

Tuesday, March 18, 2025
Minutes-City of Lenoir Council Meeting

**LENOIR CITY COUNCIL
TUESDAY, MARCH 18, 2025
6:00 P.M.**

PRESENT: Mayor Joe Gibbons presiding. Councilmembers present were Jonathan Beal, Ike Perkins, Todd Perdue, Ralph Prestwood, Kimmie Rogers, David Stevens, Crissy Thomas, City Manager Scott Hildebran, City Clerk Shirley Cannon and Attorney Timothy Rohr.

CITY STAFF: In attendance was Finance Director Donna Bean, Fire Chief Norman Staines, Police Chief Brent Phelps, Police Major Andy Wilson, Planning Director Hannah Williams, Parks & Recreation Director Phil Harper, Public Services & Public Works Director Jon Hogan, Public Services Public Utilities Director Jeff Church, Economic Development Main Street Director Brenda Floyd, Director of Special Projects & Grants Jared Wright, and Public Information/Communication Director Joshua Harris.

I. CALL TO ORDER

THOUGHTS &

PRAYERS: A. On behalf of City Council, Mayor Gibbons asked everyone to keep Councilman Todd Perdue and wife Kathryn in their thoughts and prayers. Mayor Gibbons also asked everyone to keep our country in their thoughts and prayers.

B. The meeting was opened by a moment of silence and the pledge of allegiance as led by Mayor Gibbons.

INTRODUCTION OF

K9's: C. On behalf of the Police Department, Major Andy Wilson stated the K9 program began in the late 80's and early 90's and has been very successful. Major Wilson introduced Lieutenant Zack Poythress who is a Criminal Investigation Officer (CIO) and shared the Department is fortunate to have him. He shared Lieutenant Poythress possesses a police canine Master Trainer certification and supervises the K9 program.

Major Wilson reported that over the past months, the Lenoir Police Department has purchased and trained (3) new police K9's and he introduced all the K-9's and their handlers as follows:

K9 Genghis is a 3 year old English Springer Spaniel assigned to Officer Cesar Rubio.

K9 Mia is a 3 year old German Shorthaired Pointer assigned to Officer Chase Miller.

K9 Cezar is a 1.5 year old Belgian Shepherd assigned to Corporal Herbert Reid.

K9 Atos is a 5 year old German Shepard assigned to Officer Logan Barret and is considered as the veteran of the Department.

Major Wilson further shared that each dog and their trainer were certified as a team. He stated the Police Department also has a great partnership with the community and school system. Also, he clarified that Federal Asset Forfeiture funds were utilized for this purchase.

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On behalf of City Council, Mayor Gibbons thanked Major Wilson, Lieutenant Poythress and the Police Department for the success of the K9 program and for the presentation.

**SPECIAL RECOGNITION;
DOUG JOHNSON:**

- D. On behalf of City Council, Mayor Gibbons read and presented a resolution to Doug Johnson, Chief Executive Officer (CEO) at Blue Ridge Energy upon his retirement effective June 30, 2025 following 46 years of dedicated and outstanding service to the citizens and community. Mayor Gibbons also presented Mr. Johnson with a key to the City.

Mayor Gibbons expressed appreciation for what Mr. Johnson has meant to the community, the City of Lenoir and all of the counties that Blue Ridge Energy represents in western North Carolina.

Mayor Gibbons thanked Mr. Johnson for assisting the City with financing Fire Station 3, the lighting at Mack Cook Stadium and for pledging financing for a new fire apparatus along with other projects he has supported for the City of Lenoir and Caldwell County. Mayor Gibbons said it has been a pleasure working with you and we want you to know that we are so excited for you and your family in your upcoming retirement.

As information, Blue Ridge Energy is a member-owned electric cooperative utility serving over 80,000 members in Caldwell, Watauga, Ashe and Alleghany counties and part of Wilkes and Avery counties. Additionally, Mr. Johnson led the cooperative through many improvements that benefited the member-owners. He added a propane and fuels subsidiary and RidgeLink, a business-to-business dark fiber provider. These moves added jobs and local services, and they helped hold down member rates.

Mr. Johnson said he has always been very proud of the fact that Blue Ridge Energy's headquarters are located in Lenoir and that Blue Ridge Energy is such an important part of this wonderful city. He stated the company was started in Lenoir and Caldwell County in 1936 and remarked he has bragged about that fact for his entire career. Mr. Johnson shared that he was honored to be a part, not only in providing electricity, but as the Mayor said, in doing things to make life better for the people in this area. I am highly honored. I deeply appreciate the very kind words and I appreciate the key to the city.

Mr. Johnson introduced members of the Board of Directors that were in the audience and he also announced that Katie Woodle will be replacing him as Chief Executive Officer at Blue Ridge Energy. Ms. Woodle currently serves as Senior Vice-President and Chief Financial Officer.

SPECIAL RECOGNITION;

- E. On behalf of City Council, Mayor Gibbons read and presented a proclamation to Alan Merck, Senior Vice-President and Chief Operations Official Blue Ridge Energy and Robin Nicholson, Government and Community Relations District Manager Duke Energy in honor and celebration of Linemen Appreciation Day which is recognized annually on April 18. There were also several linemen present for the award presentation along with Jason Lingle, Watauga District Manager.

Alan Merck and Robin Nicholson thanked City Council for the recognition and for their support of all the linemen that work and protect the citizens each and every day.

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On behalf of City Council, Mayor Gibbons thanked the linemen for all of their hard work to keep the power on every day and commended them for working 24 hours a day during disaster events such as Hurricane Helene.

II. MATTERS SCHEDULED FOR PUBLIC HEARINGS

CONDITIONAL ZONING REQUEST 1373 DELWOOD DRIVE SW:

- A. A public hearing was held to consider a Conditional Zoning District (CZ-11) request as submitted by Joe Bogdahn, applicant based upon the consistency statement below and the six (6) special conditions proposed for the CZ-11 Ordinance that are listed on page four (4) of the Staff Report which is included in the minutes. The applicant proposes to covert the education building on the former Whitnel United Methodist Church site located at 1373 Delwood Drive into a group dwelling with other site improvements and development standards. The Planning Board also approves this rezoning request based upon the evidence presented to the Planning Board.

Consistency Statement

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. The Comprehensive Plan calls for progressive and sound land use policies that take stakeholder interests into consideration in order to ensure that the City grows fairly, effectively, and efficiently. Additionally, the Comprehensive Plan calls for the promotion of housing for people in all stages of life, and the desire to build community character and revitalize neighborhoods. Whitnel is a focus neighborhood of the 2045 Comprehensive Plan and this workforce housing proposal is a legitimate step in the right direction. The proposed CZ-11 district is consistent with the Comprehensive Plan because it allows for intensification of development on this property, with a variety of housing types to meet the changing needs of Lenoir's residents of all ages.

Mayor Gibbons opened the public hearing to receive public comments regarding the Conditional Zoning District.

Planning Director Hannah Williams reviewed a power point presentation and a map of the property for the conditional zoning request and reported a single family home is located on the property along with several storage sheds. Director Williams stated the site was developed with a sanctuary and pointed out the parcel is located to the NE part of the property which is part of the rezoning as well as the parcel across the street.

Additionally, Director Williams shared the site is split-zoned as R-15 and R-6. The sanctuary is located in the R-15 zone which is single family zoning district and the remainder of the property is in the R-6 Multi-family zoning district.

Director Williams further reported that Mr. Bogdahn's main goal in acquiring the property is to provide workforce housing for Blowing Rock Country Club. The project will be constructed in three standalone phases. Phase 1 consists of converting the education building into 16 one and two bedroom dormitory style units. She stated he proposes to update the parsonage house to be used as a traditional residence. Phase 2 consists of leasing the sanctuary space to be reused as several assembly-type uses, such as a church facility, daycare, preschool, or event venue. In Phase 3, the applicant proposes to develop the vacant tracts included in the purchase. Director Williams shared he envisions building small residences for workforce housing, or to sell those homes individually to prospective buyers.

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The Staff Report was also presented as evidence to be included in the minutes as reference and a copy is attached to these minutes as information.

There being no further public comment, Mayor Gibbons closed the public hearing and asked Council for action.

Councilman Todd Perdue asked to be recused due to the applicant being a client of his business.

Upon a motion by Mayor Pro-Tem David Stevens, City Council voted 6 to 0 to recuse Councilman Todd Perdue from voting on this conditional zoning request.

Upon a motion by Councilmember Ralph Prestwood, City Council voted 6 to 0 to approve the Conditional Zoning District (CZ-11) based on the consistency statement listed above, the six (6) special conditions proposed for the CZ-11 Ordinance that are listed on page four (4) of the Staff Report for property located on 1373 Delwood Drive into a group dwelling with other site improvements and development standards as presented by Staff.

III. CONSENT AGENDA ITEMS

- A. Minutes: Approval of the minutes of the Committee of the Whole meeting of Tuesday, February 25, 2025 as submitted.
- B. Minutes: Approval of the minutes of the City Council Budget Retreat meeting of Friday, February 28, 2025 as submitted.
- C. Resolution; Doug Johnson: Approval of the resolution presented to Doug Johnson upon his retirement as Chief Executive Officer (CEO), Blue Ridge Energy. (A copy of the resolution is attached to these minutes as information.)
- D. Location Approval; Rotary Peace Pole at Rotary Soccer Complex: Staff recommends approval of placing a Rotary Peace Pole at the Rotary Soccer Complex as requested by Jamie Willis with United Way. A Peace Pole is a monument that displays the message *May Peace Prevail on Earth in different languages on each of its four or six sides. There are estimated over 250,000 Peace Poles globally in the world dedicated as monuments to peace. The pole will have languages in English, Spanish Vietnamese and Hebrew.*

Upon a motion by Councilmember Todd Perdue, City Council voted 7 to 0 to adopt items A through D on the Consent Agenda as described above and as recommended.

IV. REQUESTS AND PETITIONS OF CITIZENS

V. REPORTS OF BOARDS AND COMMISSIONS

VI. REPORT AND RECOMMENDATIONS OF THE CITY MANAGER

- A. Items of Information

PLANNING

- BOARD:** 1. The Planning Board will on Monday, March 24 at 5:30 p.m. at the City/County Chambers.

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**COMMITTEE OF
THE WHOLE:**

2. The Committee of the Whole will meet on Tuesday, March 25 at City Hall, Third Floor Conference Room.

**FOOTHILLS REGIONAL
AIRPORT AUTHORITY:**

3. The Foothills Regional Airport Authority will meet on Wednesday, March 25 at noon at the Airport Facility.

B. Items for Council Action

**BID AWARD; PROJECT
TIP#EB-5806 HOSPITAL
AVENUE SIDEWALKS:**

1. Staff recommends City Council acceptance of the lowest responsive responsible bid to Neill Grading and Construction Company, Inc. for the construction of Project TIP#EB-5806 Hospital Avenue Sidewalks in the amount of \$2,594,361. Neill Grading and Construction Company, Inc. is appropriately licensed with the NC General Contractor Board and has successfully completed similar projects. The award should be made contingent upon and subject to approval of bid documents by the North Carolina Department of Transportation (NCDOT).

A copy of the bid documents are attached to these minutes as information.

City Manager Mr. Hildebran reiterated the bid award is contingent upon and subject to approval of bid documents by the North Carolina Department of Transportation (NCDOT) and he reviewed the background information of the project as follows:

Background Information: In 2016, the City was awarded funding for the Hospital Avenue Sidewalk Project from the Federal Highway Administration/North Carolina Department of Transportation Locally Administered Project Program (LAP). The project consists of construction of sidewalks along Hospital Avenue, connecting Harper Avenue to Blowing Rock Boulevard (U.S. 321). Approximately 950 feet of substandard sidewalk will be replaced and approximately 1,560 feet of new sidewalk will be constructed. Due to the constrained corridor, the sidewalk will be 5ft. wide and located at the back of curb. New curb and gutter will be installed to NCDOT standards. Some grading and installation of new retention walls will be required in some areas due to topography. The estimated project costs were \$1,000,000, with the city receiving \$800,000 in LAP funding and with a required 20% local match of \$200,000. In 2017, City Council selected Wetherill Engineering to perform the planning and design phase of the project.

Due to NCDOT funding constraints, COVID and various other reasons, the project was paused. In August 2023, NCDOT provided a notice to proceed with project cost estimates now totaling \$3,170,000. As such, the City applied for and was awarded new supplemental LAP funds totaling \$2,536,000 and with a required 20% local match of \$634,000. In 2024, City Council selected Mattern & Craig Engineering to perform the construction engineering inspection services phase of the project.

With the engineering design complete, rights-of-ways acquired, and utilities relocation work underway, the City initiated the bidding of the construction phase of the project. The construction

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portion of the project was initially bid in late December 2024 with a bid opening date of January 14, 2025. No bids were received. Per General Statutes, the project was re-bid with a bid opening date of February 27, 2025. One bid for construction was received from Neill Grading and Construction Company, Inc. (Hickory, NC) for the sum of \$2,594,361. The bid has been reviewed by Wetherill Engineering for completeness and compliance with applicable bidding requirements and a letter of award recommendation is attached.

The new total project cost is \$3,526,661, which includes planning and engineering design, rights-of-ways acquisition, utilities relocation, sidewalk construction and construction inspection services. The City has allocated \$200,000 in local funds and \$234,000 in ARPA funds to go toward our \$634,000 local match. Based on discussions with the design engineer and low bidder, it is anticipated there will be cost savings through value engineering to bring the project back in to budget. Once the final cost estimates are received, an amended capital budget ordinance will be presented to Council for approval.

Additionally, Mr. Hildebran thanked everyone that was involved in the project including Charles Beck, former Public Works Director, Jared Wright, Director of Special Projects and Grants and former Public Works Director, Ed Evans, former Interim Public Works Director, Jenny Wheelock, former Planning Director, Hannah Williams, Planning Director, the Western Piedmont Council of Governments, and several NCDOT Division Engineers.

Staff recommends City Council acceptance of the lowest responsive responsible bid to Neill Grading and Construction Company, Inc. for the construction of Project TIP#EB-5806 Hospital Avenue Sidewalks in the amount of \$2,594,361. Neill Grading and Construction Company, Inc. is appropriately licensed with the NC General Contractor Board and has successfully completed similar projects. The award should be made contingent upon and subject to approval of bid documents by the North Carolina Department of Transportation.

Upon a motion by Mayor Pro-Tem David Stevens, City Council voted 7 to 0 to award the bid to Neill Grading and Construction Company, Inc. for the construction of Project TIP#EB-5806 Hospital Avenue Sidewalks in the amount of \$2,594,361 contingent upon and subject to approval of bid documents by the North Carolina Department of Transportation as submitted and as recommended.

VII. REPORT AND RECOMMENDATIONS OF THE CITY ATTORNEY

VIII. REPORT AND RECOMMENDATIONS OF THE MAYOR

IX. REPORT AND RECOMMENDATIONS OF COUNCILMEMBERS

X. ADJOURNMENT

- A. There being no further business, the meeting was adjourned at 6:50 p.m.

Shirley M. Cannon, City Clerk

Joseph L. Gibbons, Mayor



CITY MANAGER
SCOTT E. HILDEBRAN

CITY OF LENOIR
NORTH CAROLINA

MAYOR
JOSEPH L. GIBBONS

CITY COUNCIL
J. T. BEAL
T. H. PERDUE
J. I. PERKINS
R. S. PRESTWOOD
K. R. ROGERS
D. F. STEVENS
C. D. THOMAS

Resolution honoring Douglas Wayne Johnson

WHEREAS, Blue Ridge Energy is a member-owned electric cooperative utility serving some 80,000 members in Caldwell, Watauga, Ashe and Alleghany counties and part of Wilkes, Avery, and Alexander counties; and

WHEREAS, Douglas Wayne Johnson graduated from Appalachian State University with a Bachelor of Science in Business Administration, started working at Blue Ridge Energy in 1979, and took over as Chief Executive Officer of the cooperative ten years later in 1989; and

WHEREAS, during his 46-year career, Doug led the cooperative with great distinction and vision and implemented many improvements to grow the business; and

WHEREAS, those improvements included adding a propane and fuels subsidiary in 1998 as well as RidgeLink, a business-to-business dark fiber provider, both of which added jobs and vital services locally, and their success continues to help hold down member rates; and

WHEREAS, in 2003, Doug provided the leadership necessary for the cooperative to secure and manage its own wholesale power purchases rather than using outside entities, which has also benefitted members by helping hold down rates due to more favorable wholesale power cost; and

WHEREAS, Blue Ridge Energy is consistently ranked among the top five of all utilities across the nation for its customer service and has been recognized in the top quartile of all utilities in the nation for reliability; and

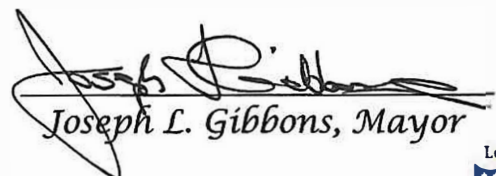
WHEREAS, Blue Ridge Energy has been a wonderful community partner and has assisted with financing City of Lenoir Fire Station 3, lighting at Mack Cook Stadium in Downtown Lenoir, has pledged financing for a new City of Lenoir fire engine, as well as numerous other projects in Caldwell County; and

WHEREAS, Douglas has announced his retirement from Blue Ridge Energy at the end of June 2025.

NOW THEREFORE BE IT RESOLVED, that I, Joseph L. Gibbons, Mayor, on behalf of the City of Lenoir City Council and all of our citizens, do hereby congratulate Douglas Wayne Johnson on his retirement and thank him for providing reliable electricity to residents and businesses in the city of Lenoir, Caldwell County and the region.

SEAL

THIS, the 18th day of March 2025.


Joseph L. Gibbons, Mayor





CITY MANAGER
SCOTT E. HILDEBRAN

CITY OF LENOIR
NORTH CAROLINA

MAYOR
JOSEPH L. GIBBONS

CITY COUNCIL
J. T. BEAL
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J. I. PERKINS
R. S. PRESTWOOD
K. R. ROGERS
D. F. STEVENS
C. D. THOMAS

PROCLAMATION

Line Worker Appreciation Day

WHEREAS, on April 10, 2013, the United States Senate passed a resolution to recognize April 18 annually as National Lineman (Line Worker) Appreciation Day; and

WHEREAS, the profession of the electrical line worker is steeped in personal, family, and professional tradition; and

WHEREAS, line workers are often first responders during storms and other catastrophic events, working to make the scene safe for other public safety officials, and to expedite the return of vital electrical power to our communities; and

WHEREAS, these brave men and women work with thousands of volts of electricity high atop power lines 24 hours a day, 365 days a year, risking and sometimes losing their lives to keep electricity flowing; and

WHEREAS, line workers are often faced with dangerous conditions, far from their families, as they work to construct and maintain energy infrastructure throughout the State of North Carolina and the United States; and

WHEREAS, line workers must use their technical knowledge, physical strength and ingenuity to achieve success in challenges they face every day; and

WHEREAS, the City of Lenoir City Council thanks these skilled and heroic line workers who brave hurricanes, ice storms, snow storms, floods, and other natural disasters to maintain our community's energy grid.

NOW THEREFORE BE IT RESOLVED that I, Joseph L. Gibbons, Mayor, on behalf of the City of Lenoir Council and all of our citizens, do hereby proclaim Friday, April 18, 2025 as "Line Worker Appreciation Day" in the City of Lenoir, North Carolina.

SEAL

This the 18th day of March 2025.


Joseph L. Gibbons, Mayor



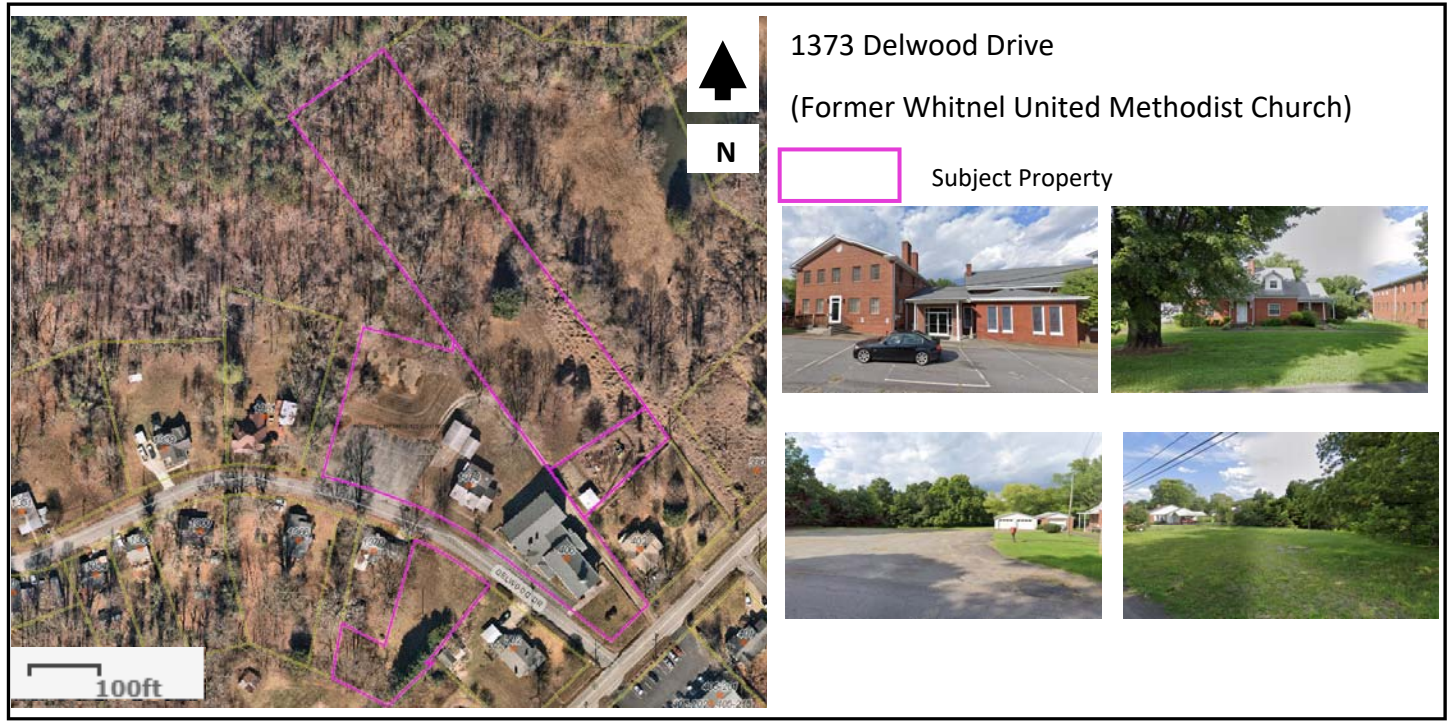
Staff Report

CONDITIONAL ZONING REQUEST

CASE NUMBER R #3-25



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. C/O Mark King

Applicant

Joe Bogdahn

Location

1373 Delwood Drive

NCPINs

2758173737, 2758174925,
2758175764, 2758173526

Project Planners

Hannah Williams, AICP, CZO
Matt Duchan, CZO

Updated February 14, 2025

Applicant's Request:

The applicant is requesting a Conditional Zoning District to convert the education building into a group dwelling, with other site improvements and development standards.

Staff Recommendation:

Approval of the requested conditional zoning district (CZ-11) ordinance, which is attached for reference.

Planning Board Recommendation:

Approval of the request, based on the consistency statement on page 9.

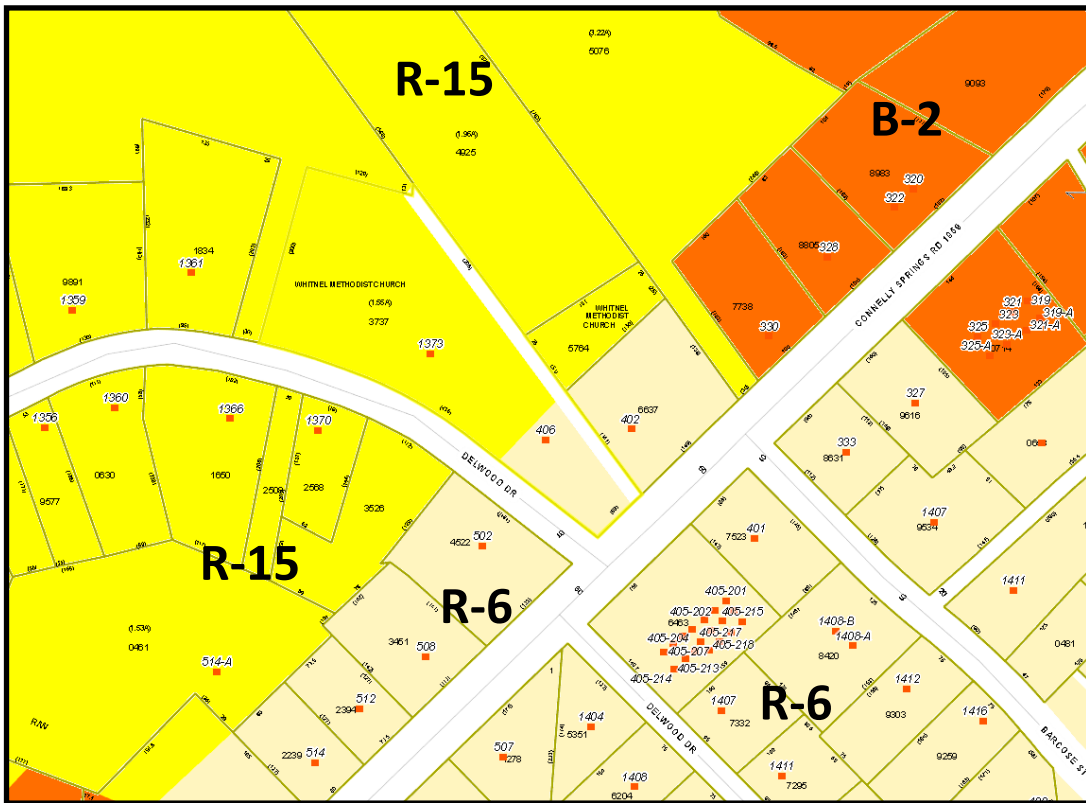
Public Comment:

Planning Board Meeting: February 24, 2025.

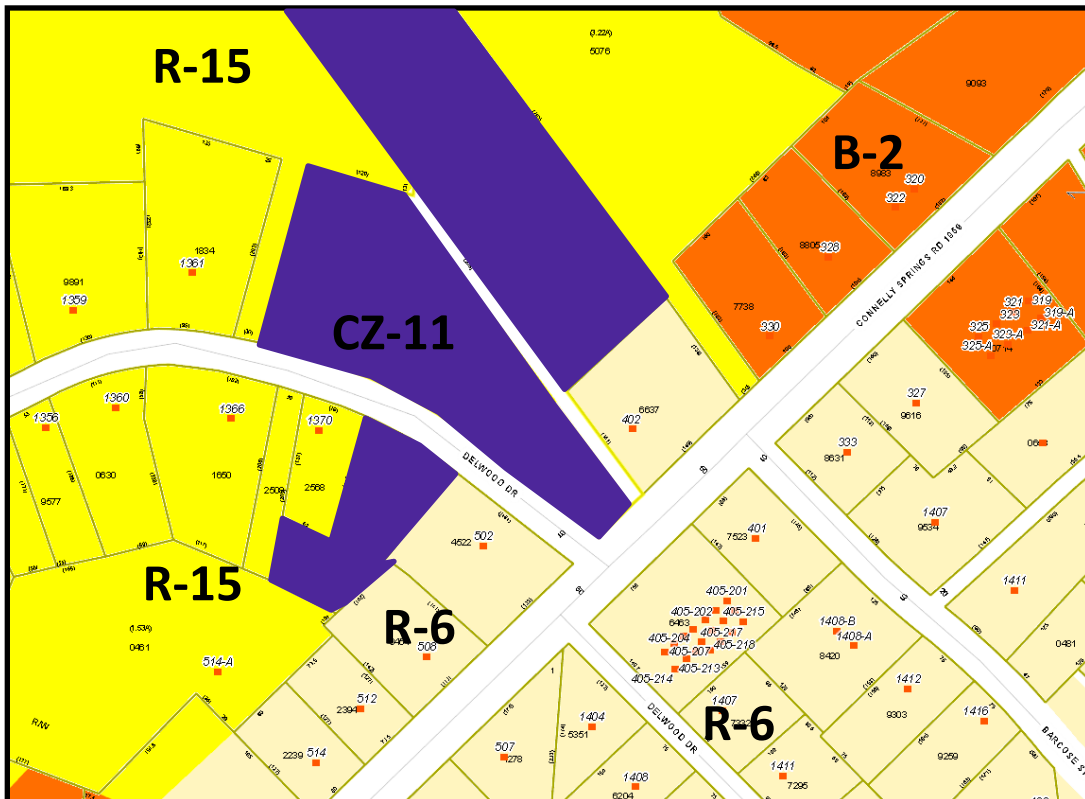
Notices were mailed to adjacent property owners on February 12, 2025.

City Council (Public Hearing): Scheduled for March 18, 2025.

EXISTING ZONING



PROPOSED ZONING



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. The Conditional Zoning process is a process to amend the zoning map and associated district regulations 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. In considering a request for a Conditional Zoning District, the Planning Board and City Council may approve conditions or use limitations that are mutually agreeable to the applicant, property owner, and the City, thereby establishing a realm of acceptability for the particular use that will be neither arbitrary nor capricious, and will address the interests of the landowners, neighbors, and the public. Conditional Zoning is a legislative process requiring the Planning Board to review and make a recommendation to the City Council on the request. The Conditional Zoning District is adopted as a map amendment and by ordinance.

Subject and Surrounding Properties

The subject property consists of four parcels, totaling 4.17 acres. 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 are single-family until Morganton Boulevard, while medium-density residential and business uses are more common along Norwood heading south towards the Joyceton area and Hudson.

History and Relevance to Comprehensive Plan

Whitnel United Methodist Church officially closed its doors on June 30, 2023, and was one of the original churches in operation in the City of Lenoir for well over 60 years. Whitnel is remembered by its residents as a bustling shopping and community hub in the region and a significant draw for Lenoir residents and beyond. In recent memory, Whitnel has assumed a peripheral role in Lenoir as a neighborhood with just a few shops and dining options, now serving as one of the focus neighborhoods in the 2045 Comprehensive Plan. This property will be identified as future high-density residential in the 2025 Future Land Use Map for the 2045 Comprehensive Plan.

Proposed Development

The applicant's main goal in acquiring the property is to provide workforce housing for Blowing Rock Country Club. He views the project to be constructed in three standalone phases. Phase 1 consists of converting the education building into 16 one- and two-bedroom dormitory-style units. He also proposes to update the parsonage house to be used as a traditional residence. Phase 2 consists of leasing the sanctuary space to be reused as several assembly-type uses, such as a church facility, daycare, preschool, or event venue. In Phase 3, the applicant proposes to develop the vacant tracts included in the purchase. He envisions building small residences for workforce housing, or to sell those homes individually to prospective buyers.

BACKGROUND AND ANALYSIS

Proposed Conditional Zoning District: CZ-11 Specific Standards

Special conditions proposed for CZ-11 ordinance:

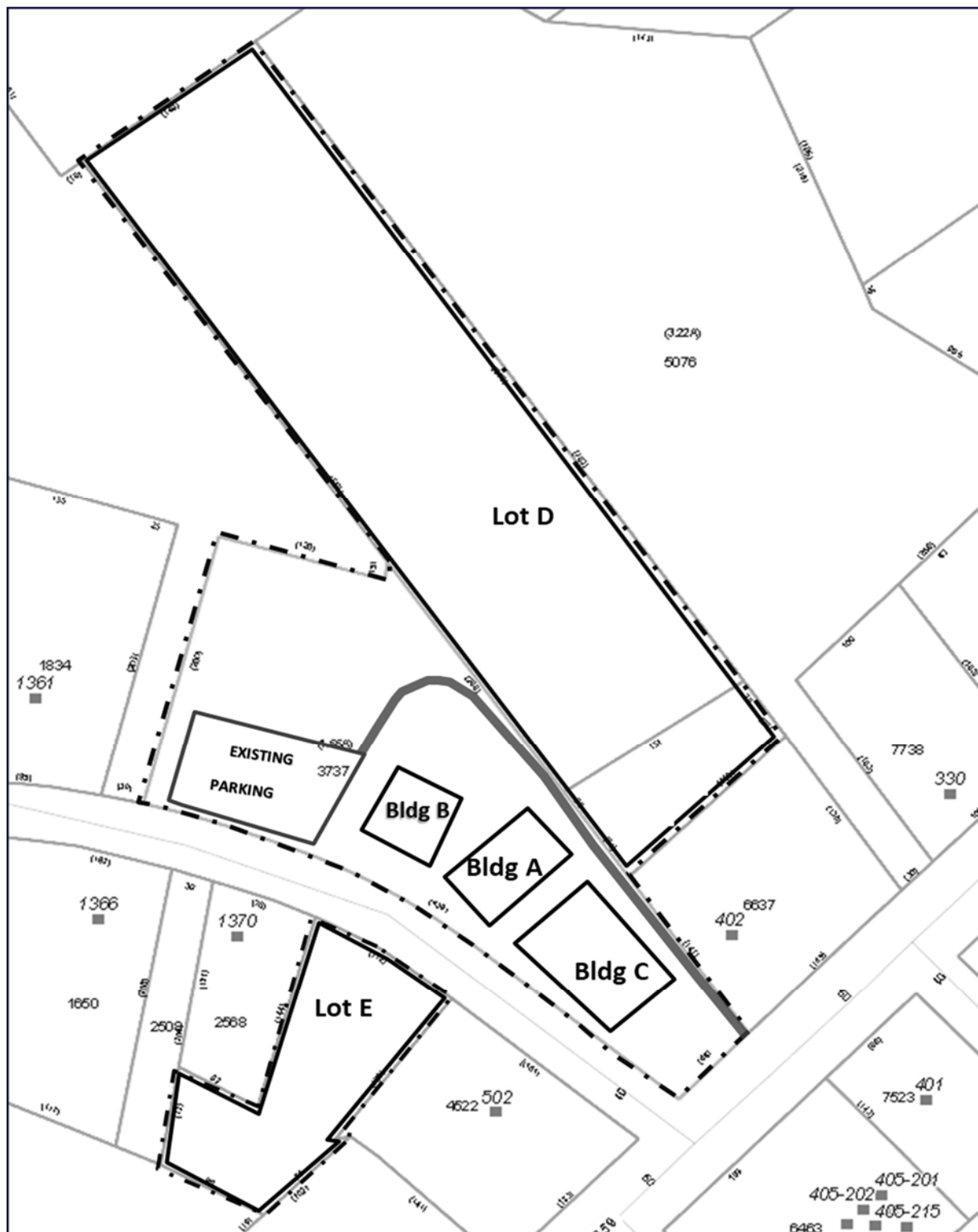
1. **Base Zoning.** Base zoning district is R-6. Any development standards not specifically addressed in the Conditional Zoning Ordinance will default to the R-6 zoning district.
2. **Permitted Uses.** In addition to the uses allowed in the R-6 zoning district, the following additional uses are permitted:
 - 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
 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.
1. **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 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.
2. **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.
3. **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.
4. **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.
5. **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.
6. **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.

BACKGROUND AND ANALYSIS

Comparison of Zoning Districts

	By-Right (R-15)	Current Proposal (CZ-11/R-6 Base Zoning)
Development Standards	Min Lot Size—15,000 SF for single-family Setbacks Front: 40' Side Yard: 15' (non-residential abutting residential, 30') Street Side Yard: 25' Minimum Rear Yard: 35'	Min Lot Size - 6,000 SF for single-family; 9,000 SF for multi-family Setbacks Front: 35' Side Yard: 10' Street Side Yard: 25' Minimum Rear Yard: 25'
Summary of Permitted Uses	Accessory Cottage or Apartment Attached Dwellings (Townhomes) Bungalow Court Dwelling, single-family detached Group Care Facility (1-6 non-related residents) Special Uses: Bed & Breakfast Communication Towers Cultural and Community Facilities Manufactured Home Parks (existing) Multi-Family, medium/high-density	Accessory Cottage or Apartment Attached Dwellings (Townhomes) Bungalow Court Cultural and Community Facilities Dwelling, single/two-family Day Care Centers Group Housing Manufactured Homes Multi-family, low-density (garden apartments) Zero Lot Line (single-family) Special Uses: Bed & Breakfast Communication Towers Group Care Facility (7+ residents) Group Housing (no care) (1-6 non-related residents) Manufactured Home Parks (existing) Multi-Family, medium/high-density Planned Residential Development Public Service Facilities

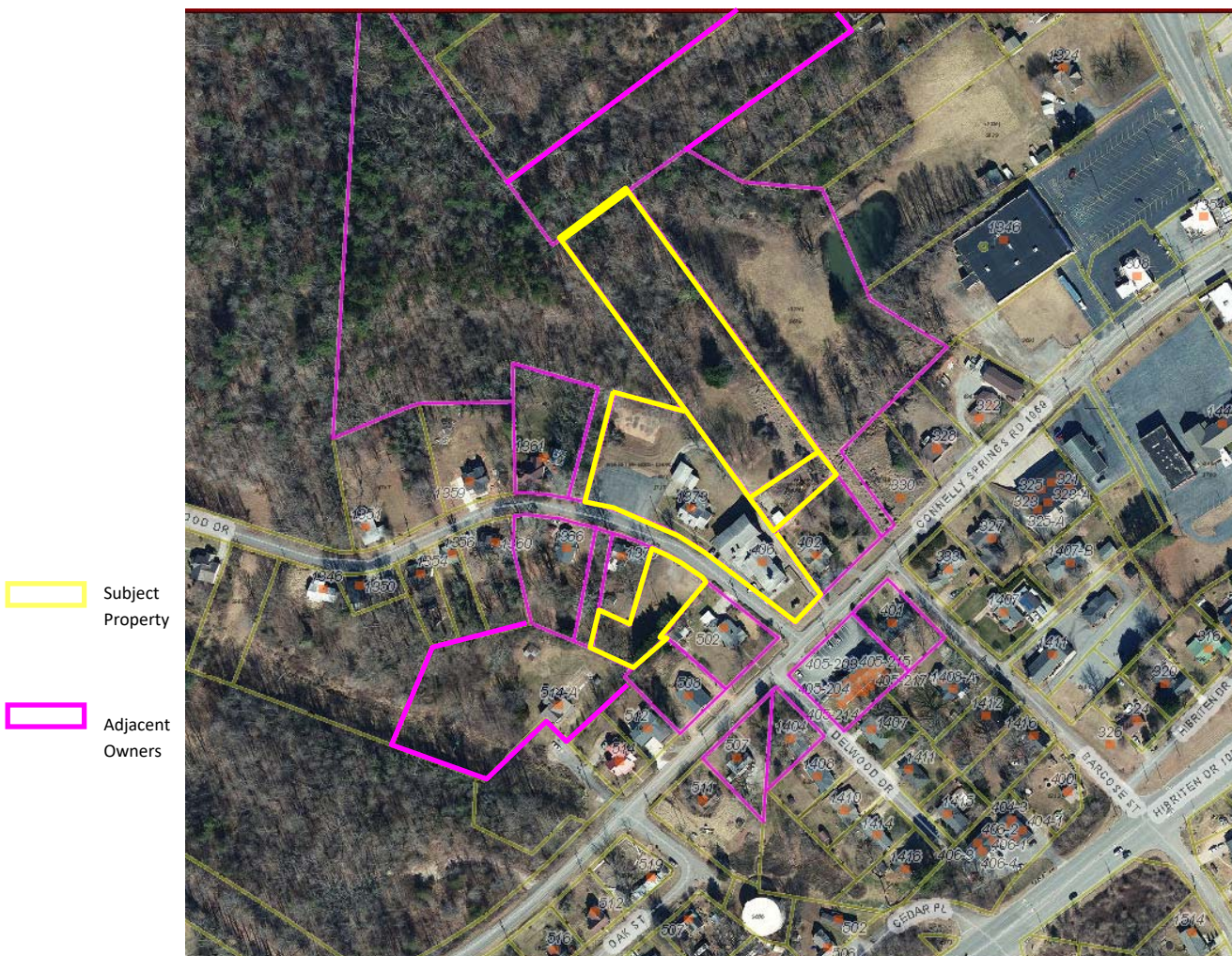
CONCEPT PLAN



- Building A: Dormitory Building
- Building B: Traditional House
- Building C: Sanctuary Conversion
- Lot D: Potential redevelopment
- Lot E: Potential redevelopment

ABUTTING PROPERTY OWNERS

Name(s)	Address	City	State	Zip Code
The Board of Trustees Western NC Conference United Methodist Church Inc.	PO BOX 2757	HUNTERSVILLE	NC	28070
James & Sara Ann Triplett	PO BOX 2152	LENOIR	NC	28645
Trustees of Joan H Livingston	1003 WELLINGTON CT	LENOIR	NC	28645
Helen Bradshaw	PO BOX 23	LENOIR	NC	28645
Eagleview Properties C/O Daniel De-santis	15708 EAGLEVIEW DR	CHARLOTTE	NC	28278
Joel Ixchajchal	401 CONNELLY SPRINGS RD	LENOIR	NC	28645
Yuk Fong Yue & Wing Yan Yuie	2627 GOSLING TERRACE RD	CHARLOTTE	NC	28262
Anna Griffin	1408 W CHELSEA AVE	DELAND	FL	32720
Tammy Auton	1366 DELWOOD DR SW	LENOIR	NC	28645
David Stallings	1361 DELWOOD DR	LENOIR	NC	28645
H&W Investors	44 DUKE STREET	GRANITE FALLS	NC	28630
William & Gladys Minton	PO BOX 168	LENOIR	NC	28645
Trustees of Edward & Carolyn Lutz	220 COUNTRYSIDE DR SE	LENOIR	NC	28645
KIDD ROGER	514A CONNELLY SPRINGS RD	LENOIR	NC	28645



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. The Comprehensive Plan calls for progressive and sound land use policies that take stakeholder interests into consideration in order to ensure that the City grows fairly, effectively, and efficiently. Additionally, the Comprehensive Plan calls for the promotion of housing for people in all stages of life, and the desire to build community character and revitalize neighborhoods. Whitnel is a focus neighborhood of the 2045 Comprehensive Plan and this workforce housing proposal is a legitimate step in the right direction. The proposed CZ-11 district is consistent with the Comprehensive Plan because it allows for intensification of development on this property, with a variety of housing types to meet the changing needs of Lenoir's residents of all ages.

STAFF RECOMMENDATIONS

Staff recommends approval of the attached Conditional Zoning District (CZ-11) ordinance.

PLANNING BOARD RECOMMENDATIONS

Planning Board recommends approval of the Conditional Zoning District (CZ-11) based on the above consistency statement as presented at the Planning Board Meeting on February 24th.

- Phase One will update the existing buildings, with cosmetic updates to the existing home, and building new restrooms with showers within the same footprint of the restrooms on the main and upper floors of the education building. No major changes to the Sanctuary building. Access would be as currently situated, and building elevations would be unchanged.
- Phase Two would update the Sanctuary building to allow for use as a church, daycare or nursery school. Access would be as currently situated, and building elevations would be unchanged.
- Phase Three would be on Parcel 06152 1 4, where several 2BR1BA homes could be constructed. Access would either be through existing drive on Connelly Springs Road or modified to allow access through parking lot adjacent to the existing home off Delwood Drive.

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LEGAL DESCRIPTION OF AFFECTED PROPERTIES

EXHIBIT A TO
NORTH CAROLINA SPECIAL WARRANTY DEED

Parcel 1A	PIN 2758173737	Parcel ID 06152 1 1	1373 Delwood Drive, Lenoir
Parcel 1B			
Parcel 2	PIN 2758173526	Parcel ID 06152 2 7	Delwood Drive, Lenoir
Parcel 3A	PIN 2758175764	Parcel ID 06152 1 3	Off Delwood Drive, Lenoir
Parcel 3B			
Parcel 4	PIN 2758174925	Parcel ID 06152 1 4	371 Delwood Drive, Lenoir

Parcel 1A

PIN 2758173737

Parcel ID 06152 1 1

Address: 1373 Delwood Drive, Lenoir

Traet 1: Being that property described at Deed Book 45 at Page 92, Deed 138 at Page 478, Deed Book 255 at Page 530, and Deed Book 315 at Page 512, all being recorded at the Caldwell County Registry of Deeds.

BEGINNING on a new ½ inch iron pipe on the northwest margin of the Connelly Springs Road (SR 1001), and also on the southwest side of a street which is shown on a plat recorded at Plat Book 1 at Page 66 in the Caldwell County Registry of Deeds, said **BEGINNING POINT** being located North 31° 28' 40" East 73.40 feet from a P.K. Nail in the center line of the Connelly Springs Road at the intersection of Delwood Drive and being located North 39° 02' 37" East 144.83 feet from a P.K. Nail found in the center line of the Connelly Springs Road at the intersection of Delwood Drive (leading to the southwest); thence from the **POINT OF BEGINNING** and with the northwest margin of the Connelly Springs Road South 46° 33' 27" West 58.26 feet to a new ½ inch iron pipe on the northwest margin of the Connelly Springs Road and the north right-of-way of Delwood Drive; thence with the north right-of-way of Delwood Drive for 8 calls: North 50° 33' 19" West 41.53 feet; North 49° 33' 03" West 56.36 feet; North 52° 08' 41" West 56.01 feet; North 53° 58' 14" West 57.16 feet; North 56° 50' 46" West 50.39 feet; North 61° 34' 45" West 51.86 feet; North 68° 31' 57" West 50.10 feet; North 75° 10' 48" West 106.88 feet to a point on the north right-of-way of Delwood Drive, a corner with that property belonging to David Stallings, a deed of which is recorded at Deed Book 1174 at Page 1336; thence leaving the road and with the Stallings property North 15° 36' 37" East, passing an existing ½ inch iron rod on line at 3.13 feet and continuing on the same bearing 216.87 feet, for a total distance along this bearing of 220.00 feet to a new ½ inch iron pipe, a corner with the David Stallings property and that property belonging to Weldon Stallings, a deed of which is recorded at Deed Book 648 at Page 482; thence with the Weldon Stallings property South 68° 41' 18" East 155.36 feet to a new ½ inch iron pipe, a corner with the Weldon Stallings property and on the southwest edge of a street shown at Plat Book 1 at Page 66 in the Caldwell County Registry of Deeds; thence with the southwest edge of the street South 35° 03' 18" East 420.49 feet to the **POINT OF BEGINNING**, containing 1.691 acres by coordinates.

LEGAL DESCRIPTION OF AFFECTED PROPERTIES

LESS AND EXCEPT the property conveyed to Donna Stallings Laws, Robin Stallings McRary, Jane Stallings Rose, and Tony Stallings in the Deed recorded in Book 1841 at Page 781, Caldwell County Registry, and being more fully described as follows:

The 30' Right of Way lying and being in Caldwell County, North Carolina, and being more particularly described as follows:

Beginning on a 7/8" pipe found in place, said pipe being the Northwest corner of Bk. 1499, Pg. 173, thence South 15 degrees 36 minutes 37 seconds West passing through a 1-1/2" pipe found in place at 216.97 feet a total distance of 220.10 feet to a point on the Northern side of Delwood Drive. Said R/W being 30' wide and running East and parallel of the above described line.

For further reference to the chain of title, see the Tract 1 of the Deed recorded in Book 1493 at Page 173 and the Deed recorded in Book 1841 at Page 780, Caldwell County Registry.

Parcel 1B

A certain tract or parcel of land containing 0.09 Acre lying in Lenoir Township, Caldwell County, NC and being more particularly described as follows:

Beginning on a 7/8" pipe found in place on the Northern side of SR 1001 (Connelly Springs Road), said pipe being the most Southern corner of Bk. 648, Pg. 482 and the most Southern corner of Pin #2758173737, thence leaving the Northern side of SR 1001 (Connelly Springs Road) North 35 degrees 04 minutes 50 seconds West 420.54 feet to a 7/8" pipe found in place, thence North 03 degrees 49 minutes 55 seconds East 13.33 feet to a 1-1/4" pipe found in place, thence South 35 degrees 45 minutes 35 seconds East 429.95 feet to a 1-1/2" pipe found in place on the Northern side of SR 1001 (Connelly Springs Road), thence with the Northern side of said road South 45 degrees 21 minutes 57 seconds West 12.18 feet to the point of Beginning. Containing 0.09 Acre by Coordinate Computation less Highway Right of Way. Actual field survey done under the direction and supervision of Richard C. Current, Pro. L. L-756. This description is subject to all notes on the plat of survey for Whitnel United Methodist Church (Job # C1304) dtd April 23, 2013 prepared by Current Surveying & Mapping, P.A.

For further reference to the chain of title, see the Deed recorded in Book 1841 at Page 780, Caldwell County Registry.

[Property Description Continues Next Page]

LEGAL DESCRIPTION OF AFFECTED PROPERTIES

Parcel 2

Parcel 2PIN 2758173526

Parcel ID 06152 2 7

Address: Delwood Drive, Lenoir

Tract 2: Being that property as described at Deed Book 663 at Page 264 at the Caldwell County Registry of Deeds.

BEGINNING on an existing $\frac{1}{4}$ inch iron pipe on the south margin of Delwood Drive and in a line with that property belonging to Clyde Coffey, a deed of which is recorded at Deed Book 1064 at Page 75 in the Caldwell County Registry of Deeds, said BEGINNING POINT being located North $55^{\circ} 24' 44''$ West 200.86 feet from a P.K. Nail found in the center line of the Connelly Springs Road at the intersection of Delwood Drive, and being located North $34^{\circ} 27' 18''$ 198.77 feet from a P.K. Nail found in the center line of the Connelly Springs Road at the intersection of Delwood Drive (leading to the southwest); thence from the POINT OF BEGINNING, and with the Coffey property South $38^{\circ} 41' 37''$ West 127.01 feet to an existing $\frac{1}{4}$ inch iron rod, a corner with the Clyde Coffey property and that property belonging to Michael Edwards, a deed of which is recorded at Deed Book 1126 at Page 2096; thence with the Edwards property for 2 calls: North $55^{\circ} 53' 59''$ West 4.75 feet to an existing $\frac{1}{4}$ inch rod; South $45^{\circ} 47' 03''$ West 78.08 feet to an axle, a corner with the Edwards property and that property belonging to Woodrow Childers, a deed of which is recorded at Deed Book 914 at Page 738; thence with Childers North $62^{\circ} 57' 43''$ West 89.23 feet to an existing $\frac{1}{2}$ inch iron pipe, a corner with the Childers property and that property belonging to Inez Booth, a deed of which is recorded at Deed Book 935 at Page 503; thence with the Booth property North $17^{\circ} 28' 23''$ East 69.96 feet to the center of a 36 inch sweetgum tree; a corner with the Booth property and that property belonging to John Griffin, a deed of which is recorded at Deed Book 251 at Page 609; thence with the Griffin property for 2 calls: South $60^{\circ} 27' 06''$ East, passing a new $\frac{1}{2}$ inch iron pipe on line at 10.00 feet and continuing on the same bearing 48.99 feet, for a total distance along this bearing of 58.99 feet to an existing 2 inch iron pipe; North $20^{\circ} 00' 00''$ East, passing an existing $\frac{1}{2}$ inch iron pipe on line at 143.85 feet and continuing on the same bearing 23.15 feet for a total distance along this bearing of 167.00 feet to a point near the north edge of Delwood Drive; thence South $50^{\circ} 53' 19''$ East 122.37 feet to a point in Delwood Drive; thence South $38^{\circ} 41' 37''$ West 8.99 feet to the POINT OF BEGINNING, containing 0.497 acres by coordinates.

For reference to the chain of title, see Tract 2 of the Deed recorded in Book 1499 at Page 173, Caldwell County Registry.

LEGAL DESCRIPTION OF AFFECTED PROPERTIES

Parcel 3A

PIN 2758175764

Parcel ID 06152 1 3

Address: Off Delwood Drive, Lenoir

Tract 3: Being that property belonging to Whitnel Methodist Church, a deed of which is recorded at Deed Book 289 at Page 42 and being Lot Number 7, Block E, of the J. Preston Rabb land, a plat of which is recorded at Plat Book 1 at Page 66; all being recorded in the Caldwell County Registry of Deeds.

BEGINNING on a point on the south side of a 30 foot right-of-way recorded at Plat Book 1 at Page 66 in the Caldwell County Registry of Deeds said BEGINNING POINT being a corner with that property belonging to Carl Walker, Jr., a deed of which is recorded at Deed Book 146 at Page 182 and said Walker property being Lot Number 8, Block ____, of the J. Preston Rabb land, a plat of which is recorded at Plat Book 1 at Page 66 in the Caldwell County Registry of Deeds, said BEGINNING POINT being located North 09° 03' 16" East 330.21 feet from a P.K. Nail found in the center line of the Connelly Springs Road at the intersection of Delwood Drive and being located North 15° 35' 05" East 390.32 feet from a P.K. Nail found in the center line of the Connelly Springs Road at the intersection of Delwood Drive (leading to the southwest); thence from the POINT OF BEGINNING and with the south side of a 30 foot right-of-way South 35° 03' 18" East 30.00 feet to an existing 1 inch iron pipe on the south side of the right-of-way, a corner with Lot Number 1 of the J. Preston Rabb land; thence with lots number 1, 2, 3, 4, 5, and 6 of the Rabb land South 44° 51' 56" West 152.99 feet to an existing ½ inch iron pipe, a corner with Lot Number 6 on the northeast edge of a street shown on the plat recorded at Plat Book 1 at Page 66; thence with the northeast edge of the street North 35° 03' 18" West 50.00 feet to a point on the northeast edge of the street, a corner with the aforementioned Carl Walker, Jr., property; thence with said Walker property North 52° 22' 09" East 150.78 feet to the POINT OF BEGINNING, containing 0.138 acres by coordinates.

[Property Description Continues Next Page]

LEGAL DESCRIPTION OF AFFECTED PROPERTIES

Parcel 3B

Tract 4: Being a part of that property belonging to Carl Walker, Jr., a deed of which is recorded at Book 146 at Page 182 and being Lot Number 8 as shown on a map of the J. Preston Rabb land, Block E, recorded at Plat Book 1 at Page 66 in the Caldwell County Registry of Deeds, being in the City of Lenoir, Lenoir Township, Caldwell County, North Carolina and being more particularly described as follows:

BEGINNING on a point on the south edge of a 30 foot right-of-way shown at Plat Book 1 at Page 66 in the Caldwell County Registry of Deeds, said BEGINNING POINT being a corner with that property belonging to Whitnel United Methodist Church, a deed of which is recorded at Deed Book 289 at Page 42, also recorded in the Caldwell County Registry of Deeds, said BEGINNING POINT being located North 09° 03' 16" East 330.21 feet from a P.K. Nail found in the center of the Connelly Springs Road at the intersection of Delwood Drive and being located North 15° 35' 05" East 390.32 feet from a P.K. Nail found in the center line of the Connelly Springs Road at the intersection of Delwood Drive (leading to the southwest); thence from the POINT OF BEGINNING and with the Whitnel United Methodist Church property South 52° 22' 09" West 150.78 feet to a point on the northeast edge of the street shown at Plat Book 1 at Page 66 in the Caldwell County Registry of Deeds, a corner with Whitnel United Methodist Church property; thence with the northeast edge of a street North 35° 03' 18" West 25.00 feet to a new ½ inch iron pipe, a corner with Lot Number 9 on the northeast edge of the street; thence leaving the street and with Lot Number 9 North 52° 22' 09" East 150.78 feet to a new ½ inch iron pipe, a corner with Lot Number 9 on the south side of a 30 foot wide right-of-way recorded at Plat Book 1 at Page 66; thence with the south side of the right-of-way South 35° 03' 18" East 25.00 feet to the POINT OF BEGINNING, containing 0.086 acres by coordinates.

[Property Description Continues Next Page]

LEGAL DESCRIPTION OF AFFECTED PROPERTIES

Parcel 4

PIN 2758174925

Parcel ID 06152 1 4

Address: 371 Delwood Drive, Lenoir

Lots Nos. 9 to 31 inclusive, in Block "E" as shown on plat of J. Preston Rabb land near Lenoir, made by James H. Isbell, surveyor, on November 9th, 1925, recorded in Plat Book No. 1, at page 66, to which map and the record thereof, reference is hereby made for greater certainty, said lots abutting on West Boundary Street, designated on said map, and said lots being thereon designated of the dimensions of 25 feet by 150 feet. Property also being known as 371 Delwood Dr. Lenoir, NC.

For reference to the chain of title, see the Deed recorded in Book 1820 at Page 454, Caldwell County Registry.

The foregoing properties are conveyed subject to all easements, restrictions and rights-of-way of record.

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AN ORDINANCE OF THE CITY COUNCIL OF LENOIR, NORTH CAROLINA, DESIGNATING CERTAIN LAND AT THE NORTHEAST CORNER OF CONNELLY SPRINGS ROAD AND DELWOOD STREET, AND ALONG DELWOOD STREET COMPRISED OF 4.17 ACRES, MORE OR LESS, AS CONDITIONAL ZONING DISTRICT #11 (CZ-11) ON THE CITY'S OFFICIAL ZONING MAPS; DIRECTING AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE.

Whereas, at its regularly scheduled meeting on February 24, 2025, the Lenoir Planning Board considered zoning application case number CZ-11, requesting the Conditional Zoning district designation, for approximately 4.17 acres of land, described by the legal description attached to this ordinance as Exhibit "A" (hereinafter the "Property"); and

Whereas, the property owner desires to allow the re-use of the existing commercial building on the property, and provide for the development of the remainder of the property with multi-family housing, necessitating the need for Conditional Zoning; and

Whereas, based upon the evidence presented to the Lenoir Planning Board, including the information and analysis contained in the staff report for application case number CZ-11, and subject to certain conditions, the Lenoir Planning Board recommended that the Lenoir City Council approve said conditional zoning application and adopt an ordinance in accordance therewith; and

Whereas, the Lenoir Planning Board has found that approval of the application is consistent with the City's adopted Comprehensive Plan, which calls for creation of more housing opportunities for people at all stages of life and concentrating density away from environmental sensitive and flood-prone areas; and

Whereas, the Lenoir City Council hereby finds that this ordinance is consistent with the intent and purpose of the Conditional Zoning designation as established by Appendix A, Article V, Section 502, Lenoir City Code; and

Whereas, the Lenoir City Council hereby finds and declares that this ordinance and these amendments are in the best interest of the public health, safety, and welfare; and

NOW, THEREFORE, LET IT BE ENACTED BY THE CITY COUNCIL OF THE CITY OF LENOIR, NORTH CAROLINA, AS FOLLOWS:

BK 2130 PG 1044 - 1047 (4)

This document presented and filed:
03/20/2025 10:53:14 AM

Fee \$26.00



10104956

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

Page 1 of 10
CZ-4

4

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 ordinance 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

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.

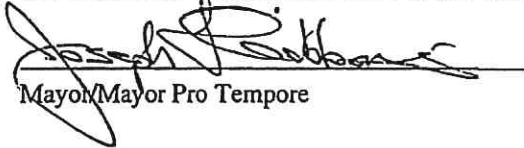
SECTION 6. EFFECTIVE DATE. This ordinance takes effect upon adoption.

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.

BY THE MAYOR/MAYOR PRO TEMPORE OF THE CITY OF LENOIR, NORTH CAROLINA:


Mayor/Mayor Pro Tempore

ATTEST, BY THE CLERK OF THE CITY COUNCIL OF THE CITY OF LENOIR, NORTH CAROLINA:



City Clerk

CITY OF LENOIR, NC
CHARTERED
JANUARY 28, 1951

SEAL

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1223 Jones Franklin Road • Raleigh, NC 27606

919-851-8077

www.wetherilleng.com



March 13, 2025

City of Lenoir

Jon Hogan

510B Greer Circle SW

Lenoir, NC 28645

MEMORANDUM TO: Mr. Jon Hogan
Public Works Operations Manager

FROM: Bob May, PE
Wetherill Engineering, Inc.

SUBJECT: EB-5806, Hospital Avenue from Harper Avenue to US 321 (Blowing Rock Blvd.) Recommendation for Award

Wetherill Engineering has reviewed the bids for the subject proposal. Neill Grading and Construction Co. was the lowest bidder on the proposal. Therefore, Wetherill Engineering recommends award to Neill Grading and Construction Co. in the amount of \$2,594,361.00.

If you have any questions or need additional information, please let us know.

Sincerely,

Bob May, PE

Wetherill Engineering Project Manager

(984)-242-0574/bmay@wetherilleng.com

We design your tomorrow.

TIP No.: EB-5806

CountyCaldwell

Route: Hospital Avenue

From Harper Ave. to US 321 (Blowing Rock Blvd.)

						City of Lenoir		Neill Grading and Construction Co., LLC	
Line #	Line Item	Sec No.	Description	Quantity	Unit	Unit Cost	Amount	Unit Cost	Amount
1	0000100000-N	800	MOBILIZATION	1	LS	\$117,693.48	\$117,693.48	\$125,000.00	\$125,000.00
2	0043000000-N	226	GRADING	1	LS	\$365,672.81	\$365,672.81	\$978,750.00	\$978,750.00
3	0050000000-E	226	SUPPLEMENTAL CLEARING & GRUBBING	1	ACRE	\$12,620.53	\$12,620.53	\$15,000.00	\$15,000.00
4	0318000000-E	300	FOUNDATION CONDITIONING MAT. -MINOR STRUCTURES	110	TONS	\$94.65	\$10,411.94	\$70.00	\$7,700.00
5	0320000000-E	300	FOUNDATION CONDITIONING GEOTEXTILE	340	SY	\$6.31	\$2,145.49	\$3.00	\$1,020.00
6	0335200000-E	305	15" DRAINAGE	16	LF	\$355.90	\$5,694.38	\$327.00	\$5,232.00
7	0402000000-E	310	48" RC PIPE CULVERTS, CLASS III	16	LF	\$697.92	\$11,166.64	\$750.00	\$12,000.00
8	0448200000-E	310	15" RC PIPE CULVERTS, CLASS IV	468	LF	\$135.04	\$63,198.56	\$111.00	\$51,948.00
9	0448300000-E	310	18" RC PIPE CULVERTS, CLASS IV	24	LF	\$262.51	\$6,300.17	\$140.00	\$3,360.00
10	0448400000-E	310	24" RC PIPE CULVERTS, CLASS IV	132	LF	\$200.67	\$26,487.97	\$174.00	\$22,968.00
11	0995000000-E	340	PIPE REMOVAL	574	LF	\$63.10	\$36,220.92	\$40.00	\$22,960.00
12	1220000000-E	545	INCIDENTAL STONE BASE	15	TON	\$63.10	\$946.54	\$160.00	\$2,400.00
13	1491000000-E	610	ASPH. CONC. BASE COURSE, TYPE B25.0C	160	TONS	\$441.72	\$70,674.96	\$450.00	\$72,000.00
14	1575000000-E	620	ASPH. BINDER FOR PLANT MIX	10	TONS	\$1,262.05	\$12,620.53	\$675.00	\$6,750.00
15	1693000000-E	654	ASPH. PLANT MIX, PAVEMENT REPAIR	60	TONS	\$441.72	\$26,503.11	\$500.00	\$30,000.00
16	2209000000-E	838	ENDWALLS	8	CY	\$3,786.16	\$30,289.27	\$1,900.00	\$15,200.00
17	2253000000-E	840	PIPE COLLARS	1	CY	\$5,048.21	\$5,048.21	\$2,500.00	\$2,500.00
18	2286000000-N	840	MASONRY DRAINAGE STRUCTURES	22	EACH	\$6,310.26	\$138,825.82	\$4,400.00	\$96,800.00
19	2308000000-E	840	MASONRY DRAINAGE STRUCTURES	4	LF	\$1,262.05	\$5,048.21	\$500.00	\$2,000.00
20	2364000000-N	840	FRAME WITH 2 GRATES, STD. 840.16	2	EACH	\$1,766.87	\$3,533.75	\$1,100.00	\$2,200.00
21	2374000000-N	840	FRAME W/ GRATE & HOOD, STD. 840.03, TYPE E	3	EACH	\$1,766.87	\$5,300.62	\$1,200.00	\$3,600.00
22	2374000000-N	840	FRAME W/ GRATE & HOOD, STD. 840.03, TYPE F	4	EACH	\$1,766.87	\$7,067.50	\$1,200.00	\$4,800.00
23	2374000000-N	840	FRAME W/ GRATE & HOOD, STD. 840.03, TYPE G	12	EACH	\$1,766.87	\$21,202.49	\$1,200.00	\$14,400.00
24	2396000000-N	840	FRAME W/ COVER, STD. 840.54	1	EACH	\$1,262.05	\$1,262.05	\$725.00	\$725.00
25	2549000000-E	846	2'-6" CONC. CURB & GUTTER	2500	LF	\$55.53	\$138,825.82	\$43.00	\$107,500.00
26	2591000000-E	848	4" CONC. SIDEWALK	1300	SY	\$94.65	\$123,050.16	\$76.00	\$98,800.00
27	2605000000-N	848	CONC. CURB RAMPS	20	EACH	\$3,786.16	\$75,723.18	\$4,600.00	\$92,000.00
28	2612000000-E	848	6" CONC. DRIVEWAY	110	SY	\$157.76	\$17,353.23	\$147.00	\$16,170.00
29	3572000000-E	867	CHAIN LINK FENCE RESET	70	LF	\$63.10	\$4,417.19	\$110.00	\$7,700.00
30	3574000000-E	867	48" SPLIT RAIL FENCE RESET	150	LF	\$63.10	\$9,465.40	\$110.00	\$16,500.00
31	3890000000-E	SP	CONCRETE STEPS	7	CY	\$6,310.26	\$44,171.85	\$5,500.00	\$38,500.00
32	6895000000-E	SP	HANDRAIL ON STEPS	60	LF	\$378.62	\$22,716.95	\$275.00	\$16,500.00
33	4025000000-E	901	CONTRACTOR FURNISHED, TYPE "E" SIGN	33	SF	\$25.24	\$832.95	\$34.00	\$1,122.00
34	4072000000-E	903	SUPPORTS, 3-LB STEEL U-CHANNEL	48	LF	\$12.62	\$605.79	\$14.00	\$672.00
35	4110000000-N	904	SIGN ERECTION, TYPE "E" (GROUND MOUNTED)	8	EACH	\$252.41	\$2,019.28	\$250.00	\$2,000.00
36	4400000000-E	1110	STATIONARY WORK ZONE SIGNS	397	SF	\$13.88	\$5,511.39	\$18.00	\$7,146.00
37	4405000000-E	1110	PORTABLE WORK ZONE SIGNS	389	SF	\$20.19	\$7,855.02	\$26.00	\$10,114.00
38	4410000000-E	1110	BARRICADE MTD. WORK ZONE SIGNS	30	SF	\$11.36	\$340.75	\$20.00	\$600.00
39	4415000000-N	1115	FLASHING ARROW BOARD	2	EACH	\$3,786.16	\$7,572.32	\$5,500.00	\$11,000.00
40	4422000000-N	1120	PORTABLE CHANGEABLE MESSAGE SIGN (SHORT TERM)	15	DAY	\$189.31	\$2,839.62	\$160.00	\$2,400.00
41	4430000000-N	1130	DRUMS	40	EACH	\$82.03	\$3,281.34	\$52.50	\$2,100.00
42	4435000000-N	1135	CONES	60	EACH	\$44.17	\$2,650.31	\$30.50	\$1,830.00
43	4445000000-E	1145	BARRICADES (TYPE III)	60	LF	\$44.17	\$2,650.31	\$36.00	\$2,160.00
44	4455000000-N	1150	FLAGGER (BY DAY)	360	DAY	\$851.89	\$306,678.86	\$400.00	\$144,000.00
45	4480000000-N	1165	TMA	2	EACH	\$63,102.65	\$126,205.29	\$8,450.00	\$16,900.00
46	4510000000-N	1190	LAW ENFORCEMENT	168	HR	\$94.65	\$15,901.87	\$45.00	\$7,560.00
47	4516000000-N	1180	SKINNY DRUM	60	EACH	\$63.10	\$3,786.16	\$42.00	\$2,520.00
48	4685000000-E	1205	THERMOPLASTIC PVEMENT Marking LINES (4", 90 MILS)	102	LF	\$12.62	\$1,287.29	\$11.00	\$1,122.00
49	4709000000-E	1205	THERMOPLASTIC PAVEMENT MARKING LINES (24", 90 MILS)	232	LF	\$25.24	\$5,855.93	\$22.00	\$5,104.00
50	4850000000-E	1205	REMOVAL OF PAVEMENT MARKING (4")	4	LF	\$25.24	\$100.96	\$110.00	\$440.00
51	4870000000-E	1205	REMOVAL OF PAVEMENT MARKING (24")	12	LF	\$63.10	\$757.23	\$110.00	\$1,320.00
52	4905000000-N	1253	SNOWPLOWABLE RAISED PAVEMENT MARKERS	1	EACH	\$126.21	\$126.21	\$550.00	\$550.00
53	7048500000-E	1705	PEDESTRIAN SIGNAL HEAD (16", 1 SECTION W/ COUNTDOWN)	2	EACH	\$1,640.67	\$3,281.34	\$1,200.00	\$2,400.00
54	7060000000-E	1705	SIGNAL CABLE	200	LF	\$5.05	\$1,009.64	\$5.00	\$1,000.00
55	7300000000-E	1715	UNPAVED TRENCHING (2 CONDUITS - 2")	30	LF	\$25.24	\$757.23	\$30.00	\$900.00
56	7324000000-N	1716	JUNCTION BOX (STANDARD SIZE)	2	EACH	\$946.54	\$1,893.08	\$800.00	\$1,600.00
57	7420000000-E	1722	2" RISER WITH WEATHERHEAD	2	EACH	\$1,262.05	\$2,524.11	\$975.00	\$1,950.00
58	7444000000-E	1725	INDUCTIVE LOOP SAWCUT	300	LF	\$15.14	\$4,543.39	\$18.00	\$5,400.00
59	7456000000-E	1726	LEAD-IN CABLE (14 - 2 PAIR)	260	LF	\$3.79	\$984.40	\$5.00	\$1,300.00
60	7642100000-N	1743	TYPE I POST WITH FOUNDATION	2	EACH	\$3,155.13	\$6,310.26	\$2,800.00	\$5,600.00

61						\$121.16	\$0.00		\$0.00
62	5648000000-N	1515	RELOCATE WATER METER	15	EACH	\$2,524.11	\$37,861.59	\$5,000.00	\$75,000.00
63	2845000000-N	858	ADJUSTMENT OF METER BOXES OR VALVE BOXES	2	EACH	\$1,577.57	\$3,155.13	\$1,250.00	\$2,500.00
64	5672000000-N	1515	RELOCATE FIRE HYDRANT	1	EACH	\$5,048.21	\$5,048.21	\$15,175.00	\$15,175.00
65	3656000000-E	876	GEOTEXTILE FOR DRAINAGE	225	SY	\$6.31	\$1,419.81	\$5.00	\$1,125.00
66	6000000000-E	1605	TEMPORARY SILT FENCE	2585	LF	\$4.42	\$11,418.42	\$5.00	\$12,925.00
67	6006000000-E	1610	EROSION CONTROL STONE, CLASS A	180	TONS	\$88.34	\$15,901.87	\$82.00	\$14,760.00
68	6009000000-E	1610	EROSION CONTROL STONE, CLASS B	10	TONS	\$157.76	\$1,577.57	\$107.00	\$1,070.00
69	6012000000-E	1610	SEDIMENT CONTROL STONE	390	TONS	\$69.41	\$27,071.04	\$82.00	\$31,980.00
70	6015000000-E	1615	TEMPORARY MULCHING	3	ACRE	\$10.10	\$30.29	\$2,000.00	\$6,000.00
71	6018000000-E	1620	SEED FOR TEMPORARY MULCHING	200	LBS	\$10.10	\$2,019.28	\$4.00	\$800.00
72	6021000000-E	1620	FERTILIZER FOR TEMPORARY SEEDING	1	TONS	\$2,271.70	\$2,271.70	\$1,750.00	\$1,750.00
73	6024000000-E	1622	TEMPORARY SLOPE DRAINS	200	LF	\$25.24	\$5,048.21	\$40.00	\$8,000.00
74	6029000000-E	SP	SAFETY FENCE	320	LF	\$4.42	\$1,413.50	\$4.00	\$1,280.00
75	6030000000-E	1630	SILT EXCAVATION	140	CY	\$63.10	\$8,834.37	\$30.00	\$4,200.00
76	6036000000-E	1631	MATTING FOR EROSION CONTROL	7500	SY	\$2.52	\$18,930.79	\$3.50	\$26,250.00
77	6037000000-E	1629	COIR FIBER MAT	100	SY	\$10.10	\$1,009.64	\$6.00	\$600.00
78	6042000000-E	1632	¼” HARDWARE CLOTH	1485	LF	\$7.57	\$11,244.89	\$8.00	\$11,880.00
79	6071012000-E	1642	COIR FIBER WATTLE	60	LF	\$12.62	\$757.23	\$25.00	\$1,500.00
80	6071002000-E	1642	FLOCCULANT	15	LBS	\$50.48	\$757.23	\$50.00	\$750.00
81	6084000000-E	1660	SEEDING AND MULCHING	3	ACRE	\$3,407.54	\$10,222.63	\$4,000.00	\$12,000.00
82	6087000000-E	1660	MOWING	3	ACRE	\$315.51	\$946.54	\$750.00	\$2,250.00
83	6090000000-E	1661	SEED FOR REPAIR SEEDING	50	LBS	\$7.57	\$378.62	\$5.00	\$250.00
84	6093000000-E	1661	FERTILIZER FOR REPAIR SEEDING	0.25	TONS	\$1,893.08	\$473.27	\$1,500.00	\$375.00
85	6096000000-E	1662	SEED FOR SUPPLEMENTAL SEEDING	75	LBS	\$7.57	\$567.92	\$7.50	\$562.50
86	6108000000-E	1665	FERTILIZER FOR TOPDRESSING	1.75	TONS	\$1,893.08	\$3,312.89	\$1,750.00	\$3,062.50
87	6114500000-N	1667	SPECIALIZED HAND MOWING	10	MHR	\$157.76	\$1,577.57	\$75.00	\$750.00
88	6117000000-N	1675	RESPONSE TO EROSION CONTROL	25	EACH	\$378.62	\$9,465.40	\$1.00	\$25.00
89	6117500000-N	SP	CONCRETE WASHOUT STRUCTURE	2	EACH	\$2,524.11	\$5,048.21	\$10,000.00	\$20,000.00
90	0000400000-N	801	CONSTRUCTION SURVEYING	1	LS	\$8,960.58	\$8,960.58	\$50,000.00	\$50,000.00
91	0001010000-N	200	SELECT TREE REMOVAL	20	EACH	\$1,893.08	\$37,861.59	\$2,000.00	\$40,000.00
92	0448500000-E	310	30” RC PIPE CULVERTS, CLASS IV	44	LF	\$278.91	\$12,272.20	\$410.00	\$18,040.00
93	8802030000-E	454	SEGMENTAL GRAVITY RETAINING WALL	1348	SF	\$121.16	\$163,319.75	\$71.00	\$95,708.00
Total						\$2,350,000.00		\$2,594,361.00	

TIP No.: EB-5806
Route: HOSPITAL AVENUE
From: HARPER AVE. TO US 321 (BLOWING ROCK BVLD.)
Typical Section: SIDEWALK

Final

County:

CALDWELL

CONSTR. COST
\$2,350,000

Prepared By: WEI
Requested By: Bob May, PE
Priced By:

Date: 10/28/2020

Date: 3/1/2025

Date:

Line Item	Sec No.	Description	Quantity	Unit	Price	Amount
0000100000-N	800	MOBILIZATION	1.00	LS	\$ 93,255.58	\$ 93,255.58
0000400000-N	801	CONSTRUCTION SURVEYING	1.00	LS	\$ 73,000.00	\$ 73,000.00
0001010000-N	200	SELECT TREE REMOVAL	20.00	EACH	\$ 1,500.00	\$ 30,000.00
0043000000-N	226	GRADING	1.00	LS	\$289,744.43	\$ 289,744.43
		<i>Clearing & Grubbing</i>	0.10	AC		\$ -
		<i>Unclassified Excavation</i>	800.00	CY		\$ -
		<i>Removal of Existing Asphalt Pavement</i>	1400.00	SY		\$ -
0050000000-E	226	SUPPLEMENTAL CLEARING & GRUBBING	1.00	ACRE	\$ 10,000.00	\$ 10,000.00
0318000000-E	300	FOUNDATION CONDITIONING MAT.-MINOR STRUCTURE	110.00	TONS	\$ 75.00	\$ 8,250.00
0320000000-E	300	FOUNDATION CONDITIONING GEOTEXTILE	340.00	SY	\$ 5.00	\$ 1,700.00
0335200000-E	305	15" DRAINAGE	16.00	LF	\$ 282.00	\$ 4,512.00
0402000000-E	310	48" RC PIPE CULVERTS, CLASS III	16.00	LF	\$ 553.00	\$ 8,848.00
0448200000-E	310	15" RC PIPE CULVERTS, CLASS IV	468.00	LF	\$ 107.00	\$ 50,076.00
0448300000-E	310	18" RC PIPE CULVERTS, CLASS IV	24.00	LF	\$ 208.00	\$ 4,992.00
0448400000-E	310	24" RC PIPE CULVERTS, CLASS IV	132.00	LF	\$ 159.00	\$ 20,988.00
0448500000-E	310	30" RC PIPE CULVERTS, CLASS IV	344.00	LF	\$ 221.00	\$ 76,024.00
0995000000-E	340	PIPE REMOVAL	574.00	LF	\$ 50.00	\$ 28,700.00
1491000000-E	610	ASPH. CONC. BASE COURSE, TYPE B25.0C	160.00	TONS	\$ 350.00	\$ 56,000.00
1575000000-E	620	ASPH. BINDER FOR PLANT MIX	10.00	TONS	\$ 1,000.00	\$ 10,000.00
1693000000-E	654	ASPH. PLANT MIX, PAVEMENT REPAIR	60.00	TONS	\$ 350.00	\$ 21,000.00
2209000000-E	838	ENDWALLS	8.00	CY	\$ 3,000.00	\$ 24,000.00
2253000000-E	840	PIPE COLLARS	1.00	CY	\$ 4,000.00	\$ 4,000.00
2286000000-N	840	MASONRY DRAINAGE STRUCTURES	22.00	EACH	\$ 5,000.00	\$ 110,000.00
2308000000-E	840	MASONRY DRAINAGE STRUCTURES	4.00	LF	\$ 1,000.00	\$ 4,000.00
2364000000-N	840	FRAME WITH 2 GRATES, STD. 840.16	2.00	EACH	\$ 1,400.00	\$ 2,800.00
2374000000-N	840	FRAME W/ GRATE & HOOD, STD. 840.03, TYPE E	3.00	EACH	\$ 1,400.00	\$ 4,200.00
2374000000-N	840	FRAME W/ GRATE & HOOD, STD. 840.03, TYPE F	4.00	EACH	\$ 1,400.00	\$ 5,600.00
2374000000-N	840	FRAME W/ GRATE & HOOD, STD. 840.03, TYPE G	12.00	EACH	\$ 1,400.00	\$ 16,800.00
2396000000-N	840	FRAME W/ COVER, STD. 840.54	1.00	EACH	\$ 1,000.00	\$ 1,000.00
2549000000-E	846	2'-6" CONC. CURB & GUTTER	2500.00	LF	\$ 44.00	\$ 110,000.00
2591000000-E	848	4" CONC. SIDEWALK	1300.00	SY	\$ 75.00	\$ 97,500.00
2605000000-N	848	CONC. CURB RAMPS	20.00	EACH	\$ 3,000.00	\$ 60,000.00
2612000000-E	848	6" CONC. DRIVEWAY	110.00	SY	\$ 125.00	\$ 13,750.00
3572000000-E	867	CHAIN LINK FENCE RESET	70.00	LF	\$ 50.00	\$ 3,500.00
3574000000-E	867	48" SPLIT RAIL FENCE RESET	150.00	LF	\$ 50.00	\$ 7,500.00

6890000000-E	SP	CONCRETE STEPS	7.00	CY	\$ 5,000.00	\$ 35,000.00
6895000000-E	SP	HANDRAIL ON STEPS	60.00	LF	\$ 300.00	\$ 18,000.00
4025000000-E	901	CONTRACTOR FURNISHED, TYPE "E" SIGN	33.00	SF	\$ 20.00	\$ 660.00
4072000000-E	903	SUPPORTS, 3-LB STEEL U-CHANNEL	48.00	LF	\$ 10.00	\$ 480.00
4110000000-N	904	SIGN ERECTION, TYPE "E" (GROUND MOUNTED)	8.00	EACH	\$ 200.00	\$ 1,600.00
4400000000-E	1110	STATIONARY WORK ZONE SIGNS	397.00	SF	\$ 11.00	\$ 4,367.00
4405000000-E	1110	PORTABLE WORK ZONE SIGNS	389.00	SF	\$ 16.00	\$ 6,224.00
4410000000-E	1110	BARRICADE MTD. WORK ZONE SIGNS	30.00	SF	\$ 9.00	\$ 270.00
4415000000-N	1115	FLASHING ARROW BOARD	2.00	EACH	\$ 3,000.00	\$ 6,000.00
4422000000-N	1120	PORTABLE CHANGEABLE MESSAGE SIGN (SHORT TERM)	15.00	DAY	\$ 150.00	\$ 2,250.00
4430000000-N	1130	DRUMS	40.00	EACH	\$ 65.00	\$ 2,600.00
4435000000-N	1135	CONES	60.00	EACH	\$ 35.00	\$ 2,100.00
4445000000-E	1145	BARRICADES (TYPE III)	60.00	LF	\$ 35.00	\$ 2,100.00
4455000000-N	1150	FLAGGER (BY DAY)	360.00	DAY	\$ 675.00	\$ 243,000.00
4480000000-N	1165	TMA	2.00	EACH	\$ 50,000.00	\$ 100,000.00
4510000000-N	1190	LAW ENFORCEMENT	168.00	HR	\$ 75.00	\$ 12,600.00
4516000000-N	1180	SKINNY DRUM	60.00	EACH	\$ 50.00	\$ 3,000.00
4685000000-E	1205	THERMOPLASTIC (4", 90 MILS)	100.00	LF	\$ 10.00	\$ 1,000.00
4686000000-E	1205	THERMOPLASTIC (4", 120 MILS)	2.00	LF	\$ 20.00	\$ 40.00
4710000000-E	1205	THERMOPLASTIC (24", 120 MILS)	232.00	LF	\$ 20.00	\$ 4,640.00
4850000000-E	1205	REMOVAL OF PAVEMENT MARKING (4")	4.00	LF	\$ 50.00	\$ 200.00
4870000000-E	1205	REMOVAL OF PAVEMENT MARKING (24")	12.00	LF	\$ 50.00	\$ 600.00
4905000000-N	1253	SNOWPLOWABLE RAISED PAVEMENT MARKERS	1.00	EACH	\$ 100.00	\$ 100.00
7048500000-E	1705	PEDESTRIAN SIGNAL HEAD (16", 1 SECTION W/ COUNTDOWN)	2.00	EACH	\$ 1,300.00	\$ 2,600.00
7060000000-E	1705	SIGNAL CABLE	200.00	LF	\$ 4.00	\$ 800.00
7300000000-E	1715	UNPAVED TRENCHING (2 CONDUITS - 2")	30.00	LF	\$ 20.00	\$ 600.00
7324000000-N	1716	JUNCTION BOX (STANDARD SIZE)	2.00	EACH	\$ 750.00	\$ 1,500.00
7420000000-E	1722	2" RISER WITH WEATHERHEAD	2.00	EACH	\$ 1,000.00	\$ 2,000.00
7444000000-E	1725	INDUCTIVE LOOP SAWCUT	300.00	LF	\$ 12.00	\$ 3,600.00
7456000000-E	1726	LEAD-IN CABLE (14 - 2 PAIR)	260.00	LF	\$ 3.00	\$ 780.00
7642100000-N	1743	TYPE I POST WITH FOUNDATION	2.00	EACH	\$ 2,500.00	\$ 5,000.00
5648000000-N	1515	RELOCATE WATER METER	15.00	EACH	\$ 2,000.00	\$ 30,000.00
2845000000-N	858	ADJUSTMENT OF METER BOXES OR VALVE BOXES	2.00	EACH	\$ 1,250.00	\$ 2,500.00
5672000000-N	1515	RELOCATE FIRE HYDRANT	1.00	EACH	\$ 4,000.00	\$ 4,000.00
3656000000-E	876	GEOTEXTILE FOR DRAINAGE	225.00	SY	\$ 5.00	\$ 1,125.00
6000000000-E	1605	TEMPORARY SILT FENCE	2585.00	LF	\$ 3.50	\$ 9,047.50
6006000000-E	1610	EROSION CONTROL STONE, CLASS A	180.00	TONS	\$ 70.00	\$ 12,600.00
6009000000-E	1610	EROSION CONTROL STONE, CLASS B	10.00	TONS	\$ 125.00	\$ 1,250.00
6012000000-E	1610	SEDIMENT CONTROL STONE	390.00	TONS	\$ 55.00	\$ 21,450.00
6015000000-E	1615	TEMPORARY MULCHING	3.00	ACRE	\$ 1,500.00	\$ 4,500.00
6018000000-E	1620	SEED FOR TEMPORARY SEEDING	200.00	LBS	\$ 8.00	\$ 1,600.00
6021000000-E	1620	FERTILIZER FOR TEMPORARY SEEDING	1.00	TONS	\$ 1,800.00	\$ 1,800.00
6024000000-E	1622	TEMPORARY SLOPE DRAINS	200.00	LF	\$ 20.00	\$ 4,000.00
6029000000-E	SP	SAFETY FENCE	320.00	LF	\$ 3.50	\$ 1,120.00
6030000000-E	1630	SILT EXCAVATION	140.00	CY	\$ 50.00	\$ 7,000.00
6036000000-E	1631	MATTING FOR EROSION CONTROL	7500.00	SY	\$ 2.00	\$ 15,000.00

6037000000-E	SP	COIR FIBER MAT	100.00	SY	\$ 8.00	\$ 800.00
6042000000-E	1632	1/4" HARDWARE CLOTH	1485.00	LF	\$ 6.00	\$ 8,910.00
6071012000-E	SP	COIR FIBER WATTLE	60.00	LF	\$ 10.00	\$ 600.00
6071020000-E	SP	POLYACRYLAMIDE (PAM)	15.00	LBS	\$ 40.00	\$ 600.00
6084000000-E	1660	SEEDING AND MULCHING	3.00	ACRE	\$ 2,700.00	\$ 8,100.00
6087000000-E	1660	MOWING	3.00	ACRE	\$ 250.00	\$ 750.00
6090000000-E	1661	SEED FOR REPAIR SEEDING	50.00	LBS	\$ 6.00	\$ 300.00
6093000000-E	1661	FERTILIZER FOR REPAIR SEEDING	0.25	TONS	\$ 1,500.00	\$ 375.00
6096000000-E	1662	SEED FOR SUPPLEMENTAL SEEDING	75.00	LBS	\$ 6.00	\$ 450.00
6108000000-E	1665	FERTILIZER TOPDRESSING	1.75	TONS	\$ 1,500.00	\$ 2,625.00
6114500000-N	1667	SPECIALIZED HAND MOWING	10.00	MHR	\$ 125.00	\$ 1,250.00
6117000000-N	1675	RESPONSE FOR EROSION CONTROL	25.00	EACH	\$ 300.00	\$ 7,500.00
6117500000-N	SP	CONCRETE WASHOUT STRUCTURE	2.00	EACH	\$ 2,000.00	\$ 4,000.00
8802030000-E	454	SEGMENTAL GRAVITY RETAINING WALLS	1348.00	SF	\$ 96.00	\$ 129,408.00
		Utility Construction				
		Relocate Existing Water Line		LF		\$ -
		Relocate Existing Sewer Line		LF		\$ -
		Misc. (Str & Utilities)	0%	LS		\$ -
		Misc. (Roadway) Per Division	0%	LS		\$ -

Lgth ____ Mi.

Contract Cost	\$ 1,998,111.50
E. & C. 16%	
Construction Cost	\$ 2,350,000.00