the previous review and approval of this development plan and the sure fact that a majority of the infrastructure has been installed per those plans, staff does not see many options other than moving forward with this project.

The Planning Board discussed the application and had no questions or comments regarding it. Planning Board member Charles Phillips, Jr. made a motion to recommend Town Council approve the Preliminary Subdivision Plan for Jack's Crossing Phase 2 as submitted. Board member Andrea Gray seconded the motion. The members of the Planning Board voted and unanimously approved the motion.

Agenda Item 6 – Board Questions/Comments

There were no Board Questions or Comments.

Agenda Item 7 – Adjournment

Having no further business, Board member Penny Dawson made a motion to adjourn the meeting. Board member Julia Wooten seconded the motion. The members of the Planning Board voted and unanimously approved the motion. The meeting was adjourned at 8:09 PM.

Board Secretary

Christine Wilhelm, Chairwoman



Agenda Item 4– Jack’s Crossing Phase 1 Final Plat review

Town staff received a request for the review of Jack’s Crossing Phase 1 Final Plat. The Preliminary Plan for the entire subdivision was originally reviewed and approved by the Town Council at the meeting June 6, 2022. The developer later adjusted the plans to split Jack’s Crossing into two phases. Jack’s Crossing Phase 1 Preliminary Plan was approved by the Town Council at the meeting May 4, 2026.

This is now before the Planning Board for consideration per the format set forth in Section 33-13 of the La Grange Subdivision Ordinance. To assist in the review, I have provided the following information/observations:

1. Some of the Statements in Section 33-13 of the La Grange Subdivision Ordinance are not required for this application:
 - a. The Final Plat submittal will need to be titled “Final...” versus “Preliminary...”
 - b. Subdivision infrastructure is required to either be installed and certified or secured with a Bond or Letter of Credit. This requirement is often listed as a condition on the Final Plat approval when projects are close to completion.
 - c. Certificate of Ownership, Dedicatio, and Jurisdiction needs to reflect the La Grange Subdivision Ordinance and state: “I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (We) hereby adopt this plan of subdivision with my own free consent and dedicate all streets, alleys, walks, parks, conservation space and other areas to public or private use as noted. I (we) will maintain all such areas until the offer of dedication is accepted by the appropriate public authority. All property shown on this plat as dedicated for a public use shall be deemed to be dedicated for any other public use authorized by law when such other use is approved by the Town Council of La Grange in the public interest. Further, I certify that the land as shown hereon is located within the subdivision jurisdiction of La Grange.”
 - d. Certificate of Accuracy Mapping is required
 - e. Proposed Subdivision Road Standards...” – The roads are currently listed as Public Right-of-way but NCDOT no longer accepts minor residential roads. This would be a Town consideration once the development is 95% completed.
 - f. Certificate of Disclosure for Floodplain – There are no portion of this development located within a Floodplain. (See surveyor’s flood statement on Sheet 2 of 2)



- g. Certificate of Disclosure for Private Developments – The roads and supporting stormwater facilities are listed as Public.
- h. Certificate of Disclosure for Homeowners Association
- i. Environmental Health Certificate – This development will be served by Town of La Grange Sewer.
- j. Certificate for Major Subdivisions

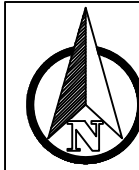
STAFF COMMENTS

Once the infrastructure is completed or a Surety is provided, staff sees no conflict with approving this Final Plat submittal.

POTENTIAL PLANNING BOARD ACTION ON THIS APPLICATION

As with any other application, the Planning Board may take the following actions:

- 1) Recommend the Town Council approve this application as submitted.
- 2) Recommend the Town Council approve this application with certain conditions or changes.
- 3) Table a decision on this application to receive further information on the matter. Typically, the application would be reviewed again at the June 2026 Planning Board meeting.
- 4) Recommend the Town Council deny this application.



ABBREVIATIONS

BM BOOK OF MAPS
CLF CHAIN LINK FENCE
CMF CONCRETE MONUMENT FOUND
DB DEED BOOK
IPF IRON PIPE FOUND
IRF IRON ROD FOUND
IRS IRON ROD SET
N/F NOW OR FORMERLY
PB PLAT BOOK
PG PAGE
PKF PK NAIL FOUND
R/W RIGHT-OF-WAY
SF SQUARE FEET

PROPERTY DATA

CURRENT OWNER: EDNC LAGRANGE, LLC
SITE ADDRESS: 37299 LAKE PINES DR, LAGRANGE NC
PARCEL ID: PORTION OF 3556-94-8861
PARCEL AREA: 16.369 ACRES
ZONED: XXXXX
BUILDING RESTRICTIONS:
FRONT: XX', REAR: XX', SIDE: XX'
SUBJECT PROPERTY LIES WITHIN THE XXX WATERSHED.

STATEMENT OF POSSIBLE ENCROACHMENTS

(A) NONE OBSERVED AT TIME OF SURVEY

FLOOD INFORMATION

SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 3720356001, WITH AN EFFECTIVE DATE OF 12/27/2005.

BOUNDARY TABLE

LINE	BEARING	DISTANCE
L1	S11°36'09"W	100.44'
L2	S78°32'05"E	100.00'
L3	N11°27'55"E	100.00'
L4	S78°32'05"E	60.00'
L5	N75°42'45"E	90.14'
L6	N70°51'34"E	100.00'
L7 TOTAL	S19°12'07"E	99.97'
L8	S70°49'37"W	100.00'
L9	S19°07'59"E	99.93'
L10	N70°52'02"E	100.48'
L11	S19°03'04"E	5.96'
L12	N19°09'12"W	5.97'
L13	S70°50'11"W	60.00'
L14	N19°09'12"W	10.06'
L15	S19°09'12"E	35.85'
L16	S79°43'19"E	31.16'

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	140.00'	40.19'	40.05'	S48°34'28"W	16°26'49"
C2	136.54'	45.85'	45.63'	S80°11'09"W	19°14'20"
C3	135.99'	60.55'	60.05'	N77°24'25"W	25°30'36"
C4	135.99'	27.63'	27.58'	N58°49'48"W	11°38'29"
C5	39.97'	36.99'	35.68'	N73°47'22"E	53°01'05"

VICINITY MAP (NOT TO SCALE)

CERTIFICATE OF IMPROVEMENTS

IF THE REQUIRED IMPROVEMENTS ARE COMPLETED PRIOR TO THE SUBMISSION OF THE FINAL PLAT, THE FOLLOWING CERTIFICATE SHALL BE LETTERED ON THE PLAT ABOVE THE SIGNATURE OF THE TOWN ENGINEER: "KNOW ALL MEN BY THESE PRESENTS, THAT I HEREBY CERTIFY THAT ON THIS, THE _____ DAY OF _____, 20____, ALL OF THE IMPROVEMENTS AS REQUIRED BY THE SMITHFIELD SUBDIVISION REGULATIONS HAVE BEEN INSTALLED BY THE DEVELOPER IN AN APPROVED MANNER."
IF THE REQUIRED IMPROVEMENTS ARE NOT COMPLETED PRIOR TO THE SUBMISSION OF THE FINAL PLAT, THE FOLLOWING CERTIFICATE SHALL BE LETTERED ON THE PLAT ABOVE THE SIGNATURE OF THE TOWN MANAGER: "KNOW ALL MEN BY THESE PRESENTS, THAT I HEREBY CERTIFY PERFORMANCE GUARANTEE SUFFICIENT TO SECURE THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE TOWN OF SMITHFIELD BY THE DEVELOPER, THEREBY GUARANTEEING THAT ALL IMPROVEMENTS REQUIRED BY THE SMITHFIELD SUBDIVISION REGULATIONS SHALL BE CONSTRUCTED, SUCH IMPROVEMENTS SHALL BE COMPLETED WITHIN DAYS FROM THE DATE OF THIS STATEMENT."

I, _____, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN REFERENCED DEEDS & PLATS, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. § 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS _____ DAY OF _____, A.D., _____

SEAL OR STAMP

SURVEYOR

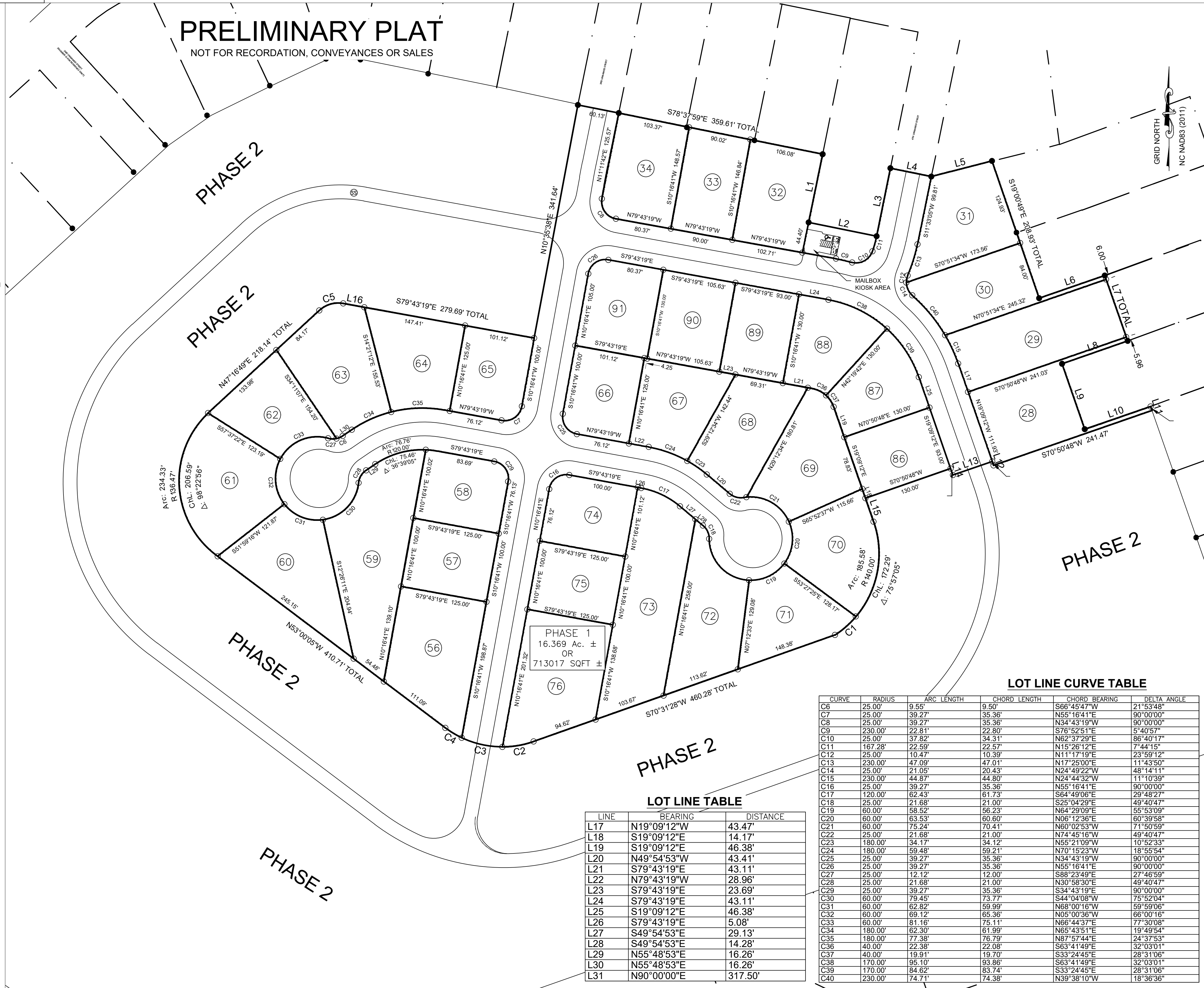
REGISTRATION NUMBER: _____

SURVEY NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE A SUBDIVISION OF REAL PROPERTY.
- ALL BEARINGS, DISTANCES, AND COORDINATES SHOWN HEREON ARE BASED UPON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83 (NSRS 2011), PER A GPS SURVEY PERFORMED BY AERIAL & GROUND SURVEYING, PLLC.
- UNIT OF MEASUREMENT IS U.S. SURVEY FEET (FT) UNLESS SPECIFICALLY NOTED AS METERS (M).
- ALL AREAS SHOWN ARE CALCULATED BY THE COORDINATE METHOD.
- ALL DISTANCES AND COORDINATES SHOWN HEREON ARE LOCALIZED, GROUND INFORMATION, UNLESS SPECIFICALLY NOTED AS "GRID".
- ALL REFERENCES UTILIZED IN THE PREPARATION OF THIS PLAT HAVE BEEN SHOWN HEREON.
- ALL PROPERTY CORNERS SET ARE 1/2" IRON PIPES UNLESS OTHERWISE NOTED.

PRELIMINARY PLAT

NOT FOR RECORDATION, CONVEYANCES OR SALES



LOT LINE TABLE

LINE	BEARING	DISTANCE
L17	N19°09'12"W	43.47'
L18	S19°09'12"E	14.17'
L19	S19°09'12"E	46.38'
L20	N49°54'53"W	43.41'
L21	S79°43'19"E	43.11'
L22	N79°43'19"W	28.96'
L23	S79°43'19"E	23.69'
L24	S79°43'19"E	43.11'
L25	S19°09'12"E	46.38'
L26	S79°43'19"E	5.08'
L27	S49°54'53"E	29.13'
L28	S49°54'53"E	14.28'
L29	N55°48'53"E	16.26'
L30	N55°48'53"E	16.26'
L31	N90°00'00"E	317.50'

LOT LINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C6	25.00'	9.55'	9.50'	S66°45'47"W	21°53'48"
C7	25.00'	39.27'	35.36'	N55°16'41"E	90°00'00"
C8	25.00'	39.27'	35.36'	N54°43'19"W	90°00'00"
C9	230.00'	22.81'	22.80'	S78°52'51"E	5°40'57"
C10	25.00'	37.82'	34.31'	N62°37'29"E	86°40'17"
C11	167.28'	22.59'	22.57'	N15°26'12"E	7°44'15"
C12	25.00'	10.47'	10.39'	N11°17'19"E	23°59'12"
C13	230.00'	47.09'	47.01'	N17°25'00"E	11°43'50"
C14	25.00'	21.05'	20.43'	N24°42'22"W	48°14'11"
C15	230.00'	44.87'	44.80'	N24°44'32"W	11°10'39"
C16	25.00'	39.27'	35.36'	N55°16'41"E	90°00'00"
C17	120.00'	62.43'	61.73'	S64°49'06"E	29°48'27"
C18	25.00'	21.68'	21.00'	S25°04'29"E	49°40'47"
C19	60.00'	58.52'	56.23'	N64°23'09"E	55°53'09"
C20	60.00'	63.53'	60.60'	N06°12'36"E	80°39'58"
C21	60.00'	75.24'	70.41'	N60°02'53"W	71°50'59"
C22	25.00'	21.68'	21.00'	N74°45'16"W	49°40'47"
C23	180.00'	34.17'	34.12'	N55°21'09"W	10°52'33"
C24	180.00'	59.48'	59.21'	N70°15'23"W	18°55'54"
C25	25.00'	39.27'	35.36'	N54°43'19"W	90°00'00"
C26	25.00'	39.27'	35.36'	N55°16'41"E	90°00'00"
C27	25.00'	12.12'	12.00'	S88°23'49"E	27°46'59"
C28	25.00'	21.68'	21.00'	N30°58'30"E	49°40'47"
C29	25.00'	39.27'	35.36'	S34°43'19"E	90°00'00"
C30	60.00'	79.45'	73.77'	S44°04'08"W	75°52'04"
C31	60.00'	62.82'	59.99'	N68°00'16"W	59°59'06"
C32	60.00'	69.12'	65.36'	N05°00'36"W	66°00'16"
C33	60.00'	81.16'	75.11'	N66°44'37"E	77°30'08"
C34	180.00'	62.30'	61.99'	N65°43'51"E	19°49'54"
C35	180.00'	77.38'	76.79'	N87°57'44"E	24°37'53"
C36	40.00'	22.38'	22.08'	S63°41'49"E	32°03'11"
C37	40.00'	19.91'	19.70'	S33°24'45"E	28°31'06"
C38	170.00'	95.10'	93.86'	S63°41'49"E	32°03'11"
C39	170.00'	84.62'	83.74'	S33°24'45"E	28°31'06"
C40	230.00'	74.71'	74.38'	N39°38'10"W	18°36'36"

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF _____ COUNTY, AND THAT I FREELY ADOPT THIS SUBDIVISION PLAN WITH MY FREE CONSENT, ESTABLISH MINIMUM SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER _____
DATE _____ OWNER _____
NOTARY STATEMENT:
I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGE TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED.
PRINT NAME AND TITLE OF OWNER _____
PRINT NAME AND TITLE OF OWNER _____
DATE: _____
PRINTED NAME: _____ NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF _____
I, _____ REVIEW OFFICER OF _____ COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE _____ REVIEW OFFICER _____

APPROVAL AND ACCEPTANCE OF DEDICATION BY THE TOWN COUNCIL

I HEREBY CERTIFY THAT THE TOWN OF _____ HAS APPROVED THIS PLAT FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS, AND ACCEPTS THE DEDICATION OF STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC LANDS SHOWN THEREON, BUT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL, IN THE OPINION OF THE SMITHFIELD TOWN COUNCIL, IT IS IN THE PUBLIC INTEREST TO DO SO.

TOWN MANAGER _____ DATE _____

PLANNING DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS RECORDED PLAT HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF THE TOWN OF _____, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER OF DEEDS OF _____ COUNTY.
DATE _____ PLANNING DIRECTOR - TOWN OF _____

FLOOD DAMAGE PREVENTION CERTIFICATE OF APPROVAL FOR RECORDING

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE TOWN OF _____ FLOOD DAMAGE PREVENTION REQUIREMENTS AND IS APPROVED BY _____ FOR RECORDING IN THE REGISTER OF DEEDS OFFICE.

UDO ADMINISTRATOR _____ DATE _____

CERTIFICATE OF FLOODWAY INFORMATION

PROPERTY SHOWN HEREON IS/IS NOT LOCATED IN A FEMA DESIGNATED FLOOD ZONE.
FLOOD HAZARD PANEL NO. _____
EFFECTIVE DATE: _____
DATE _____ SURVEYOR _____

DATE _____
COMMENTS _____
REVISION _____

AERIAL & GROUND SURVEYING

PRELIMINARY SUBDIVISION SURVEY PHASE 1- ELLIS LA GRANGE - PERRY TRACT LA GRANGE NORTH CAROLINA



Agenda Item 5 – Zoning Map Amendment Application – Lighthouse 11 LLC

Zoning Map Amendment – A request made by Lighthouse 11 LLC to rezone 306 Easy St (Lenoir County Tax Parcel # 15079) and Easy St (Lenoir County Tax Parcel # 15080) from Agriculture-Residential District (AR) to Medium-Density Residential District (R-10).

- Adjacent Property Owner Notifications were sent out 5/12/2026
- Public Information Sign was placed on the site on 5/12/2026

The Planning Board will need to take a position and make a recommendation either in support or against the recommended map amendment. Attached for information is a copy of Lighthouse 11 LLC's formal application and a map of the area in which the proposed rezoning is located for your review and consideration.

Town of La Grange
Planning and Inspections
203 S. Center St./PO Box 368
La Grange, NC 28551



252-566-3186
252-566-2201 (Fax)
WWW.LAGRANGENC.COM

PETITION FOR ZONING MAP AMENDMENT

Date: 4/13/2026

Fee Paid: \$ _____

Applicant: Lighthouse 11, LLC

Telephone: 919-621-9912

Address: /Adjacent Property: 306 Easy St La Grange, NC 28551 and Easy St Parcel ID 355716725597

Owner(s): Lighthouse 11, LLC

Telephone: 919-621-9912

Address: 4801 Glenwood Ave. Suite 200 Raleigh, NC 27612

Has this property been the subject of prior Town Planning Board, Board of Adjustment and/or
Town Council Land Use, Zoning/Subdivision application?
NO

If Yes, list: _____

1. Parcel #, Street #, Address & Location of Property:

Parcel # 355716726557 and 355716725597
306 East St. La Grange, NC 28551 , and Easy St, La Grange, NC 28651

2. General Zoning Information:

a) Attach vicinity map depicting property & contiguous properties to application;

b) Current zoning classification of property: AR

c) Current Use of property: 306 Easy is Residential and that Easy is currently vacant land.

d) Current zoning of adjacent properties: AR

e) Current Use of contiguous properties: Residential property is uninhabitable and needs to be demolished

f) Character of area: Residential Commercial Industrial Mixed Use
Agricultural Other: _____

3. Requested reclassified Use of property: R-10

4. Legal description of property (metes and bounds, lot, block, book, page, etc.):
306 Easy St Bldc/Dirt Floor and Easy St Easy St

5. Detail why you think this petition should be approved (use additional sheets if needed):

This petition requests a zoning map amendment from AR (Agricultural-Residential) to R-10 for two contiguous parcels located on Easy Street in order to allow for residential development consistent with the surrounding area and the Town of La Grange's land use objectives

(Please see additional sheet for further details)

6. Name and addresses of property owners abutting property in questions:

John T. Miller, Jr. 30y Eesy St La Grange 28551

Sandra MartiN 308 Sasy, St La Grange 28551

I certify that the information on this form is accurate and true to the best of my knowledge:

Owner: DocuSigned by:
Adam Schneider
2ECF507F525F4A6... Date: 4/13/2026

Owner: _____ Date: _____

Owner: _____ Date: _____

Submit Application to address and/or fax number above or email to narhue@lagrangenc.com

PETITION FOR ZONING MAP AMENDMENT
TOWN OF LA GRANGE

Q5.

This petition requests a zoning map amendment from AR (Agricultural-Residential) to R-10 for two contiguous parcels located on Easy Street in order to allow for residential development consistent with the surrounding area and the Town of La Grange's land use objectives.

The proposed use supports the goals of promoting the public health, safety, and general welfare by replacing an existing substandard single-family structure at 306 Easy Street with a new, code-compliant manufactured home, and by developing the adjacent vacant parcel with an additional new manufactured home. These improvements will remove conditions that may contribute to blight or depreciation and instead provide safe, modern housing that contributes to the stability of the neighborhood.

Rezoning to R-10 will allow for orderly and efficient land use development, consistent with the Town's objective of encouraging a variety of residential uses while avoiding overcrowding and undue concentration of population. The proposed low-density residential use is compatible with the character of the area and represents an appropriate transition from agricultural-residential zoning to a more defined residential classification.

This project also supports the County's and Town's broader goals of facilitating adequate housing opportunities, including affordable housing, while ensuring that development occurs in a manner that protects property values and promotes desirable living conditions. The placement of new manufactured homes on individual parcels aligns with existing development patterns and infrastructure capacity.

In addition, the project includes the proper abandonment of an existing well in accordance with applicable regulations, further protecting environmental conditions and public safety.

For these reasons, the requested rezoning is reasonable, consistent with adopted land use policies, and in the public interest as it promotes orderly growth, neighborhood improvement, and safe, quality housing within the community.

OWNER:

DocuSigned by:
Adam Schneider
2ECF507F525F4A6...

4/13/2026



Lenoir County Public Records Search

Lenoir County Public Records Search

15079
306 EASY ST

LIGHTHOUSE 11 LLC, -
4801 GLENWOOD AVENUE SUITE 200
RALEIGH, NC 27612

Total Assessed Value
\$96,563

KEY INFORMATION

Parcel ID No.	15079
Owner ID	1019437
Map No.	355716726557
Tax District	133 - COUNTY/MOSELEY HALL FIRE
Township	MOSELEY HALL - MOSELEY HALL
Property Type	RES - IMP
Land Size Acres	0.29
Legal Description	306 EASY ST BLDC/DIRT FLOOR
Exemption Code	-
Neighborhood	N LaGrange
Plat Book & Page	-

ASSESSMENT DETAILS

Land Value	\$10,554
Improvement Value	\$86,009
Total Value	\$96,563
Deferred Value	-
Total Taxable Value	\$96,563

BUILDINGS

BUILDINGS

BUILDING - 1 - SINGLE FAMILY RESIDENCE

Year Built	1961	Built Use / Style	SINGLE FAMILY RESIDENCE
Grade	C-	Percent Complete	100%
Heated Area	1,040 sqft	Fireplace (Y/N)	N
Basement (Y/N)	N		
HVAC	HEATPUMP/CENTRALHEAT		
Bathroom(s)	1 Full Bath(s)	Half Bath(s)	0 Half Bath(s)
Bedroom(s)	3		
Stories	1.00		

OWNERS

OWNER ID	OWNERS	ADDRESS
1019437	LIGHTHOUSE 11 LLC	4801 GLENWOOD AVENUE SUITE 200

SALES HISTORY

	SALES DATE	SALE AMOUNT	SALE INSTRUMENT	DEED BOOK & PAGE	DEED YEAR
+	20251023	\$71,000	UNKNOWN	2070-309	2025

Grantor	BEST SHEMENIA RENAY
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Data last updated: 05/11/2026



Lenoir County Public Records Search

15080
EASY ST

LIGHTHOUSE 11 LLC, -
4801 GLENWOOD AVENUE SUITE 200
RALEIGH, NC 27612

Total Assessed Value
\$10,700

KEY INFORMATION

Parcel ID No.	15080
Owner ID	1019437
Map No.	355716725597
Tax District	133 - COUNTY/MOSELEY HALL FIRE
Township	MOSELEY HALL - MOSELEY HALL
Property Type	RES - VAC
Land Size Acres	0.29
Legal Description	EASY ST EASY ST
Exemption Code	-
Neighborhood	N LaGrange
Plat Book & Page	-

ASSESSMENT DETAILS

Land Value	\$10,700
Improvement Value	\$0
Total Value	\$10,700
Deferred Value	-
Total Taxable Value	\$10,700

BUILDINGS

OWNERS

OWNER ID	OWNERS	ADDRESS
1019437	LIGHTHOUSE 11 LLC	4801 GLENWOOD AVENUE SUITE 200

SALES HISTORY

SALES DATE	SALE AMOUNT	SALE INSTRUMENT	DEED BOOK & PAGE	DEED YEAR
+ 20251023	\$71,000	UNKNOWN	2070-309	2025

Grantor	BEST SHEMENIA RENAY
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Data last updated: 05/11/2026



Close-up of the Town's Zoning Map for this Project Area – August 4, 2025 Town of La Grange Official Zoning Map

