AGENDA
City of Lenoir
City Council Meeting
905 West Ave. NW, Lenoir, NC 28645
Tuesday, Aug. 5, 2025 | 6:00 pm

I. CALL TO ORDER

A. Moment of Silence & Pledge of Allegiance
B. Special Recognition: Swearing-in Andy Wilson, Police Chief
C. Special Recognition: Brian Watson, Driver/Operator and Sergeant Brandon MacLeod will be recognized by the American Legion Post 29 as the Dysart-Kendall American Legion Post 29 Firefighter of the Year and the Dysart-Kendall American Legion Post 29 Police Officer of the Year.

II. MATTERS SCHEDULED FOR PUBLIC HEARINGS

A. 2025 Comprehensive Plan and Parks & Recreation Master Plan-Resolution of Adoption: A public hearing for the 2025 Comprehensive Plan will be held to receive public comments.

III. CONSENT AGENDA ITEMS

A. Minutes: Approval of the City Council minutes of the meeting of Tuesday, July 15, 2025 as submitted.
B. Closed Session Minutes: Approval of the closed session minutes of the meeting of Tuesday, July 15, 2025 as reviewed by the City Council, City Attorney and City Manager.
C. FY2024 Tax Settlement Report & FY2025 Tax Receipt Charge: In accordance with N.C.G.S. § 105-321 and 352, Staff requests the FY2024 Tax Settlement Report and the FY2025 Tax Receipt Charge be authenticated by the City Council as submitted.
D. Capital Project Ordinance; Sewer Line Repair - Ridge Street & Harper Avenue Project: Staff recommends approval of the Capital Project Budget Ordinance in the amount of $1,926,820 for the Sewer Line Repair - Ridge Street & Harper Avenue Project as submitted.

IV. REQUESTS AND PETITIONS OF CITIZENS

V. REPORTS OF BOARDS AND COMMISSIONS

VI. REPORT AND RECOMMENDATIONS OF THE CITY MANAGER

A. Items of Information

1. August Calendar: The calendar for the month of August will be provided to City Council listing various committee meetings and events.
2. The 51st Annual Harambee Festival will begin on Saturday, August 2 and ends on Friday, August 8. Events are scheduled daily at the Martin Luther King, Jr. Center. The public is invited to attend.
3. The Lenoir Tourism Development Authority will meet on Thursday, August 7 at 4:00 p.m. at City Hall, Third Floor.
4. The Lenoir Business Advisory Board will meet on Thursday, August 14 at 6:00 p.m. at City Hall, Third Floor.
5. The City/County Services Committee will meet on Monday, August 11 at noon.
6. The Southern Sundown 4 Miler Race will be held on Saturday, August 16 beginning at 7:00 p.m. The race begins and ends in downtown Lenoir.
7. The Parks and Recreation Advisory Board will meet on Monday, August 18 at 6:00 p.m. at Mulberry Recreation Center.
8. The ABC Board will met on Wednesday, August 20 at 2:00 p.m.

B. Items for Council Action

1. Bid Award: Lenoir 2025 Sewer Replacements Project: Staff recommends City Council approve the bids for the Ridge Street Sewer Project and Harper Ave Sewer Project. The project is divided into two divisions of work. Division 1: Ridge Street sewer replacement and Division 2: Harper Avenue sewer replacement. Iron Mountain Construction was the lowest responsive and responsible bidder for the Division 1 project at $989,200. Carolina Grading & Utilities, Inc. was the lowest responsive and responsible bidder for the Division 2 project at $845,620. It is recommended by McGill Associates the establishment of a 5% contingency amount of the total construction costs of $92,000 to cover any quantity overruns or unforeseen circumstances. The total project cost is $1,926,820. Staff further recommends the Council authorizes the City Manager to approve change orders within the contingency amount to facilitate maintaining the project schedule.

VII. REPORT AND RECOMMENDATIONS OF THE CITY ATTORNEY

VIII. REPORT AND RECOMMENDATIONS OF THE MAYOR

IX. REPORT AND RECOMMENDATIONS OF COUNCIL MEMBER

X. ADJOURNMENT

CITY OF LENOIR POLICE

OATH OF OFFICE

I, **Charles Andrew Wilson,** do solemnly swear (or affirm) that I will, well and truly, perform my assigned duties for the City of Lenoir and the State of North Carolina as **Chief of Police,** twenty-four hours per day, seven days per week, as determined by the Lenoir City Manager.

I, **Charles Andrew Wilson,** do solemnly swear (or affirm) to obey and enforce the city ordinances for the City of Lenoir and the laws of the State of North Carolina, fairly and impartially, to the best of my knowledge and ability, so help me, God.

I, **Charles Andrew Wilson,** do solemnly swear (or affirm) that I will be alert and vigilant to enforce the criminal laws of this State; that I will not be influenced in any matter on account of personal bias or prejudice; that I will support and maintain the Constitution and laws of the United States and the Constitution and laws of North Carolina, not inconsistent therewith; and that I will faithfully and impartially discharge and execute the duties of my office as **Chief of Police**, for the City of Lenoir, according to the best of my skill, abilities, and judgment, so help me, God.

Signature: _____

Charles Andrew Wilson

Administered by:

_____

Joseph L. Gibbons, Mayor

Witnessed by:

_____

Scott E. Hildebran, City Manager

NORTH CAROLINA, CALDWELL COUNTY

I certify that the following person(s) personally appeared before me this day, and I have personal knowledge of the identity of the principals(s); each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Charles Andrew Wilson** as **Chief of Police** taking oath of office and administered by Joseph L. Gibbons as Mayor of the City of Lenoir.

_____

Date

_____

Notary Public

My commission expires: _____

CITY OF LENOIR

COUNCIL ACTION FORM

I. **Agenda Item:** We are requesting approval for a presentation at the August 5, 2025 Council Meeting for the annual Dysart-Kendall American Legion Post 29 Firefighter of the Year Award, this year recognizing Driver / Operator Brian Watson.

II. **Background Information:** The Dysart-Kendall American Legion Post 29 Representative wish to recognize both Police Officer of the Year and Firefighter of the Year at the same City Council meeting if possible.

III. **Staff Recommendation:** Please let us know if an alternative date is chosen, so we can promptly notify those affected. Thank you.

IV. **Reviewed By:**

City Attorney: _____

City Manager: _____

Fire Chief: _____Norman Staines_____

Lenoir Fire Department
602 Harper Avenue, NW
Lenoir, NC 28645

Brian Watson has been selected by Lenoir Fire Department to receive the award of Dysart-Kendall American Legion Post 29 Firefighter of the Year. Brian began at Lenoir Fire Department part-time in May 2012. He was converted to a fulltime Firefighter in March 2013. Currently, Brian is a Driver / Operator on A-shift at Station 1. Brian also serves as an Acting Officer as needed.

Brian began his fire service career at Kings Creek Fire Department in 1993 as a Junior Firefighter. During his time at Kings Creek he has served in many positions including Fire Chief (2016-2020), Lieutenant and currently at Captain over training and communications. Currently, he serves on the Board of Directors at Kings Creek Fire Department.

In addition to Lenoir and Kings Creek, Brian has worked at Valmead and Yadkin Valley Fire Departments on his days off from Lenoir.

Currently, Brian is the President of the Caldwell County Firefighters' Association. He is also the Vice President of the International Association of Fire Fighters (IAFF) for the City of Lenoir Fire Department.

Certifications:

- Firefighter II
- Fire Officer II
- Fire & Life Safety Educator I
- Technical Rescuer
- Driver Operator – Pumps and Aerials
- Fire Instructor I
- Emergency Medical Technician

Lenoir Police Department

Council Action Form

I. Agenda Item:

We are request a presentation at the August 5, 2025 Council Meeting for the annual Dysart-Kendall American Legion Post 29 Police Officer of the Year Award, recognizing Sergeant Brandon MacLeod.

See attached nomination write-up that was submitted to Post Commander Irv Eurto.

II. Background Information:

Traditionally, the local American Legion Post 29 Representatives recognize both Police Officer and Firefighter of the Year at the same city council meeting.

III. Staff Recommendation:

Please let us know if this is acceptable so we can promptly notify those affected. Thank you.

IV. Reviewed by:

City Attorney:_____ Date:_____

City Manager:_____ Date:_____

Police Chief:_____ Date: 7/10/2025

Rev: 4/4/2023

Lenoir Police Department

1035 West Avenue NW
Lenoir, North Carolina 28645
(828) 757-2100

REFERENCE: **AMERICAN LEGION POST 29 OFFICER OF THE YEAR**

NOMINEE FOR 2025: **BRANDON MACLEOD**

MILITARY SERVICE:

Branch:	U.S. Army E-787th, Military Police Co. U.S. Army 211th Military Police Co.	Enlisted:	Jan. 2008, Ft. Leonard Wood, MO Jul. 2008, Clyde NC
Rank:	Specialist/E-4	Discharged:	Dec. 2015 (Honorable)

Other: Operation Beyond The Horizon, El Salvador (2011)

Awards: Army Service/National Defense Ribbons, Expert Badge (Grenade Throwing, Rifle/Pistol Shooting)

LAW ENFORCEMENT CAREER:

B.L.E.T Completed in May 2010 at Western Piedmont Community College, Morganton NC
Security Officer and Loss Prevention Agent, totaling 3 years
Lenoir Police Officer from Dec. 2010 to current; promoted to Patrol Corporal (2018), then Sergeant (2021)

EDUCATION & CERTIFICATES:

NC Justice Academy Field Training Officer Certificate (2014) & FTO Supervisor (2021)
LE Intermediate Certificate from NC Criminal Justice Education & Training Stds. Commission (2016)
NC Justice Academy School Resource Officer Certificate Program (400+ hours, 2018)
LE Advanced Certificate from NC Criminal Justice Education & Training Stds. Commission (2020)
NC Justice Academy Traffic Enforcement/Investigation Certificate Program (400+ hours, 2021)
General Instructor Law Enforcement Training Program (2024)
FBI LE Executive Development Leadership Program (2025)

AWARDS / MEDALS NOT LISTED ABOVE:

NC Fraternal Order of Police State Lodge - Citation for Valor (2016), 10-year Safe Driver, 12-year Service, Meritorious Conduct, and Good Conduct

OTHER ACCCOMPLISHMENTS:

National Child Safety Passenger Certification (2014), Police Law Institute (2015), First Line Supervision (2017)

SERVICABLE MENTIONS:

Lenoir Police Explorers Post #246 Head Advisor, Traffic Team, Crash Reconstructionist, Training Committee, Military Police Regimental Association (lifetime member), American Legion (VFW), NCFOP Certificate of Appreciation – Special Olympics Assistance, City of Lenoir Golden Ticket Customer Service Award (2020), FBI-LEEDA Member

CITY OF LENOIR
COUNCIL ACTION FORM: July 30, 2025

I. Agenda Item:

A public hearing on the adoption of the Living Lenoir 2045 Comprehensive Plan and Parks and Recreation Master Plan

II. Background Information:

The City of Lenoir has completed the Lenoir 2045 Comprehensive Plan & Parks and Recreation Master Plan. The Plan will help the City maintain its character, enhance the quality of life for its residents, and support economic development. The Comprehensive Plan will serve as the City's road map for the next 10 to 20 years. The City Council, Planning Board, and City Staff will use the Plan to make important land use, budgeting, and development decisions.

Throughout the planning process, the City hosted a variety of community meetings, surveys, and engagement opportunities to allow the community to help shape the vision for Lenoir.

The draft plan is available online here: **lenoir2045.com**

III. Staff and Planning Board Recommendation:

Adoption of Lenoir Bicycle Plan

IV. Reviewed by:

City Attorney: _____

Finance Director: _____

Planning Director: Hannah Williams _____

CITY OF LENOIR
RESOLUTION ADOPTING THE LIVING LENOIR 2045 COMPREHENSIVE PLAN AND PARKS & RECREATION MASTER PLAN

WHEREAS, the City Council of the City of Lenoir determined that the City needs an update to the Comprehensive Plan to guide development decisions for the next 20 years; and,

WHEREAS, the City of Lenoir contracted with Freese and Nichols to assist in the drafting of the Living Lenoir 2045 Comprehensive Plan after receiving eight (8) competitive proposals and conducting four (4) interviews with qualified firms; and,

WHEREAS, a draft Comprehensive Plan and Parks & Recreation Master Plan were prepared based on analysis, evaluation, and extensive citizen input obtained by conducting Steering Committee & Recreation Advisory Board Meetings, in-person and virtual Community Open Houses held city-wide, Neighborhood Workshops in Whitnel & West End, Community Surveys, and Technical Staff Meetings; and,

WHEREAS, the consultant, Freese and Nichols, and City Staff, worked together to establish a vision and guiding principles; a future land use map (FLUM) and dashboards to help guide future planning decisions; neighborhood meetings-in-a-box for future neighborhood planning efforts; and an implementation plan to confirm the Plan's consistency with all other City initiatives and future projects; and,

WHEREAS, Freese and Nichols and City Staff conducted a parks and facility inventory, a needs assessment, and made recommendations for future Parks and Recreation initiatives; and,

WHEREAS, Planning Board and City Council, having thoroughly reviewed the drafts of the Living Lenoir 2045 Comprehensive Plan and the Parks & Recreation Master Plan, has determined that it is in the public interest to approve these Plans for the City of Lenoir;

NOW, THEREFORE, BE IT RESOLVED that the Living Lenoir 2045 Comprehensive Plan and Parks & Recreation Master Plan attached hereto as Exhibit "A" and Exhibit "B", respectively, and dated August 5, 2025, are hereby approved and adopted as the official plan documents for the City of Lenoir.

Adopted this the ___ day of _____, 2025.

_____
Joseph L. Gibbons, Mayor

_____
Lauren Hartley, City Clerk

(Seal)



City of Lenoir

COMPREHENSIVE PLAN

DRAFT July 2025



ACKNOWLEDGMENTS

CITY COUNCIL

Joseph L. Gibbons, Mayor

David F. Stevens, Mayor Pro Tem

Jonathan Beal

Todd H. Perdue

James I. “Ike” Perkins

Ralph Prestwood

Kimmie Rogers

Crissy Thomas

PLANNING BOARD

Lucy McCarl, Chair

Kyle Case, Vice Chair

Curtis Baker

Sharon Bryant, ETJ

Michael Careccia

Tammy Greene

Marta Lazo

Dontrell Parson

Tim Scobie

Edward Terry

STEERING COMMITTEE

Lucy McCarl

Sharon Bryant

Curtis Baker

Kyle Case

Michael Careccia

Tammy Greene

Kaylynn Horn

Jackie Ferguson

Jon Hogan, Public Services Public Works Director

Jeff Church, Public Services Public Utilities Director

CITY STAFF

Hannah Williams, Planning Director

Matthew Duchan, Planner

Joshua Harris, Communication & Public Information Director

Phillip Harper, Parks & Recreation Director

CONSULTANT TEAM

Freese and Nichols, Inc.



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Cannon Law Firm



01 COMMUNITY SNAPSHOT & VISION

INTRODUCTION

The Lenoir 2045 Comprehensive Plan ("Plan") builds on Lenoir's previous planning efforts and the 2007 Comprehensive Plan. Lenoir (the City) has undergone notable transformations in its demographic and socioeconomic makeup, as well as a reevaluation of its future vision, economic drivers, and priorities, prompting the need for this update.

This chapter provides an overview of the existing conditions in Lenoir, setting the foundation for developing different elements of the Plan. The community snapshot, along with public engagement, market analysis, and future growth, will guide the Plan's recommendations.

This chapter provides:

- **Historic and Regional Context for Planning**
- **Recent Planning Efforts**
- **Demographics and Growth Trends**
- **Existing Land Use**
- **Opportunities and Constraints**
- **Engagement Process**
- **Vision and Guiding Principles**

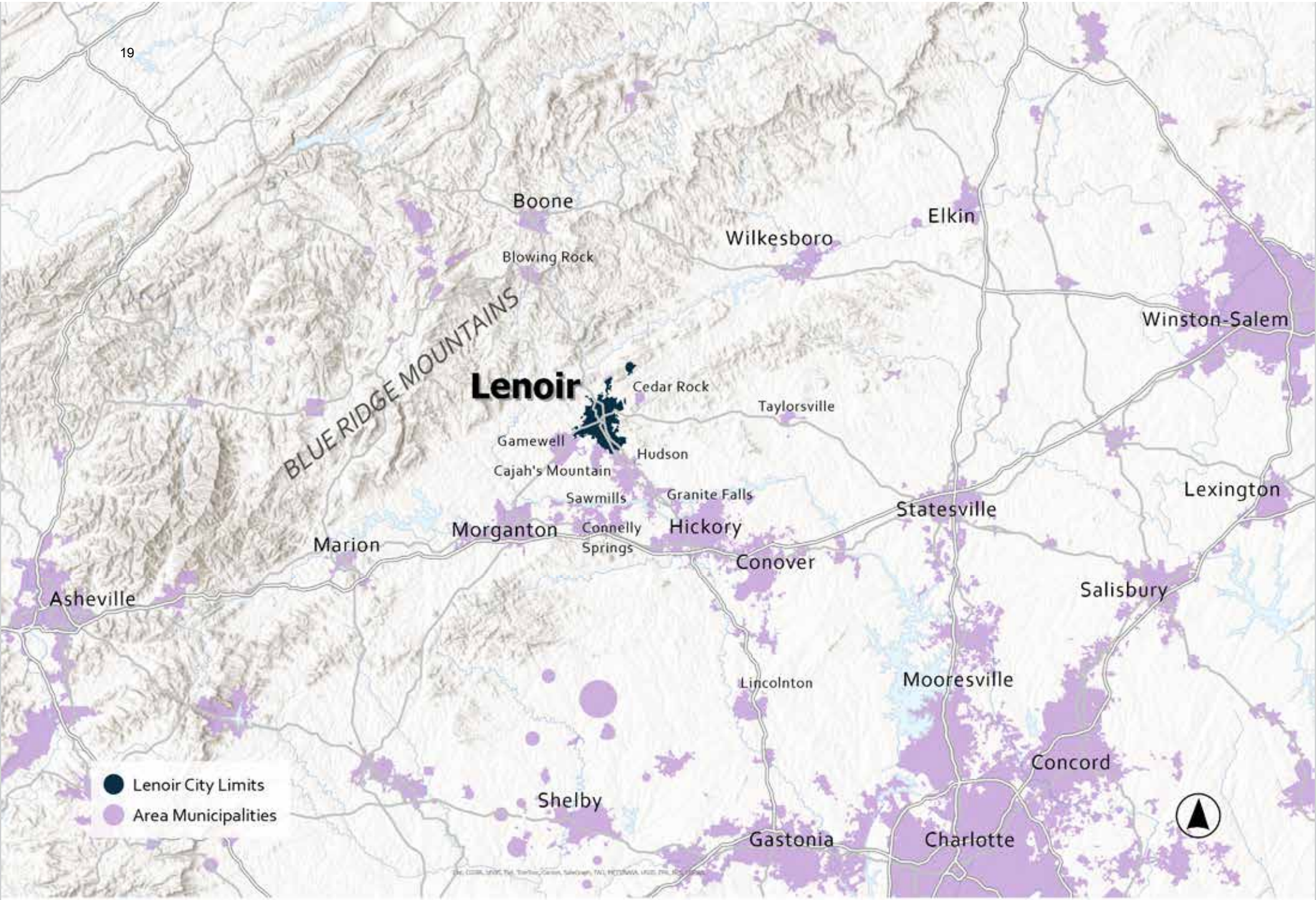
REGIONAL CONTEXT

Located in the central part of Caldwell County, Lenoir is not only the largest municipality in the County, but is also the County seat. The City is part of the Hickory-Lenoir-Morganton Metropolitan Statistical Area, also known as the Unifour. The City is close to Hickory (to the southeast), Morganton (to the southwest), Wilkesboro (to the northeast), and Boone (to the northwest).

Lenoir is renowned for its mountainous landscape views of the Brushy Mountains, a spur of the Blue Ridge Mountains, prominently visible throughout the community. Pisgah National Forest is also near the City, as is Hibriten Mountain, a popular hiking destination, which is located at the edge of the city limits.

The City is situated at the intersection of US Highway 64 and US Highway 321, providing strong regional connections between Lenoir and its surrounding communities. In addition to general aviation airports that are closer to Lenoir, commercial airline service to the region is provided by Concord-Padgett Regional Airport and Charlotte Douglas International Airport, both of which are within 75 miles of Lenoir. The closest passenger rail station is in Gastonia, NC, approximately 54 miles to the south. These transportation assets provide ease of access to and from Lenoir to the larger region, eastern United States, and internationally.

The Plan aims to guide future developments and enhance the quality of life for the entire Lenoir community. The Plan also focuses on two specific neighborhoods, Whitnel (pronounced "WHIT-null") and West End, and will evaluate any specific needs of these neighborhoods. By using the efforts undertaken as part of this Plan as a neighborhood outreach guide, the City can expand neighborhood planning efforts to other neighborhoods in the future.



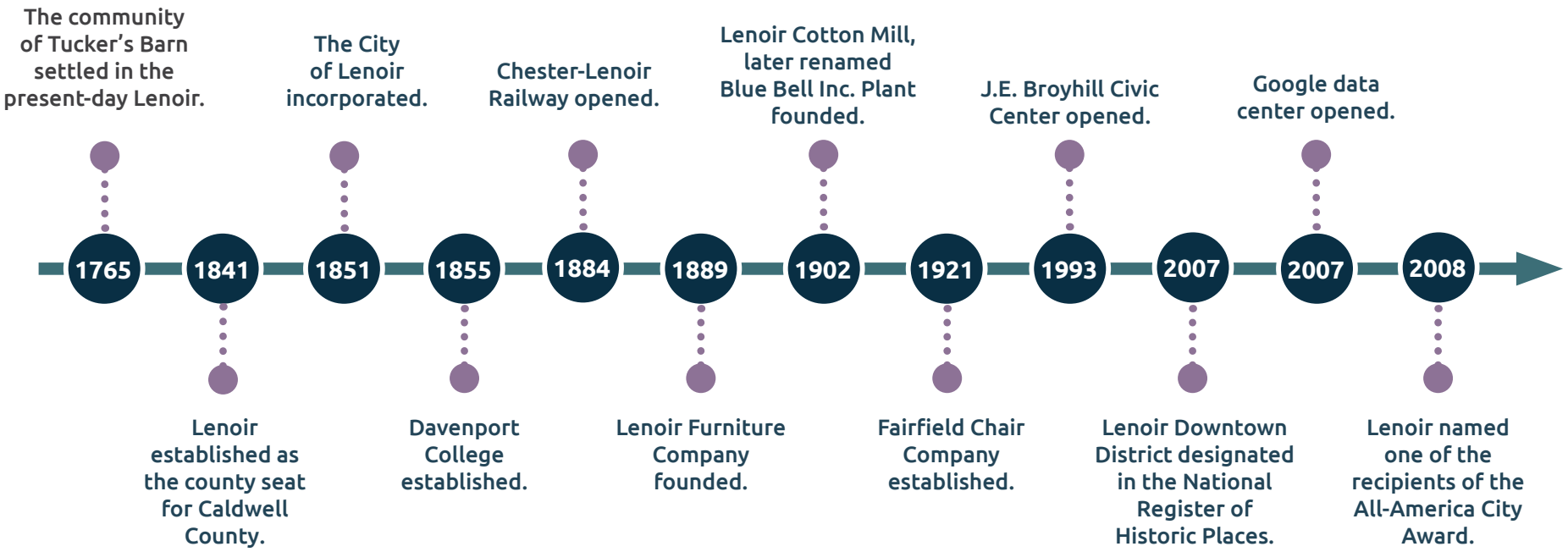
Map 1. Regional Context

HISTORIC CONTEXT

Lenoir has a rich and storied history that is central to the community's identity. With its long-standing tradition in furniture making and artisan craftsmanship, Lenoir continues to be a major hub for furniture and artisan products today. The City has made a concerted effort to preserve its unique history through a variety of efforts, including the designation of the Lenoir Downtown Historic District on the National Register of Historic Places and is studying other areas for potential National Register designation.

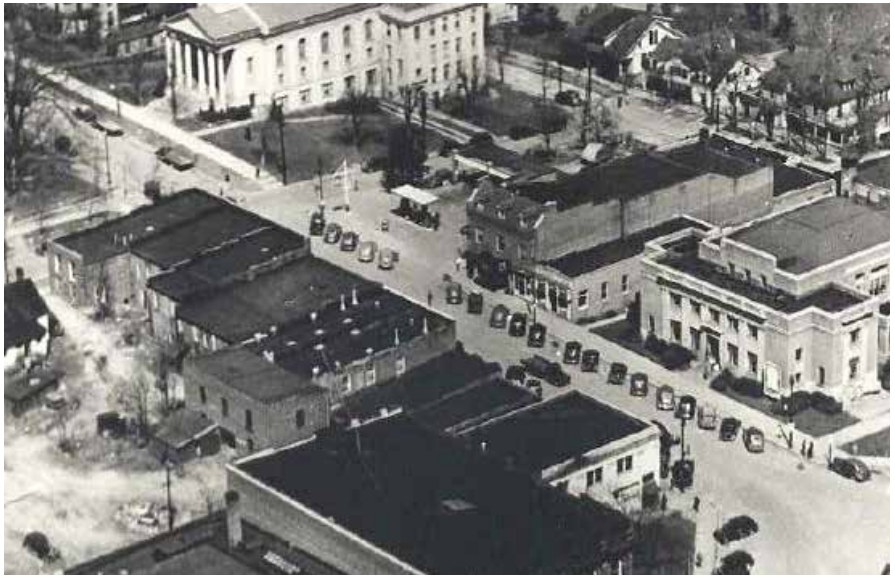
The first settlement in present-day Lenoir was the community of Tucker's Barn around 1765, which consisted of a homestead on the north side of Lower Creek. The homestead slowly became a community gathering place and when Caldwell County was created in 1841, Lenoir was selected as the county seat due to its ease of access to the larger region. Named in honor of the Revolutionary War General William Lenoir, the City of Lenoir has been home to furniture companies since Lenoir Furniture Company opened in 1889. Throughout the years, the furniture industry has brought numerous job opportunities to the region and shaped the City's identity with Broyhill, Fairfield, Bernhardt, and Kincaid Furniture companies making furniture in Lenoir. Today, Lenoir is still home to furniture manufacturing, with Bernhardt Furniture's corporate headquarters and manufacturing facilities located throughout the City, but it is also diversifying into medical, technology, and education industries, with facilities for Exela Pharma Sciences, Greer Labs, UNC Health Caldwell, and Blue Ridge Energy (BREMCO) located in the City.

Figure 1. City Timeline





City Hall



Lenoir in 1938



Main Street in 1907



Original Courthouse

RECENT PLANNING EFFORTS

COMPREHENSIVE PLAN (2007)

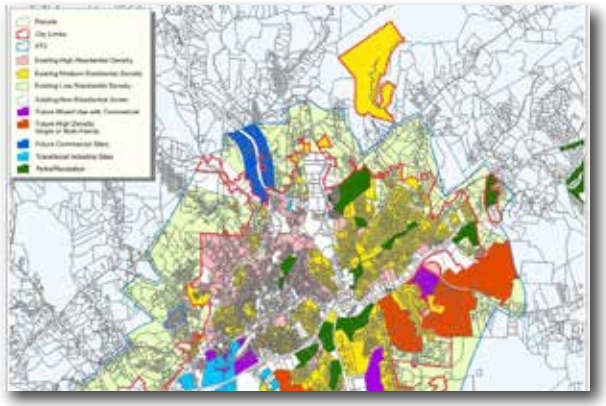
The Lenoir Comprehensive Plan is a long-range planning document that guides future developments by outlining land use, transportation, and other policies. The plan was created by the Comprehensive Planning Committee with multiple public engagement opportunities. The plan includes Lenoir's Future Land Use Map (FLUM) and strategies for each land use type. It also discusses specific policies related to transportation, public services, economic development, natural and environmental resources, and historic and cultural resources.

COMPREHENSIVE PARKS AND RECREATION MASTER PLAN (2010)

The Comprehensive Parks and Recreation Master Plan aims to identify current and future needs in Lenoir and guide the prioritization of park upgrades, expansion, and land acquisition. Plan recommendations focus on two important components of Lenoir's park system -- recreation facilities and programming and greenway and trail systems. The City has worked to implement strategies that enhance local and regional greenway and trail system connectivity and make improvements to existing facilities to meet current and future needs.

COMPREHENSIVE PEDESTRIAN PLAN (2012)

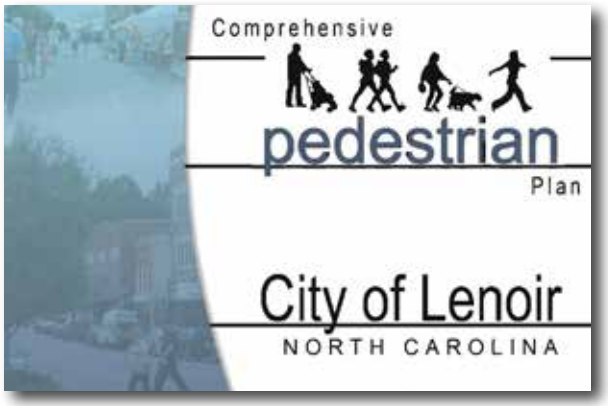
The Comprehensive Pedestrian Plan guides Lenoir's planning, design, financing, implementation, and maintenance of the proposed pedestrian system. The plan seeks to create a "safe, aesthetic, equitable, and well-connected pedestrian system" that enhances the overall quality of life. This plan is expected to increase walkability in Lenoir and improve the City's pedestrian network. A list of policy recommendations is provided, focusing on the pedestrian network, safety and health, crossing safety, traffic signals, and community strengthening. It also suggests implementing education programs to increase public awareness.



Future Land Use Map in the Comprehensive Plan



Comprehensive Parks and Recreation Master Plan



Comprehensive Pedestrian Plan

NORTH MAIN STREET SMALL AREA PLAN (2015)

The North Main Street Small Area Plan was created to guide historic preservation efforts and new beautification and infill projects in the North Main Street area, which is the major corridor leading to Downtown Lenoir. The plan also prioritizes protection of existing residents from displacement and enhancing active transportation opportunities.

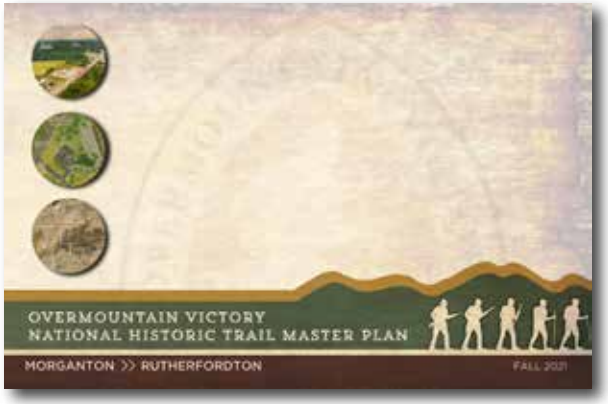
The plan provides detailed recommendations on the streetscape, land uses, design standards, historic preservation, code enforcement, recreation, branding and public art. These recommendations are expected to be implemented by both public and private investments.



North Main Street Small Area Plan

OVERMOUNTAIN VICTORY NATIONAL HISTORIC TRAIL LENOIR-TO-MORGANTON MASTER PLAN (2015)

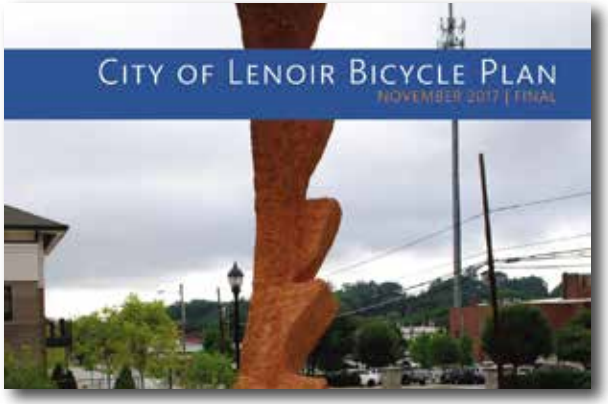
The Master Plan outlines the details for creating a regional, multi-state system of trails following the route in which the Overmountain Men marched in 1780. The segment from Lenoir to Morganton is designed to be a multi-use walking path that follows the congressionally designated corridor. In Lenoir, the National Historic Trail will follow the alignment of the discontinued rail line. The City is partnering with Caldwell County and surrounding municipalities, as well as several organizations, to implement the plan.



Overmountain Victory Trail Master Plan

BICYCLE PLAN (2017)

Lenoir's Bicycle Plan was created based on the recommendation in the 2007 Comprehensive Plan. The plan envisions Lenoir as a place where residents and visitors can bike safely and conveniently on a connected and accessible bicycle network. An existing conditions assessment and multiple public engagement opportunities led to a list of recommendations to improve Lenoir's bicycle system. Recommendations focus on balancing the vision for on-street bike lanes and the demand for on-street parking. Twelve priority projects have been identified that could be built over the next 10 years. In addition to these priority projects, the plan also suggests the City implement various programs and policies to achieve its vision, such as adopting a Complete Streets policy, creating a Bicycle/Pedestrian Advisory Commission, and establishing a local Safe Routes to School program.



Bicycle Plan

COMPREHENSIVE ARCHITECTURAL SURVEY (2018)

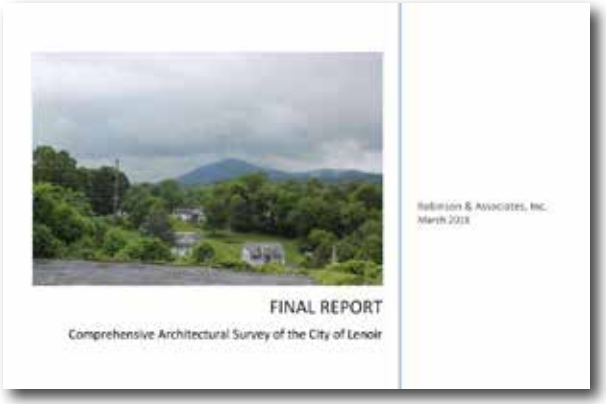
The North Carolina State Historic Preservation Office worked with the City on the Comprehensive Architectural Survey to locate, document, and evaluate Lenoir's historic resources. The plan identifies the historic themes and events that shaped Lenoir's developments and analyzes their influence on the built environment. This survey documented approximately 400 historic resources in Lenoir. Based on the results, the plan recommends 10 individual properties and two historic districts to be included in the National Register Study List. Further study and documentation of specific areas in Lenoir is also recommended.

STORMWATER MANAGEMENT PLAN (2021)

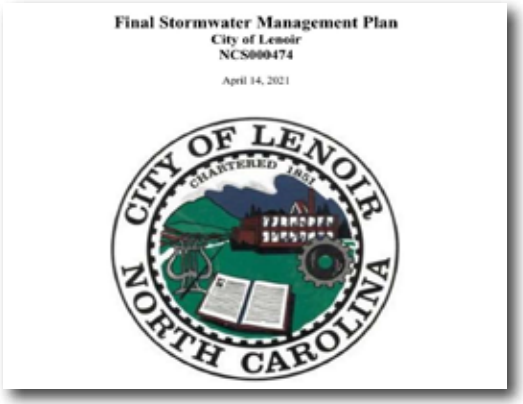
The Stormwater Management Plan (SWMP) aims to summarize the City's efforts in complying with the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Permit and the Clean Water Act. It also aims to address community needs and local water quality issues. The plan describes stormwater flows and receiving water bodies, threatened or endangered species in the area, and sources of pollution. In addition, the City coordinates with Western Piedmont Council of Governments (WPCOG) to improve stormwater management and program administration. The City implements various programs to detect and minimize illicit discharge, control construction site runoff, prevent pollution, and enhance public awareness.

DOWNTOWN LENOIR MASTER PLAN (2024)

The Downtown Lenoir Master Plan serves as a guide to the revitalization and redevelopment efforts in Downtown Lenoir for the next 10 years. The plan evaluates the existing built environment, demographic, and market conditions in Downtown, in particular the Campus (historic Lenoir High School). The plan recommends a number of policies and initiatives to revitalize the downtown area, with a focus on encouraging adaptive reuse and mixed-use developments, as well as community-oriented pavilions. The Campus is identified as a primary initiative for implementing the Downtown Plan. These strategies are created considering the unique characteristics of the four districts within Downtown and are intended to be implemented in phases.



Comprehensive Architectural Survey



Stormwater Management Plan



Downtown Lenoir Master Plan

DEMOGRAPHICS AND GROWTH TRENDS

POPULATION

Lenoir houses a total population of 18,301 as per 2022 ACS 5-Year Estimates. Lenoir's population has not seen any major increases since 2010, resulting in a stable population. Through demographic analysis, residents of Lenoir have a relatively even age distribution. 54.9% of residents are female and 45.1% are male.

Race and ethnicity are separate components that make individual groups unique. Race is based on biological factors, such as physical features or hair color, while ethnicity is based on cultural factors, such as language or traditions. The biggest racial group in Lenoir is "White," which accounts for 72% of the total population, followed by "Black or African American" at 14.1%. 12% of Lenoir residents identify themselves as "Hispanic or Latino".

Figure 2. Population Growth

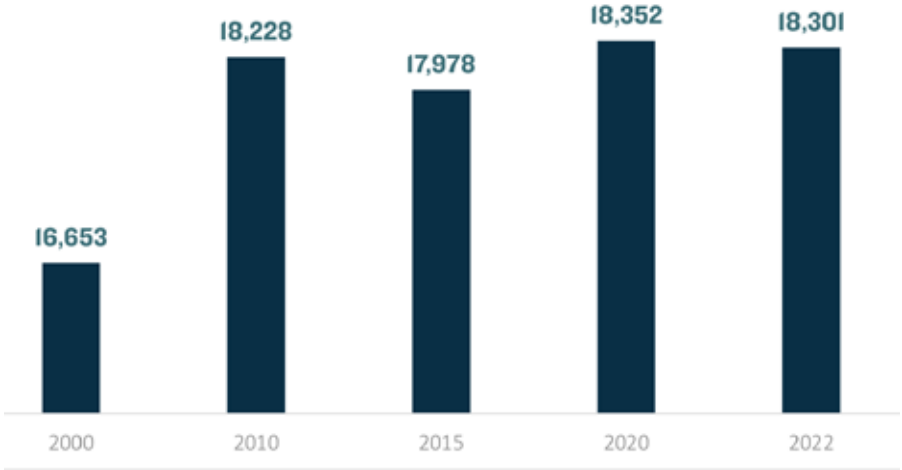
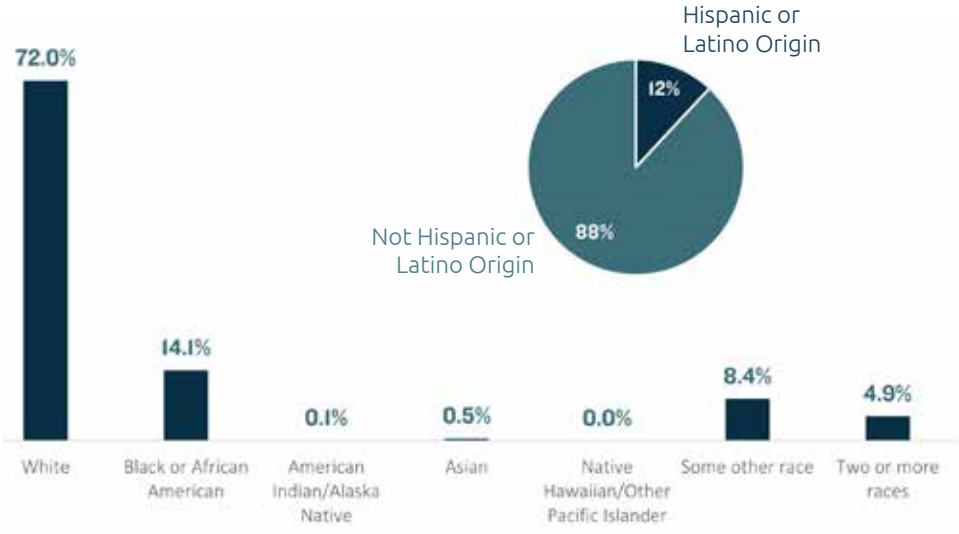
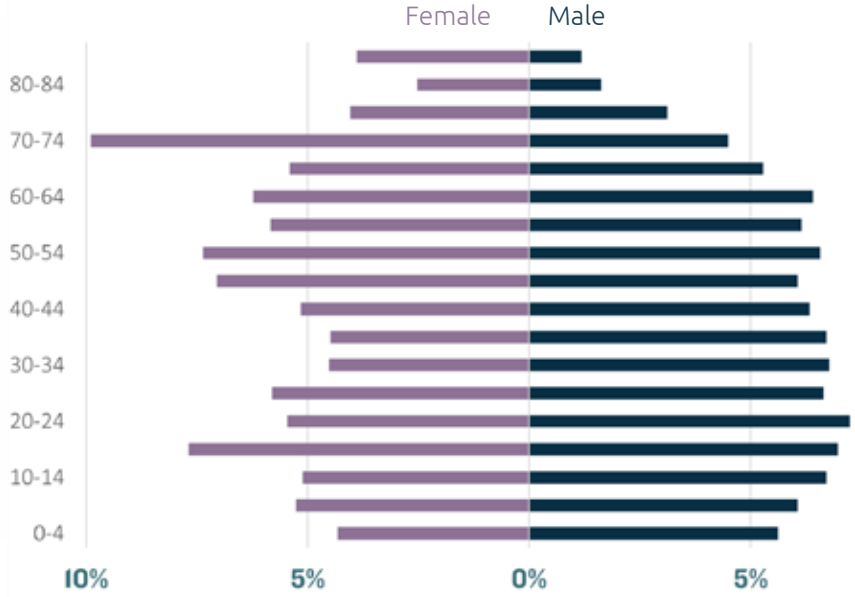


Figure 3. Race and Ethnicity



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2022

Figure 4. Age and Sex



The median household income in Lenoir is $44,802, which is lower than median household incomes in North Carolina ($66,186) and Caldwell County ($52,362).

In terms of educational attainment, 84.6% of Lenoir residents have at least a high school diploma, 25.5% are college-educated but did not receive a degree, 9.3% have an associate's degree, and 14.3% have at least a bachelor's degree.

Lenoir's economy continues to diversify, providing increasing job opportunities for residents. Management, business, science, and arts occupations currently account for the largest employment sector share in Lenoir with 2,081 employees. Several other occupations (production, transportation, and material moving, sales and office, as well as natural resources, construction, and maintenance) each have more than 1,500 employees. The City is making an effort to create more employment opportunities and retain existing jobs to support its residents, especially the younger generation. Recent economic growth includes a new Google data center, Exela Pharma Sciences expansions, and Blue Ridge Energy headquarters located in the City.

Figure 5. Educational Attainment

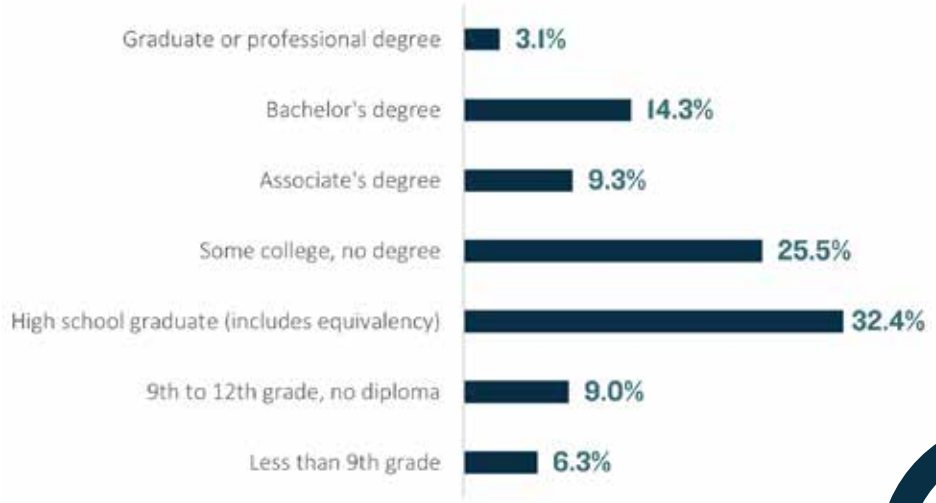
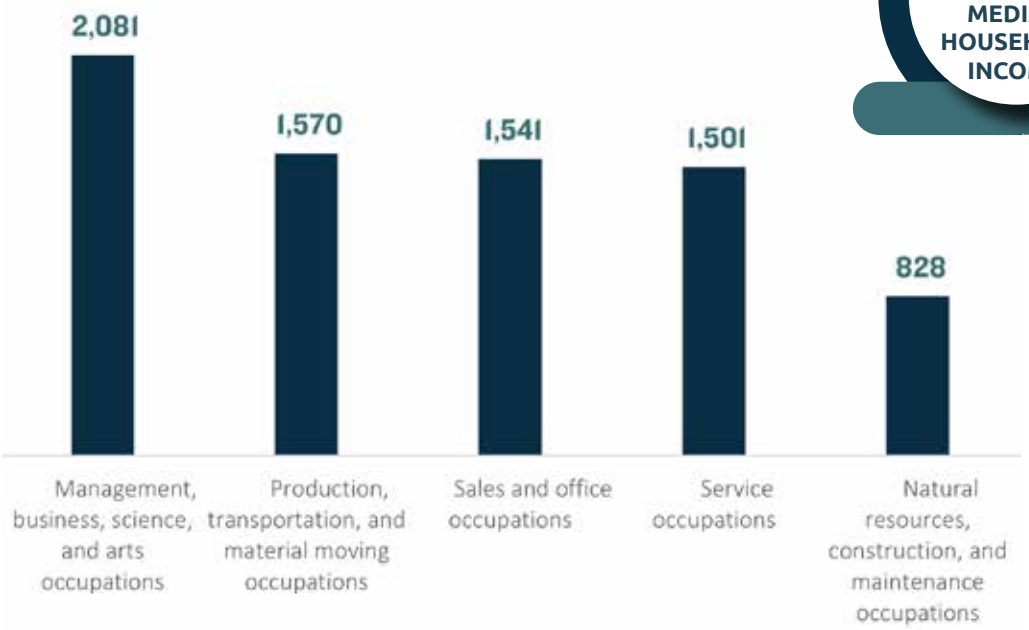


Figure 6. Employment Sectors and Income



$44,802
MEDIAN HOUSEHOLD INCOME

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2022

EXISTING LAND USE

The existing land use provides a snapshot of how properties throughout the City are being used at this time. This information is used to help provide context, identify existing adjacent uses that may be in conflict, and pinpoint locations where uses will likely not change in the future. Existing land uses help serve as the basis for developing the Future Land Use Map. Map 2 on page 12 illustrates the existing land uses in the corporate limits and in the City's extraterritorial jurisdiction (ETJ).

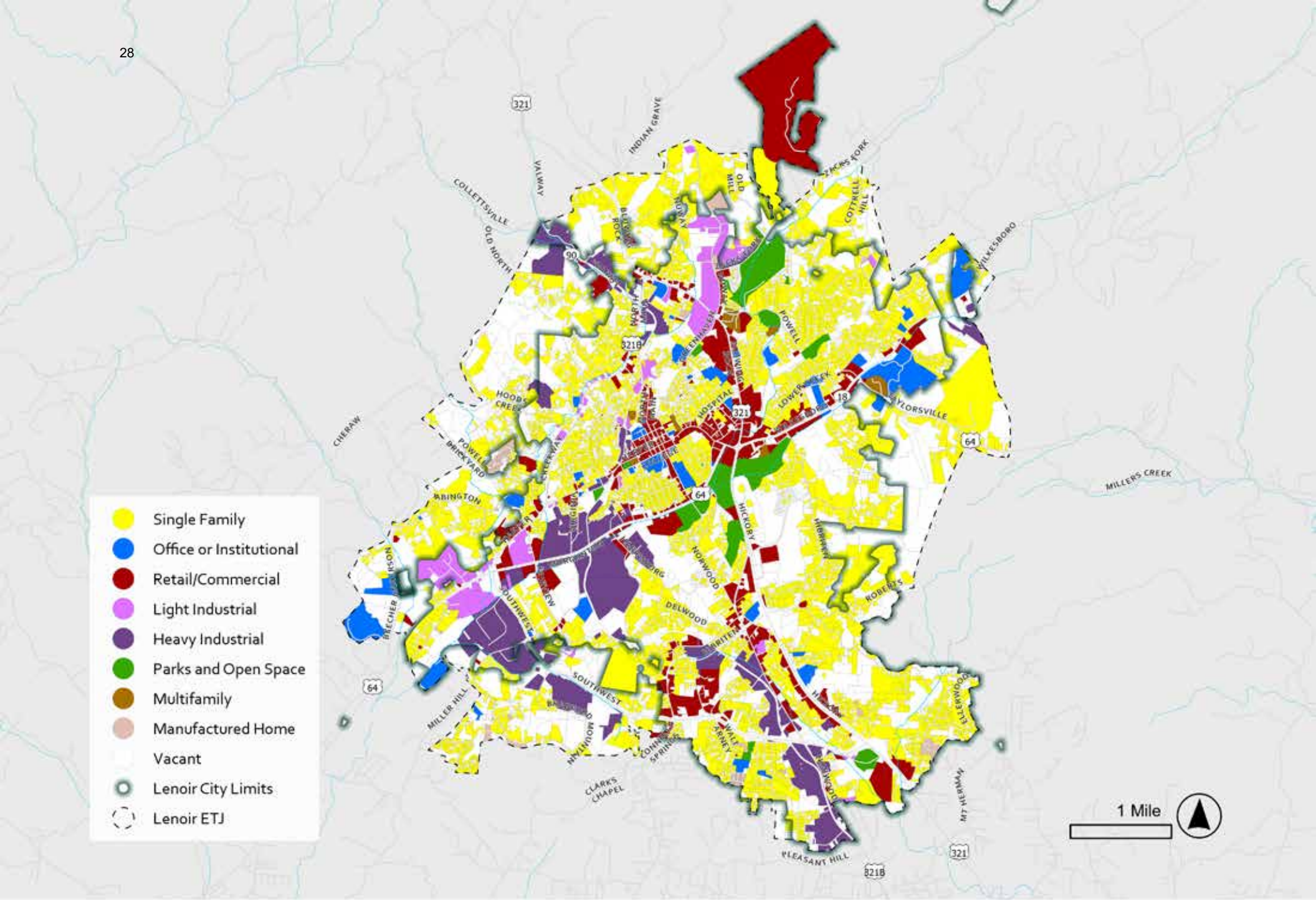
Single-family residential land use dominates the majority of developed land, accounting for 32.9% of the land within city limits and 33.9% of the land in the ETJ. In contrast, multifamily residential only accounts for less than 1% of the land area within city limits and is absent in the ETJ. A crucial aspect of the Future Land Use Map is to ensure that Lenoir residents are provided with diverse housing options. Vacant land, which might include agricultural land, forests, open fields, etc., is the second largest land use in the City at 26.0%.

Industrial is the next largest land use in Lenoir, accounting for 11.4% of the land area in the City and 3.8% of land in the ETJ. In both the City and ETJ, heavy industrial uses account for greater land area than light industrial uses. These uses are scattered in various locations across the City. Industrial developments have long been integral to Lenoir's history and economy, and they continue to play an important role in supporting a strong economic base. Retail/commercial land use is the next most common, accounting for 7.8% of the total land area, and is generally located along major roadways in the City.

Currently, more than a third of the land in the City and ETJ remains vacant (35.6%). This vacant land represents enormous potential for the City to accommodate future industrial, commercial, and residential growth, while preserving quality open space for residents to enjoy. It should be noted that ETJ zoning typically only allows for single-family home development unless annexed.

Figure 7. Existing Land Use Acreages

Land Use Category	City Limits		ETJ		Total	
	Acreage	%	Acreage	%	Acreage	%
Heavy Industrial	1,066.5	8.4%	192.6	3.0%	1,259.1	6.6%
Light Industrial	380.6	3.0%	49.4	0.8%	429.9	2.3%
Manufactured Home	82.3	0.7%	14.5	0.2%	96.8	0.5%
Multifamily	63.3	0.5%	0.0	0.0%	63.3	0.3%
Office or Institutional	412.6	3.3%	102.7	1.6%	515.3	2.7%
Parks and Open Space	400.7	3.2%	0.8	0.0%	401.5	2.1%
Retail/Commercial	1,447.0	11.4%	38.7	0.6%	1,485.7	7.8%
Right-of-Way	1,371.5	10.8%	321.5	5.1%	1,693.0	8.9%
Single-Family	4,174.2	32.9%	2,146.0	33.9%	6,320.3	33.2%
Vacant	3,303.2	26.0%	3,468.8	54.8%	6,772.0	35.6%
Total	**12,702.0**	**100.0%**	**6,416.0**	**100.0%**	**19,037.0**	**100.0%**



Map 2. Existing Land Use
Source: NC One Map

ZONING AND OVERLAY DISTRICTS

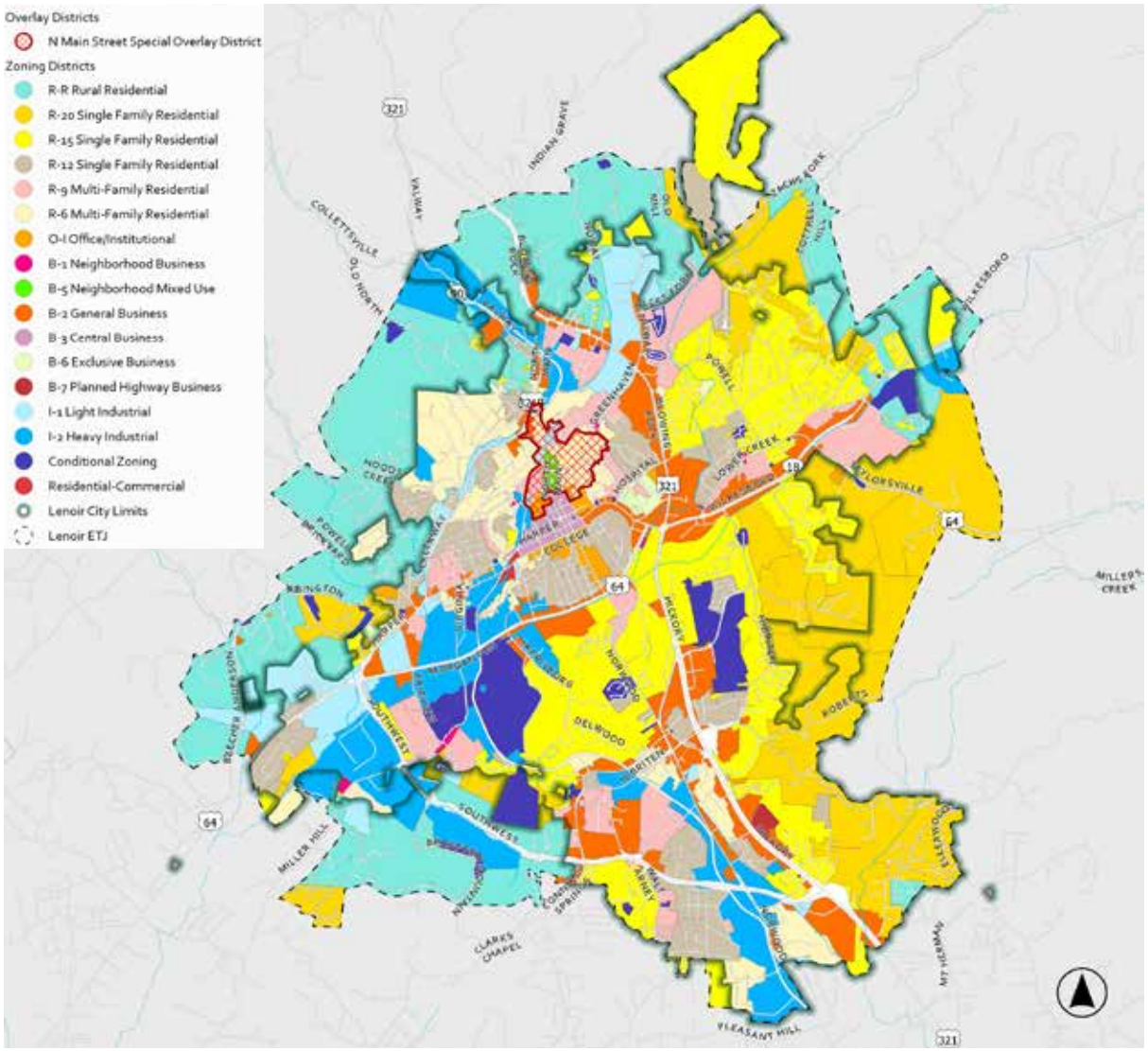
Lenoir currently has 17 zoning districts and one overlay district that allow different types of developments. These districts are grouped into the following categories: residential, business, mixed-use, industrial, and overlay districts. Map 3 illustrates the locations of various zoning and overlay districts in the City.

TRANSITIONAL/MIXED-USE DISTRICTS

Transitional districts include Office/Institutional, Neighborhood Business (B-1), and Neighborhood Mixed Use (B-5). These districts are located along North Main Street, Finley Avenue, and Virginia Street. They act as transitional zones between residential and commercial or industrial districts and promote mixed-use developments.

SPECIAL/OVERLAY DISTRICTS

The North Main Street Special Overlay District (S-2) was created to facilitate the implementation of the North Main Street Small Area Plan, including the design standards and permitted uses. It is intended to enhance the appearance of N. Main Street, encourage appropriate non-residential, neighborhood-serving uses, protect existing residents from displacement, and enhance opportunities for active transportation and recreation. As an overlay district, it is applied in tandem with the underlying zoning district to achieve the overall vision of the Plan while ensuring compatible and orderly development of the community's character.



Map 3. Zoning and Overlay Districts

OPPORTUNITIES

Redevelopment or Reuse of Vacant Properties

Vacant properties in the City are opportunities for future investment through revitalization and redevelopment. These properties can be used to increase residential density where appropriate and provide convenient access to employment centers and daily commercial needs.

Vacant Land

More than one-third of the land in Lenoir is currently vacant, implying there is enormous potential for future developments. The City can leverage these resources to help meet community needs, such as housing, education, recreation, and new job creation.

Trail and Greenway Connectivity

Lenoir's greenway system consists of 10 miles of trails, allowing residents the opportunity to walk, run, and bike in areas protected from vehicular traffic. By extending the trail system to additional locations in the City, especially key destinations and community gathering places, as well as repairing and extending existing sidewalk networks, residents and visitors will have better access to these places and can better utilize community resources.



Vacant Property in Lenoir



Vacant Land in Lenoir



Rick Rash Trail

OPPORTUNITIES (CONTINUED)

Vibrant Arts and Culture

Lenoir continues to celebrate its rich history and culture, through customized wayfinding signage, public art and sculptures throughout Downtown, and numerous local festivals, such as the NC Blackberry Festival. The City also has active artisans and artists, with the Caldwell Arts Council located in Downtown. These cultural assets help form the community's identity and support a vibrant, local culture.

Developments along Commercial Corridors

Lenoir's location at a major crossroads provides ample transportation corridors bringing visitors to and from surrounding communities. These corridors have served as locations for commercial development; however, many opportunities exist to further capitalize on these properties to add commercial development in the City.

Neighborhood-Focused Approach

Neighborhoods are the fabric of a community, and Lenoir is made up of numerous distinct neighborhoods. Each neighborhood is unique and has specific needs that may not apply to other parts of the City. In order to obtain specific insight into neighborhoods and identify what improvements may be needed, this Plan includes a detailed look at two neighborhoods: West End and Whitnel. The City anticipates using this approach for future planning efforts when evaluating other neighborhoods across the City.



Art Exhibit in Downtown Lenoir



Existing Commercial Development



Residential Property in Lenoir

CONSTRAINTS

Limited Local Businesses and Restaurants

Existing businesses and restaurants in Lenoir are primarily chain stores or fast-food restaurants, with limited local business or restaurant options. Lenoir residents hope to see more small-scale, local businesses to allow them to support the local economy and have diverse options.

Lack of Transportation Options

Driving is the dominant mode of transportation in Lenoir, with a small percentage of residents walking or biking within the City. Active transportation users have also expressed safety concerns when traveling on streets alongside automobiles. This reflects the lack of transportation options, especially for residents who are unable to drive or cannot afford a car, which may hinder their accessibility to daily needs.

Lack of Housing Diversity

Housing availability is an increasing issue for Lenoir residents. The community expressed concerns about not being able to find housing units in Lenoir even if they work in the City. Not only is there a need for more new housing, there is also a need for increased housing diversity including affordable housing, senior housing, multifamily homes, and single-family homes.



Fast-food Restaurant along Harper Avenue



North Main Street



A Single-family House in Lenoir

CONSTRAINTS (CONTINUED)

Difficulty Attracting and Retaining Younger Generations

Currently, employment opportunities in Lenoir vary across several major industries. Together with the challenges in securing affordable housing options, the City may experience difficulties in attracting and retaining younger workers. While the local job market is diversifying, additional government support or initiatives may be needed to provide more employment options for the younger population.

Slow Population Growth

Over the past decade, the City's population has not grown, which creates challenges for increasing local government revenues, providing a robust workforce, and supporting new investment in the community. A growing population helps support commercial activity and provides a strong tax base for publicly-owned property and infrastructure maintenance.

Loss of Industry

Lenoir experienced a significant industrial decline, particularly in furniture manufacturing between the late 1990s and early 2000s. The industry suffered major setbacks due to increased competition from lower-cost imports. The broader decline in manufacturing across North Carolina from 1990 to 2020 further contributed to this downturn, particularly in the furniture and textile sectors.



Corporate Headquarters in Lenoir



Vacant Commercial Property



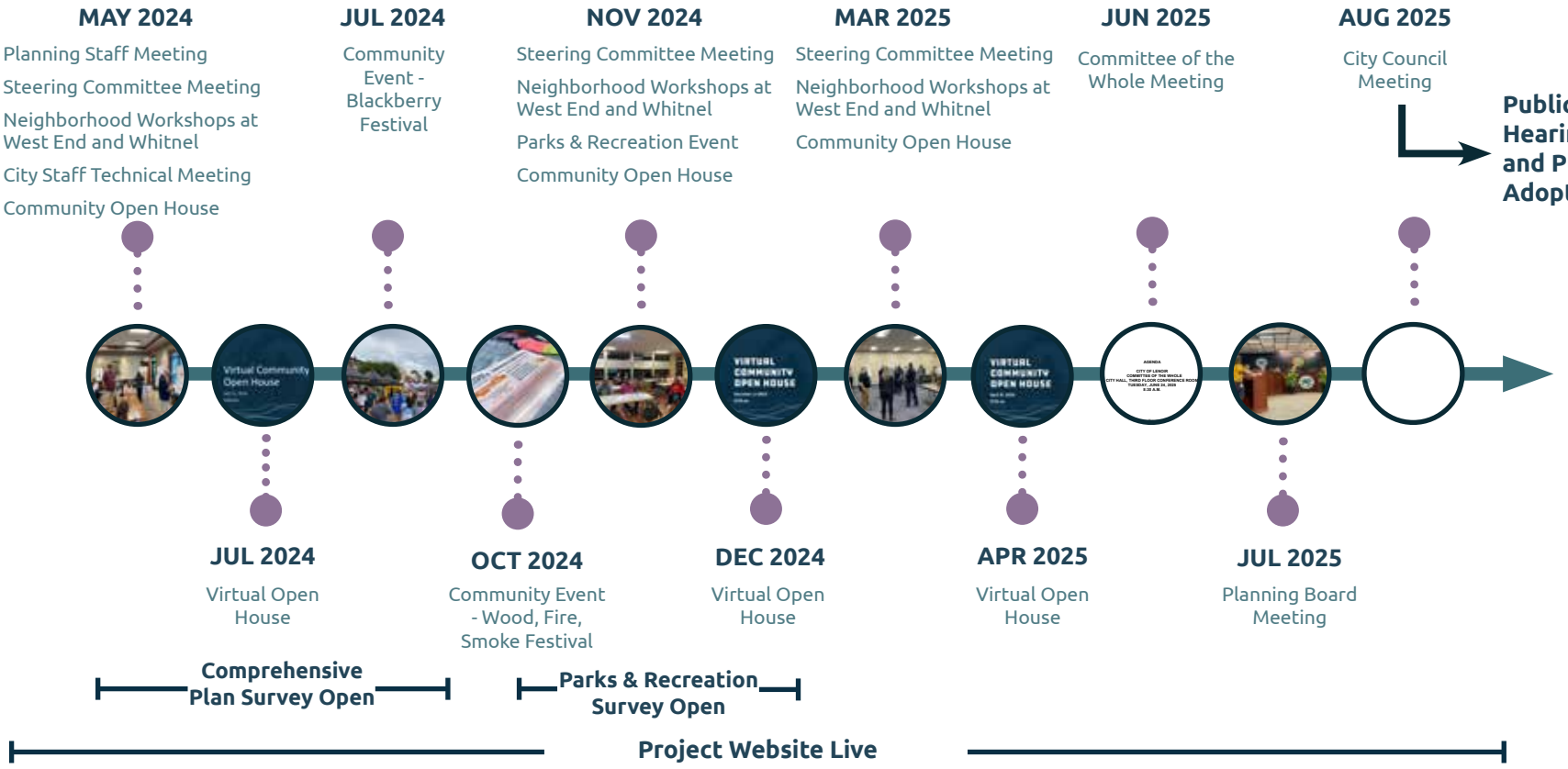
Old Industrial Property

ENGAGEMENT PROCESS

The vision and guiding principles for the Plan were created based on public input obtained during the project. The vision and guiding principles are used as the foundation for the Plan and help consolidate community feedback for Lenoir's future.

COMMUNITY ENGAGEMENT PROCESS

Engaging the community is vital to creating a successful plan and requires numerous opportunities for public input. The public engagement process was spread across 18 months and utilized multiple engagement tools to develop the Plan. Engagement approaches and tools included in-person and virtual community open houses, community events, neighborhood meetings, technical City staff meetings, Steering Committee meetings, online surveys, and online engagement tools, as well as public meetings for adoption recommendation by the Planning Board and adoption consideration by the City Council. A detailed summary of the feedback received is included in Appendix A.



ENGAGEMENT TOOLS

Community engagement is important to develop relationships with the public, hear directly from residents about their community, and enhance trust and support in the decision-making process. City staff, project partners, and the project team utilized various engagement methods and tools throughout the planning process to bring people together, educate them regarding the different elements of the Plan, and gather input in a structured, inclusive, and transparent method. The following public engagement methods and tools were used during the development of the Comprehensive Plan.

STEERING COMMITTEE

The Comprehensive Plan Steering Committee includes residents, business owners, and community members who are knowledgeable about Lenoir and are interested in helping guide the City's future growth. The role of committee members is to serve as advocates for the Plan and to guide Plan recommendations. The planning team held three meetings with the Steering Committee.

ONLINE SURVEY AND PROJECT WEBSITE

A project page was created on the City's website where the public could learn about the project and review project materials. An online survey was also used to gather input from the community about the future of Lenoir. The survey also asked questions about existing conditions in the area and the vision for what Lenoir should look like in the future. The survey was available from June 24, 2024 to September 6, 2024.

CITY COUNCIL AND PLANNING BOARD

The project team met with the City Council and the Planning Board throughout the planning process to gather input from each group about the future of Lenoir and provide periodic updates. The Planning Board held a public meeting to make a recommendation to the City Council for adoption of the final draft Plan. The City Council held a public hearing for the adoption consideration of the final Plan.

COORDINATION WITH CITY DEPARTMENTS

The project team met with representatives from the Planning and Community Development, Public Services, Downtown Economic Development, City Manager, Communications and Public Information, Fire, Police, Parks and Recreation, and other departments to gather information on specific topics and ensure coordination with upcoming funded projects.

COMMUNITY MEETINGS AND OUTREACH EVENTS

Various community meetings and outreach events were held to allow the public to learn about the project and provide feedback on the Plan. Outreach events included attending existing community events, such as the North Carolina Blackberry Festival on July 12, 2024 and the Wood, Fire, Smoke Festival on October 19, 2024. The project team also organized three community meetings which included informational and interactive elements. The purpose of these meetings and outreach events was to provide many opportunities for the public to participate in the planning process and provide feedback about the Plan recommendations.

NEIGHBORHOOD ENGAGEMENT

Three neighborhood workshops were held with the West End and Whitnel neighborhoods to provide residents with additional opportunities to be involved in the planning process. This Plan adopts a neighborhood-focused approach and uses input from these events to develop a toolkit for future neighborhood outreach.

WHAT WE HEARD

Top 5 areas where the City is doing well

1. Fire service
2. Police service
3. Water, sewer, trash collection
4. Creating more opportunities for walking/biking
5. Street maintenance

Top 5 areas that need more attention

1. Attracting new businesses to the area
2. Downtown revitalization
3. Providing adequate housing options for all
4. Planning for the future
5. Parks and recreation

Types of new housing that people would like to see in the City

- Single-family homes
- Mixture of housing types
- Mixed Use (apartments/ condos located on top of commercial uses)
- Housing for older adults (55 years of age)
- Townhomes

Types of new new commercial businesses that people would like to see in the City

- Restaurants
- Outdoor recreation
- Indoor recreation
- Small retail stores
- Large retail stores

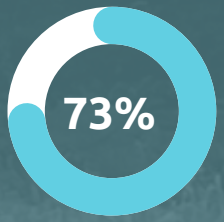
Actions to beautify the City

1. Building repair/ demolition
2. Property maintenance enforcement
3. Landscaping at intersections
4. New street trees
5. More public art

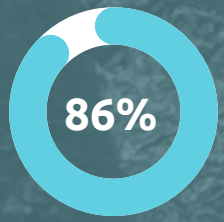
Vision for Lenoir

- Making Downtown more attractive
- Affordable housing
- Inclusive recreational areas
- Better-connected greenways
- Staying true to its roots
- Improving walkability
- Renovating vacant buildings for mixed use
- Support local businesses

Survey respondents who would like to see more non-vehicular transportation options in the City, such as walking, biking, and skating



Survey respondents who like the City taking a neighborhood approach to projects and service improvements



Biggest Priorities

- Supporting small businesses
- Enhancing downtown
- Affordable housing
- Public transportation
- More community spaces

Things missing in the neighborhoods

- Sidewalks
- Well-kept properties
- Restaurants/cafe/retail stores
- Public parks
- Recreational opportunities (mini golf, arcade, bowling, etc.)

Favorite things about Lenoir

- Greenways and parks
- Festivals and events
- Community spirit
- Small-town charm
- Historic roots
- Minimal traffic

Vision for West End

- More commercial properties
- Fewer dilapidated homes
- New homes
- Beautification
- Greenways

Vision for Whitnel

- Bring Whitnel “back to life”
- More events
- Not just a pass-through of Lenoir
- Clean it up and make it nice
- More entertainment for children and older population

VISION AND GUIDING PRINCIPLES

VISION

The vision statement sets the groundwork for future growth and development within Lenoir. A community-driven vision is vital for the success of any plan. The vision is supported by the goals and guiding principles outlined in the following section.

The vision was crafted during the Comprehensive Plan process with input from the community and stakeholders throughout the planning process. It reflects the community's aspirations for Lenoir's future.

VISION STATEMENT

Our City is a vibrant, inclusive community where residents take pride in Lenoir's historic past and actively contribute to a thriving, family-friendly environment. We celebrate our artisan roots, fostering creativity and craftsmanship that enrich our cultural fabric. Our neighborhoods are dynamic and flourishing, offering safe and welcoming spaces for all.

We embrace the natural beauty that surrounds us, integrating green spaces and sustainable practices into our urban landscape. As we grow and innovate, we remain committed to diversifying our economic base, ensuring resilience and prosperity for future generations. Together, we build a city that honors its past, cherishes its present, and confidently strides into the future.

GUIDING PRINCIPLES

Guiding principles are individual elements that support the overall vision. While the vision statement describes the overarching desire for the future, the guiding principles represent the priorities for the community and provide further guidance for growth, development, and decision-making. The guiding principles are influenced by the key themes from the public input. Through this process, the following five guiding principles have been drafted. Each guiding principle is further supported by a number of bullet points to clarify what is encompassed within the statement.

GUIDING PRINCIPLES

1. Build and Promote Community Pride
2. Enhance Livability
3. Expand Housing Options
4. Support Commercial Opportunities
5. Improve Mobility and Connectivity

GOALS AND GUIDING PRINCIPLES

These guiding principles will serve as the basis for developing measurable action items to implement the Plan. The guiding principles are prioritized as follows.

#1 Build and Promote Community Pride

1. Promote diversity and create a sense of inclusivity for all members of the community.
2. Build on the artistic roots of the community to build an identity as a cultural center through museums, local businesses, and festivals.
3. Beautify the City and establish the community identity through the expansion of City branding, historic preservation, supporting local art installations, and providing additional streetscaping.
4. Support high-quality development by enforcing property maintenance and encouraging the redevelopment of underutilized properties.
5. Preserve the small-town charm and friendly feeling that is core to the community, while encouraging growth.

#2 Enhance Livability

1. Improve safety in the community related to both crime and the sense of safety for those walking through the community.
2. Support sustainable growth and protect existing neighborhoods by ensuring adequate infrastructure exists and is maintained that allows for an appropriate mix of new commercial and residential development.
3. Provide more entertainment options for all ages such as playgrounds, splash pads, the Central Theater Downtown, local dining, and other indoor and outdoor recreational facilities to attract and retain young families, as well as support older populations.
4. Encourage historic preservation, especially in Downtown and in study-listed neighborhoods.

#3 Expand Housing Options

1. Support rehabilitation of existing housing and a greater variety of housing types with an emphasis on missing middle housing, as well as housing for seniors.
2. Encourage a variety of new housing options including multifamily, attached residential, and single-family homes.
3. Facilitate infill development and redevelopment of housing to revitalize existing neighborhoods.

#4 Support Commercial Opportunities

1. Capitalize on tourism opportunities within Lenoir and from visitors traveling to surrounding areas.
2. Improve and diversify the local industry and support training opportunities for higher paying jobs.
3. Diversify and enhance the retail and commercial offerings along the primary commercial corridors.
4. Foster redevelopment of underutilized commercial properties.
5. Promote commercial growth, while supporting local business.

#5 Improve Mobility and Connectivity

1. Maintain existing streets and bridge gaps in the current network, where needed, to create better connectivity.
2. Expand the availability of public transportation, particularly to provide access to medical and daily needs.
3. Improve walkability and bikeability by expanding the sidewalk and greenway network and providing safe roadway crossings.





02 LAND USE AND CHARACTER AREAS

INTRODUCTION

The Future Land Use Map (FLUM) serves as a guide to direct the community's growth and development in the upcoming years. It seeks to balance the requirements of residential, commercial, industrial, and recreational spaces while maintaining the area's unique character and environmental integrity.

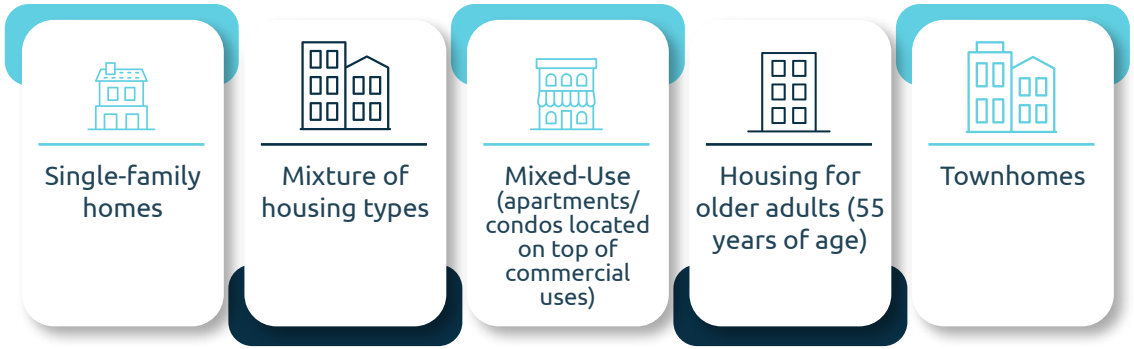
This chapter illustrates the FLUM, provides an overview of land use categories, and establishes a vision for development along the identified commercial corridors.

This chapter provides:

- Future Land Use Map
- Future Land Use Dashboards
- Neighborhood Focus Areas
- Commercial Corridors

WHAT WE HEARD

Types of new housing that people would like to see in the City



Are there things that your neighborhood is missing that could make it better?

1. Restaurants/café/retail stores
2. Public parks
3. Recreational opportunities (bowling, arcade, mini golf)
4. Grocery stores
5. Playgrounds

Other Comments

- The current future land use map is not very informative, which has made zoning recommendations difficult
- Need development in areas other than on the 321 corridor
- Vacant commercial buildings need to be renovated to become mixed-use properties
- Need a variety of housing types
- Need more neighborhood-scale commercial uses in Whitnel and West End

WHAT IS A FUTURE LAND USE MAP?

The FLUM is a key component of the Comprehensive Plan. The FLUM provides a roadmap for future development in the community. The FLUM is developed by considering recent socio-economic and demographic changes, gathering community input on issues and priorities, and making informed predictions about future growth. Moreover, the topography and existing development patterns play a crucial role in determining future land use as the City of Lenoir continues to expand.

The FLUM illustrated in this Plan shows the desired growth pattern for the City of Lenoir and the ETJ. The FLUM is not regulatory in nature. Instead, it acts as a guiding tool for the City when making decisions about zoning changes and amendments presented to the City Council. Figure 8 provides an overview of the key differences between future land use and zoning.

Figure 8. FLUM v/s Zoning Map

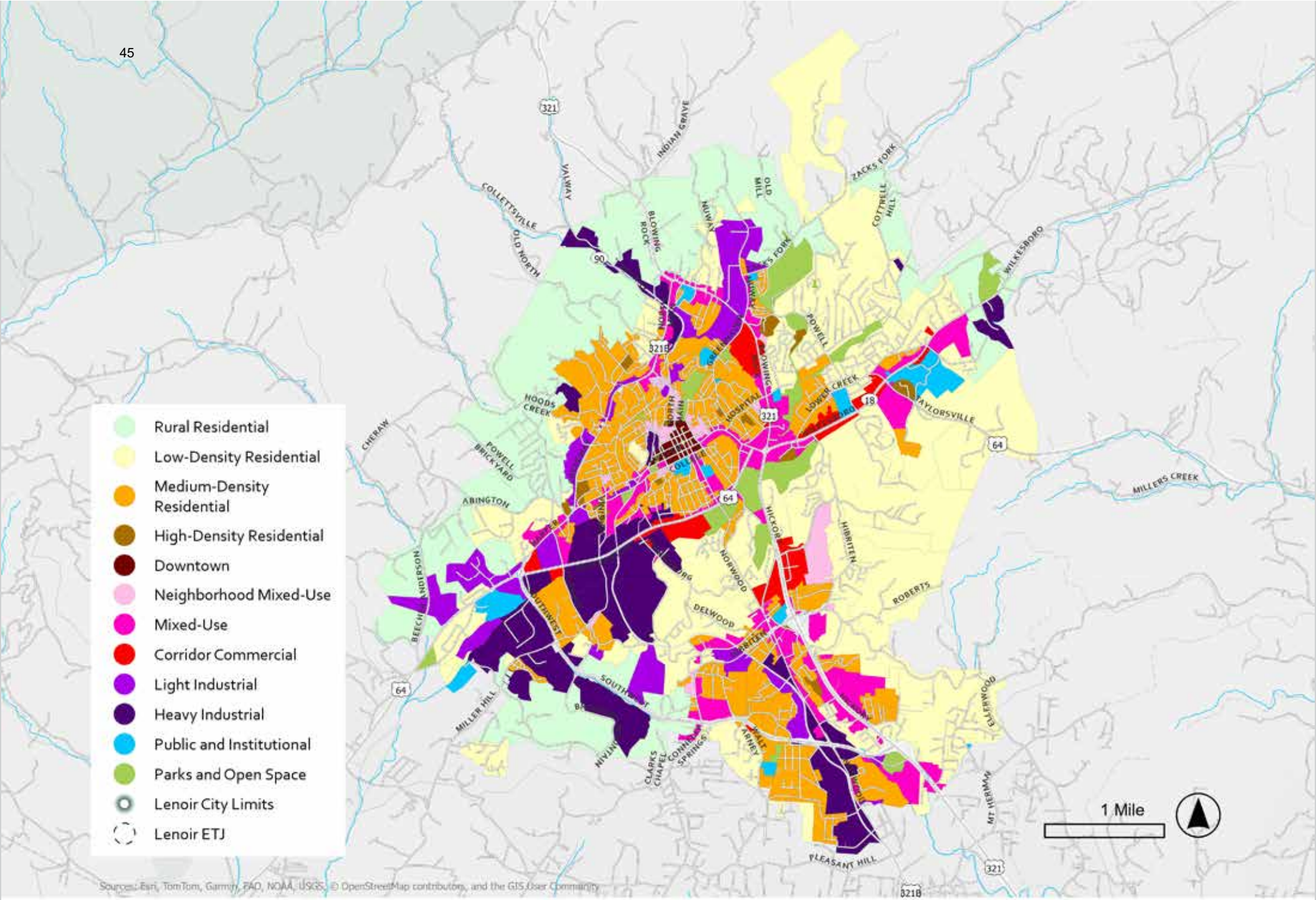
Future Land Use Map	Zoning Map
Purpose	
▪ Recommended use of land and the character of development in the community to achieve long-range goals ▪ High-level, general development plan	▪ Basis for applying unique land use regulations and development standards ▪ Micro-level, site-specific focus
Use	
▪ Guidance for rezonings, special use permits, and other decisions ▪ Identifies common goals for residents and business owners	▪ Regulates development ▪ Dictates what is allowed where and specifics for land development ▪ Is the law
Input and Consideration	
▪ Inventory of existing land uses ▪ Elected and appointed officials ▪ Community input and ideas ▪ Data and best practices ▪ NC state law: Plans are advisory in nature	▪ FLUM is referred to for general guidance ▪ Other community objectives, such as economic development, redevelopment, flood prevention, etc. ▪ Rezonings that are not consistent with the FLUM automatically update the FLUM

FUTURE LAND USE MAP

The FLUM for Lenoir identifies twelve land use categories and three commercial corridor overlays ranging from low-intensity rural residential uses to high-intensity industrial uses. The percentage breakup of each of the future land use categories is listed in Figure 9.

Land Use Category	City Limits		ETJ		Total	
	Acreage	%	Acreage	%	Acreage	%
Rural Residential	115.9	0.9%	3,932.7	62.1%	4,048.6	21.3%
Low-Density Residential	5,107.2	45.3%	1,797.0	28.4%	6,904.2	36.2%
Medium-Density Residential	2,534.2	40.2%	33.0	0.5%	2,567.2	13.4%
High-Density Residential	127.0	1.0%	0	0.0%	127.0	0.7%
Downtown	62.2	0.5%	0	0.0%	62.2	0.3%
Neighborhood Mixed-Use	230.4	1.8%	3.0	0.0%	233.4	1.2%
Mixed-Use	1,052.1	8.3%	81.3	1.3%	1,133.4	6.0%
Corridor Commercial	377.0	3.0%	0	0.0%	377.0	2.0%
Light Industrial	765.6	6.0%	139.6	2.2%	905.2	4.8%
Heavy Industrial	1,391.0	11.0%	332.8	5.3%	1,723.8	9.1%
Public Institutional	336.0	2.6%	0.5	0.0%	336.5	1.8%
Parks and Open Space	603.4	4.8%	15.1	0.2%	618.5	3.2%
Total	**12,702.0**	**100.0%**	**6,335.0**	**100.0%**	**19,037.0**	**100.0%**

Figure 9. Future Land Use Acreages



Map 4. Future Land Use Map

FUTURE LAND USE DASHBOARDS

Land Use Dashboards provide staff, appointed officials, and elected representatives with a one-stop location for information related to the future land use categories established in the FLUM. The components of each dashboard are described below. Numbers assigned to each component may be referenced with the corresponding dashboard example.

1 INTENT AND CHARACTER

Each category section begins with a general description of the land use category, providing narrative details about the overall intent and land use make up of each category. The descriptions are a framework for how each area is expected to develop or redevelop in the future.

Descriptions are accompanied by sample imagery to help visually demonstrate the look and feel of the category. Each category will vary in development type, mix, intensity, and scale, as noted in the dashboards and appropriateness tables following the description.

2 APPROPRIATENESS TABLE

The appropriateness tables show the ratio of residential and non-residential uses expected for that category as well as the expected mix of development types present under each of those. These uses can take the form of several different development types; for example, an office use could appear in a complete neighborhood, an employment center, a shopping center, or an activity center, depending on its scale, form, and context.

The appropriateness of each development type within a land use category is illustrated using a scale of 0-3 shaded dots.

- **0 shaded dots:** Not appropriate
- **1-2 shaded dots:** Appropriate under given conditions
- **3 shaded dots:** Overall appropriate

Parks, open space and civic uses are considered appropriate across all Land Use Categories and are considered appropriate in both residential and non-residential developments, and are therefore not called out separately in the development ratios.



3 PHOTO EXAMPLES

Photo examples are provided for each land use to provide visual illustration of the type of development appropriate for the land use.

4 DENSITY, INTENSITY, AND SCALE

Density

A housing or dwelling unit is defined as a self-contained space that meets all basic living requirements, including designated sleeping and living areas, along with at least one bathroom and kitchen. A 4-bedroom house is one dwelling unit and a studio apartment is also one dwelling unit.

The term density refers to the number of dwelling units or jobs located in a specific area, noted as an amount per acre. This Plan uses dwelling units per acre (DUA) to measure residential density and jobs per acre (JA) to measure employment density. Each category will have a target range of densities appropriate for that land use.

Intensity

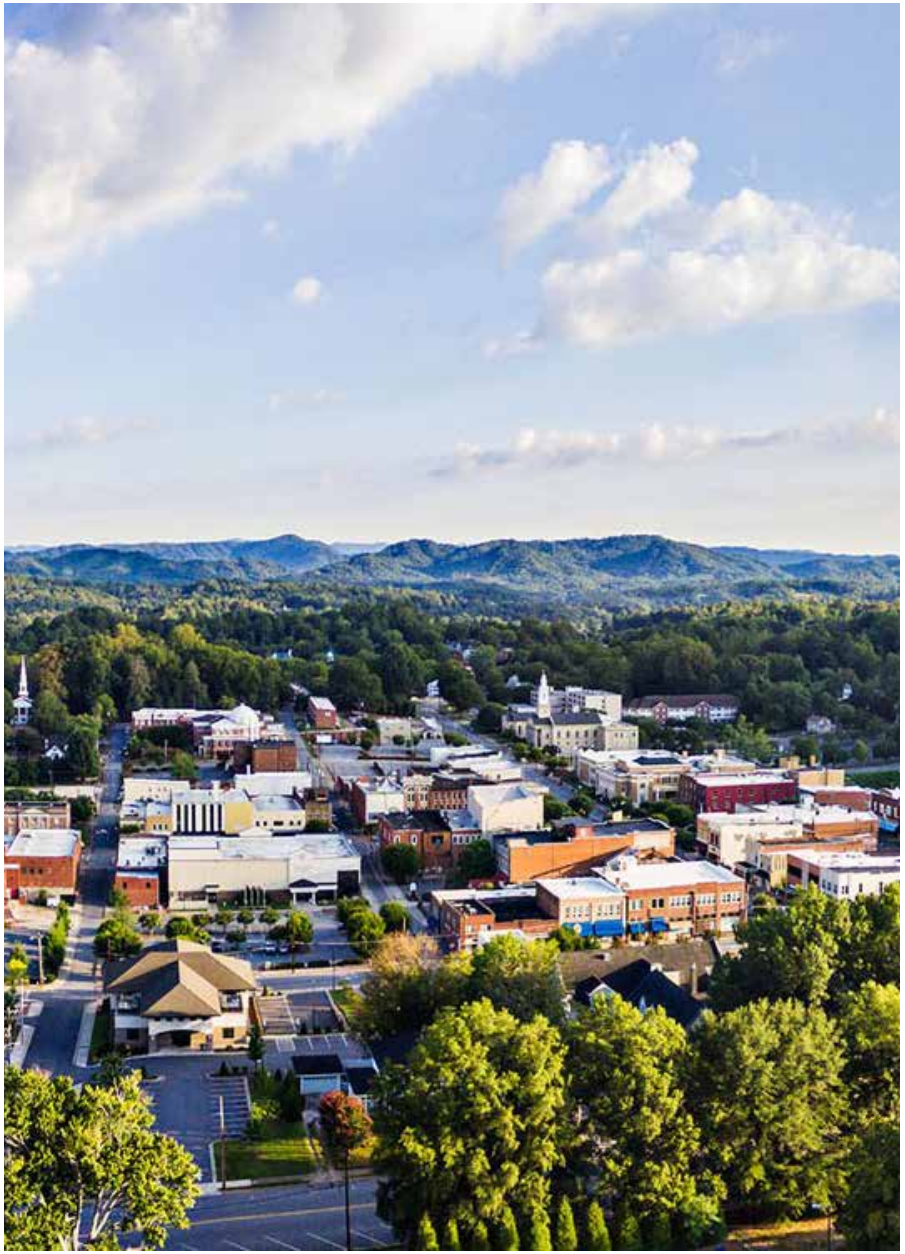
Intensity refers to how much of a property or lot is built on, with either buildings or associated development such as driveways and parking areas. For the purpose of this Plan, intensity is defined as:

- **Low:** lot coverage of 50% or less
- **Medium:** >50% to <75% lot coverage
- **High:** 75-100% lot coverage

Scale

Scale refers to the height of the buildings on a property or lot. For the purpose of this Plan, scale is defined as

- **Low-Rise:** 1 to 2 stories
- **Low/Mid-Rise:** 3 to 4 stories
- **Mid-Rise:** 5 to 6 stories
- **High-Rise:** 7+ stories



Downtown Lenoir

5 DEVELOPMENT TYPES

Each category also includes a set of identified development types and will have a primary or most desirable development type, accompanied by secondary types with varying levels of appropriateness. This strategy allows the City to be flexible with market demands that may change from time to time. Although primary types should remain consistent throughout the life of the Plan, secondary types have the flexibility to change so long as they complement the primary type.



Single-Family Detached Homes

A single-family detached home contains one dwelling unit on a lot in a single stand-alone building. Generally, they are the largest lots of all residential development types with low density, scale, and intensity. Single-family detached homes may include an Accessory Dwelling Unit (ADU) that is clearly secondary to the main property unit. ADUs are often above a garage of the primary unit, or at ground level either attached or detached from the primary unit. ADUs are encouraged to support diversity of housing choice and affordability, for both the people who rent the ADU and the people who own the primary unit, as this rental income can help offset mortgage payments.



Duplex, Triplex, and Quadplex Homes and Townhomes

This development type is two to four multifamily units in a stacked or otherwise connected configuration. This development type also includes townhomes, which are single-family attached units and typically have up to about eight units per building group.



Multifamily

Multifamily is five or more units contained within a single building, with units usually stacked on top of each other. Usually, the individual units are for rent (apartments), but may be for sale (condos). A higher-density multifamily development may include multiple buildings on the lot, creating a complex.



Neighborhood Commercial

Neighborhood Commercial is less intense commercial development, such as local retail, offices, restaurants, and services to serve residents at a neighborhood scale. These uses promote walkability and 10-minute neighborhoods, which are neighborhoods that provide residents with access to essential amenities and services within a 10-minute walk from their homes.



General Commercial

General Commercial is more intense and large scale commercial development such as big box stores, chain restaurants, offices, and hotels usually located along major thoroughfares. General Commercial uses provide needed services for the regional population, as well as travelers passing through the area.



Light Industrial

Light Industrial is manufacturing, processing, assembly, warehouse, and similar uses that do not generate nuisances (noise, odor, dust, etc.) and are able to house the entire operation inside the building, meaning there is no work happening outdoors. They may also produce less heavy truck traffic than “heavier” industry. This may include buildings that can adapt to and house a variety of tenants and/or uses, such as offices, warehouses, and production or research space.



Heavy Industrial

Heavy Industrial includes industrial uses (manufacturing, processing, assembly, warehousing and similar) that do not fit under Light Industrial above and include more intensive operations on site. This may include outdoor activity and storage. These uses are usually located away from residential areas due to noise, emissions, and traffic.



Parks and Open Space

This development type consists of parks, recreational facilities, and open spaces. Generally considered appropriate or compatible within all land use categories. Park design should be contextually sensitive and provide the types of amenities appropriate for the surrounding land uses. This means parks and open spaces in residential versus non-residential areas may be very different.

RURAL RESIDENTIAL

Intent and Character

The Rural Residential future land use category is intended to preserve the rural residential environment and support complementary uses such as farming and forestry. This land use category includes single-family detached homes with large front and side yards. These areas likely do not have public utilities. This land use category should be buffered from high-intensity uses by Low-Density and Medium-Density uses.

Appropriate Land Use

Single-Family Detached Homes, Agriculture, Forestry, Parks and Green Space, Accessory Dwelling Units, Home-based Businesses, Agriculture-related Businesses

Considerations

- New non-residential development is appropriate when it is designed to reflect the rural character.
- Consider using aggregate measures for housing density to allow for the clustering of housing and the preservation of open space.

Density	Intensity	Scale
0-1 DUA	Low	Low-Rise



Development Type	Appropriateness	Conditions
Single-Family Homes	●●●	Large lot single-family detached housing appropriate in this land use category. Lot and site design may accommodate an ADU to the side or rear.
Duplex Homes and Townhomes	○○○	
Multifamily Homes	○○○	
Neighborhood Commercial	○○○	
General Commercial	○○○	
Light Industrial	○○○	
Heavy Industrial	○○○	
Open Space	●●●	Generally considered appropriate or compatible within all Land Use Categories.

LOW-DENSITY RESIDENTIAL

Intent and Character

The Low-Density Residential future land use category is intended for suburban-style single-family detached homes in a traditional neighborhood pattern. Housing within this designation can consist of a range of housing types and densities, including duplexes. Multifamily development is not appropriate. Different housing types may be integrated to encourage various ownership opportunities. Neighborhoods are encouraged to create a distinct feel from one another to strengthen community identity.

Appropriate Land Use

Single-Family Detached Homes, Duplexes, Accessory Dwelling Units, Parks and Open Spaces, Schools

Considerations

- Stormwater detention should be integrated into designed neighborhoods to act as an amenity.
- Subdivision should ensure connections to surrounding areas through enhanced sidewalks, multi-use sidepaths/ greenways, and roads.

Density	Intensity	Scale
1-4 DUA	Low	Low-Rise





Development Type	Appropriateness	Conditions
Single-Family Homes	●●●	Large lot single-family detached housing appropriate in this land use category. Lot and site design may accommodate an ADU to the side or rear.
Duplex Homes and Townhomes	●●○	Considered appropriate if similar in character and lot standards to single-family detached.
Multifamily Homes	○○○	
Neighborhood Commercial	○○○	
General Commercial	○○○	
Light Industrial	○○○	
Heavy Industrial	○○○	
Open Space	●●●	Generally considered appropriate or compatible within all Land Use Categories.

MEDIUM-DENSITY RESIDENTIAL

Intent and Character

The Medium-Density Residential future land use category is intended to promote housing diversity and affordability to serve a range of local employment types, income levels, and age brackets. It also includes "Missing Middle" housing (duplexes, triplexes, townhomes) with varying densities. This category can serve as a transition between lower-density and higher-density residential uses, as well as higher-intensity commercial uses.

Appropriate Land Use

Duplex, Quadplexes, Single-Family Detached Homes, Single-Family Attached Homes, Patio Homes, Parks and Open Spaces, Schools, Public Facilities

Considerations

- New non-residential development is appropriate when it is designed to reflect the existing character.
- Consider using aggregate measures for housing density to allow for the clustering of housing and the preservation of open space.

Density	Intensity	Scale
4-9 DUA	Medium	Low-Rise to Low/Mid-Rise





Development Type	Appropriateness	Conditions
Single-Family Homes	●●●	Small lot single-family detached housing appropriate in this land use category. Lot and site design may accommodate an ADU to the side or rear.
Duplex Homes and Townhomes	●●●	Overall appropriate.
Multifamily Homes	●○○	May be considered appropriate if the development is neighborhood scale and located in transition zones to buffer lower density residential uses from more intense uses.
Neighborhood Commercial	●●○	Generally appropriate with site design compatible with adjacent lower density uses. Appropriate in that it provides for retail, office, and services at a scale compatible with and supportive of surrounding neighborhoods. Promotes walkability and 10-minute neighborhoods.
General Commercial	○○○	
Light Industrial	○○○	
Heavy Industrial	○○○	
Open Space	●●●	Generally considered appropriate or compatible within all Land Use Categories.

HIGH-DENSITY RESIDENTIAL

Intent and Character

The High-Density Residential future land use category is intended to provided multifamily housing with a varied density range based on location and context of development. This category can serve as a transition between lower-density and higher-density residential uses, as well as higher-intensity commercial uses. High-density developments should promote walkability to encourage pedestrian interaction with the surrounding areas.

Appropriate Land Use

Townhomes, Multifamily Residential, Limited Commercial/Mixed-Use Development, Parks and Green Spaces, Schools, Public Facilities

Considerations

- New High-Density Residential development should be integrated into or complemented by the surrounding development.
- Non-residential mixed-uses should be allowed provided it is part of a planned development and does not constitute more than 25% of the development.
- High-Density Residential should be used as a buffer between low- and medium-density residential development and more intense uses.

Density	Intensity	Scale
9+ DUA	Medium to High	Low-Rise to Mid-Rise





Development Type	Appropriateness	Conditions
Single-Family Homes	●○○	Considered appropriate with character and lot standards compatible with the surrounding development.
Duplex Homes and Townhomes	●●○	Generally considered appropriate with higher-density multifamily housing.
Multifamily Homes	●●●	Overall appropriate.
Neighborhood Commercial	●●●	Appropriate in that it provides for retail and office at a scale compatible with and supportive of surrounding neighborhoods. Promotes walkability and 10-minute neighborhoods.
General Commercial	○○○	
Light Industrial	○○○	
Heavy Industrial	○○○	
Open Space	●●●	Generally considered appropriate or compatible within all Land Use Categories.

DOWNTOWN

Intent and Character

The Downtown future land use category is intended to promote and preserve the City's central business district through the encouragement of mixed-use development with a varied density range based on location and context of development. Integration of public spaces within Downtown should encourage passive and active pedestrian activity. Downtown should consist of a mix of uses, including residential, commercial, and public/semi-public. New and existing uses should prioritize pedestrian-oriented streetscape elements such as lighting, street trees, and benches to create a more welcoming environment.

Appropriate Land Use

Single-Family Detached Homes, Townhomes, Patio Homes, Duplex, Quadplexes, Parks and Green Spaces, Office, Retail, Entertainment, Restaurants, Public Facilities

(Secondary uses include bed and breakfast lodging, live-work buildings, places of assembly, event venues, and home-based businesses.)

Considerations

- Downtown development should be encouraged and supported by on-street parking or public parking lots.
- New development should encourage building up to the street at a pedestrian scale, with no off-street parking between the front building facade and the street.
- Pedestrian enhancements such as wide sidewalks, pedestrian furnishings, and street trees should be emphasized.





Density	Intensity	Scale
9+ DUA	High	Low/Mid-Rise

Development Type	Appropriateness	Conditions
Single-Family Homes	●○○	Considered appropriate with character and lot standards compatible with the Downtown.
Duplex Homes and Townhomes	●●○	Considered appropriate with character and lot standards compatible with the Downtown.
Multifamily Homes	●●●	May be considered appropriate as vertical mixed-use with character and lot standards compatible with the Downtown.
Neighborhood Commercial	●●●	Generally considered appropriate as vertical mixed-use with character and lot standards compatible with the Downtown. Local retail and services should be encouraged in this land use category.
General Commercial	●●●	Generally considered appropriate as vertical mixed-use with character and lot standards compatible with the Downtown. Local retail and services should be encouraged in this land use category.
Light Industrial	○○○	
Heavy Industrial	○○○	
Open Space	●●●	Generally considered appropriate or compatible within all Land Use Categories.

NEIGHBORHOOD MIXED-USE

Intent and Character

The Neighborhood Mixed-Use future land use category is intended to provide a mix of residential and non-residential uses at a neighborhood scale. Commercial uses should be small-scale and centered on local thoroughfare intersections to offer day-to-day services, such as restaurants, retail, and personal services, for surrounding residents. These areas are intended to be accessible by both vehicles and pedestrians.

Appropriate Land Use

Flexible housing types, Senior Housing, Retail, Hotels, Restaurants, Personal Services, Offices

Considerations

- Neighborhood commercial development should be located either at a significant intersection or along a collector or higher street.

Density	Intensity	Scale
4-9 DUA	Medium	Low-Rise to Low/Mid-Rise





Development Type	Appropriateness	Conditions
Single-Family Homes	●○○	Considered appropriate with character and lot standards compatible with the surrounding development.
Duplex Homes and Townhomes	●●○	Appropriate with higher density missing middle housing.
Multifamily Homes	●●●	Overall appropriate.
Neighborhood Commercial	●●●	Generally appropriate with site design compatible with adjacent lower density uses.
General Commercial	●○○	Generally considered appropriate to provide essential commercial and retail options with site design compatible with adjacent lower density uses.
Light Industrial	○○○	
Heavy Industrial	○○○	
Open Space	●●●	Generally considered appropriate or compatible within all Land Use Categories.

MIXED-USE

Intent and Character

The Mixed-Use future land use category is intended to provide a mix of residential and non-residential uses to locate housing closer to jobs and services, ideally within walking distance. Similar to Neighborhood Commercial, pedestrian and active transportation should be prioritized in these areas to provide convenient access to destinations.

Appropriate Land Use

Townhomes, Quadplexes, Patio Homes, Parks and Green Spaces, Office, Retail, Entertainment, Restaurants, Public Facilities

(Secondary uses include bed and breakfast lodging, live-work buildings, places of assembly or event venues and home-based business.)

Considerations

- New development should encourage building to the street at a pedestrian scale, with no off-street parking between the front building facade and the street.
- Pedestrian enhancements such as wide sidewalks, pedestrian furnishings, and street trees should be emphasized.
- New development should fit with the character of adjacent areas.

Density	Intensity	Scale
9+ DUA	Medium	Low/Mid-Rise to High-Rise





Development Type	Appropriateness	Conditions
Single-Family Homes	○○○	
Duplex Homes and Townhomes	●●○	Appropriate with higher density missing middle housing.
Multifamily Homes	●●●	Overall appropriate.
Neighborhood Commercial	●●●	Generally appropriate with site design compatible with adjacent lower density uses.
General Commercial	●●●	Generally considered appropriate to provide essential commercial and retail options to serve adjacent uses.
Light Industrial	○○○	
Heavy Industrial	○○○	
Open Space	●●●	Generally considered appropriate or compatible within all Land Use Categories.

CORRIDOR COMMERCIAL

Intent and Character

The Corridor Commercial future land use category is intended for predominantly non-residential uses along high-traffic, regionally serving thoroughfares. The land uses are typically comprised of varying lot sizes and intensities, predominately serving the customers arriving via automobile. While these areas will always be auto-oriented, there is opportunity to improve bicycle accommodations and to create a pleasing environment that leaves a lasting impression on residents and visitors.

Appropriate Land Use

Retail, Hotels, Restaurants, Personal Services, Offices, Multifamily

Considerations

- Development should gain primary access from an arterial street.
- Pedestrian enhancements should be a focus with comfort and safety taking priority.
- New development should include improved standards for building form and architecture, buffering, landscaping, and signage.

Density	Intensity	Scale
9+ DUA	High	Mid-Rise to High-Rise





Development Type	Appropriateness	Conditions
Single-Family Homes	○○○	
Duplex Homes and Townhomes	●○○	Considered appropriate to encourage mixed-use development.
Multifamily Homes	●●○	Considered appropriate to encourage mixed-use development.
Neighborhood Commercial	●●●	Overall appropriate.
General Commercial	●●●	Overall appropriate.
Light Industrial	○○○	
Heavy Industrial	○○○	
Open Space	●●●	Generally considered appropriate or compatible within all Land Use Categories.

LIGHT INDUSTRIAL

Intent and Character

The Light Industrial future land use category is intended to create employment opportunities. This area is intended to be located near adequate thoroughfares which provide convenient access for vehicular traffic including freight. These areas may require more intensive screening and buffering from surrounding development.

Appropriate Land Use

Wholesaling, Indoor Warehouse, Industrial Business Park, Retail, Office, Manufacturing (with only indoor activity) adjacent to high-intensity commercial uses or Warehouse/Storage

Considerations

- New development should include a landscape buffer between incompatible land uses (such as between residential and manufacturing).
- Outdoor storage should be designed in a manner that screens materials and equipment from public rights-of-way and only allowed in areas surrounded by other industrial land uses.
- New business park and industrial development should be designed in a manner which orients loading docks and bays away from the front property line or public rights-of-way.

Density	Intensity	Scale
N/A	High	Low/Mid-Rise to High-Rise





Development Type	Appropriateness	Conditions
Single-Family Homes	○○○	
Duplex Homes and Townhomes	○○○	
Multifamily Homes	○○○	
Neighborhood Commercial	●●○	Overall appropriate; retail and services such as restaurants, lodging, etc. that cater to the needs of the workers in this area should be encouraged.
General Commercial	●●●	Overall appropriate; retail and services such as restaurants, lodging, etc. that cater to the needs of the workers in this area should be encouraged.
Light Industrial	●●●	Considered appropriate with high-quality design standards.
Heavy Industrial	○○○	
Open Space	●●●	Generally considered appropriate or compatible within all Land Use Categories.

HEAVY INDUSTRIAL

Intent and Character

The Heavy Industrial future land use category is intended to create employment opportunities and provide locations for major manufacturing activity to occur. This area is intended to be located near adequate thoroughfares which provide convenient access for vehicular traffic including freight. These areas may require more intensive screening and buffering from surrounding development.

Appropriate Land Use

Wholesaling, Manufacturing (with no outdoor activity if located adjacent to lower-intensity residential uses), Indoor Warehouse, Industrial Business Park, Retail, Office, Manufacturing (with indoor or outdoor activity), Warehouse/Storage

Considerations

- New development should include a landscape buffer between these uses and any property that is a less intense use.
- Outdoor storage should be designed in a manner that screens materials and equipment from public rights-of-way to the extent practicable.

Density	Intensity	Scale
N/A	High	Mid-Rise to High-Rise





Development Type	Appropriateness	Conditions
Single-Family Homes	○○○	
Duplex Homes and Townhomes	○○○	
Multifamily Homes	○○○	
Neighborhood Commercial	●●○	Overall appropriate; retail and services such as restaurants, lodging, etc. that cater to the needs of the workers in this area should be encouraged.
General Commercial	●●●	Overall appropriate; retail and services such as restaurants, lodging, etc. that cater to the needs of the workers in this area should be encouraged.
Light Industrial	●●●	Overall appropriate.
Heavy Industrial	●●●	Appropriate when the intended development does not have negative impacts to adjacent users.
Open Space	●●●	Generally considered appropriate or compatible within all Land Use Categories.

PUBLIC INSTITUTIONAL

Intent and Character

The Public Institutional future land use category is intended for areas that are for public and semi-public uses such as schools, government facilities, and services, etc. Uses and buildings do not have dominant character; however, they should embody the character of the broader area (i.e., rural, suburban, or urban).

Appropriate Land Use

Public Facilities, Government Offices, Schools

Considerations

- New public and institutional uses should be located along a collector or higher street.
- New public, institutional, and civic uses should demonstrate a high standard of quality, including building form, architecture, materials, landscaping, and signage.

Density	Intensity	Scale
N/A	Medium	Low-Rise to Mid-Rise





Development Type	Appropriateness	Conditions
Single-Family Homes	○○○	
Duplex Homes and Townhomes	●○○	Workforce housing considered appropriate.
Multifamily Homes	○○○	
Neighborhood Commercial	●●○	Overall appropriate; retail and services that cater to the needs of the workers in this area should be encouraged.
General Commercial	●●●	Overall appropriate; retail and services that cater to the needs of the workers in this area should be encouraged.
Light Industrial	○○○	
Heavy Industrial	○○○	
Open Space	●●●	Generally considered appropriate or compatible within all Land Use Categories.

PARKS AND OPEN SPACE

Intent and Character

The Parks and Open Space future land use category is defined by its connection to natural or recreation-related purposes that limit the development potential. This includes places dominated by floodplains, stormwater facilities, both passive and active recreation areas, areas of natural interest, and recreational facilities. This type of land use category should be located throughout the community and in close proximity to residential areas.





Appropriate Land Use

Active or Passive Recreation, Playgrounds, Trails, Recreational Facilities

Considerations

- Any development, public or private within this designation should protect sensitive natural resources (e.g., stream corridors, floodplains, wetlands).
- New parks should be located in areas lacking in parks and open space.

Density	Intensity	Scale
N/A	Low	Low-Rise

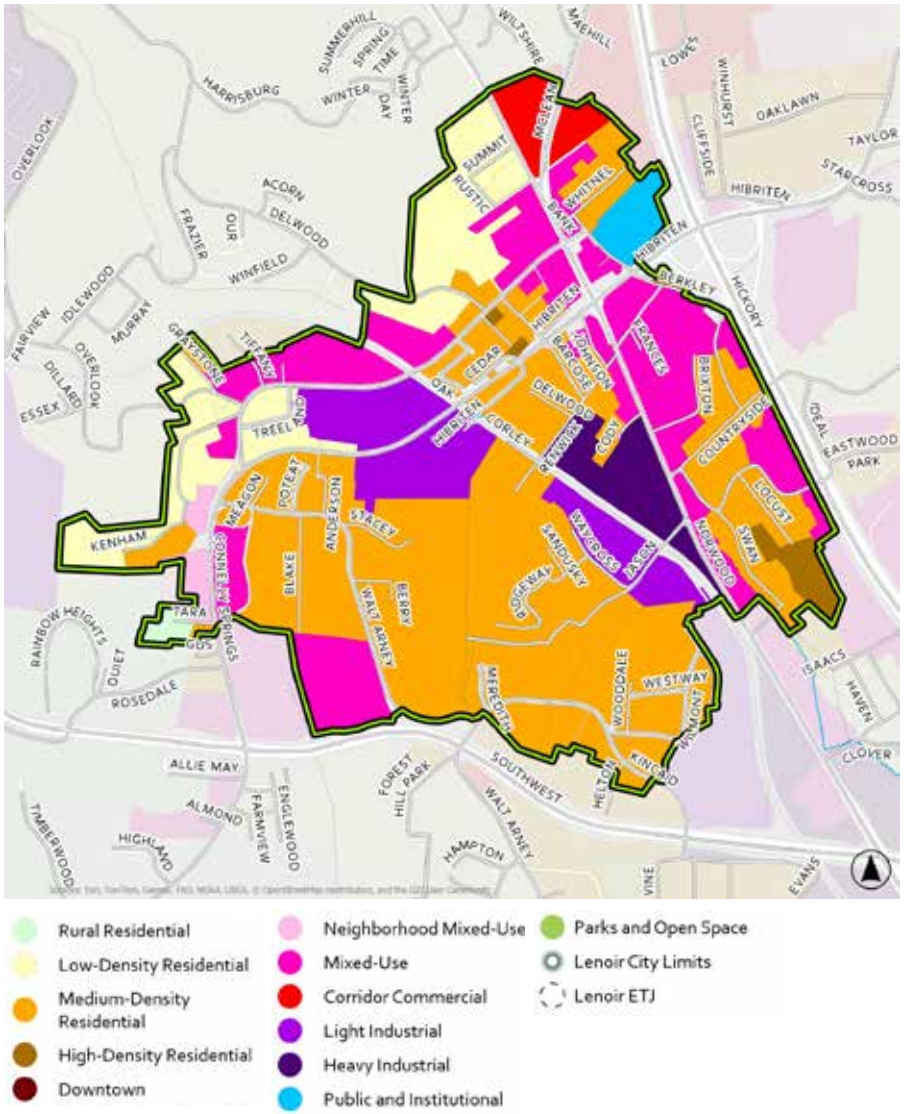
Development Type	Appropriateness	Conditions
Single-Family Homes	○○○	
Duplex Homes and Townhomes	○○○	
Multifamily Homes	○○○	
Neighborhood Commercial	○○○	
General Commercial	○○○	
Light Industrial	○○○	
Heavy Industrial	○○○	
Open Space	●●●	Generally considered appropriate or compatible within all Land Use Categories.

NEIGHBORHOOD FOCUS AREAS

WHITNEL

The majority of land in Whitnel is proposed to be developed as medium-density residential (47.3%), followed by mixed-use (19.7%) and low-density residential (13.0%). During neighborhood workshops, Whitnel residents expressed a need for more entertainment options for children and the older population, as well as more community events. This feedback led to the strategic placement of mixed-use areas within the neighborhood to encourage family-friendly commercial development, where appropriate. Proposing medium-density residential areas will also allow for the development of a variety of housing types while maintaining the neighborhood's character. Although there are no parks proposed within the neighborhood, the T.H. Broyhill Walking Park is located about 1.7 miles north of the area. Additionally, parks can be appropriately developed within any of the designated land uses. The City should encourage the development of parks in the mixed-use areas as part of private development.

Land Use Category	Acreage	%
Rural Residential	4.5	0.6%
Low-Density Residential	97.7	13.0%
Medium-Density Residential	354.3	47.3%
High-Density Residential	12.7	1.7%
Downtown	0.0	0.0%
Neighborhood Mixed-Use	8.1	1.1%
Mixed-Use	147.8	19.7%
Corridor Commercial	17.1	2.3%
Light Industrial	66.2	8.8%
Heavy Industrial	27.9	3.7%
Public Institutional	12.5	1.7%
Parks and Open Space	0.0	0.0%
Total	**748.7**	**100.0%**

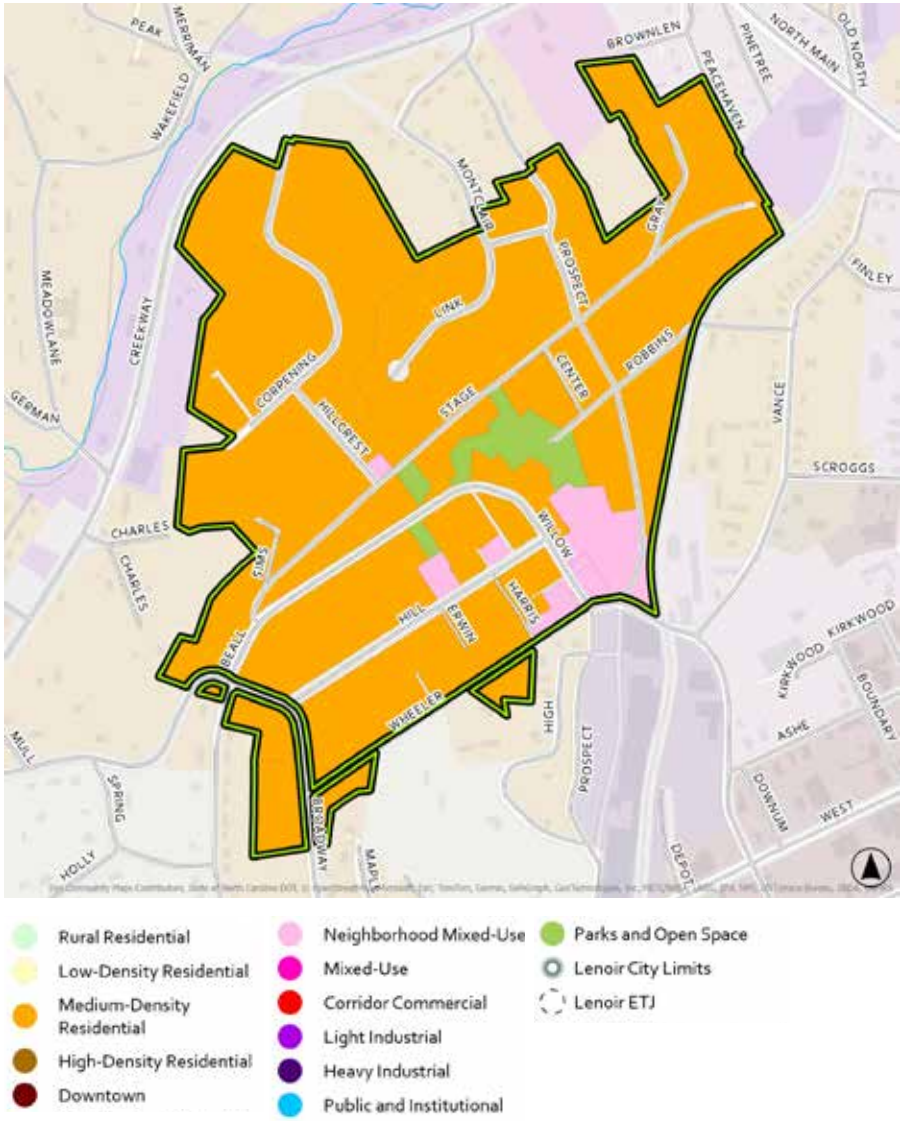


Map 5. Whitnel Future Land Use

WEST END

During the neighborhood workshop, West End residents emphasized the need for new housing, beautification efforts, green spaces, and additional commercial properties. The proposed FLUM outlines that 92.1% of the land in West End will be developed as medium-density residential. Additionally, 4.8% of the land is designated for neighborhood mixed-use to offer neighborhood-scale retail services to local residents. Meanwhile, 3.1% of the land is set aside for parks and open spaces, including the existing West End Neighborhood Park. The City should seek resources to enhance these parks and encourage mixed-use opportunities.

Land Use Category	Acreage	%
Rural Residential	0	0.0%
Low-Density Residential	0	0.0%
Medium-Density Residential	110.9	92.1%
High-Density Residential	0	0.0%
Downtown	0	0.0%
Neighborhood Mixed-Use	5.8	4.8%
Mixed-Use	0	0.0%
Corridor Commercial	0	0.0%
Light Industrial	0	0.0%
Heavy Industrial	0	0.0%
Public Institutional	0	0.0%
Parks and Open Space	3.7	3.1%
Total	**120.5**	**100.0%**



Map 6. West End Future Land Use

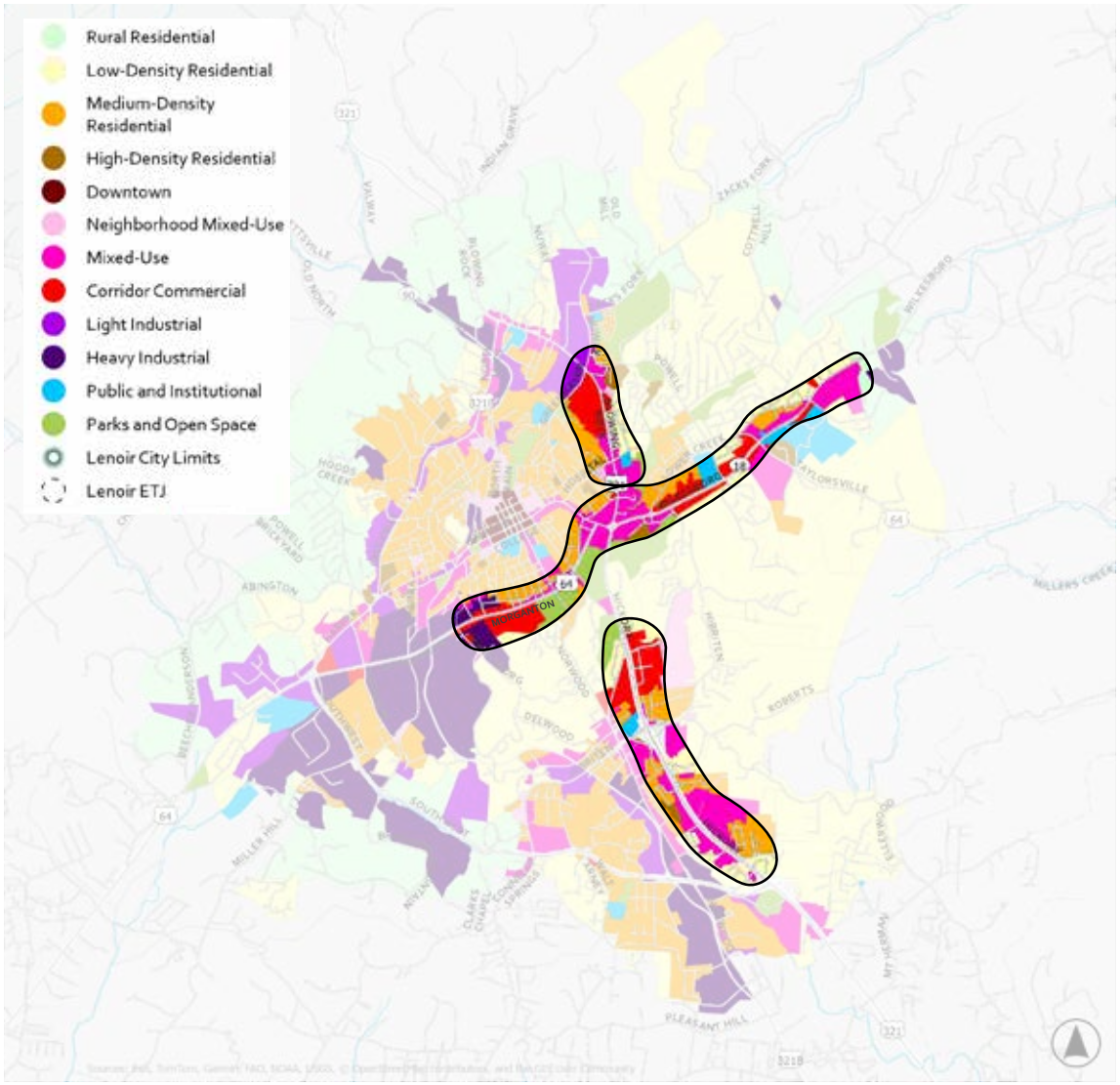
COMMERCIAL CORRIDORS

Commercial corridors are pivotal to the urban framework of Lenoir. Acting as linear connectors, they link people to various destinations within the community. Users most often view a city while moving along these linear connectors, and therefore the visual and physical experience of moving along these paths shape one's image of a community. Enhancing the corridor and streetscape experience within Lenoir will promote a high-quality experience and help anchor the community.

The major commercial corridors in Lenoir, as shown in Map 7, include:

- East-West Corridor: Wilkesboro Boulevard and Morganton Boulevard
- North Corridor: Blowing Rock Boulevard
- South Corridor: Hickory Boulevard

This section of the Plan assesses the current state of commercial corridors in the City and suggests strategies the City can employ to rethink, improve their performance, and encourage redevelopment where necessary.



Map 7. Commercial Corridors

COMMERCIAL CORRIDORS AND ECONOMIC DEVELOPMENT

Commercial corridors play a vital role in boosting a municipality's economic health through property and sales tax revenue. To maintain and enhance the economic vitality of these corridors, it is crucial that both existing and planned land use, development patterns, and market demands are harmonious. This includes a balanced approach to development that leverages the City's unique attributes and strategic location to attract passing traffic while supporting the community's needs.

Given Lenoir's location along key travel routes, the corridors can capitalize on passing traffic. Enhancements to signage, infrastructure, and accessibility can make it easier for travelers to stop, explore, and enjoy local amenities. By creating a traveler-friendly environment, the corridor can drive economic activity from through-traffic.

The Plan acknowledges the importance of an auto-centric design, reflecting the needs of both commuters and local residents. This includes ample parking, efficient traffic flow, and easy access to businesses from major roads.

CORRIDOR REDEVELOPMENT

A comprehensive approach to corridor redevelopment that enhances aesthetics and form while considering market and community demands will lead to more successful outcomes. Lenoir's commercial areas are primarily situated along major arterial corridors, with inconsistent signage and large parking lots in front of the commercial buildings. These corridors host a mix of chain retail and local businesses, with significant vacant areas offering opportunities for desired commercial uses.

The FLUM proposes commercial and mixed-use development along these corridors, underscoring the importance of ensuring they develop into aesthetically pleasing and economically vibrant spaces.

The next section identifies compatible zoning districts to promote planned development in the designated corridors. Zoning should emphasize the desire to allow property redevelopment and infill to enhance the corridors.

COMMERCIAL CORRIDORS AS GATEWAYS

One of the key aspects of development along the corridors is to ensure that people know when they have entered Lenoir. This can be achieved through well-designed and prominent signage at key entry points, coupled with landscaping that reflects the local character. Additionally, incorporating public art, sculptures, and community markers can provide a sense of place and pride, instantly signaling to visitors that they have arrived in Lenoir.

Corridors help define districts and neighborhood edges by emphasizing unique elements that reflect the character of their surroundings. They support existing commercial areas and enhance neighborhoods. When planning these linear connectors, design elements should fit into an overarching design framework that serves as the community's common thread. Design should be tailored to scale and context, with strategically placed vertical features punctuating the linear landscape rather than being uniformly distributed. Existing medians, unique intersections, and adjacent land uses can serve as the foundation for corridor planning. Components like utilities, drainage, sidewalks, bike lanes, and other mobility forms can provide the basis for spatial organization and integration of design elements.



Commercial Development on Blowing Rock Blvd.

EAST-WEST CORRIDOR: WILKESBORO BOULEVARD AND MORGANTON BOULEVARD

Existing Conditions

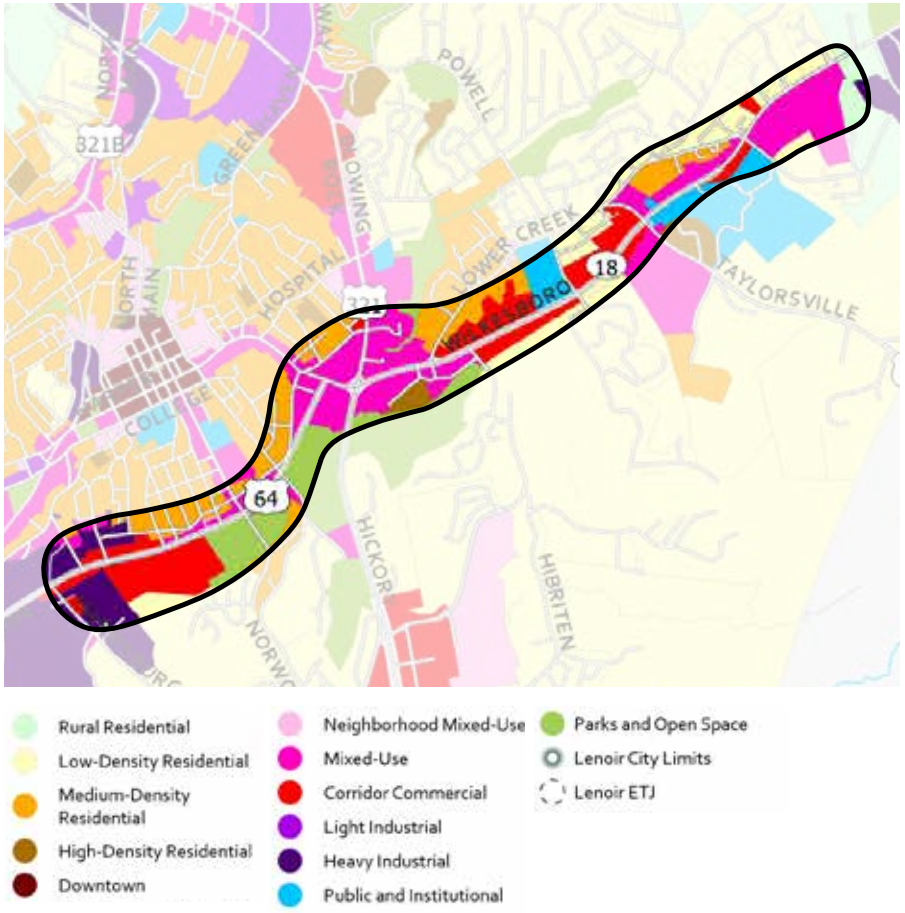
Wilkesboro Boulevard and Morganton Boulevard are critical commercial corridors serving as gateways and major entrances to the City of Lenoir. This corridor primarily serves commuter traffic by connecting the City to Wilkesboro and Morganton. The commercial corridor transitions into industrial development toward the western boundary of the City.

The majority of the uses located along the corridor include general commercial types of uses including, chain food outlets, grocery stores, banks, car washes, and other retail. While these uses contribute to the economic vitality of the uses, efforts can be put into beautifying the corridor so that it serves as an entryway to the community and reflects the unique identity and aesthetic of Lenoir.

A significant part of the corridor's development strategy involves redevelopment and infill. Redevelopment will transform underutilized or outdated properties into modern, functional spaces that contribute to the overall vitality of the corridor. Infill development uses vacant or underutilized parcels of land within the existing urban framework to help achieve efficient land use and foster sustainable growth.

Vision

The proposed development envisions transforming the corridor into a smaller scale highway commercial zone. This proposal aims to create a balanced blend of local commercial uses and retail establishments that cater to the needs of both commuters and local residents.



Map 8. East-West Corridor Future Land Use

COMPATIBLE ZONING DISTRICTS

B-7 Highway Business, R-6 High Density Residential, R-9 Mixed Density Residential

NORTH CORRIDOR: BLOWING ROCK BOULEVARD

Existing Conditions

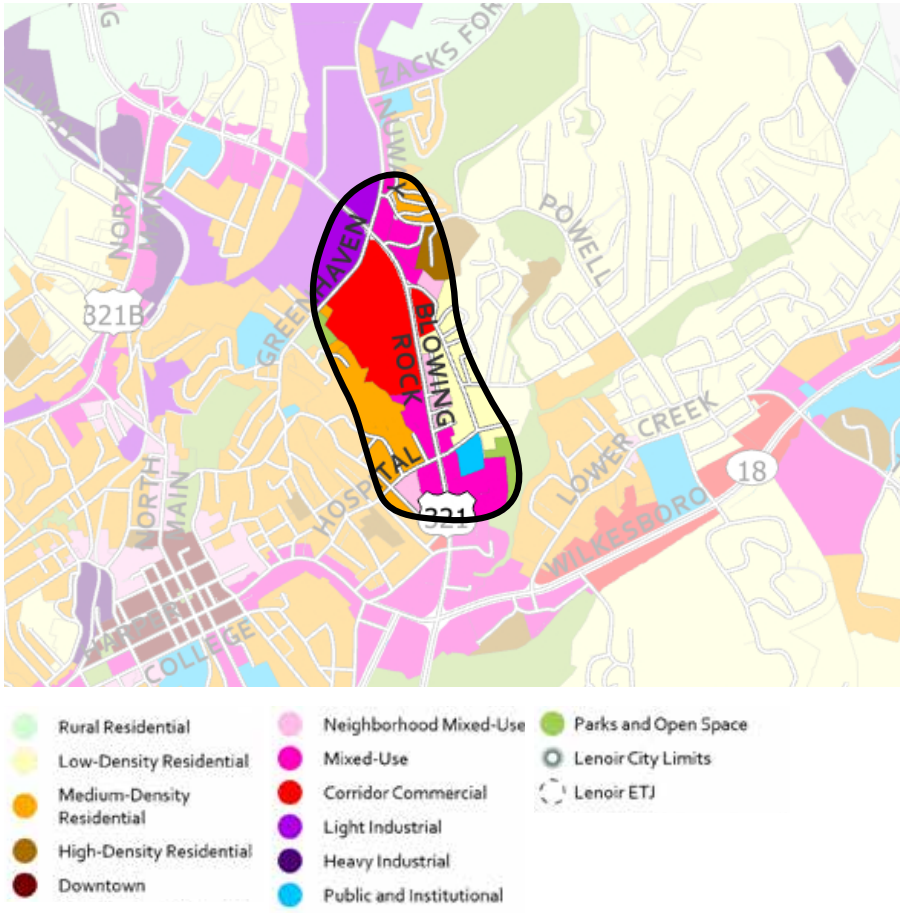
The North Corridor encompasses land uses abutting Blowing Rock Boulevard and connects to Blowing Rock and Boone. This corridor supports regional connectivity and primarily sees traffic from local residents and travelers to and from regional destinations, including for tourism purposes. To maximize the potential of this area, development efforts can focus on creating an attractive and functional environment.

With companies like Exela and Blue Ridge Energy located on the north end of the area along with multiple businesses along the corridor, this area can be transformed into a bustling hub of employment, catering to a diverse range of industries and providing ample job opportunities for local residents. There is potential for redevelopment and infill development in several locations. Promoting infill development and the redevelopment of underutilized spaces can make the most of the available land. This strategy not only improves the aesthetic appeal but also helps with efficient land use, fostering a more vibrant and dynamic community.

Establishing another gateway at the northern end of the corridor can enhance accessibility and serve as a welcoming entrance for local residents and travelers alike. This gateway can be a strategic point for branding and informational displays about the attractions and services available in the area.

Vision

The North Corridor is envisioned to become a vibrant employment center by focusing on strategic redevelopment and infill development. This approach is aimed at revitalizing the area, making it a prime location for business and industry.



Map 9. North Corridor Future Land Use

COMPATIBLE ZONING DISTRICTS

B-7 Highway Business, R-6 High Density Residential, R-9 Mixed Density Residential

SOUTH CORRIDOR: HICKORY BOULEVARD

Existing Conditions

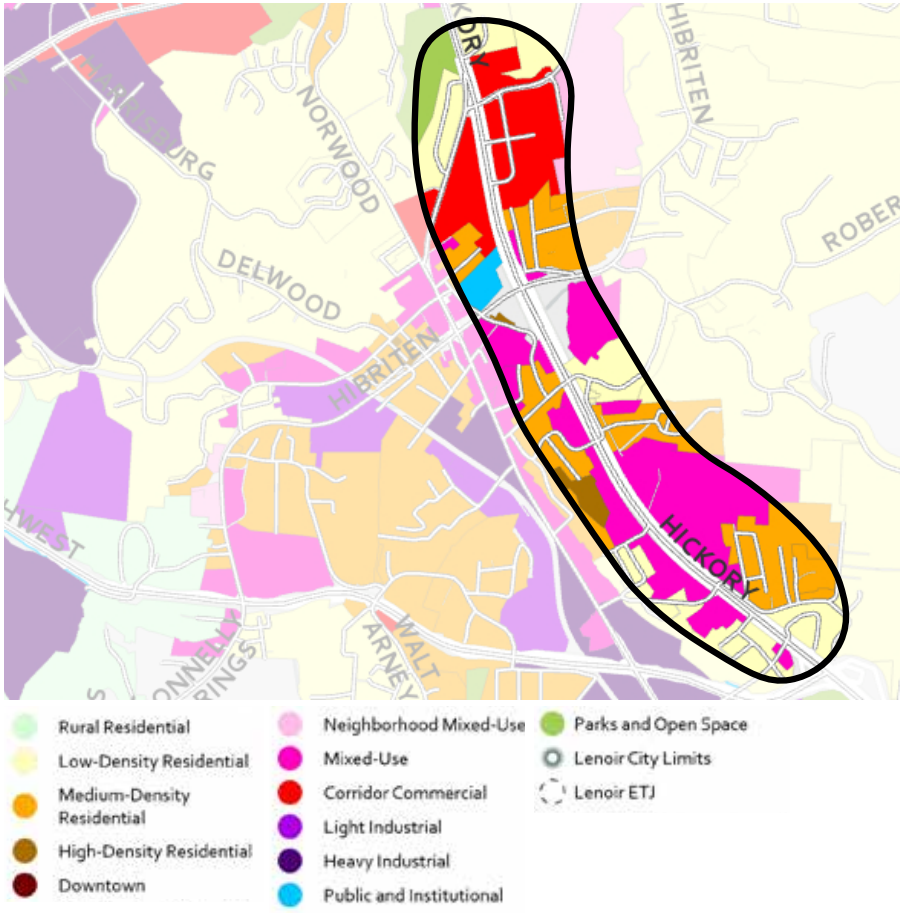
The South Corridor encompasses land uses abutting Hickory Boulevard. The South Corridor primarily caters to tourist traffic and acts as a gateway to Lenoir for visitors coming from communities located south of Lenoir such as Hickory. Enhancing this area with well-designed signage, landscaping, and infrastructure can create a welcoming atmosphere that reflects the community's identity and values.

As development progresses, it is crucial to preserve and enhance green spaces along the corridor, specifically the northern end of the corridor. These areas not only provide aesthetic and environmental benefits but also offer recreational spaces for residents and visitors. Strategic planning should ensure that green spaces are protected and incorporated into the overall development vision, especially in areas designated for mixed-use development.

Encouraging new development in the South Corridor is essential for its revitalization. This can be achieved by having focused development regulations, streamlining the approval process, and ensuring that the new developments align with the community's vision. Mixed-use developments that combine residential, commercial, and recreational spaces can create a vibrant and sustainable urban environment.

Vision

The vision for this corridor involves a balanced approach that encourages new commercial and mixed-use development, while also preserving green spaces, ensuring that it serves as a welcoming gateway to the community.



Map 10. South Corridor Future Land Use

COMPATIBLE ZONING DISTRICTS

B-7 Highway Business, R-6 High Density Residential, R-9 Mixed Density Residential


CITY OF
LENOIR
NC ★ CREATE WITH US


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03 HOUSING, INFILL, & REDEVELOPMENT

INTRODUCTION

A sufficient supply of quality and affordable housing greatly influences the quality of life for community residents. This chapter assesses the current housing stock in Lenoir and provides an overview of community character. It also outlines housing programs and strategies that the City can utilize to meet both current and future housing demands, along with strategies for enhancing neighborhoods.

This chapter provides:

- Housing Assessment
- Revitalization
- Infill and Redevelopment
- New Housing Development

WHAT WE HEARD

Biggest priorities for the future of development

- Affordable housing
- New housing development
- Maintain good quality of life

Other Comments

The cost of living is lower than the surrounding areas – Lenoir can capture people for quality of life ... This can also help bring people back to Lenoir.

Lenoir needs more housing, including a variety of new housing and rehabilitating older properties.



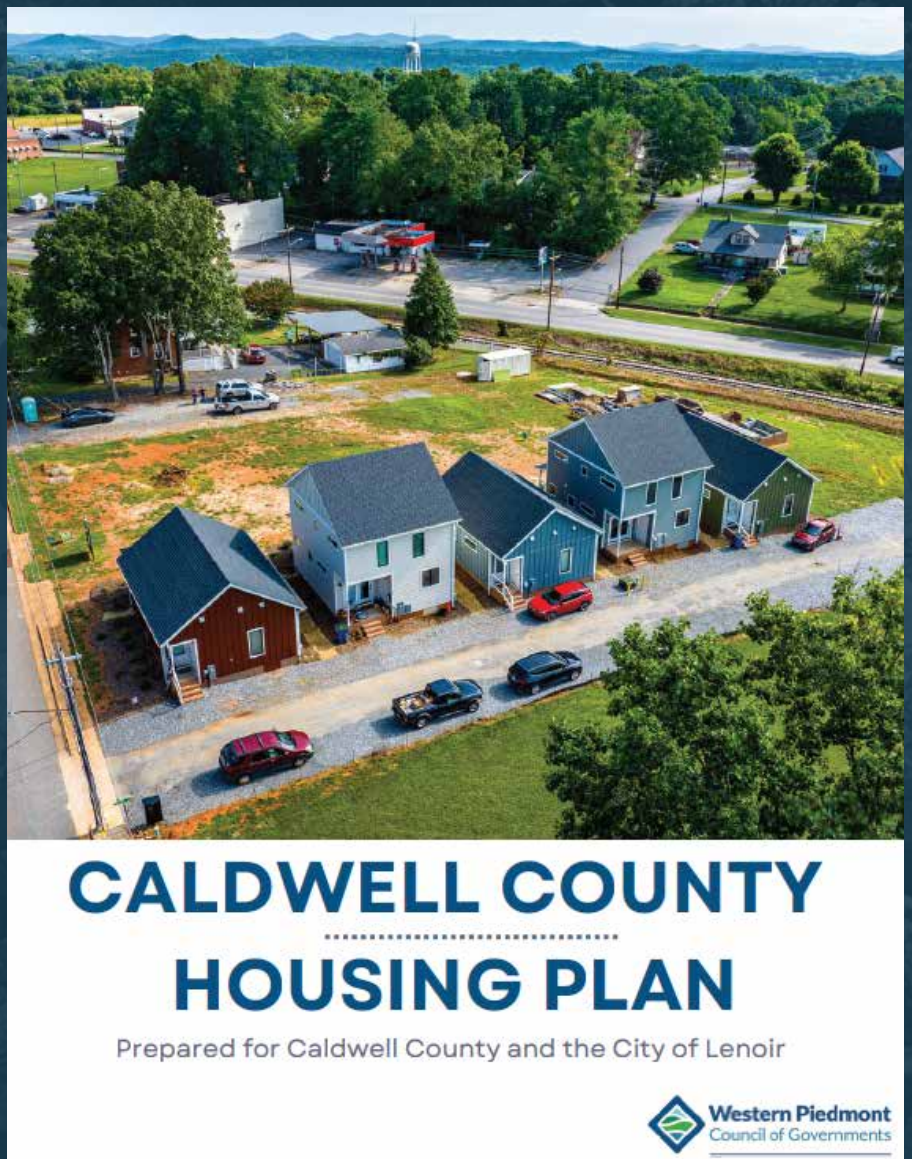


CALDWELL COUNTY HOUSING PLAN

The Caldwell County Housing Plan (2025) assesses the demographics and housing preferences of potential homebuyers and renters, and provides an evaluation of the real estate market in Lenoir. The Housing Plan provides information that would encourage private investment in housing throughout Caldwell County. This Comprehensive Plan incorporates the relevant recommendations and analysis from the Caldwell County Housing Plan. This alignment will help in streamlining efforts, ensuring that both plans work in tandem to achieve cohesive and effective outcomes for the community.

The Caldwell County Housing Plan includes information on:

- Analyzing the relationship between housing density and job opportunities
- Exploring various housing types that can enhance housing diversity in the County
- Examining the balance between rental and ownership opportunities within the County
- Listing resources for homeowners and developers to maintain existing housing stock and develop new housing options



HOUSING ASSESSMENT

Residents of Lenoir benefit from a cost of living that is lower than neighboring areas. Affordable living not only attracts new members into the community, it also helps current residents stay in the community. Maintaining lower housing costs while increasing housing choice and diversity are important components of high-quality living.

EXISTING HOUSING STOCK

Lenoir has a total of 8,660 housing units of which 12.1% are vacant (ACS 5-year estimates). About 36% of the total occupied housing units are renter-occupied. The median home value increased by 40% in Lenoir from $103,800 in 2012 to $145,200 in 2022 (ACS 5-year estimates) which is slightly less than the change in Caldwell County, where home values increased by 48% between 2012 and 2022.

Cost-burden and renting

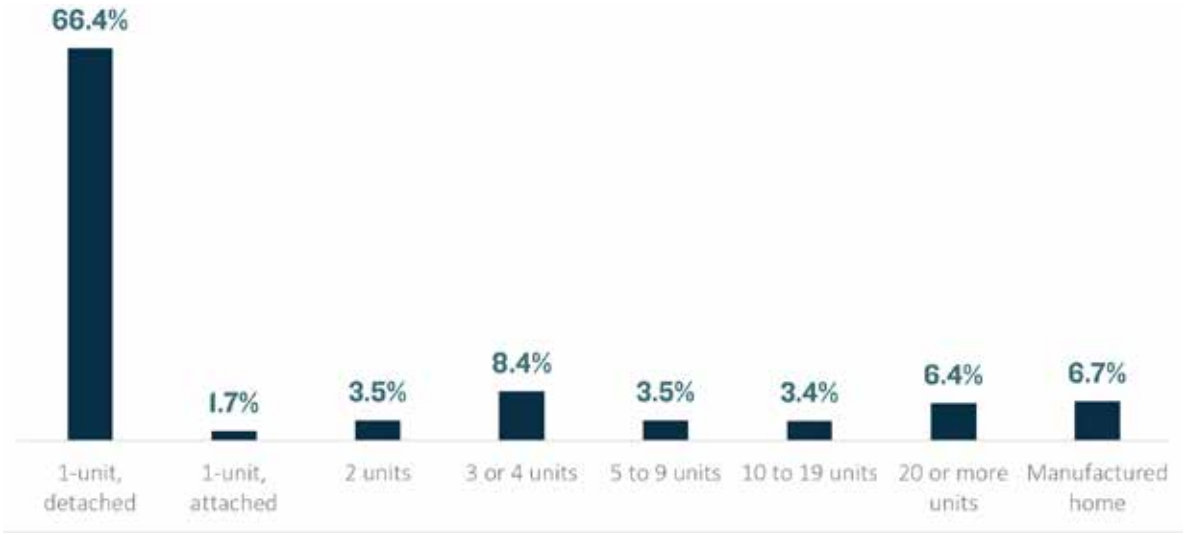
Households are considered cost-burdened when they spend more than 30% of their income on rent, mortgage payments, and other housing costs, according to the U.S. Department of Housing and Urban Development (HUD). Out of the total owner-occupied units with a mortgage in Lenoir, 31% are cost-burdened and 46% of the occupied units paying rent are cost-burdened.

Housing Typology

The existing housing stock in Lenoir is predominantly comprised of single-family detached homes, accounting for 66.4% of the existing housing stock. Other types of housing, such as triplexes, fourplexes, apartments, and manufactured homes, make up a much smaller portion. The community expressed a need for more diverse housing options to cater to the needs of different age groups and income cohorts. By expanding the range of housing types, Lenoir aims to ensure that adequate and attainable housing is available at different price points. This will not only attract more young families and individuals to the area but also provide the necessary housing and amenities for residents to age in place comfortably.

Approximately 18% of the population in Lenoir falls under the 20 to 35 years age cohort highlighting a need for housing options for young professionals and families. About 28% of the population is at least 60 years old, indicating that there is a need for housing for retirees and older adults.

Figure 10. Housing Typology



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2022









Age of Housing

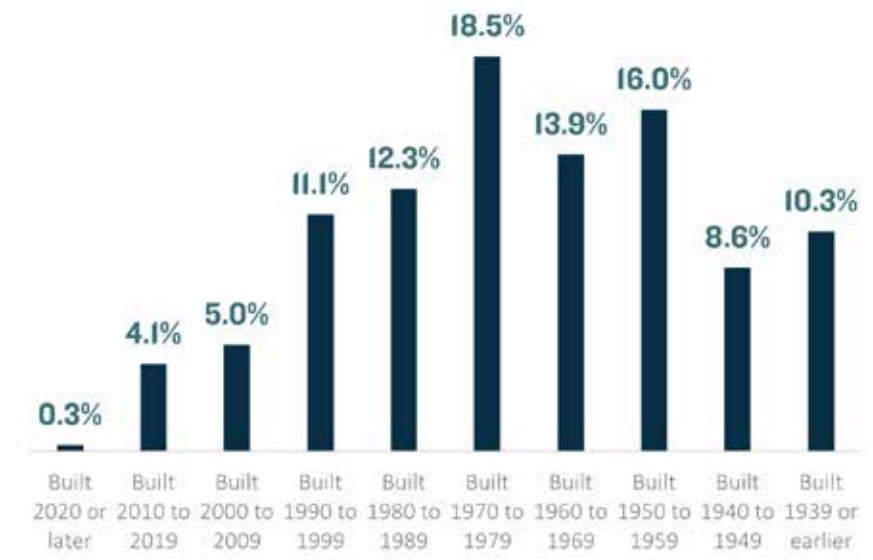
Historic preservation is important for community revitalization and sustainable development. In Lenoir, a significant portion (67.3%) of the existing housing stock was built in 1979 or earlier, making these structures roughly 50 years old or more. Buildings of this age are generally considered older due to their reflection of the architectural styles, construction materials, and building techniques of their time, and they hold significant historic and cultural value, showcasing past craftsmanship and design principles.

An analysis at the census block group level was conducted. The analysis aimed to identify areas with the highest percentage of older structures. Map 11 illustrates the distribution of structures built in 1979 or earlier across various census block groups in Lenoir. The majority of these older structures are concentrated in and around Downtown.

Given that such a high percentage of structures in Lenoir were built in 1979 or earlier, historic preservation should be central to the City's housing strategy. Lenoir can employ several strategies to meet housing demand, while ensuring that older properties are maintained and rehabilitated, as outlined in the next section.

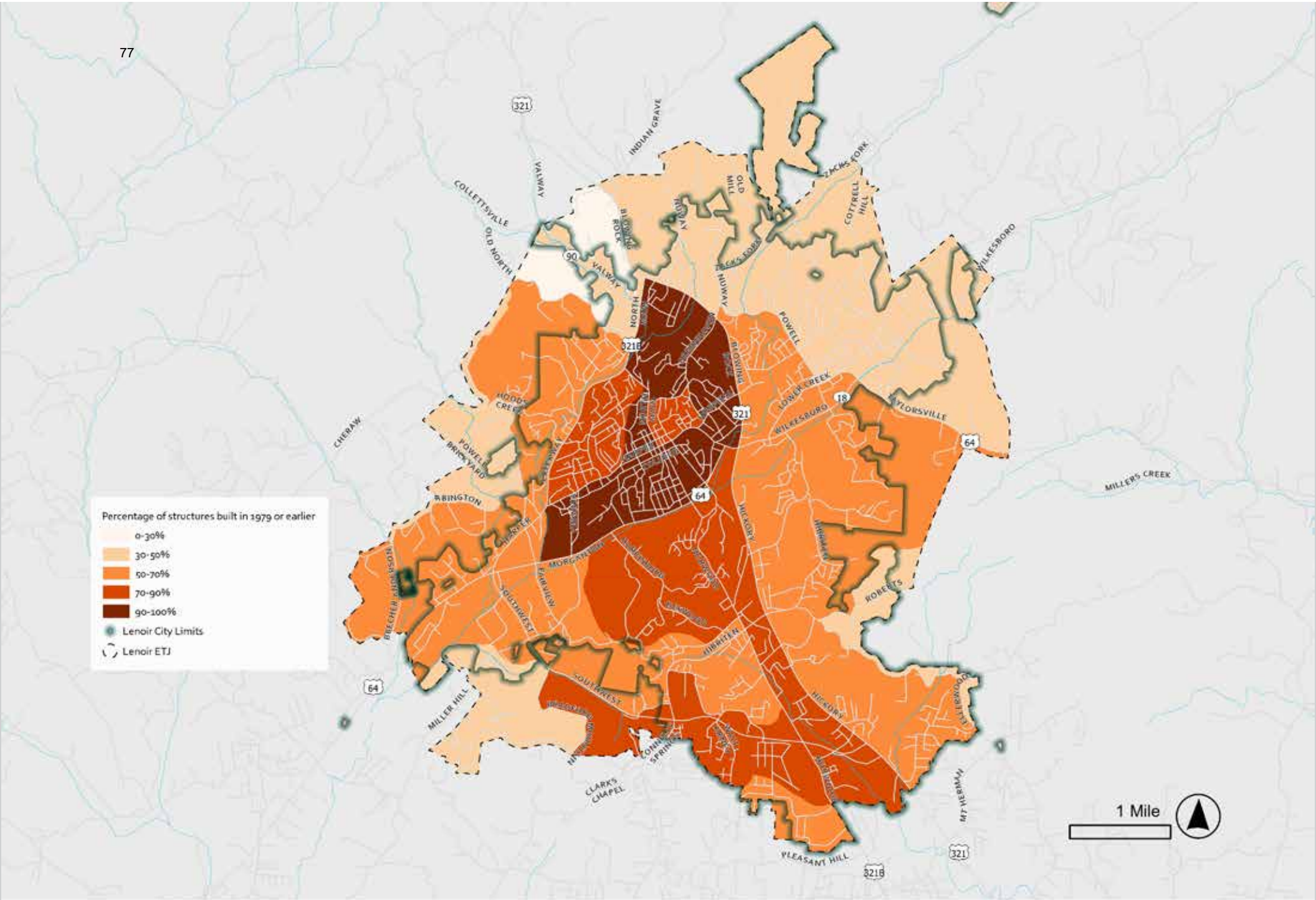
In general, this means that much of the housing is in need of repairs, many major repairs are expensive, and some community members may not be interested in this type of housing. With only 4.4% of housing units built within the past 14 years, residents seeking newer homes will have limited options in the City.

Figure 11. Year Structure Built



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2022





Map 11. Structures built in 1979 or earlier

ENCOURAGING HOUSING DIVERSITY

Small-Lot Detached Housing

Allowing small-lot detached housing options (single-family homes built on smaller-than-average lots that increase housing density while still offering homeowners the benefits of a detached residence) can help promote infill development, especially in the older areas of Lenoir, and provide more housing options.

Additionally, allowing small-lot detached homes will provide affordable options for young families and professionals. Updating the zoning regulations, as needed, could enable detached housing on smaller lots while maintaining balance with larger or estate-sized lots, particularly in regions outside the core areas, where topography is steep or utility access is challenging.

Missing Middle Housing

Another way to meet Lenoir's housing needs while reducing reliance on greenfield development for new growth includes allowing appropriate Missing Middle Housing types. "Missing Middle Housing" is a term that describes a range of housing types, including small single-family residential, duplexes, and small-scale multi-unit buildings that complement single-family neighborhoods. These housing types help provide more affordable housing options for people in different phases of the housing cycle, including young families, young professionals, empty-nesters, and the elderly. Each of these housing types can vary in price point and model. It is possible to have a mixture of affordable and premium price points for each type and they can be for rent or sale.

Missing middle housing products provide an easier path to embracing the small-town character emphasized by so many in Lenoir, while simultaneously meeting Lenoir's changing housing needs. Integrating missing middle into existing neighborhoods offers incremental growth that respects the fabric of existing neighborhoods, including historic areas, while potentially increasing homeownership opportunities.

In addition to stabilizing the increase in housing price by increasing supply and giving people market access across the socioeconomic spectrum, missing middle housing can also keep the market competitive and accessible to a variety of small local builders. Missing middle housing can also include the massing and architectural detailing that provides character to a neighborhood. Many missing middle housing types enable outright ownership, allowing property owners to build equity. This could help maintain the renter-owner balance in the community and increase overall community wealth generation.

Missing middle properties can act as a good transition between differing types of land uses. These properties can be utilized as a buffer between lower- and higher-density residential, mixed-use, or commercial developments. Infilling development with missing middle housing puts more residential units closer to goods and services found within mixed-use or commercial areas. Decreasing the distance between residential units and other land-uses can improve access within established areas, while benefiting local businesses. Missing middle housing also usually takes advantage of existing infrastructure, generating additional tax revenue that provides support for future public projects.



Missing Middle Housing Types

Aging in Place

Encouraging housing diversity can help residents live safely, independently, and comfortably in their own home or community as they grow older. Missing middle housing, such as duplexes, triplexes, and townhomes, offers more affordable options compared to single-family homes. This can be crucial for seniors on fixed incomes.

Lenoir Housing Authority, a HUD funded public housing agency, serves the City of Lenoir and Caldwell County to provide housing assistance through the Public Housing program. Lenoir Housing Authority's Public Housing program is designed to provide safe, decent, and sanitary housing conditions for very low-income families and to manage resources efficiently. The Authority promotes personal, economic, and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing. The agency also lists resources that can be utilized to build senior housing for low-income residents.

While the Lenoir Housing Authority provides a valuable service to the City, the overall market needs to provide aging in place options to support residents of all income levels. Aging in place can also be supported through city-led or community organization-led initiatives that include housing retrofits or other modifications that allow residents to stay in their houses for a longer period of time. The City of Lenoir allows Accessory Dwelling Units (ADUs). These units, also known as granny flats or in-law suites, can provide additional housing options in all residential zoning districts.

Property owners and developers can make various modifications to existing homes, such as installing grab bars, ramps, and wider doorways to accommodate aging-in-place needs. Additionally, they can include aging-in-place friendly elements in new housing developments, such as single-level living spaces, non-slip flooring, and smart home technologies that enhance safety and accessibility for elderly residents.







REVITALIZATION

While Lenoir has numerous well-kept areas and high-quality housing, there are many properties and sections of neighborhoods that could use improvements and revitalization efforts. Many of these properties consist of older housing stock that may need costly repairs. Although some improvements may be simply cosmetic (e.g., trimming bushes or painting the exterior), there are others that are significantly more expensive (e.g., replacing a roof or fixing structural issues). Preserving and enhancing the existing housing stock is a critical element of maintaining housing diversity, attracting new residents, and maintaining existing residents.

It is important to consider that these properties are an integral part of any housing efforts and encourage residents and property owners to make improvements. For property owners who are unable to make repairs, there are programs that some non-profits offer that may aid in improving the appearance and functionality of these properties.





STRATEGIES FOR HOUSING REVITALIZATION

Promote Adaptive Reuse

Adaptive reuse is a vital tool for redevelopment and historic preservation. Update codes and standards related to adaptive reuse to facilitate the reuse of older and historic properties for residential uses.

Permit and Facilitate Commercial-to-Residential Conversions

Lenoir has several vacant buildings, especially in Downtown, that can be converted to residential units to meet the housing demand.

Community Beautification Programs

Many needed improvements to housing are cosmetic in nature and could be addressed through partnerships with local non-profits and community groups. Two such programs offered by Habitat for Humanity are the Critical Home Repair Program and the Home Preservation Program. There are other similar programs that provide assistance with weatherization, energy efficiency, and other repairs and maintenance.

INFILL AND REDEVELOPMENT

PROMOTING INFILL AND REDEVELOPMENT

Residential infill refers to the development of a single lot within an existing neighborhood. Where the market is viable, Lenoir's vacant lots present an opportunity for new development that fills vacant areas, continues to enhance existing neighborhoods, and takes advantage of existing utilities and road infrastructure. Desirable residential infill locations are those areas with available lots, access to existing city infrastructure, and within the city limits.

In addition to annexation and outward growth, infill and redevelopment opportunities can allow the City to grow more efficiently. Stabilizing and reinvigorating the central part of the City will help all of Lenoir grow and prosper. Infill development and development on previously undeveloped land, also known as greenfields, are equally important for overall community health, stability, and economic success.

Housing redevelopment involves renovating, replacing, or improving residential structures to meet the needs of current and future residents. This process can include updating old buildings, constructing new housing units, and enhancing infrastructure and public spaces. Redevelopment can revitalize communities, improve living conditions, and create more inclusive neighborhoods. However, it requires careful planning, community involvement, and a commitment to preserving the neighborhood's unique character and affordability. Redevelopment within existing developed areas of the City requires a completely different approach than development on greenfield sites. It is only through public and policy support that revitalization of these areas can be achieved.





NEIGHBORHOOD COMPATIBILITY

Lenoir is home to several neighborhoods, each with its own distinct and unique characteristics. Infill development in Lenoir should be context-sensitive, to preserve the existing character of each neighborhood while incorporating designs that seamlessly blend into the urban fabric. There are also equity concerns relating to infill development. Infill development should be context-sensitive so that new development does not make housing unaffordable for residents.

In addition, enforcement plays a crucial role in supporting neighborhood compatibility of infill development. Providing incentives for developers who go above and beyond in meeting design and sustainability standards can encourage adherence to guidelines. This can include expedited permitting processes, density bonuses, and other incentives to encourage desired construction practices.

Context-Sensitive Design

To achieve successful infill development, new development should adhere to the following design criteria:

Character

The new development should enhance and reflect the unique identity and character of the neighborhood. It is essential to consider the cultural and historic context and ensure that the design resonates with the local community's essence.

Scale

The size and proportions of the new structures should be harmonious with the existing buildings in the area. Matching the height, width, and general massing helps maintain a coherent streetscape and protect against new development from overshadowing its surroundings. The Future Land Use Plan presented in Chapter 2 identifies appropriate uses, densities, intensities, and scales that should be considered when making decisions on zoning cases.

Form

The shape and structure of new buildings should complement the existing urban form. This includes aspects like building footprints and overall geometry. The form should contribute to a balanced and pleasing aesthetic.

Siting

Any new development should take into account the existing spatial arrangement. This involves considering setbacks, orientation, and alignment with surrounding buildings to maintain a sense of continuity and coherence.

Materials and Color

Using materials and colors that are consistent with or complement the local palette is important for maintaining neighborhood compatibility. This does not mean replicating old styles, but rather finding a balance that respects the existing aesthetic while introducing a fresh, contemporary feel.

Detailing

The finer details, such as window styles, door placements, and decorative elements, should be thoughtfully designed to echo the neighborhood's characteristics. Well-considered detailing can bridge the old and new, creating a seamless blend between different eras and styles.

STRATEGIES TO PROMOTE INFILL HOUSING AND REDEVELOPMENT

- Implement fast-track review and approval procedures
- Allow staff technical support for submittals
- Create a land bank program that acquires and packages residential land for sale to developers
- Offer infrastructure upgrades for infill projects over a certain value or number of units – if needed
- Partner with a specific developer(s) for construction of desired development on city-owned land (public-private partnership)
- Explore community land trust as a means of preserving affordability while ensuring that new development matches the character of the existing neighborhood
- Continue to upgrade and maintain existing infrastructure to encourage development
- Encourage developers to enter into development agreements with the City to create opportunities for larger-scale projects
- Provide density bonuses or reduced development standards for certain locations or zoning districts to encourage redevelopment and infill, particularly with medium and high density projects
- Increase marketing and utilization of the affordable housing programs that support low to moderate income residents through down payment assistance, home repairs, rental assistance, and housing construction

The infill programs available should be strategically marketed to inform local and regional builders of the opportunities that are available in Lenoir.



Case Study: Infill Overlay Districts

Designating an Infill Overlay District can accommodate and encourage compatible development in existing residential neighborhoods. The main objectives of these districts are to promote compatible development and reinvestment in established neighborhoods, address growing housing demands and revitalize underused urban areas. Several cities within North Carolina, including Raleigh and Charlotte, as well as other states, have adopted Infill Overlay Districts to promote infill development and meet housing demand.

The City of Yuma, Arizona, implemented an Infill Overlay District along with an Infill Incentive Plan outlining incentives related to development within the district. This plan, developed through collaboration among city departments, establishes the Infill Overlay District (IO) and offers incentives to encourage development within this zone. The plan includes the Infill Incentive Toolkit, which equips developers with resources to address regulatory challenges and financial barriers. This toolkit offers various incentives to invest in infill properties, including financial benefits and regulatory flexibility.

Source: https://www.yumaaz.gov/government/community-development/community-planning/infill-yuma

NEW HOUSING DEVELOPMENT

There is a need for additional housing of all types to meet the existing and future housing demand in the community. A variety of housing options at different price points would help meet community needs. The need for additional housing was underscored during various community engagement events.

STRATEGIES TO PROMOTE APPROPRIATE HOUSING DEVELOPMENT

- Update zoning districts to promote housing supply and diversify housing options
- Consolidate residential zoning districts
- Establish mixed-use zoning districts
- Evaluate and establish new or existing zoning districts that allow a wide variety of residential use types
- Allow flexibility for residential use on land owned by non-profit organizations
- Be creative in approaches to address needed housing, such as working with the local school district to create housing on school-owned property for school district employees
- Work with non-profits to establish a cooperative network of providers and supportive services that can work together to provide housing assistance
- Pursue grants and funding opportunities to build new affordable housing

COMPONENTS OF GOOD DESIGN

In addition to context-specific design guidelines, the following elements should be considered for new housing development.

Resilience and Durability

Build homes that can withstand natural disasters, climate change, and wear and tear over time using robust construction techniques and materials, as well as disaster-preparedness features. Durable construction also helps reduce energy costs and lowers long-term maintenance expenses.

Efficient Land Use

Maximize the use of available land through thoughtful site planning and high-density development, when appropriate, while creating private spaces and reducing urban sprawl. The zoning decisions should be based on the proposed FLUM illustrated in Map 4 on page 29.

Transportation and Connectivity

Provide easy access to public transportation by incorporating bike lanes along with connected sidewalks and greenways to reduce car dependency, which will promote sustainable mobility.

Community Spaces

Incorporating community spaces in new housing developments can significantly enhance residents' quality of life. Include shared spaces such as gardens, parks, playgrounds, and community centers to foster a sense of community and encourage social interaction. This can be achieved by promoting mixed-use development, updating zoning regulations, and encouraging flexible design where appropriate.


LUMBER
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homeGUARD



04 CITY RESOURCES

INTRODUCTION

The City of Lenoir contains many resources that benefit residents and business owners. From historic properties that add character and charm to the Downtown to streams flowing down from the surrounding mountains, Lenoir has many assets and resources that should be preserved, enhanced, and celebrated. In addition to these wonderful assets, the City owns and maintains public infrastructure and provides numerous services that benefit the community. These resources help provide a high quality of life for residents and support the local business economy. By continuing to maintain and expand existing resources and services, Lenoir can achieve the Comprehensive Plan goals by 2045.

This chapter provides:

- City Departments
- Historic Resources
- Environmental Resources
- Transportation Infrastructure
- Water and Wastewater Infrastructure

WHAT WE HEARD

Initiatives that should be encouraged to beautify the City

- Building repair/ demolition
- Property maintenance enforcement
- Landscaping at intersections
- New street trees
- More public art

Areas where the City is doing well

- Fire service
- Police service
- Water, sewer, trash collection

Other Comments

"Our town should have safe alternatives to driving that include a real sidewalk system, a bus system, and bike lanes."

CITY DEPARTMENTS

The City of Lenoir is managed by a Council-Manager form of government. The City Council is made up of the Mayor and seven Council Members. The City Council is elected at-large, meaning that council members are chosen by voters from the entire city rather than from specific districts. This ensures broader representation and increased accountability. The City Council appoints members to several boards and authorities, which serve in an advisory capacity for the Council. These boards and authorities include the Board of Adjustment, Board of Alcohol Control, Foothills Regional Airport Authority, Historic Preservation Commission, Lenoir Business Advisory Board, Lenoir Housing Authority, Lenoir Tourism Development Authority, Planning Board, and Recreation Advisory Board. The City Manager is responsible for overseeing the day-to-day operations of the City and for managing City staff.

Lenoir provides high-quality services while managing to keep taxes and service fees/rates lower than many other communities in the region. Lenoir has and maintains the proud tradition of providing efficient and cost-effective services for residents and businesses. This has supported a lower cost of living, while still providing quality services that provide for a good quality of life.







The City is organized into several departments, as follows:

COMMUNICATION AND PUBLIC INFORMATION

The Communication and Public Information Department handles internal and external communications for the City of Lenoir. The Department serves as the primary point of contact for questions about City programs and services and is also responsible for managing the City's digital presence and for promoting City services and events.

DOWNTOWN ECONOMIC DEVELOPMENT

The Downtown Economic Development Department administers the City's Main Street Program and promotes Downtown revitalization through retail and small commercial development programs, grants, and incentives. The Department also organizes local events and promotes downtown businesses.

FINANCE

The Finance Department assists the City Manager in preparing the annual budget and manages the City's financial accounts. The Department also manages accounts payable, payroll, billing collections and purchasing, while providing risk management and IT services to all City departments.

FIRE

The Fire Department provides a mix of traditional and progressive firefighting. The department has nearly 60 full-time personnel staff; three fire stations; and provides fire suppression, fire code enforcement, and fire education.

HUMAN RESOURCES

The Human Resources Department handles all hiring for the City and manages all benefit programs for employees, maintains personnel records, and distributes W-2s.

PARKS AND RECREATION

The Parks and Recreation Department enhances the quality of life of residents through the provision of innovative, enjoyable, and safe recreational opportunities for all residents. The department operates two recreation centers and aquatics and fitness centers. The City also provides an extensive greenway and more than a dozen city parks.

PLANNING

The Planning and Community Development Department oversees development, mapping, minimum housing, planning, and zoning. Department staff review residential, commercial, and industrial development and work to facilitate new development that is consistent with the Lenoir Comprehensive Plan.

POLICE

The Police Department works in partnership with the community to anticipate, define, and meet community needs with respect to public safety, community well-being, and law enforcement.

PUBLIC UTILITIES

The Public Utilities Department manages the City of Lenoir's water and wastewater (sewer) systems. The department operates and maintains a water treatment facility, two wastewater treatment facilities, more than 400 miles of water and sewer lines, and 16 sewer pump stations.

PUBLIC WORKS

The Public Works Department provides sanitation services, maintains City streets, manages the City cemeteries and stormwater system, and provides engineering services for various construction projects.

CALDWELL COUNTY

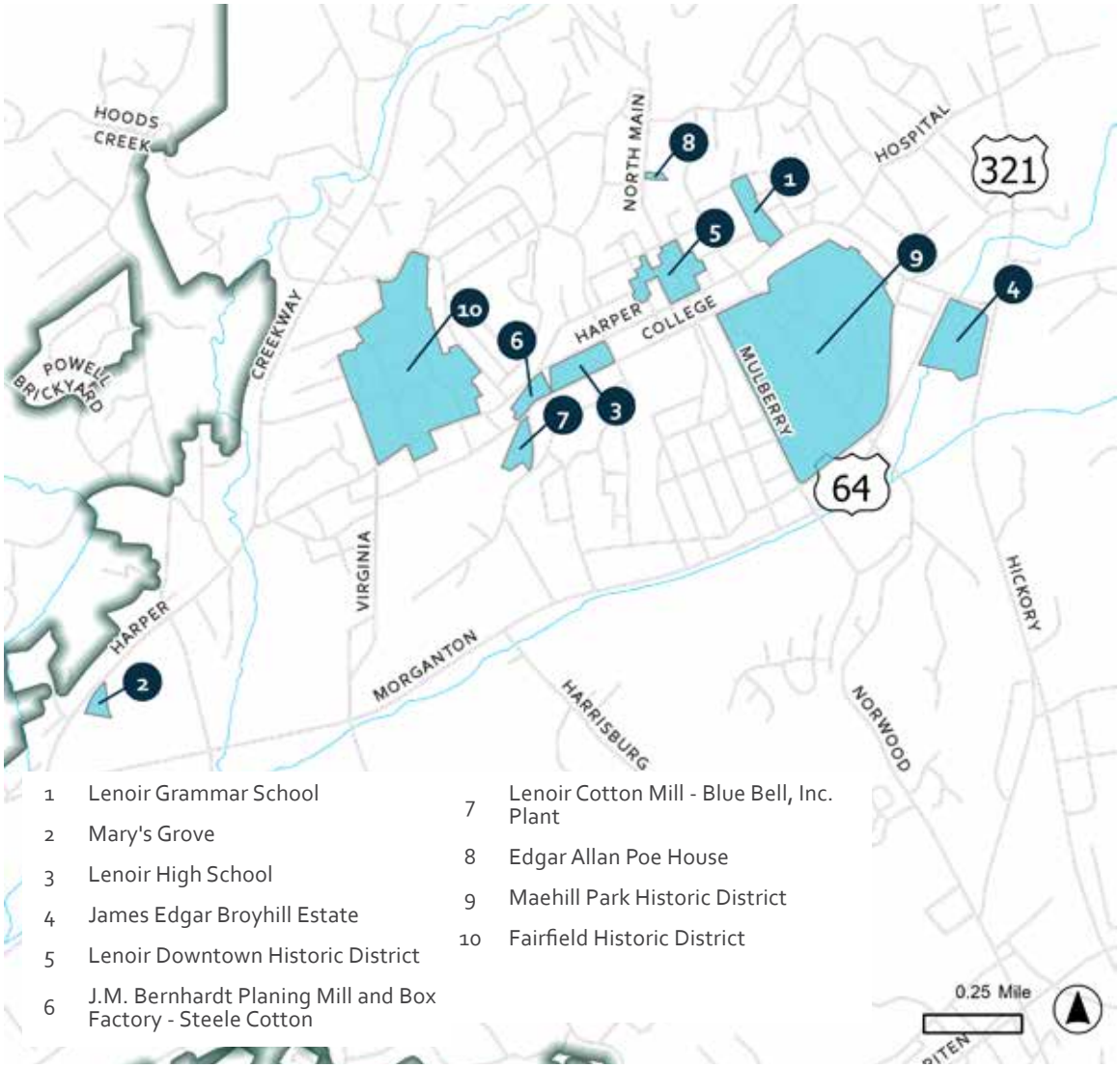
While Lenoir provides many services to residents, Caldwell County also provides services to businesses and residents in Lenoir, including building permitting, public schools, social services, and other typical county-level services. The City and County have a close relationship in providing high-quality services to residents and business owners.

HISTORIC RESOURCES

Lenoir's historic properties are vital to the community because they serve as a tangible link to the past and foster a sense of identity among residents. In addition to its historic resources, Lenoir boasts a vibrant cultural footprint that adds a unique charm to the City. The City showcases numerous public art installations and boasts a rich musical heritage. This blend of art and music creates a dynamic cultural landscape that enhances the quality of life for residents and attracts visitors to experience Lenoir's artistic and musical offerings.

By maintaining significant landmarks, historic architecture, and cultural sites, the City can celebrate its unique heritage. This connection to the past not only enriches the community's cultural fabric but also enhances its visual interest and educational value, offering residents and visitors alike a deeper understanding of local history. Maintaining historic landmarks supports educational opportunities and also encourages heritage tourism that can bring visitors and revenue to the City. Furthermore, preserving historic sites can bolster community pride and cohesion, as these properties stand as symbols of collective memory and shared experiences, reinforcing the City's unique identity.

In addition to supporting community identity and providing educational opportunities, preserving historic buildings also provides opportunities for unique adaptive reuse projects (such as converting a former mill into apartments or a mixed-use project) and unique ownership opportunities for people seeking an older property.



Map 12. Historic and Cultural Resources

EXISTING HISTORIC AND CULTURAL PRESERVATION INITIATIVES

The City currently has several historic preservation initiatives:

- The Historic Preservation Commission (HPC) has the authority to recommend to the City of Lenoir City Council that individual buildings, structures, sites, areas, or objects within its zoning jurisdiction be designated as "historic landmarks" and that areas within its zoning jurisdiction be designated as "historic districts." The City Council has the authority to adopt or repeal an ordinance designating a historic district.
- An architectural survey commissioned by the North Carolina State Historic Preservation Office in 2017 has documented over 350 resources, representing a diverse collection of nineteenth- and twentieth-century building styles and forms.
- The Downtown Lenoir Main Street Program focuses on revitalizing the Downtown through historic preservation, economic development, and community engagement.
- The Lenoir Arts Council promotes the arts and cultural heritage of the community through various programs, events, and exhibitions.

In addition, the NC State Historic Preservation Office (SHPO) provides support, resources, and grant funding.











HISTORIC PRESERVATION AND HOUSING

Approaches for aligning historic preservation initiatives with housing needs

- Identify and implement zoning code changes that support increasing density and expanding housing options in existing neighborhoods – including historic neighborhoods and historic districts. This could include:
  - Allowing the conversion of historic single-family dwellings to multifamily dwellings where appropriate
  - Creating accessory dwelling units, either in rehabilitated historic structures or through new construction
  - Identifying development standards that may unnecessarily impose modern requirements that are inappropriate for historic properties
  - Adopting procedures and permitting incentives to facilitate the reuse of existing buildings
  - Constructing compatible infill multifamily housing on vacant parcels in historic districts
- Consider the adoption of performance-based rehabilitation building codes to allow for needed flexibility to rehabilitate historic buildings.
- Use Community Land Trust (CLT) model to preserve historic structures: CLTs can be used to effectively preserve at-risk historic structures in areas facing growing redevelopment pressure. Deed restrictions or a conservation easement can be included by the CLT to preserve the historic character of the building while ensuring long-term affordability.

Adaptive reuse for old residential properties in Downtown and other neighborhoods

The City can utilize several tools to preserve and rehabilitate historic residential buildings in Downtown and other historic neighborhoods. One effective tool is adaptive reuse, which involves repurposing buildings that have exceeded their original function to accommodate new uses. Adaptive reuse not only revitalizes these structures but also stimulates reinvestment in neighboring properties that may have long been vacant.

However, it is important to recognize that adaptive reuse may not be suitable for every historic building. The City should collaborate with local officials to identify any regulatory or market challenges and work closely with property owners to determine the appropriateness of adaptive reuse for each property.

Local regulations can present hurdles to changing the use of existing properties. Zoning regulations, for instance, might prohibit certain new uses if they do not align with the property's current zoning designation. Alternatively, zoning requirements could demand additional features such as parking spaces or open areas that may not be feasible on the property. Moreover, modern building codes often pose compatibility issues with older structures. The City should conduct a thorough assessment to identify any regulatory barriers to adaptive reuse and consider updating regulations accordingly. Some potential updates could include:

- Creating a separate adaptive reuse overlay district to encourage planned reuse of structures in historic neighborhoods.
- Treating adaptive reuse projects as a distinct land-use or development type to facilitate reuse without requiring rezoning.
- Revising the building code standards to protect public health and safety without requiring cost-prohibitive structural modifications or building material replacements.

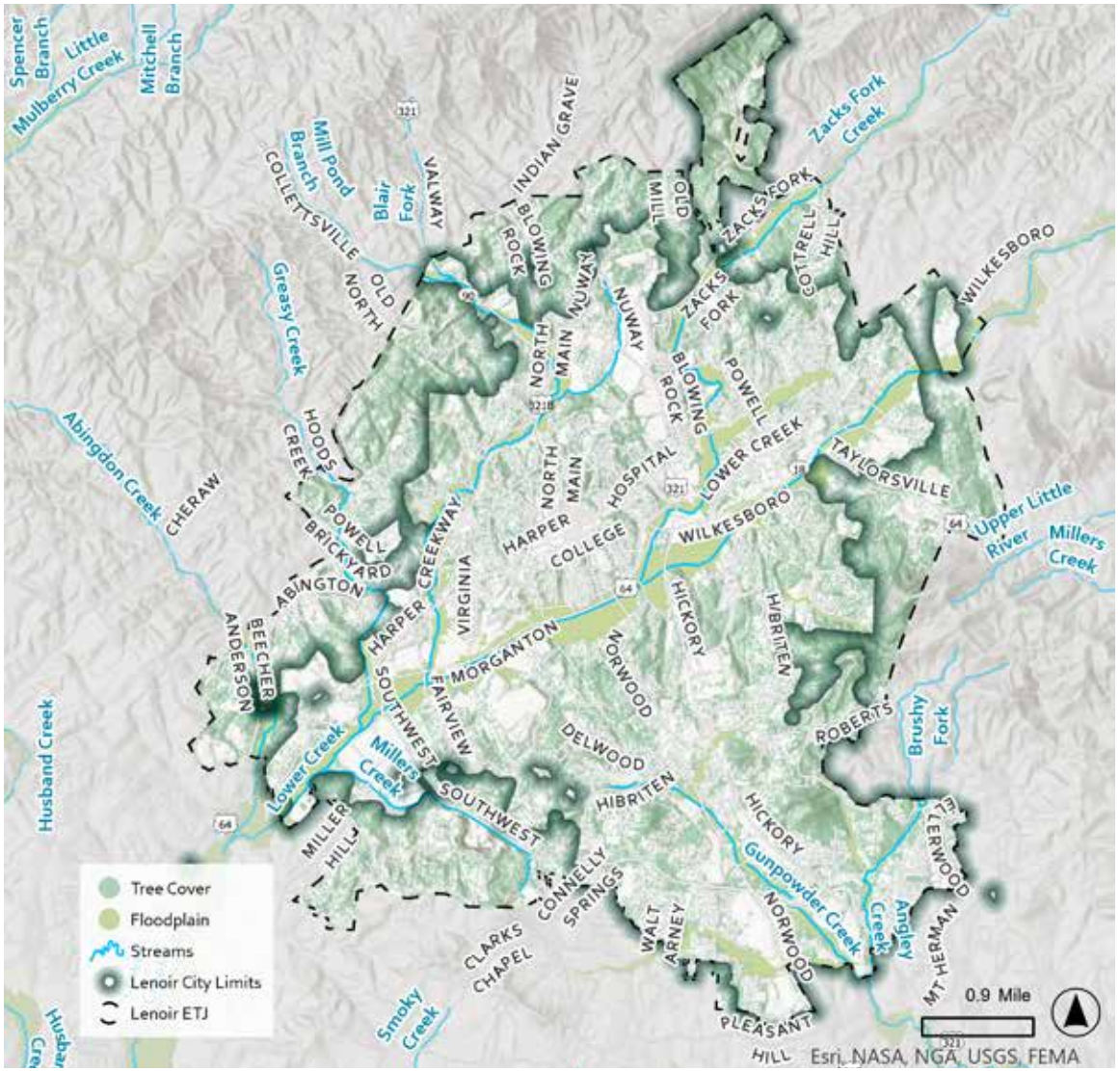
Source: American Planning Association | PAS QuickNotes No. 80

ENVIRONMENTAL RESOURCES

Environmental protection and sustainability practices assist in preserving natural landscapes, which are fundamental to the community's identity and the well-being of its residents. By safeguarding these natural assets, the community can protect the scenic beauty and biodiversity that attract both residents and visitors, fostering a deeper connection to the environment. Sustainable practices also help preserve recreational activities, such as hiking, mountain biking, and wildlife observation, which are essential for physical health, mental well-being, and social interaction. Furthermore, prioritizing environmental sustainability reinforces the community's commitment to future generations, maintaining the natural splendor and recreational opportunities provided by the mountains for their enjoyment and benefit.

Environmental resources influence how land is used and managed and have a significant impact on land use mapping. Map 13 shows the tree cover, floodplain, and streams in the city limits and ETJ. The current tree canopy within the city limits and extraterritorial jurisdiction (ETJ) extends over approximately 44% of the total area.

Development should align with the natural environment by not taking place in a floodplain or floodway, by limiting development on steep slopes, maintaining vegetated buffers along surface waters, preserving forestland, and preserving tree cover.



Map 13. Environmental Resources

SCENIC VIEW PROTECTION

Located in the foothills of the Blue Ridge Mountains, Lenoir is surrounded by natural beauty, including rolling hills, lush forests, and stunning mountain views. These landscapes are a key part of the City's identity and heritage, and they are a source of local pride. Protecting these scenic views is essential to maintaining Lenoir's charm, attracting tourists, and contributing to a high quality of life for residents.

The City can work on creating an inventory of its scenic resources and prioritize viewsheds that need to be protected. Many cities and counties use zoning overlays to protect scenic views by limiting development within viewsheds. These overlays must define which views to protect from specific vantage points. Since protecting an entire viewshed is often impractical, overlays usually focus on foreground, mid-ground, or distant views, depending on the scenic resources. Foreground view protections might involve development setbacks, while mid-ground and distant view protections often require maps and mathematical formulas for clarity.

In addition to zoning, some cities and counties protect scenic views by purchasing or accepting donations of land or development rights, educating the community, and partnering with private entities like non-profits, homeowner groups, and business owners.





TRANSPORTATION INFRASTRUCTURE

The City of Lenoir recognizes the importance of developing a balanced and efficient multimodal transportation system that meets the needs of all residents and businesses in the City. Lenoir works closely with NC Department of Transportation (NCDOT) and the Greater Hickory Metropolitan Planning Organization (GHMPO) to plan, fund, maintain, and construct transportation projects.

The City's transportation system consists of roadways owned and maintained by NCDOT (as shown in Map 14) and the City of Lenoir. The City also owns and maintains the Lenoir Greenway network. Maintaining a high quality road network is critical to continued economic development success. The City of Lenoir should focus on maintaining the current level of service while also enhancing roadways that need improvements.

By 2045, the City's roadway network will provide better multimodal connections and opportunities, while still providing efficient and effective levels of service for vehicular traffic.

MAINTAINING AND ENHANCING ROADWAYS IN LENOIR

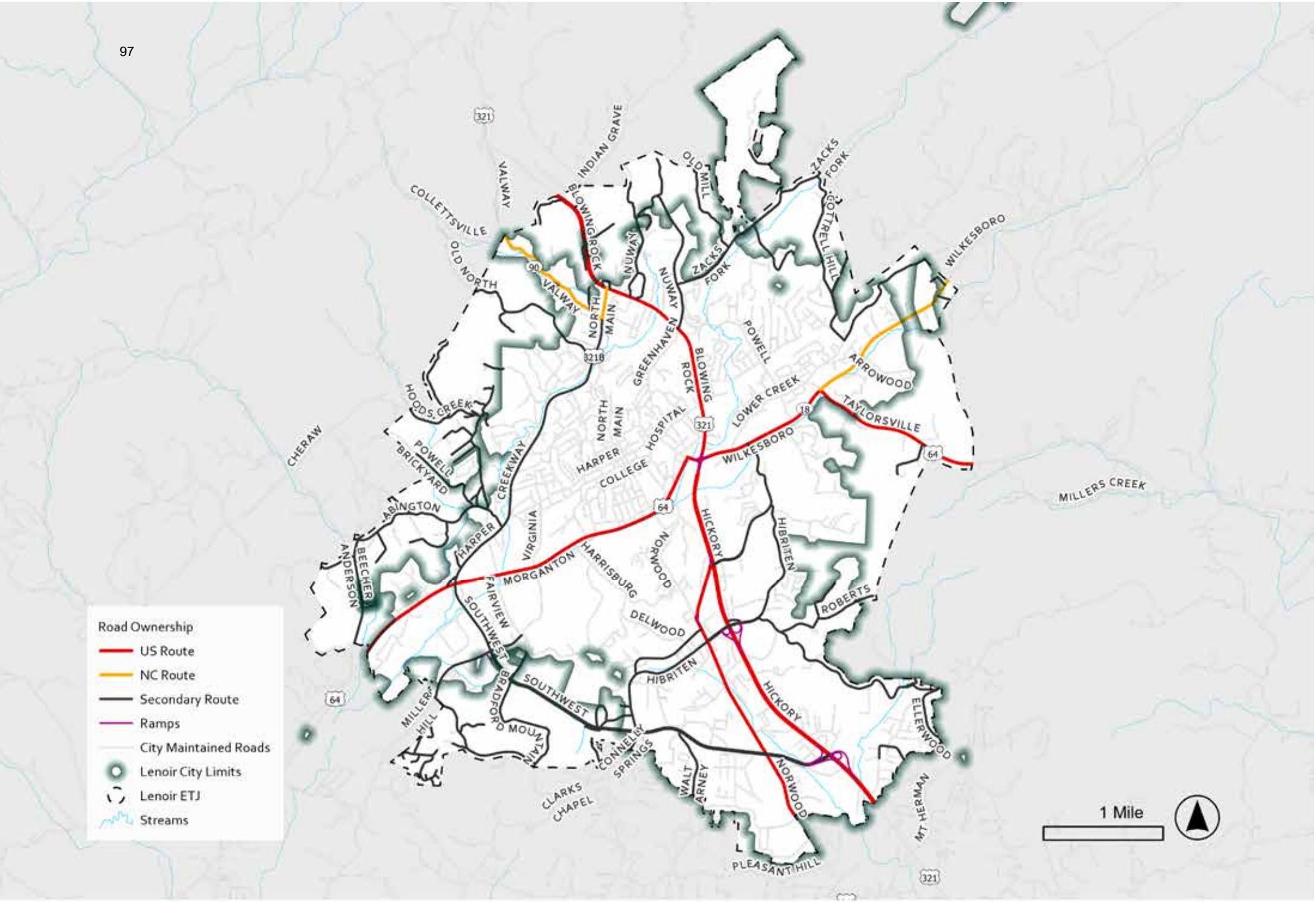
Some of the strategies that the City can incorporate to maintain and enhance its roadways include:

- **Streetscape Projects for Beautification:** Identify and carry out streetscape projects that aim to make the streets and intersections more visually appealing. This can include adding decorative elements, lighting, benches, public art, and landscaping to enhance the overall aesthetic of the City and create a more welcoming environment.
- **Innovative Stormwater Management:** Incorporate techniques such as permeable pavements, rain gardens, and bioswales to manage stormwater effectively. These solutions not only help with water management but also create connections with nature by incorporating street trees and roadside plantings, improving the urban ecosystem.
- **Innovative Maintenance Techniques:** Explore and implement new maintenance techniques to extend the lifespan of the transportation network. This can involve using advanced materials, such as high-performance asphalt and concrete, or implementing predictive maintenance technologies to address issues before they become significant problems.
- **Coordination with Transportation Partners:** Maintain ongoing collaboration with local, regional, and state transportation partners to support the continuous improvement and maintenance of roadways. This coordination can help streamline projects, share resources, and implement best practices.
- **Leverage Grant Funding:** Actively seek and apply for available grant funding from federal, state, and private sources to support roadway improvement and maintenance projects. By leveraging these funds, the City can enhance its transportation infrastructure without solely relying on local budgets.









Map 14. Road Ownership

ACTIVE TRANSPORTATION

Providing access to different transportation options, like walking and biking, can boost public health and promote transportation equity. The City aims to make neighborhoods more walkable and bike-friendly, with easy-to-use pedestrian paths and trails. Elements like ped-bike facilities, land use, and traffic safety affect how people choose to get around. Therefore, it is essential to create safe shared streets for both residents and visitors to encourage these alternative transportation methods. Sidewalks and trails were highlighted as the most significant missing feature in Lenoir neighborhoods by the public.

Sidewalks

Pedestrian infrastructure characteristics such as connectivity, continuity, width, barriers, and overall condition can impact walkability and physical activity. Improved, connected, and safe sidewalks can positively impact people's decision to walk more and create active and vibrant neighborhoods in Lenoir.

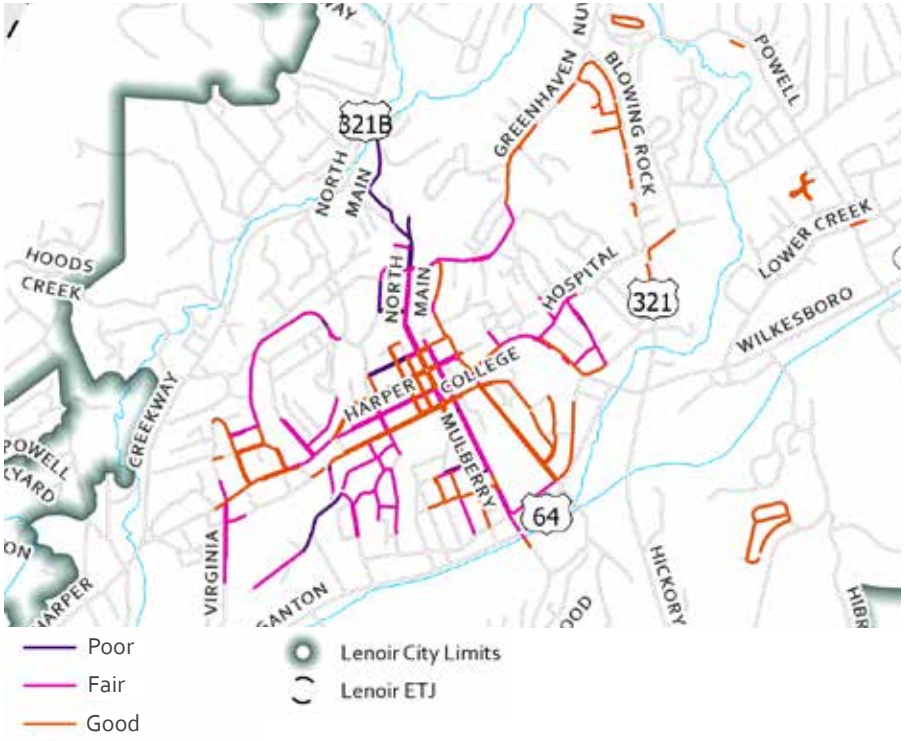
Map 15 shows the existing sidewalk infrastructure and conditions in the City. The existing sidewalk network is concentrated in and around the Downtown. The sidewalks connect the Downtown to other parts of the City through trails as seen on Map 16. The City should plan to fill in the gaps in the sidewalk infrastructure to create a more walkable environment. This can be aided by requiring new developments to include pedestrian-friendly infrastructure, making neighborhoods more walkable and accessible for everyone.

Trail Connections

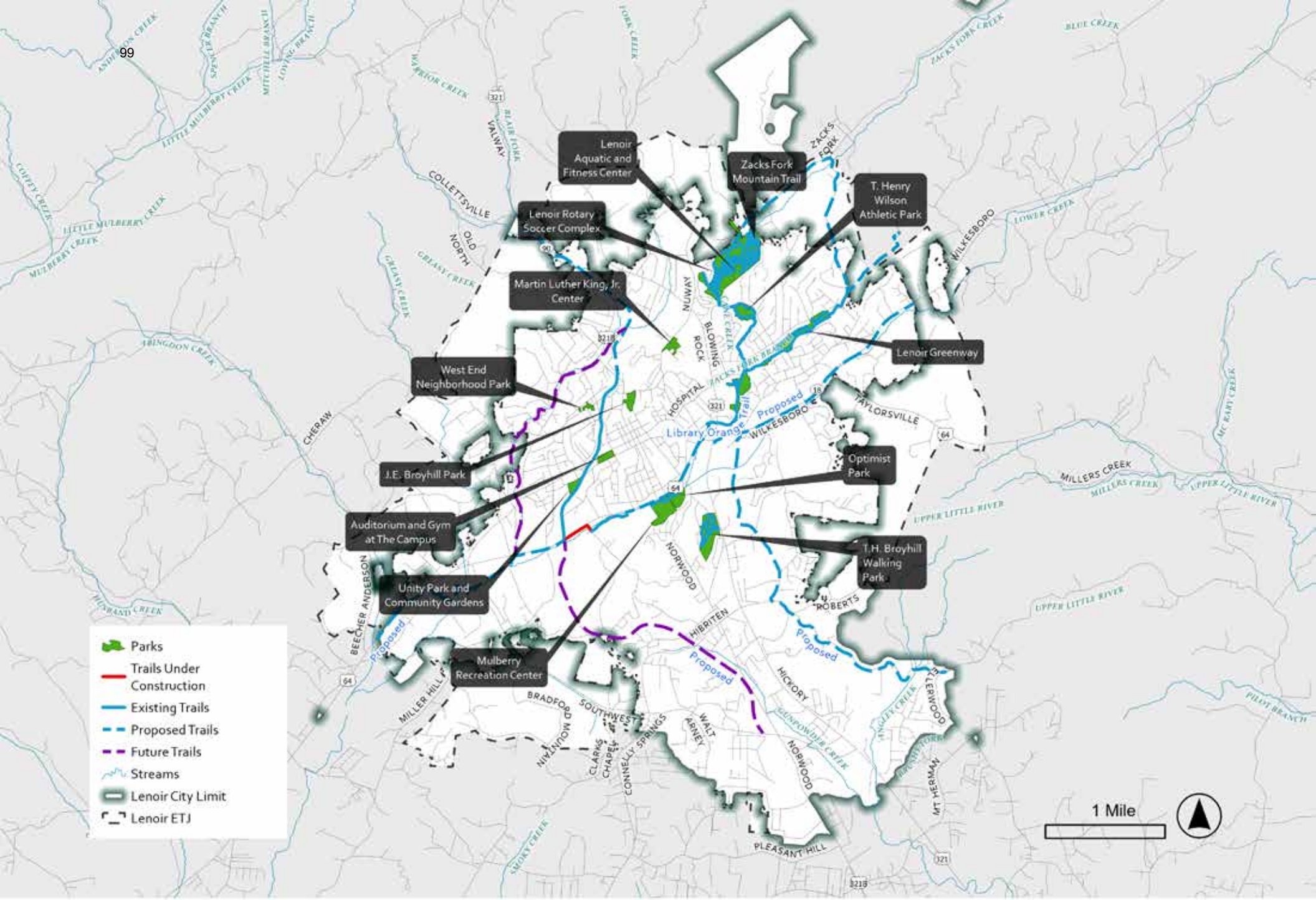
Map 16 shows the existing and planned trails in the city limits. The City has a robust trail network with many trails under construction and proposals to expand the network to connect several areas of the City. The Overmountain Victory National Historic Trail (OVT) is an important component of the historic fabric of the City. The trail offers scenic and historic routes for biking, walking, and outdoor activities. It connects various key areas, such as parks, greenways, and commercial areas, making it easier for residents and visitors to travel actively and enjoy the natural beauty of the region. The OVT is planned to tie into Downtown Lenoir and provide a connection to the larger 330-mile trail network that stretches through four states (North Carolina, South Carolina, Tennessee, and Virginia).The Parks and Recreation Master Plan (included in Appendix B) includes recommendations for expanding the trail network to link residential areas, parks, and community destinations.

Bike Infrastructure

The community engagement process highlighted the need for safe and convenient bike infrastructure. Some residents rely on bicycles for their daily commutes within the City. Creating a network of connected bike infrastructure that link residential areas with key destinations can promote a more efficient and safe use of this mode of transportation.



Map 15. Sidewalk Conditions



Map 16. Existing and Proposed Trails

WATER AND WASTEWATER INFRASTRUCTURE

Integrating water and wastewater planning with land use planning is crucial to support sustainable development. By actively considering the water supply in planning and development processes, the City can manage resources efficiently and support growth. This can be achieved through a combination of incentives to encourage developers to adopt water-efficient practices, regulatory changes to enforce water conservation measures, and educational initiatives to raise awareness among residents and stakeholders about the importance of water management. By aligning these efforts, the City can create a more resilient infrastructure, minimize environmental impacts, and enhance the quality of life for its residents.

Some of the strategies to integrate water/wastewater planning and land use planning can include:

- Offering incentives to developers who install water monitoring systems.
- Maintaining updated System Development Fees that align with increased maintenance costs from new development.
- Including density bonus and other incentives for environmentally sustainable developments that include reduced water consumption.

Continued funding for capital projects and the replacement of aging water and wastewater infrastructure is essential to maintaining a reliable and efficient system. Investing in modernizing these systems helps prevent service disruptions, reduce maintenance costs, and protect public health by providing clean water and effective wastewater treatment. Upgrading infrastructure also supports future growth and development, as well-maintained systems can handle increased demand.

WATER AND WASTEWATER SYSTEM CAPACITY

- The City owns and maintains a large water distribution and wastewater collection system through 219 miles of water lines and 209 miles of sewer lines, plus 11,000 service lines and 1,100 fire hydrants.
- The City has two wastewater treatment plants: the Lower Creek Facility and the Gunpowder Creek Facility. Between the two facilities, approximately 1.5 billion gallons of wastewater are treated every year.
- The George L. Bernhardt, Sr. Lake Rhodhiss Water Treatment Plant can treat up to 12 million gallons per day. Most recently, upgrades to the treatment plant were made in 2019.



STORMWATER MANAGEMENT

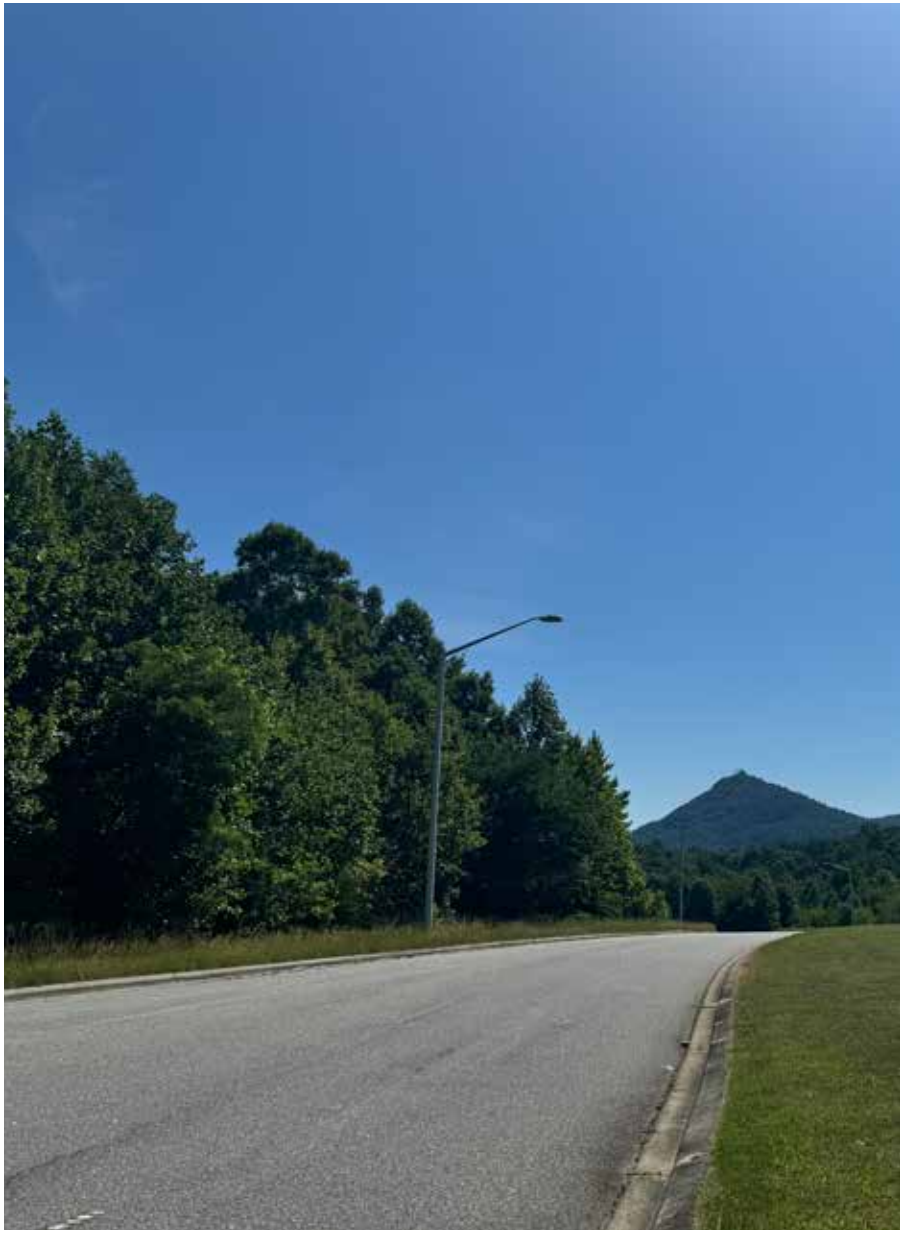
The City adopted a Stormwater Management Plan in 2021. The purpose of this Stormwater Management Plan (SWMP) is to establish and define the means by which the City of Lenoir will comply with its National Pollutant Discharge Elimination System (NPDES), Municipal Separate Storm Sewer System (MS4) Permit, and the applicable provisions of the Clean Water Act to meet the federal standard of reducing pollutants in stormwater runoff to the maximum extent practicable.

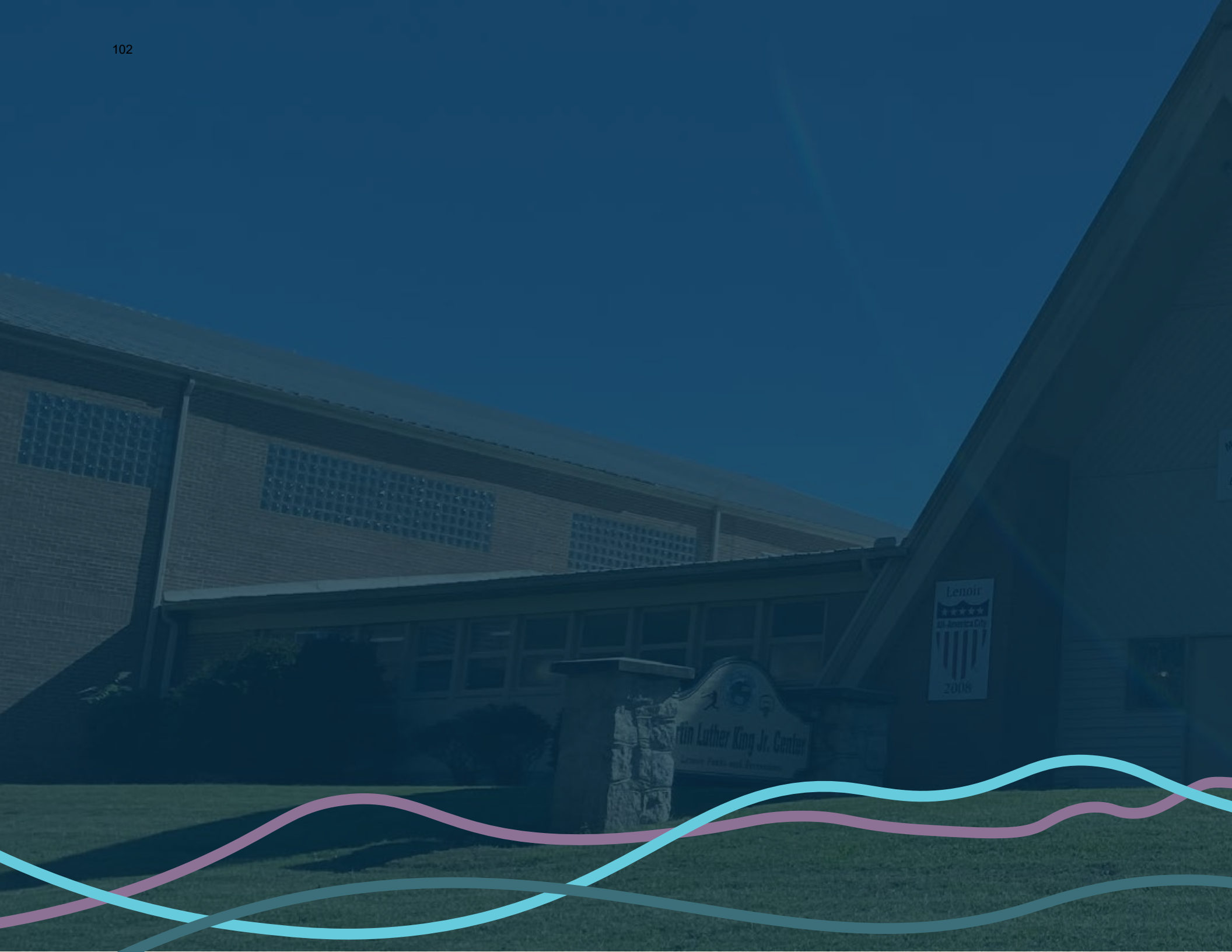
PAST AND ONGOING EFFORTS

- Recently completed the multi-year Advanced Metering Infrastructure project to replace older water meters with new technology-imbedded water meters that lead to a more efficient provision of water services and leak detection.
- In 2022, updated standards called the Lead and Copper Rule Revisions (LCRR) were released by the Environmental Protection Agency (EPA) and the North Carolina Department of Environmental Quality (NCDEQ). These new standards require all localities to verify if lead pipes are part of the water distribution system to protect communities from the risks of lead exposure. While the City of Lenoir does not have any record of any lead service lines, the City is working diligently to meet the new requirements and guidelines in the LCRR, which includes doing a full inventory of all pipes in the City's water system.
- The City works to ensure drinking water is available and of high-quality and adopted the Water Shortage Response Plan in 2023 to outline how the City can respond to drought and other water shortage conditions.

UPCOMING CAPITAL INVESTMENT PLAN (CIP) PROJECTS

The City has identified several CIP projects for the 2025-2026 budget year. These include projects related to water distribution, wastewater collection, sewer system extensions and replacements. A comprehensive list of CIP projects can be found on the City's website.




Lenoir
2008



05 NEIGHBORHOOD PLANNING

INTRODUCTION

As a city grows, its neighborhoods play a vital role in shaping the City's overall character. Over time, these neighborhoods evolve, presenting both challenges and opportunities. Some areas of the City that were once thriving commercial hubs have declined due to shifts in market trends, while others have vacant properties that, with thoughtful planning, could be transformed to provide benefits to the local residents it serves. Addressing the challenges that arise from change is essential, but it also opens the door for future development inspired by each neighborhood's unique environment.

To tackle these issues, a neighborhood planning framework can be used to systematically focus on each of Lenoir's unique neighborhoods and create a plan for future revitalization. This intentional approach aims to identify specific challenges and develop tailored strategies to address them for sustainable revitalization.

The Neighborhood Planning process introduces a formalized strategy for revitalizing neighborhoods that aligns with the City's overall Comprehensive Plan. Additionally, the program supports the creation of new neighborhood plans, monitors the implementation of existing ones, and establishes a sustainable mechanism for continuous neighborhood revitalization over time.

This chapter provides:

- **Neighborhood Planning Framework**
- **Public Engagement Toolbox**
- **Implementation Toolbox**
- **Whitnel Neighborhood Plan**
- **West End Neighborhood Plan**

WHAT WE HEARD

What do you think should be encouraged to help beautify the City?

1. Building Repair/Demolition
2. Property Maintenance Enforcement
3. Landscaping at Intersections
4. New Trees
5. Public Art

Things That Could Make Your Neighborhood Better



Other Comments

Further greenway connectivity to neighborhoods and retail.

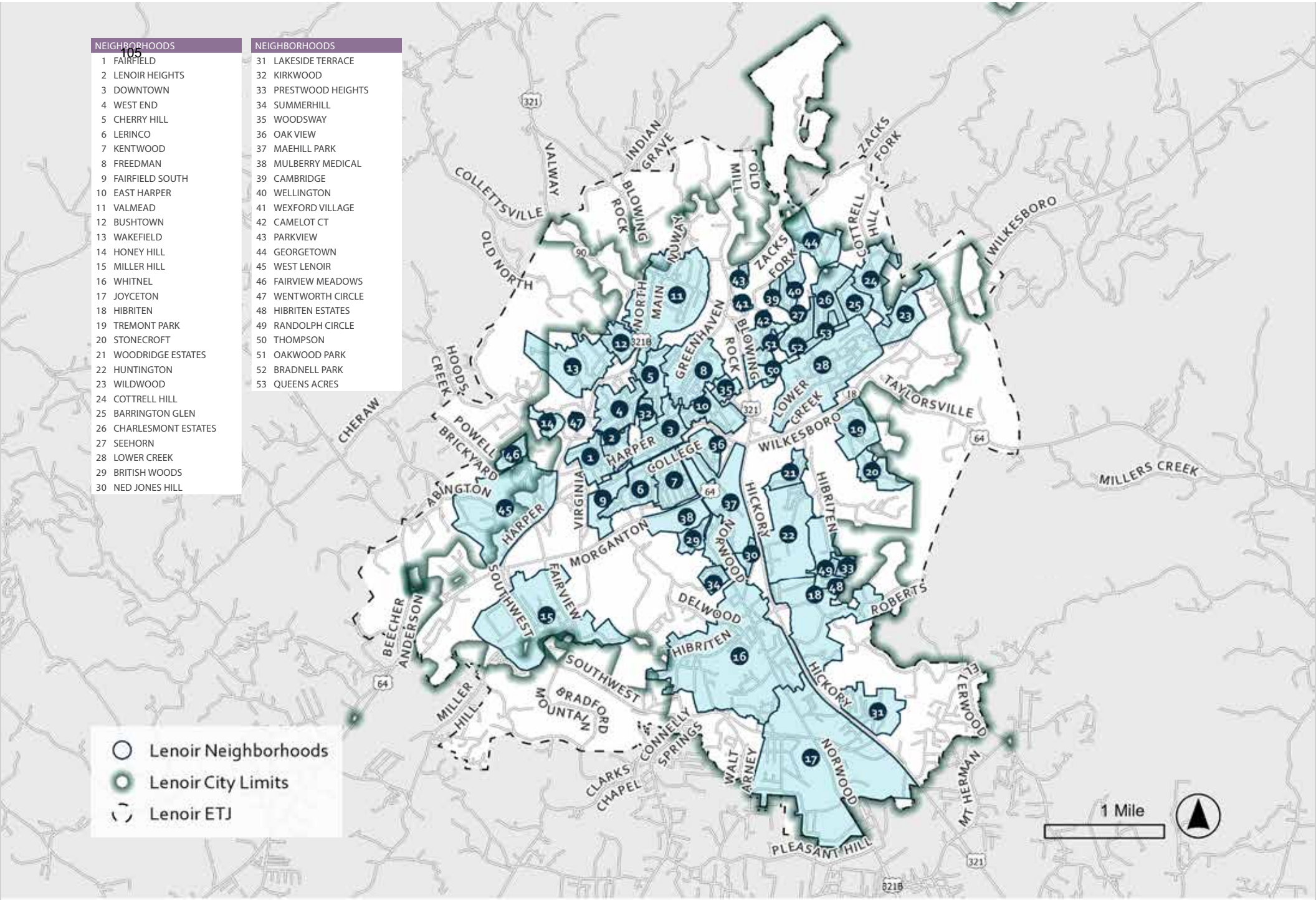
Encourage others to maintain properties and pick up litter.

Bring jobs to the area that provide living wages to the younger generation, so that young families can thrive, not just fast food jobs.

Focus on all small or large local businesses in the area and not on just Downtown Lenoir.

NEIGHBORHOODS	
1	FAIRFIELD
2	LENOIR HEIGHTS
3	DOWNTOWN
4	WEST END
5	CHERRY HILL
6	LERINCO
7	KENTWOOD
8	FREEDMAN
9	FAIRFIELD SOUTH
10	EAST HARPER
11	VALMEAD
12	BUSHTOWN
13	WAKEFIELD
14	HONEY HILL
15	MILLER HILL
16	WHITNEL
17	JOYCETON
18	HIBRITEN
19	TREMONT PARK
20	STONECROFT
21	WOODRIDGE ESTATES
22	HUNTINGTON
23	WILDWOOD
24	COTTRELL HILL
25	BARRINGTON GLEN
26	CHARLESMONT ESTATES
27	SEEHORN
28	LOWER CREEK
29	BRITISH WOODS
30	NED JONES HILL

NEIGHBORHOODS	
31	LAKESIDE TERRACE
32	KIRKWOOD
33	PRESTWOOD HEIGHTS
34	SUMMERHILL
35	WOODSWAY
36	OAK VIEW
37	MAEHILL PARK
38	MULBERRY MEDICAL
39	CAMBRIDGE
40	WELLINGTON
41	WEXFORD VILLAGE
42	CAMELOT CT
43	PARKVIEW
44	GEORGETOWN
45	WEST LENOIR
46	FAIRVIEW MEADOWS
47	WENTWORTH CIRCLE
48	HIBRITEN ESTATES
49	RANDOLPH CIRCLE
50	THOMPSON
51	OAKWOOD PARK
52	BRADNELL PARK
53	QUEENS ACRES



Map 17. Neighborhood Map

NEIGHBORHOOD PLANNING FRAMEWORK

This Neighborhood Planning Framework enables the City to develop multiple neighborhood plans simultaneously, while also creating individual plans tailored to each area. The objective is to comprehensively evaluate each neighborhood and identify implementation strategies that can be incorporated into the overall citywide Comprehensive Plan. Map 17 shows the designated neighborhoods within Lenoir. This Comprehensive Plan includes two neighborhood plans—for the Whitnel and West End neighborhoods—that serve as templates for future neighborhood planning efforts.

Time Frame

A time frame should be established for conducting each round of neighborhood plans. It is recommended that neighborhood plans be initiated on an annual or similar timeframe, allowing sufficient time for public engagement, neighborhood analysis, and plan drafting. Multiple plans can be initiated at a time. Consideration should be made for the size, location, and needs of the neighborhoods to determine how many should be conducted at a time. In some cases, it may be appropriate to combine neighborhood areas that are smaller in size, have similar needs, or have other characteristics.

Public Engagement

Stakeholder involvement is a crucial part of the neighborhood planning process. It allows those who live and work in the neighborhood to contribute to the creation of the plan and have a sense of ownership of their community. Meetings and engagement events should be held throughout the planning process to compile public input and create plan recommendations that align with the community's goals.

Recognizing that not all engagement tools are equally effective across neighborhoods, efforts should be tailored to the unique needs of each area considering how information is distributed, where meetings are held, and how events are formatted. The Public Engagement Toolbox provides various outreach methods that can be customized for each neighborhood plan.

Plan Elements

For each neighborhood, assess existing conditions, define a vision, determine the character and attributes of the neighborhood, and draft implementation strategies to realize the vision. Collectively, these elements serve as a guide for future development and policy decisions. The following are descriptions of the different plan elements:

- **Existing Conditions:** Analyze land use, connectivity, demographics, and other relevant details specific to the neighborhood. Utilize this information to identify the needs of the neighborhood and guide future recommendations.
- **Vision:** Reflect the public input received during community engagement and illustrate the desired future development of the neighborhood establishing a unifying vision for the future.
- **Neighborhood Attributes:** Identify key elements that define the character of the community, such as physical enhancements, programmatic needs, or capital improvements. These will further support the vision and shape different recommendation strategies.
- **Implementation Strategies:** Develop specific strategies to achieve the vision. These may include approaches from the implementation toolbox or new strategies unique to the neighborhood.

Implementation

Once a neighborhood plan is completed, its implementation strategies should be incorporated into an annual review to monitor progress. A report should be created to evaluate the effectiveness of active plans, outline completed tasks and identify new tasks to be initiated. This review should occur during the annual budget planning process to integrate relevant recommendations into the capital improvements plan for the following year. While the City holds primary responsibility for implementation, forming partnerships with residents and external organizations can enhance the process and foster a sense of community ownership.

ENGAGEMENT STRATEGY TOOLBOX

The key to a successful plan is public engagement and community buy-in. All neighborhood planning efforts should include a variety of engagement methods to create a transparent process and align the vision for the neighborhood with the community's aspirations. While every engagement method may not suit every neighborhood, the methods implemented should be tailored to best connect with residents and stakeholders. Below are examples of engagement methods that can be implemented for future neighborhood plans.

NEIGHBORHOOD MEETINGS

Neighborhood meetings should be scheduled at key stages throughout the planning process, so that residents are involved at important milestones. Considerations should be made regarding the format and location of the meetings. They can be conducted as open-house sessions, formal presentations, or hands-on workshops. Whenever possible, meetings should be held within the neighborhood in question. If this is not feasible, they should be hosted in a central, easily accessible location.



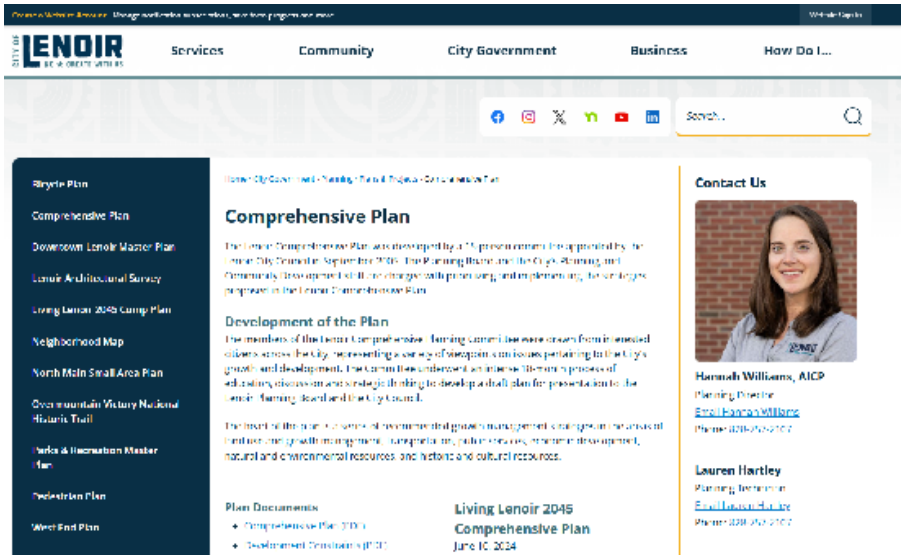
West End Neighborhood Meeting



Whitnel Neighborhood Meeting

PROJECT WEBSITE

The City can create an online hub on the City website where residents can access information about neighborhood planning progress. This hub can provide resources for all neighborhood plans, with individual pages dedicated to active projects. An online source enables residents to learn about the project, receive updates, and view draft materials. Additionally, the City may consider investing in a city-wide engagement program to create a central hub to support all future engagement initiatives.



Comprehensive Plan Web Page

COMMUNITY SURVEY

Community surveys allow the City to gather quantitative and qualitative data from residents about their neighborhood's future. Surveys can be conducted online or on paper, offering multiple avenues for input. Materials should be available in multiple languages to create accessibility for all residents.

STAKEHOLDER INTERVIEWS

Stakeholder interviews are a targeted engagement method that invites residents, property owners, business owners, and other key individuals to participate in intentional conversations. These interviews help the City identify community issues and opportunities. Based on stakeholder preferences, they can be conducted online or in person.

POP-UP EVENTS

The City can participate in existing events or set up booths at various locations within the neighborhood to interact with local residents. This method allows City staff to meet residents where they are and engage them at events they are already attending. Pop-up events also enable broader outreach, reaching more residents, including those outside the neighborhood boundaries.

AMBASSADORS

Community ambassadors are neighborhood representatives who promote the plan and connect with residents. As stakeholders, ambassadors have insight into the community and can communicate effectively with their neighbors. They can attend local events to distribute flyers or present information about the plan. Ambassadors can also be paired with other engagement methods to enhance outreach efforts.

MEETINGS-IN-A-BOX

Meetings-in-a-Box are self-contained kits that empower residents and ambassadors to host their own meetings. These kits may include a presentation, flyers, discussion guides, and other relevant materials needed for anyone to host their own meeting. Meeting hosts collect feedback and submit it to City staff for incorporation into the plan. This approach amplifies engagement efforts by enabling residents to reach their neighbors directly.



Pop-Up Event - Wood, Fire, Smoke Festival



Pop-up Event - Blackberry Festival



Pop-up Event - Blackberry Festival

NEIGHBORHOOD IMPROVEMENT TOOLBOX

A variety of strategies can be implemented to encourage revitalization and improvements in neighborhoods in the City of Lenoir. These strategies may be regulatory, programmatic, or physical in nature. Revitalized development, community programs, and capital improvements can enhance the overall appearance, functionality, and value of the community, positively impacting neighborhoods. The following programs and techniques are recommended for inclusion in neighborhood plans to promote improvements within existing neighborhoods. The strategies listed are not exhaustive; additional approaches not listed here may also be effective. These strategies are intended to serve as a resource for common, effective, and appropriate solutions.

PROGRAMS

Facade Improvement Program

A facade improvement program provides funds to assist businesses with repairs, touch-ups, and changes to commercial building facades. The program encourages property and business owners to proactively renovate the facade of their business and improve the overall aesthetic of retail areas. Under this program, the City could match private investment up to a certain dollar amount and target certain retail areas or districts.

Commercial Landscaping Program

Landscaping has the potential to significantly impact the overall appearance of commercial centers. Many existing retail and commercial centers have minimal landscaping and local businesses may not have the funding to make exterior improvements. Therefore, offering a landscaping incentive may entice business owners to perform minor improvements to their property.

Neighborhood Association

Develop neighborhood associations to implement improvements within the neighborhoods. Neighborhood associations create a forum for residents to take ownership of their neighborhood and lobby City leadership to implement recommended improvements. Associations can also serve as partners in implementing the recommendations of the neighborhood plans.

Commercial Rehabilitation Program

To encourage redevelopment of existing retail centers, the City could consider offering low-interest loans, matching funds, or even grants in exchange for significant rehabilitation. Significant rehabilitation would include an improvement where both the exterior and interior of an existing structure are improved and modernized. This would lead to a new, attractive exterior and more functional and desirable interior spaces, likely increasing property values. These incentives should be used for more expensive rehabilitation projects and would likely require a higher degree of public participation in order to make such investments feasible.

Opportunity Zone

The NC Opportunity Zones Program is designed to encourage job creation, economic activity, housing and other community investments throughout North Carolina. An Opportunity Zone is an economically-distressed community where new, long-term investment in property or businesses may qualify to receive tax incentives. U.S. Congress created the Opportunity Zone program in the Tax Cuts and Jobs Act of 2017. Several census tracts in Lenoir are eligible for funding.

PHYSICAL IMPROVEMENTS

Incentives for Enhanced Exterior Improvements

Incentives in the form of waived fees, expedited approval, or leniency on other development requirements not related to health and safety can be offered in exchange for developers who provide exterior improvements beyond the minimum requirements for parking, lighting, landscaping, and other elements of development.

Lighting

Improve lighting to increase pedestrian safety in both commercial and residential areas. Consideration should be made to avoid any adverse impacts on residential neighborhoods; lighting facilities in commercial areas should be reflected away from adjacent residential areas.

Landscaping

Landscaping is particularly important along major corridors to project a positive image at neighborhood entries. Incentives should be provided for landscaping beyond the minimum requirement for commercial developments. Creative stormwater management techniques such as bioswales and rain gardens along with native plant materials should also be encouraged within major corridors.

Increase Pedestrian Amenities

To create a more walkable environment, provide increase sidewalk connectivity and improve pedestrian amenities such as lighting, sidewalks, benches, landscaping, and trash receptacles. Widened sidewalks and improved pedestrian crossings also foster walkability by providing safer facilities.

Clear Blighted Buildings and Clean Up Vacant Lots

Continue efforts to acquire and demolish any blighted buildings and clean up any trash or invasive plants on vacant lots. This serves two purposes. First, it shows the residents and visitors that the City is investing in the area and is encouraging a safe, clean environment. Second, it prepares the land for future development.

Establish Aesthetics and Maintenance Standards

The City should establish aesthetics and maintenance standards for commercial areas. The City may consider engaging in partnerships with either community organizations or private businesses to help properties meet these standards. Well-maintained properties will drive interest and patrons to the area, and the businesses will profit from the increased business.

Branding

Create a brand for neighborhoods and commercial areas to establish an identity for the area. This will help with advertising and incorporate the character choices for the district. Branding can be furthered by the City, private businesses or neighborhood associations.

Historic Preservation

In places of historic significance, the preservation of existing structures should be initiated to preserve the character of the community, and signage should be provided to celebrate the significance of the community.

Facade Maintenance Loan Program

This program provides funding for commercial property owners or tenants to cooperatively update and improve their commercial properties. Businesses are encouraged to apply for these programs, which help draw and retain both customers and quality tenants to properties.

FUNDING SOURCES

General Funds

Set aside funds within the general fund specifically to use for projects within neighborhoods.

Low Interest Loans/Subordination

The City may issue low interest loans for the purpose of encouraging investment within neighborhoods. Loans are typically granted to small businesses that may have a harder time qualifying for affordable financing.

Bonds

Bonds are debt securities issued by the City to fund projects. In this case, funds could be used to fund capital projects. Money is lent to the bond issuer in exchange for a promise of regular interest payments and the return of the original investment.

Municipal Service District (MSD)

An MSD is a special district in which owners pay a supplemental assessment with their taxes, which the MSD uses for additional services such as marketing, landscaping, lighting, street cleaning, and recreational improvements.

Incentives for Small Business Owners

Small business owners promote the local economy by providing local goods and services and creating a sense of place. Incentives may be small business loans, technical assistance, and/or expedited permitting.

Federal Transit Administration Grants

The Federal Transit Administration provides grants to local public transit systems to promote public transportation. Multiple grants are available annually for a variety of improvements.

Community Development Block Grants (CDBG) Section 108 Loan Debt Program

The Department of Housing and Urban Development (HUD) provides CDBG funds through the Section 108 Loan Guarantee Program. The program provides financing for economic development, housing rehabilitation, public facilities, and other physical development projects. Project costs can be spread over time and borrowers can take advantage of lower interest rates. Loans are typically large enough to pursue physical and economic revitalization projects capable of revitalizing entire neighborhoods.

Develop Land Banking Program

A land banking program allows the City to acquire vacant, abandoned, or tax delinquent property and assemble them into developable parcels of land. Once acquired, the City can execute requests for proposals (RFPs) for signature public-private projects or sell the property to responsible property owners for development. If possible, the City should consolidate properties owned by multiple public agencies into a single ownership, allowing for an expedited property transfer process. This benefits the City by increasing the tax value of the property, increasing the opportunities for mixed development, and improving community image.

Tax Increment Financing District (TIF)

A TIF is a special district where any increase in tax revenues caused by new development and higher property values is paid into a special fund to finance improvements. The purpose of a TIF is to finance new public improvements in the area in which the funds originated. Potential improvements include wider sidewalks, utilities, public landscaping, lighting, environmental remediation, demolition, and historic facades, etc.

WHITNEL NEIGHBORHOOD

EXISTING CONDITIONS

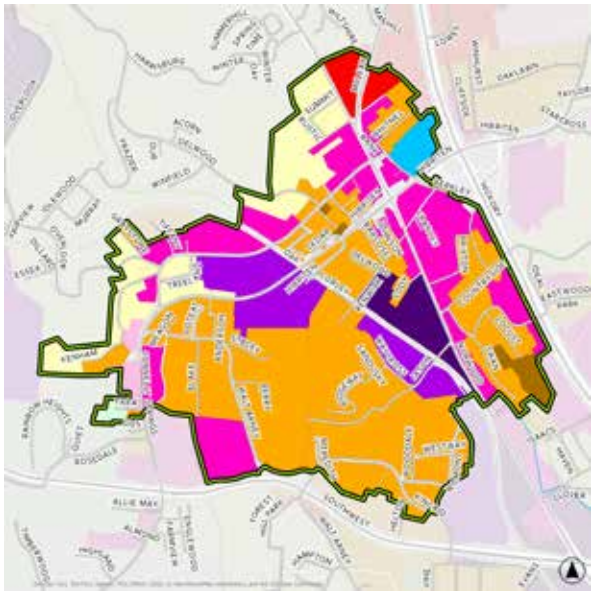
The Whitnel neighborhood is located west of US 321, primarily along Hibriten Drive and Norwood Street. The area features a mix of residential, commercial, and industrial uses, creating a well-rounded neighborhood design. It is served by Whitnel Elementary School, and residents take great pride in their community. Residential development within the neighborhood is diverse, including large family lots, traditional subdivisions, and medium-density housing in older areas. The location also offers clear views of Hibriten Mountain and opportunities for outdoor activities.

Historically, the area has been known for its industrial businesses, which provided employment opportunities in the City. However, over the years, industrial and commercial development has declined, leading to numerous vacant buildings and commercial sites. This has raised community concerns about safety due to a perceived increase in crime associated with underutilized properties.

Residents have expressed a strong desire to revitalize the area by attracting industry and businesses to create thriving commercial corridors once again. There is a need to develop strategies to incentivize investment from business and property owners. Enhancements to streetscaping and branding could help establish a cohesive neighborhood design and create a welcoming entrance to the area. Additionally, improved pedestrian facilities and trail connections to surrounding areas would increase accessibility and reduce reliance on cars.

There are several proposed residential developments in the surrounding neighborhoods that could help expand housing options for the community. These include a new large apartment complex called The Palisades, along with the buildout of the Summerhill Subdivision, and other new housing starts in that area. Additionally, ongoing investments continue with the latest land purchase for the Lenoir/Caldwell County Transload Facility.

















VISION

Whitnel is a community with a rich industrial heritage, and we envision transforming vacant spaces into vibrant areas for retail, mixed-use developments, restaurants, and breathing new life into our community. While we honor our past, we eagerly look forward to creating new employment opportunities by repurposing underutilized industrial properties and enhancing housing. Whitnel is on a path to becoming a welcoming and prosperous neighborhood where residents take pride in their community and work together toward a safe, family-friendly, and inclusive future for all.

NEIGHBORHOOD ATTRIBUTES

- **Family-Friendly:** Whitnel is a safe, family-friendly environment that encourages inclusion and cooperation.
- **Affordable Housing:** Housing options in Whitnel are diverse and available at a range of prices to be affordable for all residents.
- **Recreation and Gathering Areas:** Whitnel provides areas for the community to gather and come together, such as new or existing recreation areas or community centers.
- **Beautification and Pride:** The area's history and pride are shown through clean, aesthetic corridors and the incorporation of streetscaping.
- **Local Business Revitalization:** The revitalization of the primary commercial corridors incorporates strong local businesses and small start-ups to reinvigorate vacant or underutilized properties and create a more vibrant commercial center.

IMPLEMENTATION STRATEGIES

- Utilize grants and other funding opportunities to fund neighborhood improvements.
- Provide incentives for diverse businesses to set up in Whitnel, such as technical assistance, economic development incentives, and industry recruitment assistance.
- Invest in infrastructure to improve greenway links, making the area more pedestrian- and cyclist-friendly.
- Enhance street lighting, increase police presence, and improve public amenities to make Whitnel safer and more attractive.
- Launch a revitalization program focusing on beautification, infrastructure improvements, and community engagement.
- Work with developers to create new and diverse affordable housing options.



Streetscaping Example


Example of Affordable Housing Options



Example of Commercial Development

WEST END NEIGHBORHOOD

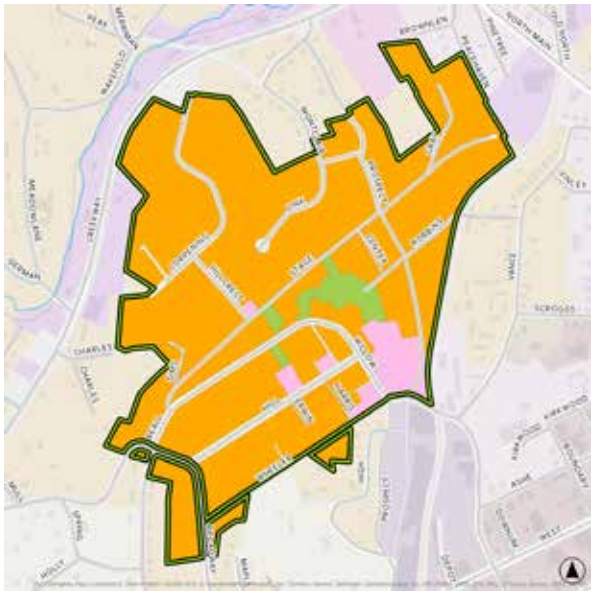
EXISTING CONDITIONS

The West End Neighborhood is primarily a residential area, featuring a mix of single-family homes and medium-density housing types. Located northwest of the downtown area, it is one of the highest points in the City and offers some of the best views in Lenoir. The neighborhood includes limited non-residential spaces, such as churches and commercial retail establishments. Due to its topography and previous development patterns, roadways are generally narrow and have limited connectivity. Sidewalks are scarce, and residents have expressed concerns about safety when navigating the neighborhood on foot.

A significant challenge to revitalizing the neighborhood is the prevalence of vacant, underutilized, or poorly maintained properties. Stakeholders have identified property maintenance as a persistent issue, hindering opportunities for reinvestment. West End Park, situated at the heart of the neighborhood, features open play areas, a basketball court, and a gathering space at the pavilion. While the park serves as a key location for recreation and community gatherings in the heart of the neighborhood, upgrades are needed to improve the condition of its existing facilities.

Residents have expressed a desire to restore local businesses to the West End Neighborhood, create more recreational and gathering spaces for all ages, and rehabilitate existing housing while providing new housing options at various density levels. Revitalization opportunities include utilizing vacant or underutilized buildings for local businesses and constructing additional housing options, particularly to meet the needs of aging residents. There is evidence of recent investment in the community through the rehabilitation of existing homes. Further community pride can be enhanced through the incorporation of beautification projects that bring color to the neighborhood and celebrate the role West End serves in the history of Lenoir.

















VISION

West End is a vibrant and thriving neighborhood that celebrates its rich history and fosters a strong sense of community. We take pride in our heritage, showcasing it through art, gardens, and streetscaping that reflect our unique story. Our connected streets and safe sidewalks create a welcoming environment for all residents. Local businesses flourish, serving the needs of our community and contributing to our economic vitality.

NEIGHBORHOOD ATTRIBUTES

- **Colorful Murals and Landscaping:** The neighborhood and streetscapes are enhanced through the use of vibrant artwork and landscaping along streets and at neighborhood entrances.
- **Celebrate History:** West End residents and contributions to the community are highlighted through historic markers, tours, and beautification projects, as well as events that celebrate the diverse culture of the West End Neighborhood.
- **Central Activity Centers:** Existing or proposed locations provide hubs of activity and engagement for all ages, such as community or recreation centers.
- **Recreational Spaces:** Existing facilities are enhanced or new parks are created to provide areas for children and families to enjoy.
- **Community Investment:** Encourage investment in local businesses to serve West End residents.

IMPLEMENTATION STRATEGIES

- Partner with local artists and art organizations to commission murals that celebrate West End history.
- Launch a community beautification program for neighborhood cleanups to increase community pride.
- Explore potential locations for gateway signage and develop a plan for future installation.
- Work with local historians to identify significant sites and develop plans to design and install informative plaques and markers throughout the neighborhood.
- Form a neighborhood association to guide implementation recommendations and coordination of neighborhood events.
- Identify and assess vacant or underutilized sites for a potential neighborhood gathering space and add local businesses.
- Conduct a needs assessment to evaluate West End Park and determine the best way to redesign the park to increase usability.
- Explore opportunities to expand trail connections within or near the West End neighborhood.
- Explore funding such as CDBG funding, community fundraising, grants, and sponsorships for neighborhood improvements.
- Continue to work with property owners to address vacant or abandoned housing.



Mural Example



Mural Example



Neighborhood Gateway Example



Landscaping Example


Curtis
Baker



06 IMPLEMENTATION STRATEGIES

INTRODUCTION

The implementation plan is a crucial component of the Comprehensive Plan, as it translates strategic goals into actionable steps. The Comprehensive Plan Steering Committee expressed a need for an actionable and feasible implementation plan.

This chapter presents a detailed list of implementation strategies, clearly outlining the specific actions required, assigning roles and responsibilities, and establishing a timeline for achieving the desired results. This thorough approach details what needs to be done, who is responsible for each task, and when each step should be completed, ultimately facilitating the successful execution of the Comprehensive Plan's goals.

This chapter provides:

- **Implementation Best Practices**
- **Implementation Action Plan**



IMPLEMENTATION BEST PRACTICES

PROACTIVE AND REACTIVE STRATEGIES

Plan implementation is often achieved through one of two methods: proactive and reactive implementation strategies. While both are effective in putting the recommendations of this Plan into action, using a balance of both approaches will better set the City up for success in achieving these goals. Examples of proactive and reactive strategies are provided below.

Proactive Strategies

Proactive strategies are those that the City leads in seeking implementation of the Plan's recommendations and actions. City-initiated efforts are effective because they may occur immediately but may prove costly regarding staff time and City resources. Examples include:

- Updating policies, such as Capital Improvement Plans (CIPs), thoroughfare plans, and development codes to achieve the recommendations identified within this Plan
- Initiating zoning changes within target areas to encourage development that is compatible with the land use designations within this Plan
- Acquiring property from private individuals and entities in strategic locations to support responsible development, design, and engineering practices

Reactive Strategies

Reactive strategies involve opportunities brought to the City on a case-by-case basis rather than those the City seeks out independently. These strategies rely on elected and appointed officials to act with the recommendations of this Plan in mind, placing further emphasis on the continuing updates and communication of the Plan suggested in this chapter. Examples include:

- Assessing rezoning requests against the intent and purpose of the future land use categories established in this Plan
- Reviewing development applications for compliance with the adopted development standards and the intent of this Plan
- Updating the recommendations and actions of this Plan based on public feedback and initiatives
- Considering economic development projects and incentive options that expand the City's tax base and employment opportunities

IMPLEMENTATION EDUCATION

An essential part of implementation is education about the role and significance of the Comprehensive Plan. Public education about the Comprehensive Plan builds consensus on the initiatives in the Plan and gains buy-in from the community. When the community supports the Plan for the future development of Lenoir, the Plan receives the consensus it needs to successfully implement these initiatives.

Regular education and training should be offered to City Council, Planning Board, City staff, and other individuals with a direct role in the implementation of the Plan. Training is intended to update or educate participants so that those involved with the Plan are always informed about the current status of the Comprehensive Plan. Training initiatives should include:

- A review of the goals and guiding principles that guide the Plan's recommendations
- An overview of segments of the Plan that most directly relate to their responsibilities and purposes
- Discussion of the roles and responsibilities of each individual entity and its function regarding Plan implementation
- Implementation tasking and priority setting that allows each group to establish their own short- and long-term agendas
- A review of current Plan initiatives and status updates on the progress of recommended implementation strategies

ROLES AND RESPONSIBILITIES

No single individual or entity is responsible for the implementation of the Comprehensive Plan. There are multiple aspects of the Plan that require participation by various parties, such as the adoption of regulations, administration of the development code, and partnering with different public and private organizations. Each individual or group involved with the Comprehensive Plan has a vital role to play in its implementation based on their authority or expense.

City Council

The key responsibilities of the City Council are to establish priorities, set time frames for when actions should be initiated and completed, and determine the financial resources to be made available for implementation efforts. The City Council works with outside entities or provides direction for City staff and Planning Board to implement the initiatives of the Plan.

Planning Board

The Planning Board is charged with making recommendations to the City Council regarding zoning and the Comprehensive Plan. In this role, the Planning Board acts as the connection between City staff and City Council. It is important for the Planning Board to remain knowledgeable about the Comprehensive Plan and to make sound recommendations in the best interest of the City.

City Staff

City staff is involved in the most direct application of the Comprehensive Plan. Staff is responsible for administrating the Plan through the zoning ordinance, subdivision codes, and other regulations directly influenced by the Comprehensive Plan.

Partners

Implementation of the Comprehensive Plan is not solely dependent on the City's resources. Entities like private developers, boards and commissions, federal agencies, and local non-profit organizations are useful partners to implement specific recommendations of the Comprehensive Plan. These entities can provide resources and support for elements of the Plan to assist the City in completing particular tasks. Partnerships can take the form of public-private partnerships (PPP), grant funding, establishment of programs, and other various methods. The following list of partners is not exhaustive, but provides examples of outside entities that can be beneficial to the success of this plan:

- Caldwell County
- North Carolina Department of Transportation (NCDOT)
- Greater Hickory Metropolitan Planning Organization (GHMPO)
- Western Piedmont Council of Governments (WPCOG)
- Caldwell Chamber of Commerce
- Adjacent local communities (on projects with mutual benefits)
- Additional affected agencies and entities
- Area property and business owners and the development community
- Home Owner Associations
- Lenoir Business Advisory Board
- Lenoir Housing Authority
- Lenoir Tourism Development Authority
- Planning Board/ Historic Preservation Commission
- Recreation Advisory Committee

UPDATING THE PLAN

This Plan is intended to serve as a guide for policy decisions and to reflect the community's vision for the future. As such, the Plan is not a rigid document but a living tool that should be revisited and revised, if necessary, depending on the City's changing economic, physical, and social composition. The Plan should be reviewed for accuracy as the City grows to maintain alignment with the vision and guiding principles.

Annual Progress Reporting

Following adoption, the City should assign a responsible body, such as the Planning Board or another citizen committee to provide an annual progress report on the status of the Comprehensive Plan to City leadership. This annual review will help verify if the Plan's relevance of content and the appropriateness of the Plan's recommendations and actions are still applicable. With assistance from City staff and involved departments, the responsible body could present an annual report on the City's implementation from the year prior to the City Council. This report should be coordinated with the annual budget and can be used as an opportunity to celebrate the City's achievements and reflect on opportunities in the coming year.

Annual Updates

Following the annual progress reporting, the implementation action plan should be reviewed and updated as part of an annual plan amendment. This annual amendment will allow the City to update the implementation plan and identify near-term actions for the coming year. Annual Plan amendments also provide opportunities for relatively minor Plan updates and revisions as needed.

Five-Year Audit Diagnostic

In addition to the annual reviews, the City should conduct a thorough audit of the Plan's outcomes and content every five years following the Plan's original adoption. Such reviews should be a joint effort between all involved departments and officials and should include an analysis of the Plan's successes and shortcomings as it relates to implementing the community's vision for the City. During this process, staff should work to identify any necessary revisions, either minor or comprehensive, to organize potential revisions to the document. Topics of interest should include any shifts in demographic composition, economic factors, and societal factors that may impact the trajectory of the City.

10-Year Update

The Plan sets the stage for subsequent implementation actions in the 10-year planning horizon. Environmental conditions, population composition and City trends and concerns change over time. To help the Plan continue to provide the best and most appropriate direction possible, it should be taken through a full update process every 10 years.



IMPLEMENTATION ACTION PLAN

One of the most important elements of a comprehensive plan is having actionable recommendations that clearly outline the initial steps that a city must take to begin implementing the Plan. The following implementation table provides individual actions that will help achieve the vision established by the community. The table is organized by the five goals identified in the Plan and includes several action items related to the goal. For each action, an associated time frame for implementation, involved entities, and action type are identified to assist with planning and completing the action.

1 ACTION ITEMS

The action items include recommended strategies paired with corresponding action keys. They are developed based on assessments and community input across various topics outlined in this Plan. These action items represent practical strategies that the City can implement to achieve the vision set forth in this Plan.

1

Action #	Action Items

2 IMPLEMENTATION TIME FRAME

This Plan provides a phased approach to implementation to help the City identify achievable actions in the near future and distinguish them from long-term actions that might need extensive studies and preparation. The recommended actions are categorized into the following time frames.

Ongoing

Recommendations that are continuously being implemented or should be revisited regularly throughout the life of the recommendation or implementation of the Plan.

Short-Term (I-3 years)

Actions that are typically "low-hanging fruit" or easier to achieve because they do not require a large amount of capital.

Mid-Term (4-6 years)

Actions that may require more planning and capital than the short-term 3-year horizon.

Long-Term (7+ years)

Actions that generally need a large amount of capital, require significant planning and coordination for completion or other steps must take place before implementation. In some cases, there may be opportunities to make some initial progress in the short- or mid-term.

2

Implementation Time Frame

3 RESPONSIBLE ENTITIES

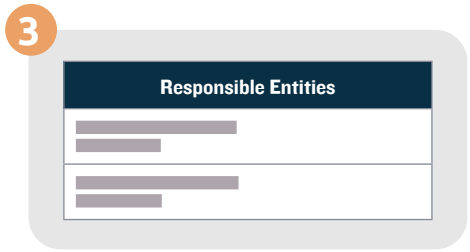
Assigning the key entities responsible for following through on an action is essential to implementing the suggested recommendation. This portion of the table identifies the departments, groups within the City, and potential partnerships that may assist with completing the action. Communication with these individuals and groups is essential to explain their roles and expectations when implementing this Plan. Please note that the entities mentioned below do not constitute an exhaustive list of partners.

City Entities

Downtown Economic Development, Fire, Parks & Recreation, Planning, Police, Public Utilities, Public Works

Partner Entities

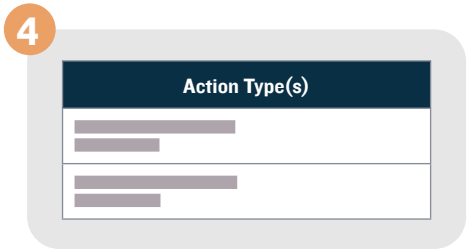
Caldwell County, NCDOT, GHMPO, Caldwell Chamber of Commerce, Historic Preservation Commission, Lenoir Business Advisory Board, Lenoir Housing Authority, Lenoir Tourism Development Authority, Planning Board, Recreation Advisory Committee, WPCOG



4 ACTION TYPE(S)

Successful implementation of the Comprehensive Plan will take coordination on the part of the City and area partners. The various actions in the table have been identified by one of eight action types. This distinction assists the City in identifying the individuals or groups responsible for carrying out the action and plan for proper resources and staffing. The action types are listed below:

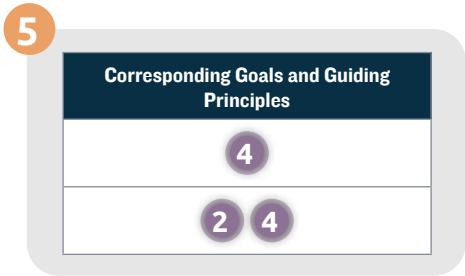
- Project
- Partnership
- Plan
- Policy
- Financial Investment
- Study
- Regulation
- Operational Change



5 CORRESPONDING GOALS AND GUIDING PRINCIPLES

The recommendations in this Plan reflect Lenoir's vision for its future, with the goals serving as the foundation for every recommendation throughout the document. The table in the following pages highlights the alignment between these goals and the recommended implementation strategies, offering a clear framework for translating the Plan's vision into action. Each goal is represented by its respective icon, as seen below. Every recommended strategy will correspond with an applicable goal, providing a clear and visually organized way to identify how the goals are integrated into the recommended actions.

1. **Build and Promote Community Pride**
2. **Enhance Livability**
3. **Expand Housing Options**
4. **Support Commercial Opportunities**
5. **Improve Mobility and Connectivity**



Land Use and Character Areas					
#	Action Item	Implementation Time Frame	Responsible Entities	Action Type(s)	Corresponding Goals and Guiding Principles
LU-1	Consider updates to the development ordinance to encourage growth in appropriate zoning districts.	Ongoing	Planning	Regulation	2
LU-2	Update regulations to allow modern uses, such as renewable energy systems.	Ongoing	Planning	Regulation	2
LU-3	Create gateway branding plans for identified Commercial Corridors.	Ongoing	Planning	Plan	2 5
LU-4	Implement the recommendations of the City of Lenoir Downtown Master Plan.	Ongoing	Planning, Downtown Economic Development, Public Works, Parks & Recreation	Plan	1 2 3 4 5
LU-5	Update the development ordinance to encourage smaller-scale commercial and mixed-use development in various neighborhood locations.	Short-term	Planning	Regulation	3 4
LU-6	Streamline the approval process for developing sites for commercial and industrial development.	Short-term	Planning	Regulation	2 4 5
LU-7	Update the Land Use table in the Zoning Ordinance to realign zoning districts spatially.	Short-term	Planning	Regulation	2 3
LU-8	Update signage regulations to support commercial development along the Commercial Corridors by providing more flexibility for business owners.	Short-term	Planning	Regulation	4
LU-9	Adopt a Commercial Corridor Overlay District that encourages appropriate commercial development along the various Commercial Corridors.	Mid-term	Planning	Regulation	1 2 4
LU-10	Create a voluntary incentive program for commercial redevelopment along the Commercial Corridors, affordable housing development, and neighborhood commercial projects.	Mid-term	Planning, Lenoir Business Advisory Board	Financial Investment, Policy	1 2 4

1 Build and Promote Community Pride
2 Enhance Livability
3 Expand Housing Options
4 Support Commercial Opportunities
5 Improve Mobility and Connectivity

Land Use and Character Areas					
#	Action Item	Implementation Time Frame	Responsible Entities	Action Type(s)	Corresponding Goals and Guiding Principles
LU-11	Create a Unified Development Ordinance that combines the various land development ordinances into one organized and updated document.	Mid-term	Planning	Regulation	1 2 3 4
LU-12	Continue efforts to attract new companies to diversify the local economy through an economic development program.	Mid-term	Planning, Lenoir Business Advisory Board	Plan, Partnership	2 4

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Housing, Infill, and Development Opportunities					
#	Action Item	Implementation Time Frame	Responsible Entities	Action Type(s)	Corresponding Goals and Guiding Principles
H-1	Work with local non-profits and neighborhood organizations to focus on neighborhood revitalization efforts.	Ongoing	Planning, Downtown Economic Development	Partnership	2 3
H-2	Partner with community organizations to organize home maintenance workshops and provide technical assistance to support property beautification efforts.	Ongoing	Planning	Partnership	2 3
H-3	Work with master gardeners, agriculture extension, and other interested parties to assist with landscaping improvements on private properties for qualified homeowners.	Ongoing	Planning	Partnership	2
H-4	Work with the County Building Department for condemnation efforts to secure or demolish unsafe structures.	Ongoing	Planning, Caldwell County	Partnership	2
H-5	Partner with community organizations to spearhead housing initiatives focused on retrofits and modifications, enabling individuals to age in place comfortably and safely.	Ongoing	Planning, Downtown Economic Development, WPCOG	Partnership, Financial Investment	2 3
H-6	Pursue grants and funding opportunities to expand affordable housing access and programs, including programs such as building new homes, rental assistance, and down payment assistance.	Ongoing	Planning, Lenoir Housing Authority, WPCOG	Project	2 3
H-7	Work with non-profits to establish a cooperative network of providers and supportive services that can work together to provide housing assistance.	Ongoing	Planning, Lenoir Housing Authority, WPCOG	Partnership	3
H-8	Update the City Code, as needed, to appropriately address junk cars, tall grass, and trash on private property.	Short-term	Planning	Regulation	2

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Housing, Infill, and Development Opportunities					
#	Action Item	Implementation Time Frame	Responsible Entities	Action Type(s)	Corresponding Goals and Guiding Principles
H-9	Encourage a wide variety of housing types by updating the zoning ordinance to include more missing middle housing types to the permitted use chart for by-right development in the zoning ordinance.	Short-term	Planning	Regulation	3
H-10	Eliminate the use of Special Use Permit for various housing types and allow residential uses by-right.	Short-term	Planning	Regulation	3
H-11	Consider allowing duplexes in every district where single-family homes are allowed.	Short-term	Planning	Regulation	3
H-12	Allow Planned Residential Development without Special Use Permit.	Short-term	Planning	Regulation	3
H-13	Expand where manufactured homes are allowed.	Short-term	Planning	Regulation	3
H-14	Increase allowed density to encourage a wider variety of housing types and mixed-use development.	Short-term	Planning	Regulation	3
H-15	Increase code enforcement efforts to bring properties into better repair and cleanliness.	Mid-term	Planning	Regulation	1 3
H-16	Create an incentive program and incorporate it in the development ordinance for infill and redevelopment efforts by allowing for more by-right uses and more flexibility.	Mid-term	Planning	Financial Investment, Policy	3
H-17	Update codes and standards related to adaptive reuse to facilitate the reuse of older and historic properties for residential uses.	Mid-term	Planning	Regulation	1 3
H-18	Support expanded rehabilitation tax credits and other financial incentives to promote the reuse of historic buildings for housing.	Mid-term	Planning, WPCOG	Financial Investment, Policy	1 3

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Housing, Infill, and Development Opportunities					
#	Action Item	Implementation Time Frame	Responsible Entities	Action Type(s)	Corresponding Goals and Guiding Principles
H-19	Explore community land trust as a means of preserving affordability while ensuring that new development matches the character of the existing neighborhood.	Mid-term	Planning, WPCOG	Project	2 3
H-20	Utilize the affordable housing program offered by WPCOG.	Long-term	Planning, WPCOG	Policy, Financial Investment	2 3

1 Build and Promote Community Pride
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City Resources					
#	Action Item	Implementation Time Frame	Responsible Entities	Action Type(s)	Corresponding Goals and Guiding Principles
CR-1	Pursue National Register Designation for the historic study listed neighborhoods and expand the Downtown designation.	Short-term	Planning, Downtown Economic Development	Policy	1 2
CR-2	Create a local historic district and expand historic landmark designations to protect historic resources.	Short-term	Planning	Regulation	1 2
CR-3	Implement the recommendations of the Comprehensive Architectural Survey of the City of Lenoir.	Long-term	Planning, Public Works, Downtown Economic Development	Plan	2
CR-4	Continue to preserve floodplain lands from development, with a particular emphasis on keeping the floodway clear.	Ongoing	Planning, Public Works	Plan	2
CR-5	Pursue opportunities for stream restoration to restore natural functionality of waterways, in particular in conjunction with greenway development.	Mid-term	Planning, Public Works	Policy	2
CR-6	Increase street tree planting and maintenance throughout the City, with a specific focus on public trees.	Short-term	Planning, Public Works, Public Utilities	Plan, Financial Investment	1 2
CR-7	Adopt a tree preservation ordinance to establish standards for planting, maintenance, and removal of trees.	Short-term	Planning	Policy	1 2
CR-8	Partner with master gardeners, agriculture extension, and other interested parties to create demonstration and beautification gardens throughout the City with an emphasis on neighborhoods and public spaces.	Ongoing	Planning, Parks & Recreation	Partnership	1 2
CR-9	Update landscaping regulations to encourage wildlife corridors, planting of native plants, increase the permitted tree list, preservation of tree groups, and protection of sensitive natural habitat.	Mid-term	Planning, Parks & Recreation	Regulation	2

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City Resources					
#	Action Item	Implementation Time Frame	Responsible Entities	Action Type(s)	Corresponding Goals and Guiding Principles
CR-10	Update lighting regulations to include Dark Sky approaches to limit nighttime light pollution.	Mid-term	Planning	Regulation	2
CR-11	Encourage local agriculture by allowing backyard chickens, bee keeping, and other activities throughout the City.	Ongoing	Planning	Regulation	2 4
CR-12	Continue investing in maintenance and repair of existing capital infrastructure through the Capital Improvement Program to help maintain high-quality service provision for residents and business owners.	Ongoing	Public Utilities, Public Works	Financial Investment	1 2
CR-13	Focus efforts on making sidewalk connections and adding crosswalks in needed locations to create a better connected pedestrian network.	Mid-term	Planning, Public Works, GHMPO, NCDOT	Plan, Financial Investment	1 2 5
CR-14	Pursue grant opportunities to fund complete street, non-motorized transportation improvements, and other recommendations in the Pedestrian and Bicycle Plan.	Ongoing	Planning, Public Works, Parks & Recreation, GHMPO	Plan	2 5
CR-15	Continue to expand the use of public art and sculptures throughout the City and in all City projects.	Ongoing	Planning, Downtown Economic Development	Plan, Partnership	2
CR-16	Expand efforts to leverage tourism as an economic driver, including supporting the completion of the Overmountain Victory Trail.	Mid-term	Planning, Downtown Economic Development, Lenoir Tourism Development Authority	Plan, Partnership	4
CR-17	Increase police presence in areas perceived to have higher crime activity to build community trust.	Mid-term	Police	Plan, Financial Investment	2
CR-18	Explore options for expanding public transit through strategic partnerships.	Mid-term	Planning, Public Works, GHMPO	Plan, Partnership	2 5

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Neighborhood Planning					
#	Action Item	Implementation Time Frame	Responsible Entities	Action Type(s)	Corresponding Goals and Guiding Principles
NP-1	Support the creation of neighborhood associations and other groups that can support neighborhood activities and organize volunteer efforts.	Ongoing	Planning	Partnership	1
NP-2	Invest in projects that directly benefit specific neighborhoods throughout the City on a rolling basis (e.g., set aside funding this fiscal year for improvements to a certain neighborhood, then next fiscal year pick a different neighborhood).	Ongoing	Planning	Financial Investment	1 2
NP-3	Develop a revitalization program to implement beautification improvements and clean-up efforts in neighborhoods.	Ongoing	Public Works, Planning	Policy	1 2
NP-4	Provide incentives for diverse businesses to set up in Whitnel, such as technical assistance and industry recruitment.	Ongoing	Planning	Financial Investment	4
NP-5	Partner with local artists and art organizations to commission murals that celebrate West End history at appropriate locations within the neighborhood.	Ongoing	Planning, Historic Preservation Commission	Project, Partnership	1
NP-6	Continue to work with property owners to address vacant or abandoned housing in the West End Neighborhood and throughout the City.	Ongoing	Planning	Partnership	1 2 3
NP-7	Increase property maintenance enforcement and efforts to cleanup vacant commercial and industrial properties in the Whitnel Neighborhood and throughout the City.	Ongoing	Planning	Partnership	1 2 4
NP-8	Identify and apply for grants or other funding opportunities to fund applicable neighborhood improvement projects recommended in this Comprehensive Plan.	Short-Term	Planning	Financial Investment	1

1 Build and Promote Community Pride
2 Enhance Livability
3 Expand Housing Options
4 Support Commercial Opportunities
5 Improve Mobility and Connectivity

Neighborhood Planning					
#	Action Item	Implementation Time Frame	Responsible Entities	Action Type(s)	Corresponding Goals and Guiding Principles
NP-9	Conduct a needs assessment to evaluate West End Park and determine the best way to redesign it to increase usability, based on the recommendations of the Parks and Recreation Master Plan.	Short-Term	Parks & Recreation, Planning	Study	1 2
NP-10	Implement the recommended trail and greenway improvements from the Parks and Recreation Master Plan to increase pedestrian and cyclist connectivity to the Whitnel and West End Neighborhoods.	Mid-Term	Parks & Recreation, Planning	Project	2 5
NP-11	Explore potential locations for gateway signage and develop a plan for future installation in the West End Neighborhood.	Mid-Term	Planning, Public Works	Project	1 2 5
NP-12	Work with local historians to identify significant sites and develop plans to design and install informative plaques and markers throughout the West End neighborhood.	Mid-Term	Historic Preservation Commission	Project, Partnership	1
NP-13	Identify and assess vacant or underutilized sites in the West End Neighborhood for a potential neighborhood gathering space and add local businesses.	Mid-Term	Planning	Study	1 2 4

1 Build and Promote Community Pride
2 Enhance Livability
3 Expand Housing Options
4 Support Commercial Opportunities
5 Improve Mobility and Connectivity


NORTH CAROLINA
BLACKBERRY
FESTIVAL
DOWNTOWN LENOIR, NC
JULY 12TH 13TH
USA

133



City of Lenoir

PARKS AND RECREATION MASTER PLAN

DRAFT July 2025



ACKNOWLEDGMENTS

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01 INTRODUCTION

INTRODUCTION

PURPOSE

Parks and recreation opportunities are essential quality-of-life amenities for the residents of the City of Lenoir. Developing a high-quality parks and recreation system requires thoughtful planning and a long-term commitment. Similarly, decisions about park amenities and recreational programs should be made within the context of a broader vision for the community, rather than in isolation. A cohesive vision for Lenoir's parks and recreation system must be established to ensure incremental and strategic implementation over time.

This Plan, in alignment with the City's overall Comprehensive Plan, serves as a guiding framework to achieve that vision and support the continued enhancement of parks and recreation offerings in Lenoir.

This Parks and Recreation Master Plan:

- Identifies the implications of current community demographics and projected population growth as it relates to parks and recreation
- Analyzes the current state of the City's parks, recreation and open spaces
- Identifies parks and recreation deficiencies and needs
- Establishes goals, objectives and recommendations for the next five to 10 years
- Prioritizes improvements to the parks and recreation system
- Aids the City in seeking funding opportunities

This document should serve as a planning tool for City staff, elected and appointed officials, residents, and the private development community to understand the community's priorities to work toward long-term success. The Plan is designed to help coordinate local efforts in Lenoir and to foster collaboration with Caldwell County, area school districts, local organizations, and sports leagues.



BENEFITS OF PARKS

Access to quality parks and recreation is an important component of a high-quality community. Planning for a successful, equitable parks system ensures that all residents can experience these key benefits:

Overall Well-Being Benefits

- Contact with nature helps to improve overall well-being and quality of life.
- Recreation provides multi-generational opportunities for mental, physical, social, and emotional stimulation.

Health Benefits

- Access to nature and recreation increases frequency of fitness and improves psychological health.
- Play provides crucial developmental opportunities for children.
- Physical activity helps to reduce obesity, depression, and many other health problems.

Environmental Benefits

- Parkland helps to mitigate climate, air, and water pollution impacts.
- Preserved open space protects vital habitat for plants and wildlife.
- Parks foster environmental stewardship in citizens.

Economic Benefits

- Parkland increases property values within close proximity.
- Quality parks and recreation can attract new residents and businesses.
- Unique park and recreation amenities can encourage tourism and associated economic benefits.



PLANNING PROCESS & TIME FRAME

In 2024, the City of Lenoir commissioned Freese and Nichols, Inc (FNI). to develop a new Comprehensive Plan and Parks and Recreation Master Plan. This Plan's analysis, vision, goals, recommendations, and prioritization strategies were carefully crafted to serve as a guiding document for the development and enhancement of parks and recreation facilities and programs in Lenoir. In addition to the analysis of existing conditions presented in this Plan, the Plan is also informed by the assessment and recommendations of the Comprehensive Plan. Aligning the Plan with the broader vision and goals established in the Comprehensive Plan will strengthen continuity between the two plans.

The planning process incorporated a wide range of public engagement activities to ensure that community input played a central role in shaping the Plan. Engagement opportunities included one-on-one interviews, multiple stakeholder listening sessions, and a public survey conducted online. Comprehensive documentation of the public engagement process can be found in Appendix B as part of the public engagement information.

This Plan is designed to address Lenoir's parks and recreation needs for the next five to 10 years. The Plan should be periodically re-evaluated to confirm its relevance and alignment with evolving community priorities. Best practices are to update the Plan every five years or in response to significant developments or changes in the community that impact parks and recreation needs.

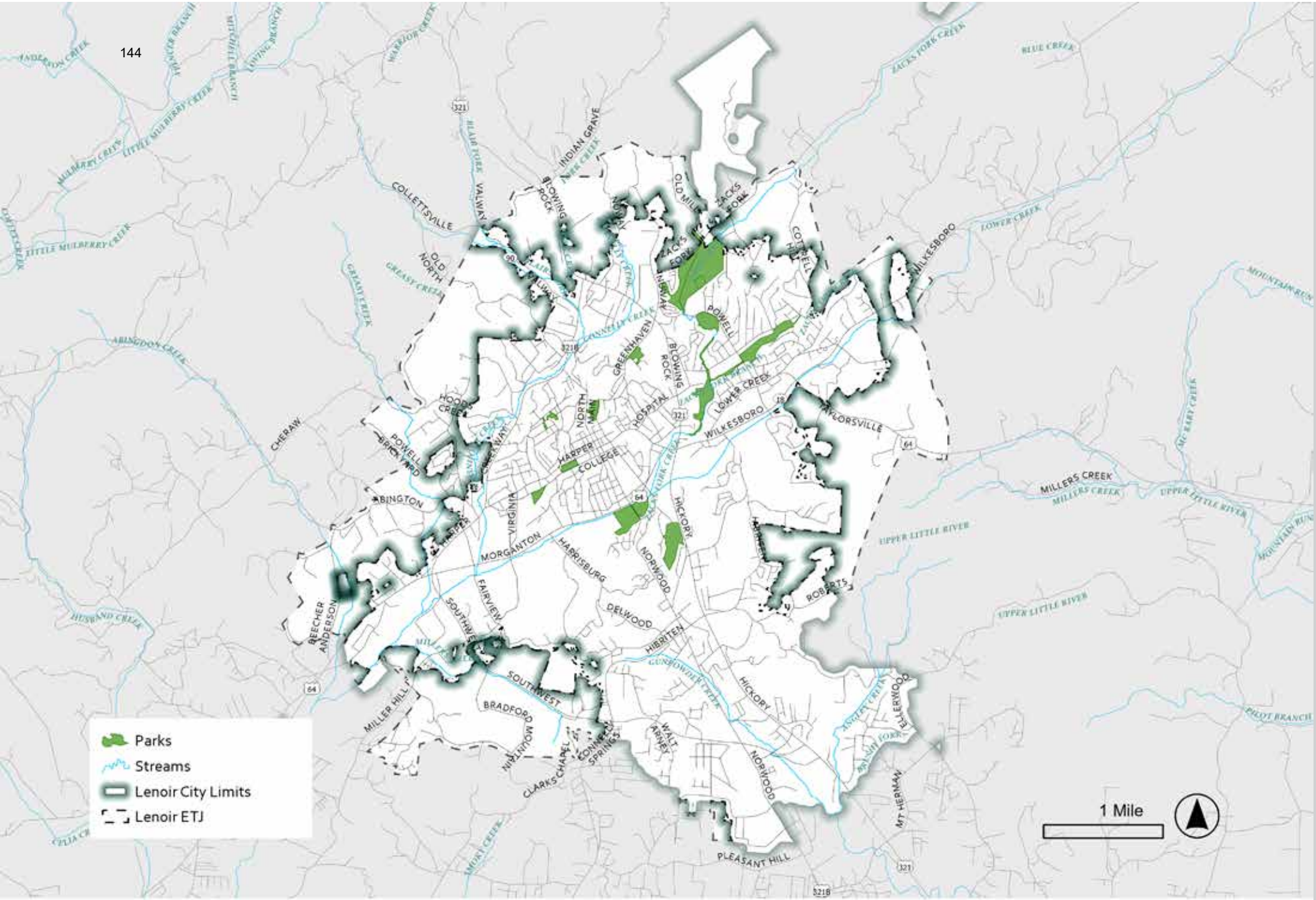
PLANNING AREA

The study area outlined in this Plan includes the entire city limits of Lenoir and its extraterritorial jurisdiction (ETJ), as depicted on the map on the following page. Located in Caldwell County, Lenoir is strategically positioned in the foothills of North Carolina, offering connectivity to key regional hubs. Recent trends indicate a positive shift in population growth, reflecting Lenoir's increasing appeal as a desirable place to live, work, and recreate.

The City of Lenoir serves as the primary governmental entity responsible for providing parks and recreation facilities and programs to its residents. While the City will take the lead on implementation, the success of parks and recreation depends on the collective involvement of the entire community. Potential partners in implementation may include other governmental organizations, local businesses and industries, community groups, and the residents of Lenoir themselves.

Further details on the study area and community profile can be found in Chapter 1: Community Snapshot of the Comprehensive Plan.





Map 1. Parks Owned and Maintained by the City of Lenoir

LENOIR PARKS AND RECREATION DEPARTMENT

The Lenoir Parks and Recreation Department serves as the primary entity responsible for the planning, maintenance, and development of the City's parks, trails, and recreational facilities. In addition to providing spaces for leisure and recreation, the department plays a vital role in organizing community festivals, events, and a variety of recreational programs that enhance the quality of life for Lenoir residents.

The department is supported by a dedicated team of 14 full-time staff, including the Parks and Recreation Director, Administrative Assistant, Aquatics Director, two Center Directors, Assistant Director, Athletic Director, Aquatics Specialist, Assistant Aquatics Specialist, Front Desk Supervisor, Assistant Front Desk Supervisor, and three Custodians. In addition, the department is staffed by 14 part-time employees and up to 45 seasonal team members. This workforce ensures the smooth operation and upkeep of the City's facilities.

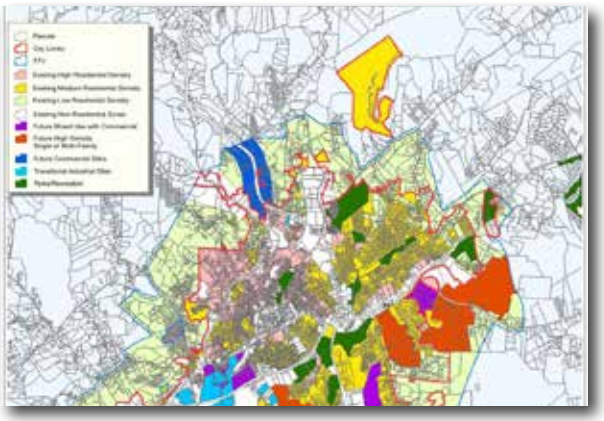
To supplement the department's efforts, the Public Works Department including its Parks and Public Properties Division assists in maintaining specific parks and facilities, allowing for effective interdepartmental coordination. As Lenoir continues to develop new park facilities and expand its programming, the need for additional staffing has become evident to address growing operational and maintenance demands. With a shared commitment to enhancing parks and recreation, the City of Lenoir remains focused on creating a high-quality system that meets the evolving needs of its community.



RECENT PLANNING EFFORTS

COMPREHENSIVE PLAN (2007)

The Lenoir Comprehensive Plan is a long-range planning document that guides future developments by outlining land use, transportation, and other policies. The plan was created by the Comprehensive Planning Committee with multiple public engagement opportunities. The plan includes Lenoir's Future Land Use Map (FLUM) and strategies for each land use type. It also discusses specific policies related to transportation, public services, economic development, natural and environmental resources, and historic and cultural resources.



Future Land Use Map in the Comprehensive Plan

COMPREHENSIVE PARKS AND RECREATION MASTER PLAN (2010)

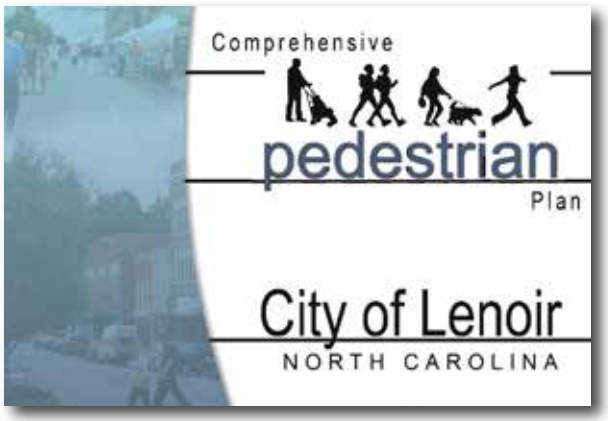
The Comprehensive Parks and Recreation Master Plan aims to identify current and future needs in Lenoir and guide the prioritization of park upgrades, expansion, and land acquisition. Plan recommendations focus on two important components of Lenoir's park system -- recreation facilities and programming and greenway and trail systems. The City has worked to implement strategies that enhance local and regional greenway and trail system connectivity and make improvements to existing facilities to meet current and future needs.



Comprehensive Parks and Recreation Master Plan

COMPREHENSIVE PEDESTRIAN PLAN (2012)

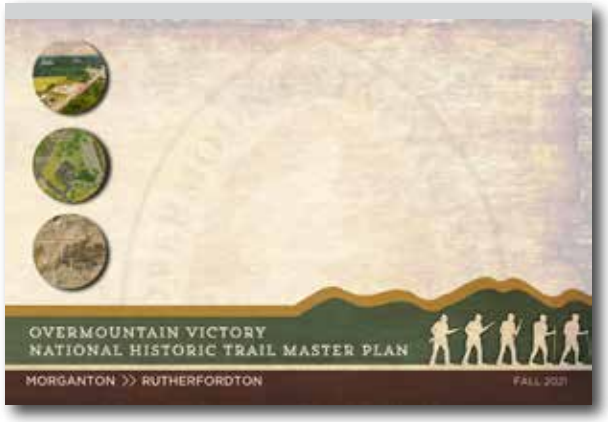
The Comprehensive Pedestrian Plan guides Lenoir's planning, design, financing, implementation, and maintenance of the proposed pedestrian system. The plan seeks to create a "safe, aesthetic, equitable, and well-connected pedestrian system" that enhances the overall quality of life. This plan is expected to increase walkability in Lenoir and improve the City's pedestrian network. A list of policy recommendations is provided, focusing on the pedestrian network, safety and health, crossing safety, traffic signals, and community strengthening. It also suggests implementing educational programs to increase public awareness.



Comprehensive Pedestrian Plan

OVERMOUNTAIN VICTORY NATIONAL HISTORIC TRAIL LENOIR-TO-MORGANTON MASTER PLAN (2015)

The Master Plan outlines the details for creating a regional, multi-state system of trails following the route in which the Overmountain Men marched in 1780. The segment from Lenoir to Morganton is designed to be a multi-use walking path that follows the congressionally designated corridor. In Lenoir, the National Historic Trail will follow the alignment of the discontinued rail line. The City is partnering with Caldwell County and surrounding municipalities, as well as several organizations, to implement the plan.



Overmountain Victory Trail Master Plan

BICYCLE PLAN (2017)

Lenoir's Bicycle Plan was created based on the recommendation in the 2007 Comprehensive Plan. The plan envisions Lenoir as a place where residents and visitors can bike safely and conveniently on a connected and accessible bicycle network. An existing conditions assessment and multiple public engagement opportunities led to a list of recommendations to improve Lenoir's bicycle system. Recommendations focus on balancing the vision for on-street bike lanes and the demand for on-street parking. Twelve priority projects have been identified that could be built over the next 10 years. In addition to these priority projects, the Plan also suggests the City implement various programs and policies to achieve its vision, such as adopting a Complete Streets policy, creating a Bicycle/ Pedestrian Advisory Commission, and establishing a local Safe Routes to School program.



Bicycle Plan

DOWNTOWN LENOIR MASTER PLAN (2024)

The Downtown Lenoir Master Plan serves as a guide to the revitalization and redevelopment efforts in Downtown Lenoir for the next 10 years. The plan evaluates the existing built environment, demographic, and market conditions in downtown, in particular the area that includes historic Lenoir High School known as the Campus. The plan recommends a number of policies and initiatives to revitalize the downtown area, with a focus on encouraging adaptive reuse and mixed-use developments, as well as community-oriented pavilions. The Campus is identified as a primary initiative for implementing the Downtown Plan. These strategies were created considering the unique characteristics of the four districts within Downtown and are intended to be implemented in phases.



Downtown Lenoir Master Plan

DEMOGRAPHICS AND GROWTH TRENDS

POPULATION

Lenoir houses a total population of 18,301 as per 2022 ACS 5-Year Estimates. Lenoir's population has not seen any major increases since 2010, resulting in a stable population. Through demographic analysis, residents of Lenoir have a relatively even age distribution. 54.9% of residents are female and 45.1% are male.

Race and ethnicity are separate components that make individual groups unique. Race is based on biological factors, such as physical features or hair color, while ethnicity is based on cultural factors, such as language or traditions. The biggest racial group in Lenoir is "White," which accounts for 72% of the total population, followed by "Black or African American" at 14.1%. Twelve percent of Lenoir residents identify themselves as "Hispanic or Latino".

Figure 1. Population Growth

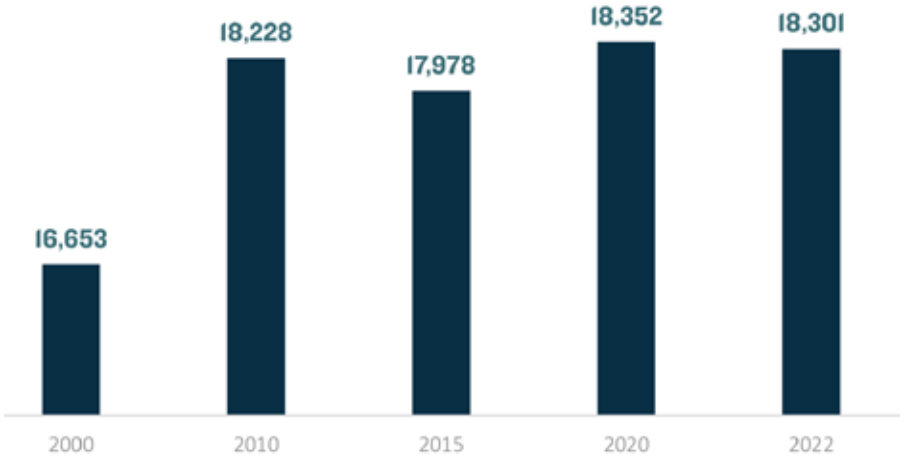


Figure 2. Race and Ethnicity

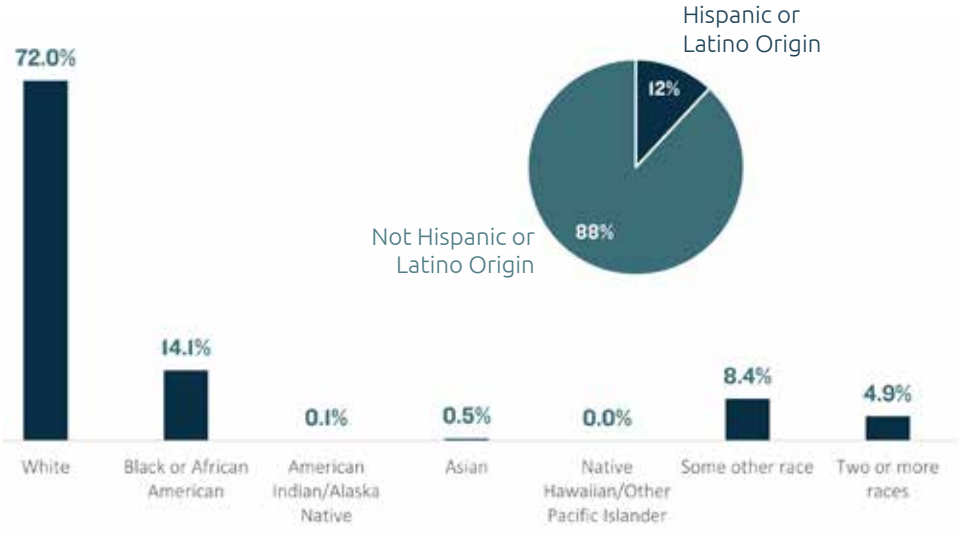
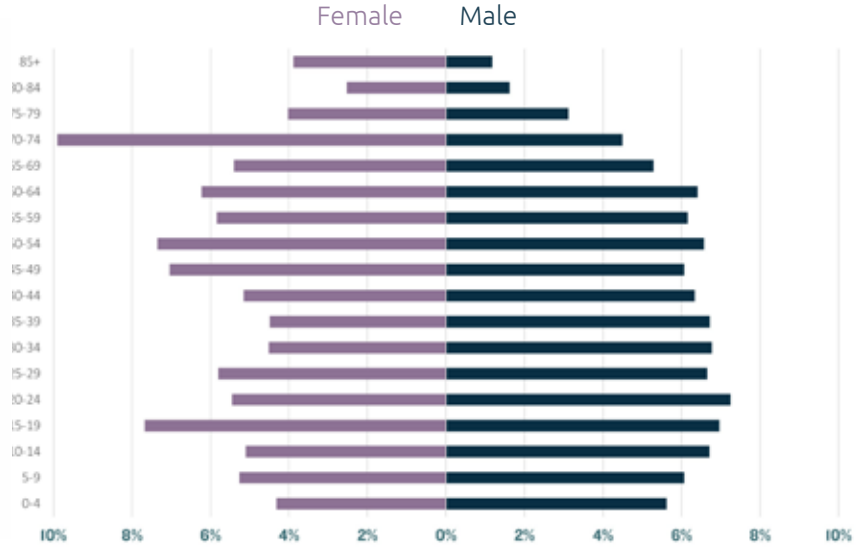


Figure 3. Age and Sex



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2022



02 PARKS AND FACILITY INVENTORY

PARKS CLASSIFICATION

Parks and open space systems include a variety of different types of parkland that meet the varying recreational needs in a community. Types vary by size, function, typical amenities, and service area. As the City grows and new park spaces are acquired and/or developed, an adopted classification system should be used to guide the development for each type of park.

POCKET PARKS

Pocket parks provide various recreational opportunities to a concentrated population within an immediate proximity (e.g., a playground and/or picnic area in a residential area). There are currently no pocket parks in Lenoir.

Typical Size: 1/4 to 2 acre

Service Area: 1/4-mile radius in immediate neighborhoods

Characteristics and Considerations: Pocket parks should be located within close proximity to medium/high density residential areas. They are often located at the street edge and should be safely accessible by pedestrians. These parks are often built by developers and can be operated and maintained by a homeowners' association, community organization, or the city.

NEIGHBORHOOD PARKS

Neighborhood parks are the foundation of a well-balanced park system and provide the daily park experiences for residents. They serve as the social centers for residential districts in an active and passive capacity for a wide variety of age groups. J.E. Broyhill Park is a local example of a neighborhood park.

Typical Size: 2 to 10 acres

Service Area: 1/4- to 1/2-mile radius

Characteristics and Considerations: These parks should be located in the center of neighborhoods with good public access. At least one side of the park should front a residential street. Sites should drain properly and be suitable for multi-generational uses such as playgrounds, sports courts, trail access, and areas for family functions. Safe and convenient pedestrian and bicycle access is important via sidewalks and greenways.



COMMUNITY PARKS

Community parks are larger in size and serve a broader population than neighborhood parks. They are intended to meet the recreational needs of larger portions of the city. Park development should protect desirable natural amenities and include active and passive activities for all ages. T.H. Broyhill Walking Park is a local example of a community park.

Typical Size: 10 to 100 acres

Service Area: 1- to 3-mile radius

Characteristics and Considerations: Whenever possible, these parks should be adjacent to desirable natural resources and have amenities such as athletic fields, pools, playgrounds, sports courts, picnic areas, and restrooms. Community parks should be connected to the greenway and trail networks and be conveniently accessible by cars. Park programming should include adequate space for off-street parking.

REGIONAL PARKS

Regional parks are the largest type of park for a typical community's park system. The size varies depending on the purpose and character of the site. Regional parks provide recreational amenities for the entire community and even serve as a hub for surrounding communities. The Zacks Fork Mountain Biking Trail is a local example of a regional park.

Typical Size: Varies from less than 10 acres to several thousand acres

Service Area: Up to 50-mile radius,depending on site features

Characteristics and Considerations: Regional parks often help to protect and showcase valuable natural resources such as habitat preserves or bodies of water. These parks include a wide range of active and passive recreational opportunities and can be an economic generator by attracting sports tournaments, ecotourism or hosting large events. Typical amenities include destination playgrounds, athletic courts and fields, trail systems, water activities, unprogrammed open space, and preserved natural areas. These parks can be located almost anywhere in the community. They should be accessible by car and connected to trail networks.





GREENWAYS AND LINEAR PARKS

Greenways and linear parks are often located along linear natural (e.g., creeks) or man-made (e.g., utilities) features. These parks often connect two or more parks or points of interest in a city. They are also used to protect wildlife and natural processes or provide for floodways or stormwater drainage. Lenoir Greenway is an example of a linear park.

Typical Size: Varies based on surrounding environment

Service Area: Varies based on amenities

Characteristics and Considerations: Greenways and linear parks include amenities for walking, jogging, bicycling, and/or hiking. The City has used floodplain property for park development successfully over the years, which has helped limit damage to businesses and residences. Additional floodplain property should be evaluated for suitability to expand the greenway system and connect parks throughout the City, while continuing to protect investment from future flood events.

SPECIAL USE PARKS

Special use parks can have a wide range of uses. However, parks are designated as special use when the park facilities are oriented toward a single purpose. Lenoir Aquatic & Fitness Center is a local example of a special use park.

Typical Size: Varies

Service Area: Varies

Characteristics and Considerations: Special use parks serve varying user groups based on the programming. The location of the park within the community will vary based on available land and appropriate adjacent uses. Typical examples of special use parks include golf courses, skate parks, aquatic facilities, tennis complexes, ballfield complexes, nature centers, or historic sites. These parks can be operated and maintained by the City or a private enterprise.





OPEN SPACE OR NATURE PRESERVES

Open space or nature preserves typically refer to areas of land that are undeveloped, minimally developed or natural. These areas may include nature parks, nature preserves, meadows, forests, wetlands, riparian buffer zones and other natural landscapes. Open spaces help preserve biodiversity, protect wildlife habitats and maintain ecological balance. They provide an environment for native flora and fauna to flourish, thus, contributing to the overall health and well-being of the ecosystem.

Typical Size: Varies

Service Area: Varies

Characteristics and Considerations: The location of these areas varies based on available land and appropriate adjacent uses. Typical amenities include natural trails, observation points, picnic areas, restrooms and parking. Other amenities that are sometimes present include educational and safety signage, visitor center, campgrounds, and recreational facilities such as fishing, non-motorized boating, wildlife viewing, birdwatching, nature play or exploration, outdoor classrooms, etc. Lighting should be limited so as to preserve the natural darkness to the maximum extent possible, as light has a profound impact on ecosystem function and wildlife. Depending on site programming, safety and security can sometimes be an issue due to low visibility. Measures should be taken to minimize this effect. The Zacks Fork Watershed Property is an example of a large tract nature preserve.



LENOIR PARKS AND RECREATION FACILITIES

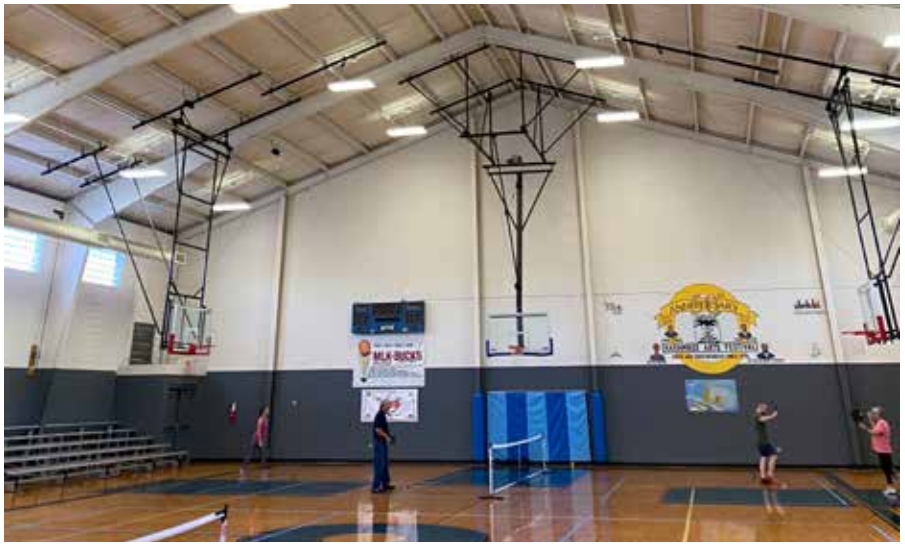
Lenoir's parks cover approximately 295 acres of land across 13 properties. The parks range from less than an acre to over 85 acres, and include a variety of park types. Parkland is primarily located in the central and northern parts of the City in a variety of settings, providing nearby access for residents in those areas. The City also owns over 580 acres at the Zack's Fork watershed property, which has untapped potential for future recreation.

The parks system includes a variety of active and passive recreational options. Active recreational activities include individual and group activities that often require specialized facilities, such as baseball, soccer, and tennis. Passive recreational activities include those that typically do not require special equipment or facilities such as hiking, birdwatching, and picnicking.

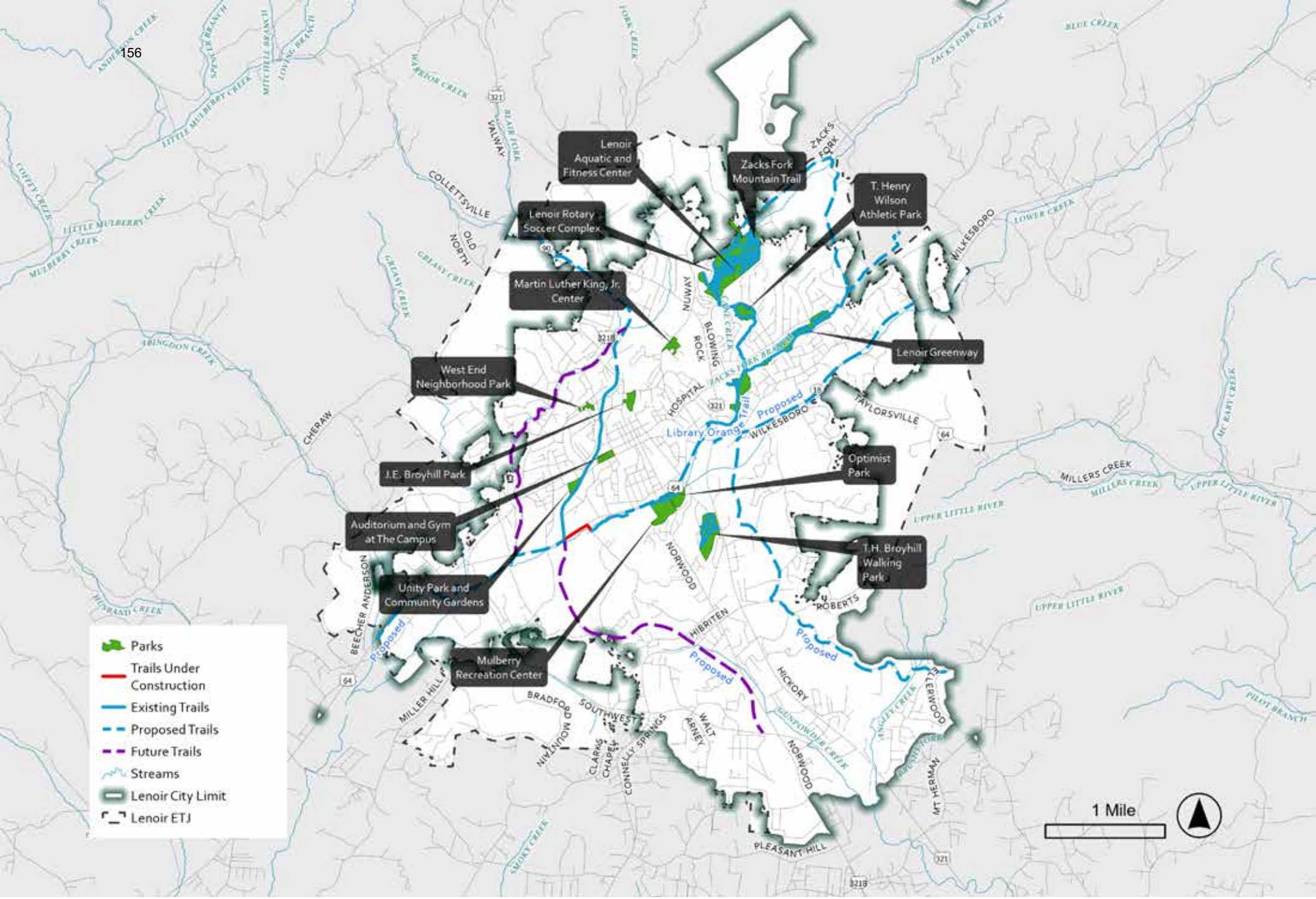
Some of the City's parks include recreation centers, such as Mulberry Recreation Center. Additionally, some of the parks have the potential for future development, including Unity Park and Community Gardens and West End Community Park.

Since some of the parks are close to each other, there are opportunities to connect them through trails, greenways and sidewalks. There is also the opportunity to expand Lenoir's parkland using the City's undeveloped land and by working with developers to include park enhancements with future planned developments.

To ensure these spaces continue to meet the needs of the community, ongoing attention to park and facility maintenance is crucial. This includes addressing infrastructure needs, ensuring consistent and clear signage, and maintaining a high standard of care for park amenities to provide a safe, enjoyable, and accessible experience for all users.







Map 2. Lenoir Parks and Facilities (City-Owned and Maintained)

Figure 4. Parks and Recreation Inventory

#	Park Name	Address	Acreage	Classification	Active Recreation							
					Baseball Field	Softball Field	Standalone Backstop	Soccer Field	Football Field	Multi-Purpose Practice Field	Basketball Court	Tennis Court
1	J.E. Broyhill Park	509 Ridge St. NW	8.0	Neighborhood							1	
2	Martin Luther King Jr. Center	313 Greenhaven Drive NW	7.0	Neighborhood		1				1	3	2
3	West End Community Park	538 Willow St	3.8	Neighborhood							1	
4	Lenoir Optimist Park	701 Mulberry St	12.1	Community	2							
5	Lenoir Rotary Soccer Complex	1050 Zacks Fork Rd	28.5	Community				9				
6	Mulberry Recreation Center	720 Mulberry Street SW	27.0	Community	5					1	3	2
7	T.H. Broyhill Walking Park	945 Lakewood Cir SW	20.0	Community								
8	T. Henry Wilson Athletic Park	1010 Powell Rd NE	18.0	Community	3					2		
9	Unity Park & Community Gardens	1431 College Ave SW	6.1	Community								
10	Lenoir Greenway	710 Powell Rd	66.8	Linear								
11	Zacks Fork Mountain Biking Trail	1050 Zacks Fork Rd	85.5	Regional								
12	Lenoir Aquatic & Fitness Center	1031 Jim Barger Drive NE	5.8	Special Use								
13	Mack Cook Stadium, Gym & Auditorium at The Campus	1114 College Ave SW	6.4	Special Use				1			1	
		Total	295.0		10	1	0	10	0	4	9	4

	Active Recreation												Water Recreation		Passive Recreation						Miscellaneous		
	Volleyball Court - Sand	Volleyball Court - Indoor	Pickleball Court	Concession Stand (Y/N)	Skate Park	Disc Golf Course	Walking/Biking Trail (miles)	Fitness Equipment (Y/N)	Shuffle Board Quotes	Batting Cages	Botanical Gardens	Golf Course (public)	Swimming Pool	Splash Pad	Dog Park	Playground	Table/Picnic Tables (Y/N)	BBQ Grill (Y/N)	Picnic Shelter/Pavilion	Amphitheater/Outdoor Event Space	Community Recreation Center	Restrooms (Y/N)	Parking (Y/N)
																1	Y	Y	1			Y	Y
		1	3	Y			0.5	Y	3							1	Y	Y	1		1	Y	Y
																1	Y	Y	1				
				Y			0.5			1						1	Y	Y	1			Y	Y
														1		1	Y		1			Y	Y
	1	1	15	Y	1		1									1	Y	Y	1	1	1	Y	Y
							0.5				1					1			1	1		Y	Y
						1	1																Y
																						Y	Y
							9.6																Y
							3																Y
				Y				Y					2				Y		1		1	Y	Y
				Y																1	1	Y	Y
	1	2	18	5	1	1	16.1	2	3	1	1	0	2	1	0	7	7	5	8	3	4	9	12

J.E. BROYHILL PARK

Location and Access

J. E. Broyhill Park is located just outside of downtown, making it convenient for residents and visitors. The park is full of lush trees and has a comfortable and enjoyable atmosphere. Access to the park is easy, although there are major challenges with access throughout the park.

Existing Conditions

Sidewalks are in poor condition. Most of the park is very steep, making the majority of the open space unsuitable for traditional park amenities. Drainage improvements have been completed and are inspected annually by North Carolina State University. The current playground is outdated and may require removal or replacement.

Opportunities for Improvement

- Enhance ADA accessibility throughout the park.
- Redesign or replace playgrounds as needed.
- Consider topography for amenities such as an amphitheater.
- Explore development opportunities to increase accessibility and experiences.
- Replace signage to match other parks and recreation centers.



Map 3. J.E. Broyhill Park

About the Park

Park Type

Neighborhood Park

Park Size

9.4 AC

Park Location

509 Ridge St. NW

Park Features

Basketball Court, Gated Entrance, Grills, Open Space, Picnic Shelters, Picnic Tables, Restrooms, Playground, Walking Path


Welcome to
J. E. BROYHILL PARK
LENOIR
Parks & Recreation
SOMETHING FOR EVERYONE
Bring the family and friends and enjoy!
CITY OF LENOIR
NORTH CAROLINA











MARTIN LUTHER KING JR. CENTER

Location and Access

The Martin Luther King Jr. Center is located north of downtown. It offers accessible on-site parking and sidewalks, making it easy for visitors to attend events or activities.

Existing Conditions

The Martin Luther King Jr. Center provides excellent recreational and community spaces, including pickleball courts, basketball courts, a weight room, softball field, and a walking path. It is also rich in culture, with an art gallery and event space for gatherings. Google donated a computer lab to the center, which is regularly used. Recently, the weight room was upgraded, and the facility received new flooring and a new roof.

Opportunities for Improvement

- Install new signage.
- Renovate softball fields.
- Develop outdoor courtyard space programming.
- Perform general maintenance.
- Enhance landscaping, especially along the front.
- Upgrade restrooms.



Map 4. Martin Luther King Jr. Center

About the Park

Park Type

Neighborhood Park/ Recreation

Park Size

10 AC

Park Location

313 Greenhaven Drive NW

Park Features

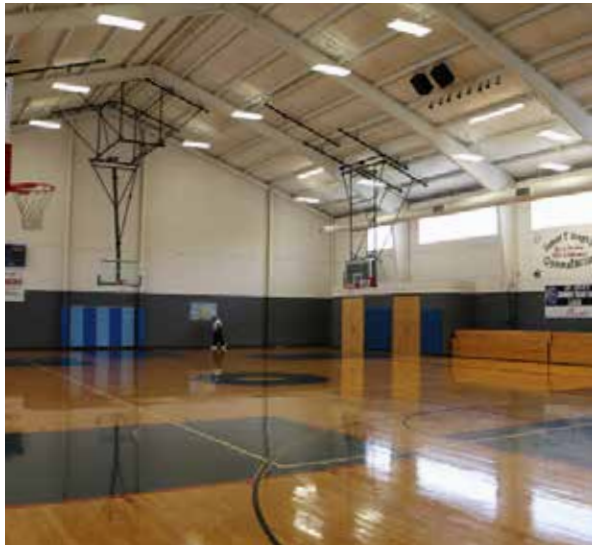
Baseball Field, Basketball Courts, Kitchen, Computer Lab, Gymnasium, Playground, Shuffleboard Courts, Tennis Courts, Walking Trail, Weight Room













WEST END COMMUNITY PARK

Location and Access

West End Community Park is located at 216 Robbins Avenue NW. The primary access to the park is by foot. There is no designated parking lot for this park, making it difficult for visitors. ADA access is limited into and around the park.

Existing Conditions

The park has limited recreational elements and includes a basketball court, picnic pavilion, open space, and some scattered play equipment. A new play structure was added recently, and the pavilion was repaired a few months ago. The park's topography creates challenges for access and usability. There is limited lighting and numerous isolated spaces, which reduces user comfort.

Opportunities for Improvement

- Access and connected pathways
- Off-street parking
- Overall maintenance
- Increase street frontage presence
- New park design to better utilize spaces
- Replace signage to match other Parks and Recreation parks



Map 5. West End Community Park

About the Park

Park Type

Community Park

Park Size

3.2 AC

Park Location

538 Willow St NW

Park Features

Basketball Court, Open Space, Picnic Pavilion, Play Equipment


WEST END COMMUNITY PARK
CITY OF LENOIR
PARKS & RECREATION DEPARTMENT
PARK HOURS Mon-Sat 9AM-9PM
SUNDAY 1pm - 6pm











LENOIR OPTIMIST PARK

Location and Access

Lenoir Optimist Park is located immediately adjacent to Mulberry Recreation Center on Mulberry Street SW. The park is easily accessible, with convenient parking adjacent to the main entrance.

Existing Conditions

Lenoir Optimist Park has a playground, two baseball fields, and paved trails. There is also a rental building for parties and events. The fields have lighting, helping to extend their usage into evening hours. The rental building is in need of repairs and overall renovation. The City has a maintenance facility at the rear of the park.

Opportunities for Improvement

- Improve the pedestrian connection to Mulberry Recreation Center
- Repair and renovate the rental building
- Add shade trees, especially around the playground
- Improve access to the creek
- Screen the City's maintenance facility



Map 6. Lenoir Optimist Park

About the Park

Park Type

Community Park

Park Size

12.1 AC

Park Location

701 Mulberry St, Lenoir

Park Features

Baseball / Softball Fields, Parking, Picnic Shelters, Playground, Restrooms, Rental Building, Walking Path


Lenoir
Optimist
Park











LENOIR ROTARY SOCCER COMPLEX

Location and Access

The Lenoir Rotary Soccer Complex can be accessed by vehicle along Zack's Fork Road and by the Lenoir Greenway. It has several off-street parking areas and backs up to the Lenoir Aquatic and Fitness Center.

Existing Conditions

This well-maintained complex features seven soccer fields. Additional facilities in the park include a newly built splash pad, restrooms, picnic tables, a recently added shelter and tables (April 2025), and an office for City staff. A foot bridge spans Zack's Fork Creek and provides access to the largest soccer field, which is tucked into the forest and a conservation property. The Lenoir Greenway also runs through the property.

Opportunities for Improvement

- Signage
- Shade trees
- Creek access
- Better inclusion of the large soccer field in the woods
- Enjoyment of the forest and scenic beauty offered along Zack's Fork Creek
- Parking lot renovations (e.g., guide rail, shade trees, wheel stops)
- New Playground



Map 7. Lenoir Rotary Soccer Complex

About the Park

Park Type

Community Park

Park Size

28.5 AC

Park Location

1050 Zacks Fork Rd, Lenoir

Park Features

Parking, Picnic Tables, Restrooms, Soccer Fields (7), Splash Pad, Greenway, Creek Access, Park Office




WELCOME
LENOIR GREENWAY PHASE I
RULES AND REGULATIONS
We hope you enjoy the Lenoir Greenway!








ROTARY
Soccer Complex
Lenoir Parks and Recreation

MULBERRY RECREATION CENTER

Location and Access

The Mulberry Recreation Center is located adjacent to Lenoir Optimist Park along Mulberry Street SW. Off-street parking is available and sidewalks provide easy access to adjacent areas.

Existing Conditions

Mulberry Recreation Center has various amenities, which include a gymnasium, arcade room, classroom spaces, kitchen, baseball fields, tee-ball fields, sand volleyball court, skate park, tennis courts, pickleball courts, picnic shelters, restrooms, walking trails, and open space. The building needs a general refresh, playground equipment needs to be replaced, and several portions of the property need general maintenance and repair.

Opportunities for Improvement

- New playground equipment
- Creek access
- Skate Park upgrades
- Shade trees
- Outdoor patio use
- General property refresh



Map 8. Mulberry Recreation Center

About the Park

Park Type

Community Park/ Recreation

Park Size

27 AC

Park Location

720 Mulberry Street SW, Lenoir

Park Features

Baseball Fields, Basketball Courts, Game Room, Kitchen, Meeting Rooms, Gymnasium, Playground, Pickleball Courts, Picnic Shelters, Restrooms, Sand Volleyball Court, Skate Park, Tee-Ball Fields, Tennis Courts













T.H. BROYHILL WALKING PARK

Location and Access

The T.H. Broyhill Walking Park is located near the center of Lenoir. This privately created, publicly owned park is a great place for walking and gathering. The park is accessible through a vehicle entrance and parking lot or a pedestrian connection to the adjacent neighborhood.

Existing Conditions

T.H. Broyhill Walking Park features a scenic walking path through a well-landscaped space that is dotted with benches and areas for passive enjoyment of the space. The park has an overlook deck by the water where ducks and turtles often appear. A Japanese-styled pavilion adds a unique architectural feature to the park, and a centrally located fountain serves as a focal point. Other existing elements are public restrooms and artistic sculptures in the park. ADA parking, failing retaining walls, and general maintenance show signs of needing attention.

Opportunities for Improvement

- Address ADA compliance issues to make the park inclusive
- General maintenance
- Invasive species control
- Signage
- Enhanced plantings and seasonal color



Map 9. T.H. Broyhill Walking Park

About the Park

Park Type

Community Park

Park Size

20 AC

Park Location

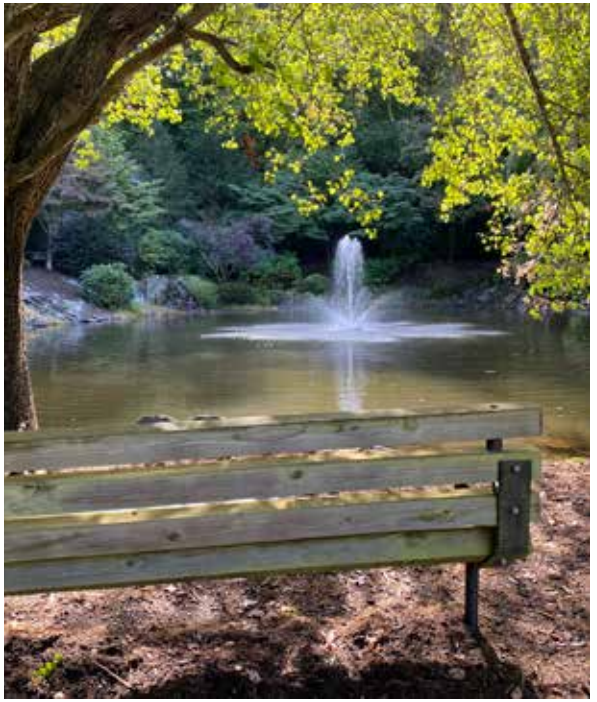
945 Lakewood Cir SW, Lenoir

Park Features

Botanical Gardens, Joe T. Ingram Nature Sanctuary, Observation Deck, Pavilion, Restrooms, Walking Path, Pond, Gated Entrance, Extensive Plantings








T.H. Broyhill Walking Park
Lenoir Parks and Recreation





T. HENRY WILSON ATHLETIC PARK

Location and Access

T. Henry Wilson Athletic Park is located near the Greenway Trail. The park offers easy access for vehicular traffic and a paved off-street parking lot. Other than the Greenway, there are no pedestrian facilities to access the park.

Existing Conditions

The T. Henry Wilson Athletic Park consists of mostly general purpose playing fields, a walking path, and a small disc golf course. The park would benefit from overall general maintenance and some dead tree removal.

Opportunities for Improvement

- Shade trees
- Parking lot upgrades
- Picnic areas
- Walking path maintenance
- Field maintenance
- Tree removal and care
- Baseball backstop removal
- Soccer goal upgrades
- Signage



Map 10. T. Henry Wilson Athletic Park

About the Park

Park Type

Community Park

Park Size

18 AC

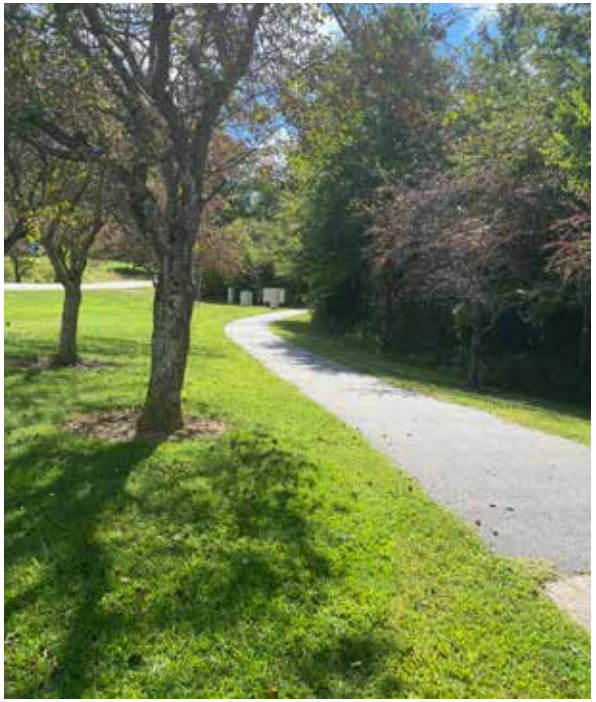
Park Location

1010 Powell Rd NE, Lenoir

Park Features

Multi-purpose Fields, Disc Golf Course, Open Space, Paved Access to Lenoir Greenway, Soccer Field (Under18)










T. Henry Wilson
Wilson Athletic Park
Lenoir Parks and Recreation



UNITY PARK & COMMUNITY GARDENS

Location and Access

Unity Park is a community garden that is located off College Avenue SW in close proximity to residential neighborhoods and downtown. The park has gravel off-street parking and limited pedestrian access.

Existing Conditions

Unity Park is a well-used community garden with both individual and community garden plots. A key feature is the recently built David. R. Horn Education Pavillion. There is also a small orchard with various kinds of fruit trees. A large rain cistern for irrigation, mulch and debris concrete bins, a potting/training building, and completed bathrooms are located on the property. The parking lot was recently repaved, and accessible parking was added along with a second paved egress from the property.

Opportunities for Improvement

- Parking lot improvements
- Signage
- Connection to the future Overmountain Victory Trail



Map 11. Unity Park & Community Gardens

About the Park

Park Type

Community Park

Park Size

6.7 AC

Park Location

1431 College Ave SW, Lenoir

Park Features

Community Garden Plots, Orchard, Potting Building













LENOIR GREENWAY

Location and Access

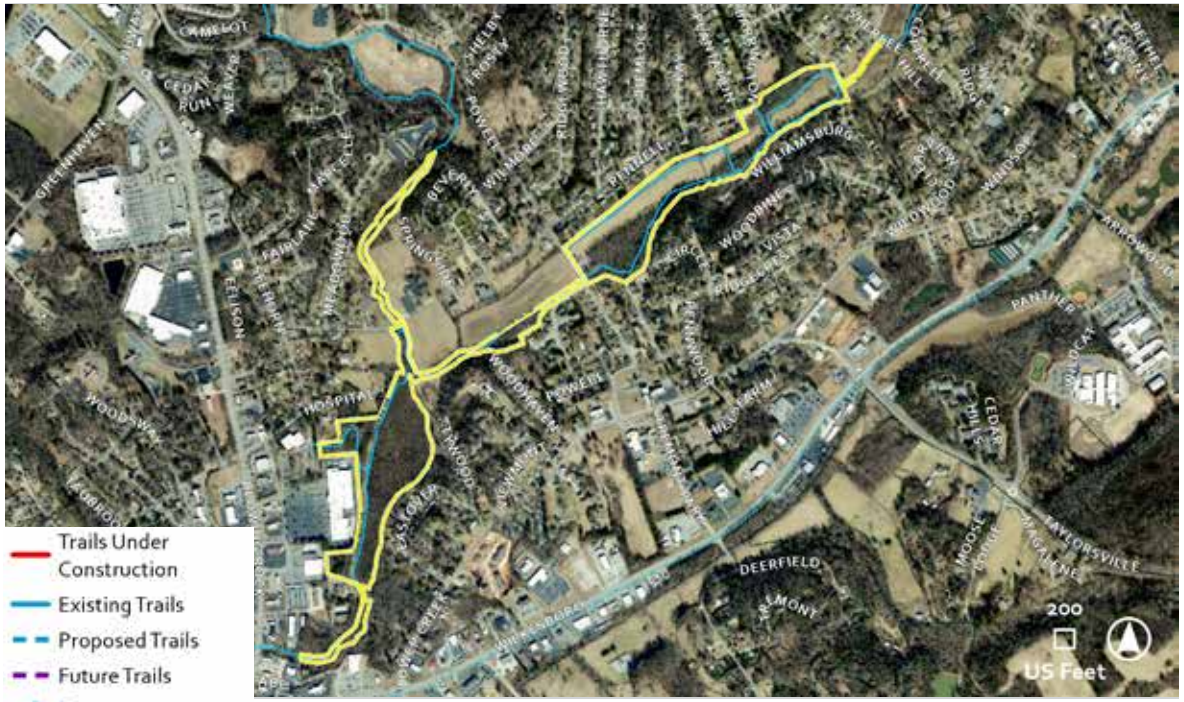
The Lenoir Greenway is a linear park that runs approximately 10 miles. The asphalt path runs along the floodplain, connecting various neighborhoods and recreational spaces. It has a small parking lot situated at the main entrance.

Existing Conditions

The Lenoir Greenway is known for its trails, which support both pedestrian and bicycle traffic. The Greenway parking area features include off-street parking, picnic tables, porta johns, and educational signage on native plants with name cards prepared by the master gardeners. Areas that need some attention are damaged map boards, an aging bridge structure, and drainage issues that affect the parking area.

Opportunities for Improvement

- Replace the damaged map boards for clear navigation
- Address the drainage issues and maintain the trail conditions
- Continue connecting to other neighborhoods, parks, and areas of interest to expand the Greenway network
- Add location markers along the Greenway
- Replace picnic tables
- Install permanent bathroom facility at entrance
- Develop additional trailheads at key access points



Map 12. Lenoir Greenway

About the Park

Park Type

Linear Park

Park Size

66.8 AC

Park Location

710 Powell Rd NE, Lenoir

Park Features

Greenway, Picnic Tables, Creek Access


GREENWAY
PERRY TRAIL
In Honor of Merlin & Judy Perry











ZACKS FORK MOUNTAIN BIKE TRAIL

Location and Access

Zacks Fork Mountain Bike Trail is located near the heart of Lenoir, offering convenient access for residents and visitors alike. The trails feature two main trailheads, both situated near the 3.25-mile mark, with easy connectivity via the access trail.

Existing Conditions

The Zacks Fork Mountain Bike Trail includes 3.25 miles of intermediate trails and 0.25 miles of advanced trails. Amenities include a bike repair station located at the trail entrance and two benches along the route. Maintenance and upkeep of the trails are primarily volunteer-based, supported by the Northwest NC Mountain Bike Alliance.

Opportunities for Improvement

- Add restrooms and trash containers
- Expand trail amenities, such as shaded seating or water stations
- Increase trail signage for safety and navigation
- Explore potential funding to expand staffing or resources



Map 13. Zacks Fork Mountain Bike Trail

About the Park

Park Type

Mountain Bike Trails

Park Size

119.9 AC

Park Location

Lenoir Greenway, Lenoir

Park Features

3.5 Miles of Mountain Bike Trails, Bike Repair Station, Two Benches




Zacks Fork Trail
Field 9
HORSES ARE
NOT ALLOWED
ON TRAILS
LENOIR PARKS
AND REC. DEPT.

LENOIR AQUATIC & FITNESS CENTER

Location and Access

The Lenoir Aquatic & Fitness Center is adjacent to the Zack Fork Mountain Bike Trail and connected to the Lenoir Rotary Soccer Complex by the Lenoir Greenway. It includes an indoor pool, an outdoor pool, and a fitness center with adequate parking.

Existing Conditions

The Aquatic Center features various amenities like an outdoor pool, an indoor pool, a pavilion, and a mezzanine space above the indoor pool to host parties. Overall, the facility is in need of maintenance and repairs to the air handling/ dehumidifying system in the indoor pool area; general maintenance; outdoor pool deck concrete repairs; outdoor pool skimmer cover; cardio equipment location; and locker room improvements.

Opportunities for Improvement

- Install dehumidifier and air quality equipment for the indoor pool
- Add directional signage
- Upgrade the locker rooms
- Relocate the cardio equipment
- Replace outdated weight room equipment and wooden pavilion
- Overall refresh for more modern and maintained feel
- Increase outdoor pool seating
- Add new outdoor pool shade structure
- Repair outdoor pool concrete deck



Map 14. Lenoir Aquatic & Fitness Center

About the Park

Park Type

Special Use Park

Park Size

5.8 AC

Park Location

1031 Jim Barger Drive NE, Lenoir

Park Features

Party Area, Exercise Room, Indoor Pool & Water Slide, Locker Rooms, Outdoor Pool & Water Slide, Baby Pool , Picnic Shelters, Wooden Pavilion, Racquetball Courts, Weight Room










HAPPY BIRTHDAY



MACK COOK STADIUM AT THE CAMPUS

Location and Access

Mack Cook Stadium is part of the historic Lenoir High School, known as "The Campus." The stadium is conveniently located near downtown with on-street parking.

Existing Conditions

The stadium is currently only used to host soccer games. Amenities include parking, restrooms and seating. This site presents a largely blank slate with significant opportunities to enhance visitor experience and improve accessibility.

Opportunities for Improvement

- Well maintained and accessible
- ADA access in and around the stadium
- Increase parking availability
- Expansion of the facility usage to host other events and activities
- Sidewalk repair along frontage
- Integration into The Campus as part of the property's renovation and reuse



Map 15. Lenoir High School-Mack Cook Stadium

About the Park

Park Type

Special Use Park

Park Size

4.5 AC

Park Location

1120 College Ave SW, Lenoir

Park Features

Soccer Field, Stadium Seating




POTTERY
STUDIO








FIELD
CLOSED
STAY OFF
EL CAMPO
ESTA
CERRADO
NO ENTRE

GYMNASIUM AND AUDITORIUM AT THE CAMPUS

Location and Access

The Campus is made up of several buildings and portions of the historic Lenoir High School, which has been closed as a school for years. This property is located in downtown, with easy access through a well-connected sidewalk system.

Existing Conditions

The gym and auditorium both need extensive repairs and renovations. The City is actively working on renovating the property to bring it back to a usable condition. The gym includes an indoor basketball court, bleacher seating, office space, and restrooms. The auditorium includes a small stage, stadium seating, and associated elements.

Opportunities for Improvement

- The gym needs significant work including, but not limited to, a new roof, windows, flooring, and lighting. In addition to the major renovation needs, the space needs a general refresh and painting.
- The auditorium needs a general refresh, new carpet, and new seating.



Map 16. The Campus- Mack Cook Stadium and Gymnasium/ Auditorium

About the Park

Park Type

Special Use Park

Park Size

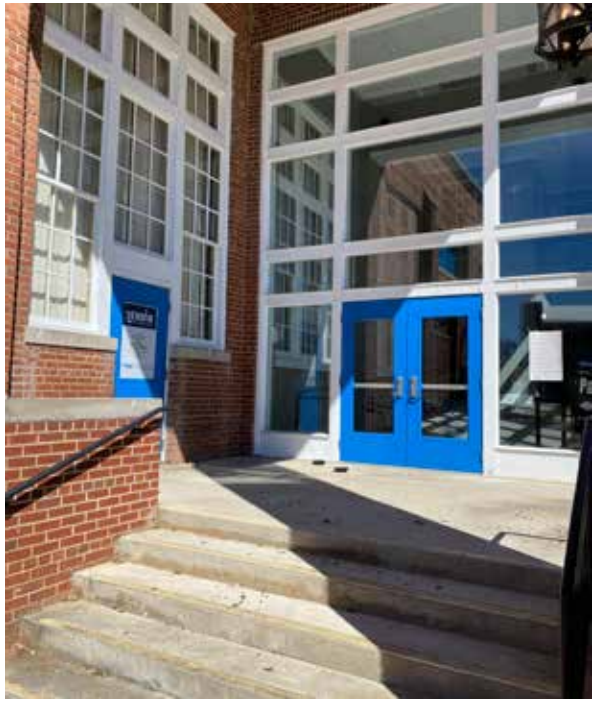
4.5 AC

Park Location

1120 College Ave SW, Lenoir

Park Features

Auditorium and Gym










CELEBRATING
100 YEARS
THE HISTORIC
LENOIR HIGH SCHOOL
1922-2022
CAMPUS



LENOIR RECREATION

The City of Lenoir offers a variety of recreational programs and community events throughout the year. These activities engage residents of all ages and help strengthen community connections. Seasonal festivals and cultural events have seen steady participation in recent years. The primary locations for these events include the Lenoir Rotary Soccer Complex along with various city parks and recreational centers.

Youth athletics play a major role in Lenoir's recreation programs. Soccer, baseball, and basketball are among the most popular sports, with strong community participation. Expanding league options and improving facilities could help accommodate growing demand. In addition to sports, the city could introduce more non-athletic programs such as arts, music, and STEM activities to offer a wider range of opportunities for children and teens.

Currently, there are few city programs designed specifically for adults, such as the Summer Music Series and wellness walks associated with races. Given the city's large and active adult population, expanding recreational options could generate strong community interest. This could include athletic programs such as adult sports leagues and fitness classes, as well as non-athletic options like wellness workshops, cultural events, and social programs.



Figure 4. Lenoir Recreational Programming

Event or Program Name*	Age Group				Location	Season	Registration Fee	Estimated Attendance				
	Age 12 and under	Age 13-18	Adults	Seniors				2020	2021	2022	2023	2024
Festivals/Events												
July 4th	X	X	X	X	Mulberry	Summer	$0	N/A	2,000+	3,000+	5,000+	7,000+
Easter Egg Hunt	X				Mulberry	Fall	$0	N/A	0	200+	300+	300+
Summer Music Series	X	X	X	X	Downtown Lenoir	Summer	$0	N/A	400	500	900	1,500
Summer Movie Series	X	X	X	X	Downtown Lenoir	Summer	$0	N/A	20	50	50	20
Christmas Parade	X	X	X	X	Downtown Lenoir	Winter	$0	N/A	4,000+	5,000+	8,000+	9,000+
Leprechaun Leap 5K/10K Race	X	X	X	X	Greenway	Winter	$25-$45	N/A	0	80	122	236
Firecracker 5K/10K Race	X	X	X	X	Greenway	Summer	$25-$45	N/A	0	110	184	189
Run 4 Your Life 5K	X	X	X	X	Downtown Lenoir	Fall	$25-$35	N/A	N/A	N/A	129	N/A
Jump Street Drive Festival	X	X	X	X	MLK Jr. Center	Summer	$0	N/A	300	400	450	500
Harambee Arts Festival	X	X	X	X	MLK Jr. Center	Summer	$0	N/A	700	725	700	675
Recreational Programs												
JH Jones Jr. League Basketball	X				MLK Jr. Center	Summer	$10	N/A	60	65	70	105
JH Jones Sr. League Basketball		X			MLK Jr. Center	Summer	$10	N/A	60	70	75	105
MLK Cheerleading	X	X			MLK Jr. Center	Summer	$10	N/A	N/A	80	80	70
Trunk or Treat	X	X			MLK Jr. Center	Fall	0	N/A	150	200	230	250
Santa Claus Toys	X	X			MLK Jr. Center	Winter	0	N/A	100	100	100	100

* City run or operated by other vendor on City property

Figure 4. Lenoir Recreational Programming (cont.)

Event or Program Name*	Age Group				Location	Season	Registration Fee	Estimated Attendance				
	Age 12 and under	Age 13-18	Adults	Seniors				2020	2021	2022	2023	2024
Black History Month	X	X	X	X	MLK Jr. Center	Winter	0	N/A	200	200	250	250
Thanksgiving Dinner	X	X	X	X	MLK Jr. Center	Winter	0	N/A	120	120	120	120
Turkey Tuesday	X	X	X	X	MLK Jr. Center	Winter	0	N/A	150	200	300	300
Christmas Dance	X	X	X	X	MLK Jr. Center	Winter	0	N/A	200	200	300	300
Basketball Camp	X	X			MLK Jr. Center	Summer	$10	N/A	100	120	100	120
Water Aerobics			X	X	Aquatic Fitness Center	All	Membership	N/A	862	1,718	2,133	1,149
Floor Aerobics			X	X	Aquatic Fitness Center	All	Membership	N/A	311	625	460	322
Lap Swim	X	X	X	X	Aquatic Fitness Center	All	Membership	N/A	1,757	2,513	2,741	2,810
Rec Swim	X	X	X	X	Aquatic Fitness Center	All	Membership	N/A	1,741	2,787	5,810	9,135
Racquetball		X	X	X	Aquatic Fitness Center	All	Membership	N/A	214	360	405	195
Weight Room		X	X	X	Aquatic Fitness Center	All	Membership	N/A	1,691	3,543	3,754	2,241
High School Swim		X			Aquatic Fitness Center	Winter	Membership	N/A	154	1,678	1,908	876
Kayaking	X	X	X	X	Aquatic Fitness Center	Winter	Membership	N/A	0	89	92	104
Lenoir Makos	X	X			Aquatic Fitness Center	Summer	Membership	N/A	0	132	484	1,823
Birthday Parties	X	X	X	X	Aquatic Fitness Center	All	Membership	N/A	0	245	436	536
Swim Lessons	X				Aquatic Fitness Center	All	Membership	N/A	0	0	1,200	886

* City run or operated by other vendor on City property

Figure 4. Lenoir Recreational Programming (cont.)

Event or Program Name*	Age Group				Location	Season	Registration Fee	Estimated Attendance				
	Age 12 and under	Age 13-18	Adults	Seniors				2020	2021	2022	2023	2024
Special Olympics	X	X	X	X	Aquatic Fitness Center	Winter, Spring & Fall	Membership	N/A	0	52	70	115
BB/SS/TBALL	X	X			Mulberry Rec Center	Spring	$25/$50	N/A	100	158	86	107
Fall Baseball	X	X			Mulberry Rec Center	Fall	$25/$50	N/A	33	47	21	43
Youth Basketball	X	X			Mulberry Rec Center	Winter	$25/$50	N/A	147	130	167	150
Adult Pickleball Tourney			X	X	Mulberry Rec Center	Fall	$10	N/A	N/A	N/A	60	74
Men's Basketball League			X	X	Mulberry Rec Center		$400	N/A	N/A	N/A	N/A	85
40 Over 3 on 3 Basketball			X	X	Mulberry Rec Center		$150	N/A	N/A	N/A	24	N/A
Ping Pong Tournament			X	X	Mulberry Rec Center		$10	N/A	N/A	N/A	15	N/A
Tennis Lessons	X	X	X	X	Mulberry Rec Center		$25	N/A	N/A	N/A	N/A	22
Budget Pickleball Tourney			X	X	Mulberry Rec Center		$10	N/A	N/A	N/A	N/A	74

* City run or operated by other vendor on City property





03 NEEDS ASSESSMENT

NEEDS ASSESSMENT

ASSESSMENT METHODOLOGY

This plan uses a multifaceted analysis to help determine the parks and recreational needs of the Lenoir community. The needs assessment analyzes whether those needs are being met and what types of improvements or changes would be beneficial for Lenoir. Existing parks and recreation opportunities are analyzed in terms of public opinion, the location and quantity of parkland, the quantity of facilities within parks, and natural resources in the City.

The needs assessment is comprised of three parts including demand-based, standards-based, and resource-based assessment The use of multiple assessment methods helps to establish an understanding of key parks and recreation needs and inform Plan recommendations to address those needs.

Demand-Based Assessment

The needs assessment starts with a demand-based assessment. The assessment includes an analysis and summary of public feedback to identify what the community wants and expects from the parks and recreation system. These community comments are then compared to the existing conditions of the parks and recreation system.

Standards-Based Assessment

The standards-based assessment then analyzes parkland acreage, park location and amenities. This information is compared to the needs and location of current populations and future growth areas. This is used to determine an appropriate target level of service for the Lenoir community and identify surpluses or deficits.

Resource-Based Assessment

Lastly, the resource-based assessment evaluates Lenoir's existing physical, man-made, and natural resources to identify opportunities to leverage for public recreation benefit.



DEMAND-BASED ASSESSMENT

The demand-based assessment is a reflection of the community's needs, as expressed by residents during multiple public engagement opportunities. Community engagement included multiple Steering Committee meetings, stakeholder listening sessions, and an online public survey to gather input. The following pages present highlights from community input. It is important to remember that highlights are presenting varying opinions from Lenoir residents and/or park users and may differ between the various engagement opportunities and questions. Additional public engagement information, such as advertisements and complete survey questions, can be found in Appendix B as part of the public engagement information.

Public Engagement:

Several hundred participants provided feedback during a series of engagement events that included parks and recreation activities and information. Upon consideration of the existing parks and recreation system, participants were asked to explain their thoughts and desires for change and/or improvements to the system as a whole. The following are key themes that were identified during these meetings, many of which were reiterated by multiple participants.

Desires:

- Expanded Trails and Greenways
- Indoor Recreation Center
- Skate Park
- Family-Friendly, Multi-Generational Spaces
- More Sports Facilities
- Space for Food Trucks and Events
- Dog Park
- Greater Diversity of Activities
- Wi-Fi in Parks
- Additional Picnic Areas
- Locations that include live, work, and play opportunities

Issues/Concerns:

- Insufficient Lighting
- Accessibility Concerns
- Lack of Community Awareness
- Difficult to Locate Parks
- Maintenance of Existing Recreation Facilities

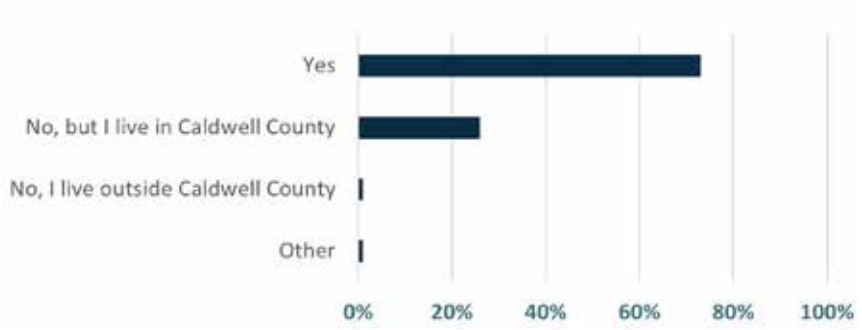


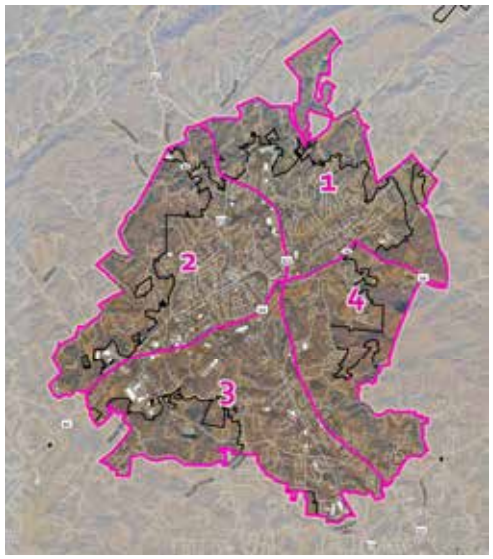
PUBLIC SURVEY

A 21-question public survey was conducted during the planning process to gather input from a wide range of Lenoir citizens and stakeholders. The survey was open from October 2024 to February 2025 and received 179 responses.

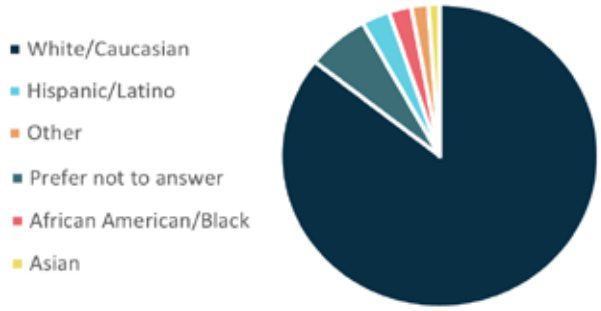
The majority of survey respondents (73%) are current residents of Lenoir, while (25%) live in Caldwell County. The largest number of respondents live in areas 1 and 2 on the map below, but every area had at least some representation in the survey results.

Are you a current resident of Lenoir?

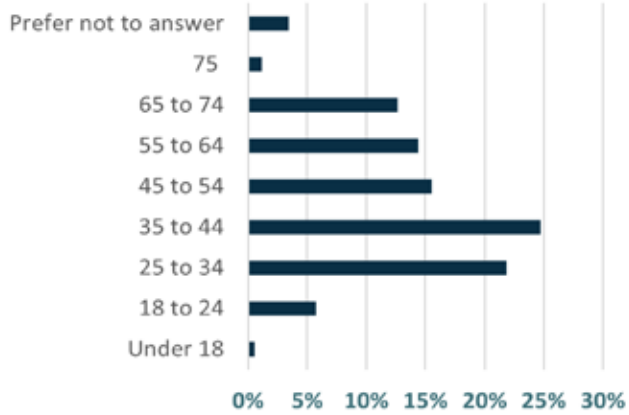




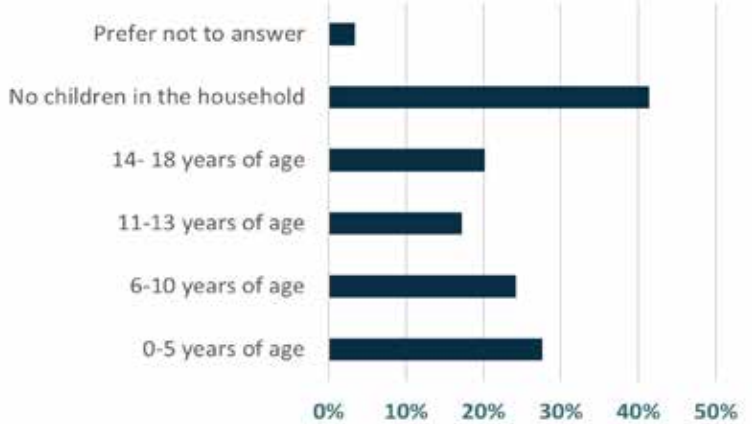
Which best describes your race/ethnicity?



What is your age?



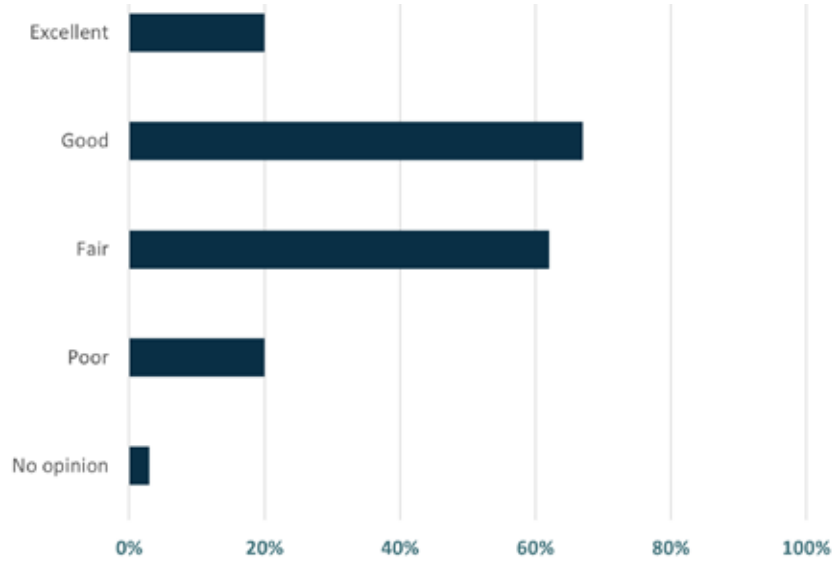
Which youth age groups are represented in your household?



Quality of Parks and Recreation Amenities

When asked to describe the quality of Lenoir's parks and recreation amenities, most respondents rated them as 'Good' or 'Fair.' While some considered them 'Excellent,' a smaller portion rated them as 'Poor,' suggesting opportunities for enhancements to better meet community needs.

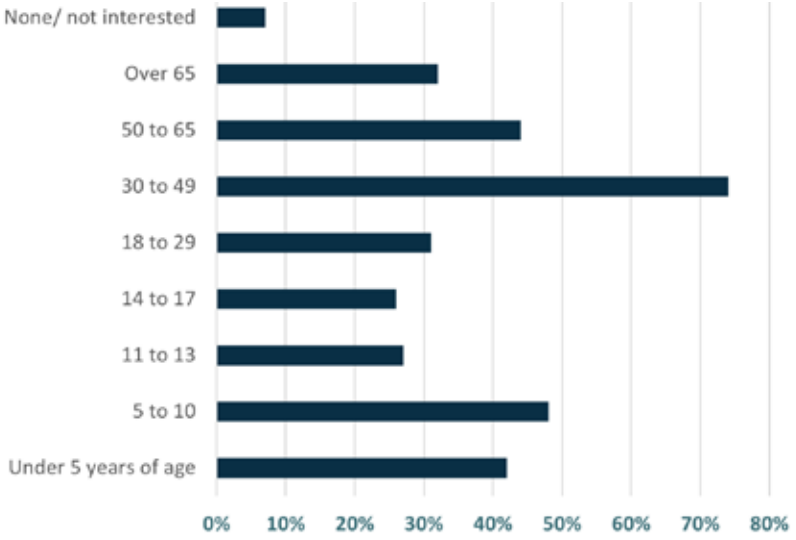
How would you rate the parks and recreational opportunities in the City of Lenoir?



Recreation Program Interests by Age Group

Survey respondents showed the highest interest in recreation or leisure programs for the 30-to-49 age group, suggesting that working-age adults and parents are the most engaged participants. Additionally, there is strong interest in programs for children under 10 and adults over 50, emphasizing the need for multigenerational offerings. Meanwhile, lower interest from young adults (18-29) and teenagers (14-17) may indicate a programming gap that could be addressed through targeted initiatives for these age groups.

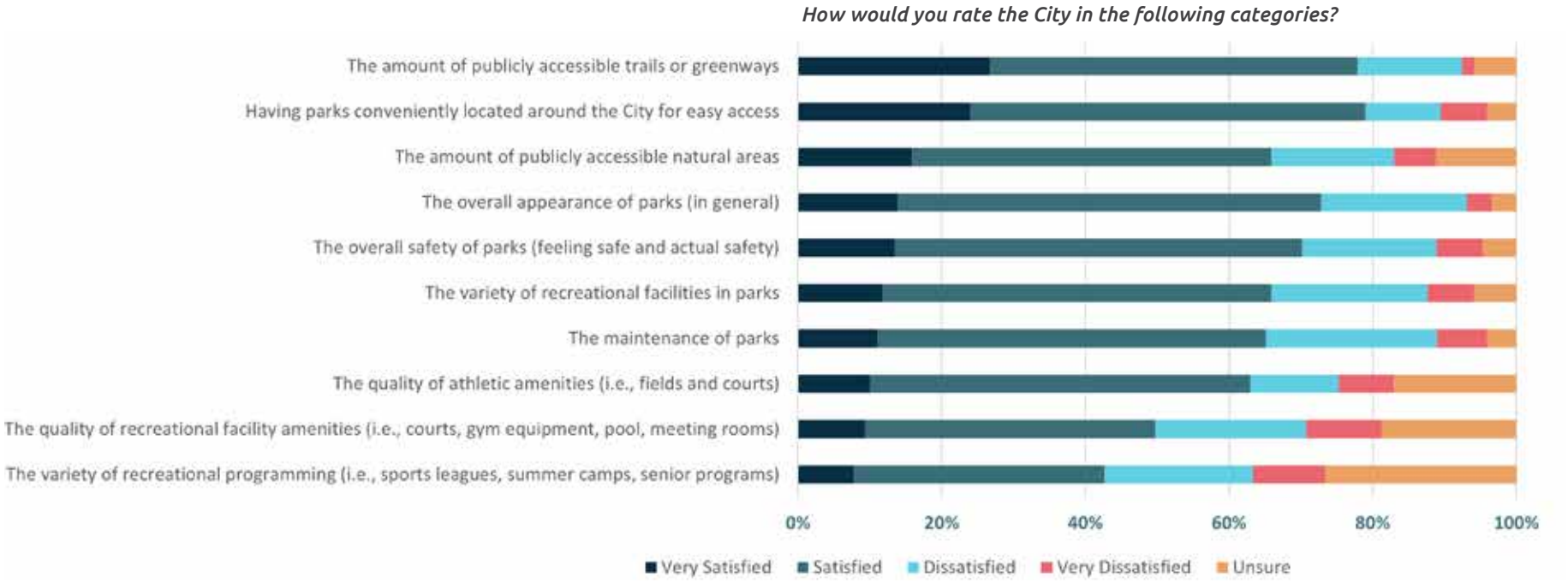
Which age groups in your household would be interested in participating in a City of Lenoir recreation or leisure program?



Community Satisfaction with Parks and Recreation

Survey respondents were generally satisfied with the City's parks and recreation amenities, especially regarding park maintenance, accessibility, and appearance. The highest satisfaction levels were accessibility of trail and greenways, along with the convenient location of parks around the city.

Lower satisfaction was reported for the quality of recreational facilites amenities, and the variety of recreational programming.

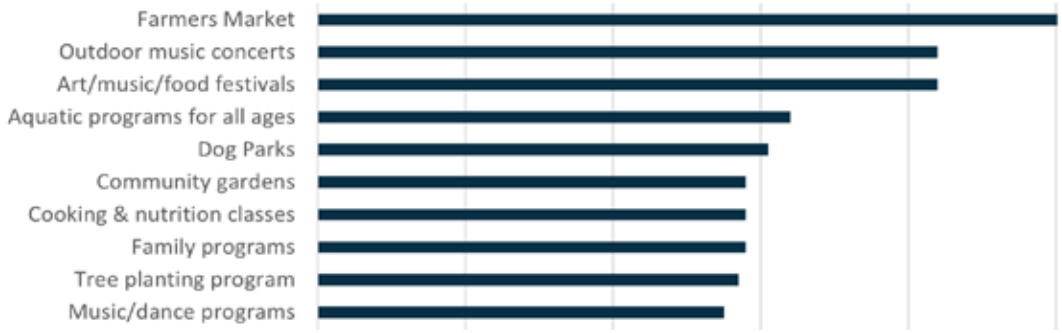


Community Interest in Recreation Programs

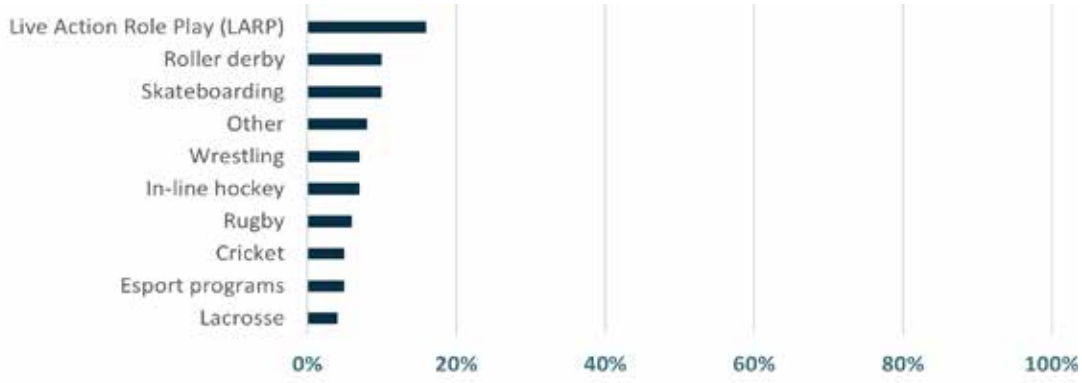
Out of the 52 program options, the programs with the highest level of intrest by survey respondents included community-ordiented events and festivals, multigenerational facilites and programs, along with arts and cultural programs. These preferences reflect a community inclination toward wellness, cultural enrichment, and outdoor activities.

Mid-level interest (not depicted) was observed for programs like fitness classes, guided nature walks, and swim lessons, indicating a consistent interest in both active and educational opportunities. On the other end of the spectrum, the bottom 10 programs included more specialized athletics and recreation programs. Overall, the results highlight a strong interest in inclusive, community focused, and wellness based programs.

In which of these programs would you and your household members of any age be MOST INTERESTED in participating?



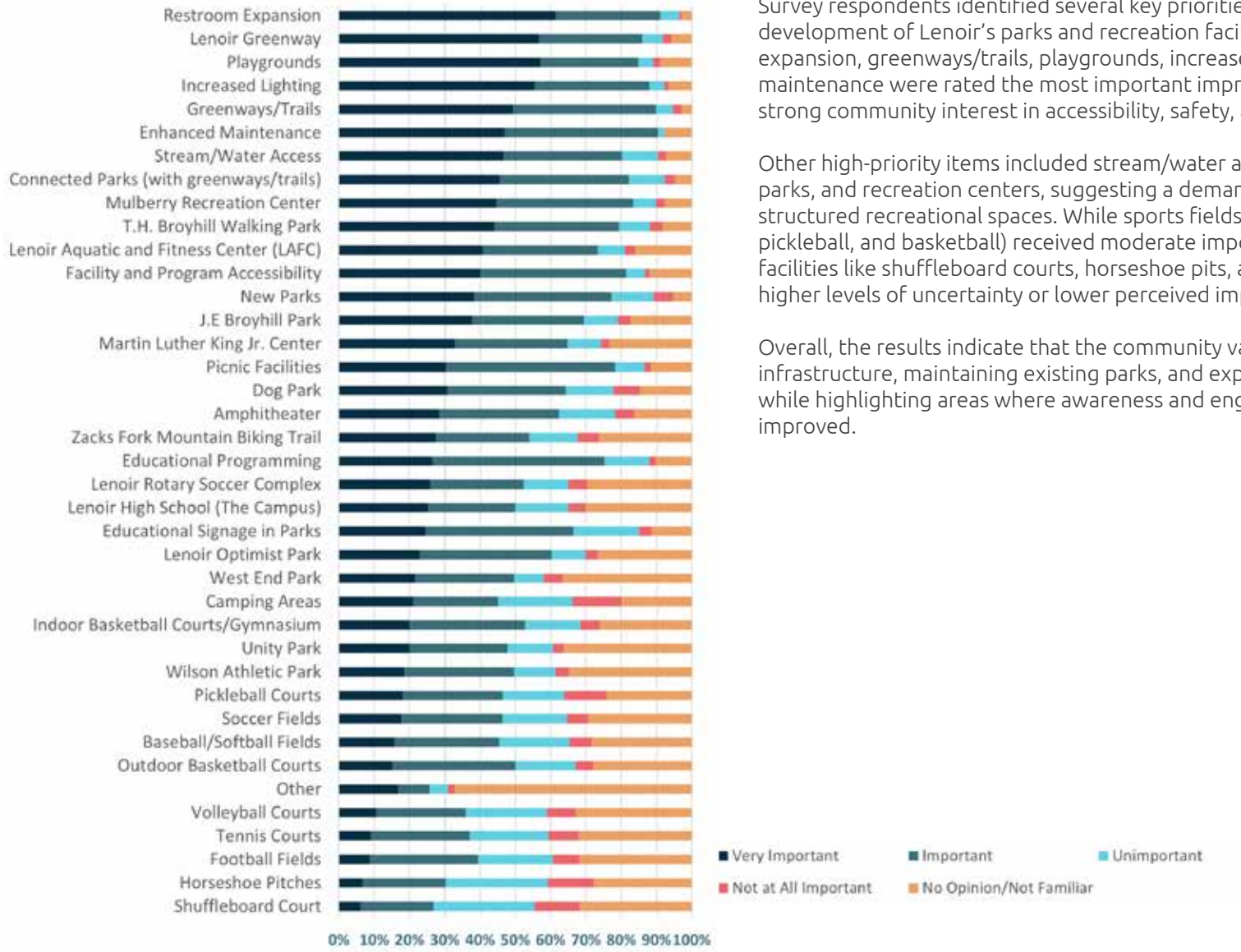
**Top 10 Most Preferred Programs*



**Bottom 10 Least Preferred Programs*

Priorities for Parks and Recreation Facility Improvements

The Lenoir Parks and Recreation Department is establishing priorities to direct future departmental actions. How important is it for Lenoir to consider adding or expanding the facilities listed below?



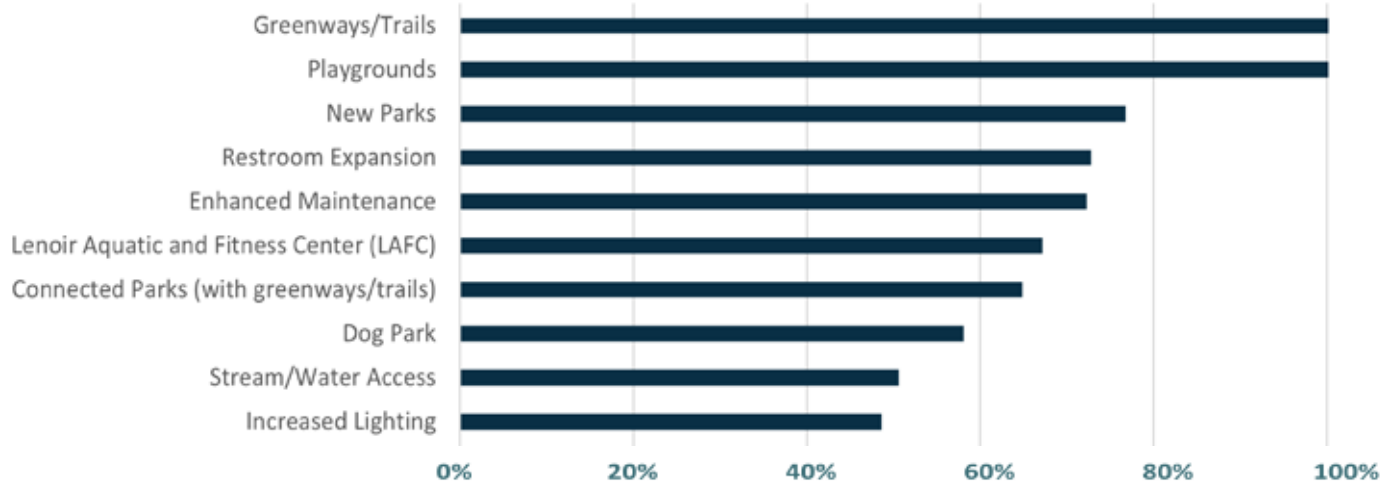
Survey respondents identified several key priorities for the future development of Lenoir's parks and recreation facilities. Restroom expansion, greenways/trails, playgrounds, increased lighting, and enhanced maintenance were rated the most important improvements, reflecting a strong community interest in accessibility, safety, and overall park usability.

Other high-priority items included stream/water access, connected parks, and recreation centers, suggesting a demand for both natural and structured recreational spaces. While sports fields and courts (e.g., soccer, pickleball, and basketball) received moderate importance ratings, certain facilities like shuffleboard courts, horseshoe pits, and tennis courts had higher levels of uncertainty or lower perceived importance.

Overall, the results indicate that the community values enhancing infrastructure, maintaining existing parks, and expanding connectivity, while highlighting areas where awareness and engagement could be improved.

Top Priorities for Future Park Improvements

Which THREE facilities/amenities above are the MOST important to you for the City to focus on within the next five years?



** Top 50% Rated Facilities and Amenities*

Out of the 54 facility and amenity options presented in the survey, about 50% of the respondents prioritized expanding the greenways/trails network, maintaining playgrounds, developing new parks, and renovating the infrastructure at existing parks. (e.g., restrooms, lighting). (See graph above for top-ranking options.) Many of these elements have received strong support in other questions signaling a focus on connectivity, outdoor recreation, and well maintained public spaces.

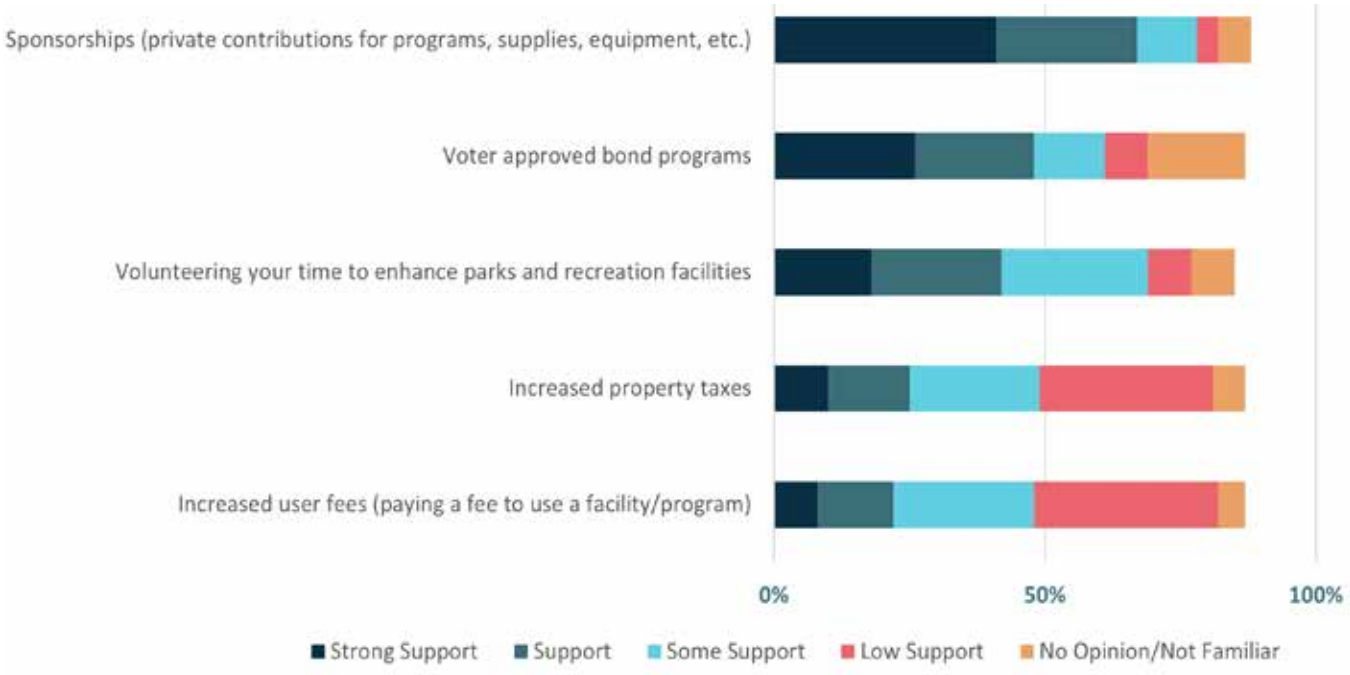
Amenities receiving less than 50% support (not depicted here) included more structured athletic facilities such as tennis courts, outdoor basketball courts, and certain named parks. While these may still serve specific user groups, they appear to be lower priorities at this time.

Overall, the responses emphasize the importance of investing in recreational infrastructure, maintenance, and natural connections to create a more accessible and vibrant parks system for all residents.

Support for Funding Options to Maintain Parks and Amenities

The City may need additional funding and support to improve the parks and recreation system. When shown a variety of options, survey respondents expressed the strongest support for sponsorships and private contributions, followed closely by voter-approved bond programs. Volunteering time to enhance parks and recreation facilities also received broad support, indicating a community willing to contribute through service. In contrast, there was noticeably lower support for increased property taxes and user fees, both of which saw higher levels of opposition. Overall, the community favored funding strategies that minimize direct financial burdens on residents.

In order to develop and maintain the park and recreation facilities/amenities you have suggested, how strongly would you support EACH of the funding options listed below?



STANDARDS-BASED ASSESSMENT

The standards-based assessment analyzes parkland in terms of acreage, location, and number of park facilities. It identifies the current level of service and whether it is meeting the community's needs. Levels of service represent a specific acreage of parkland or number of facilities needed per given population.

The National Recreation and Park Association (NRPA) publishes their Agency Performance Review annually. It presents data and insight from over 1,000 parks and recreation agencies around the country. This information was referenced throughout the standards-based assessment as a baseline comparison.

Three types of standards were examined in this assessment: acreage, location, and facilities.

Acreage Level of Service

The acreage level of service defines the quantity of parkland acreage as a ratio to population. The results are expressed as park acreage per 1,000 residents. The analysis examines whether there is sufficient parkland for residents today and in the future.

Spatial Level of Service

The spatial level of service looks at the location and distribution of different park types to identify underserved areas and where new parks may be needed.

Facility Level of Service

The facility level of service defines the number of park facilities needed to meet the community's recreational needs. Standards are expressed as a ratio of facility per population size (e.g., one baseball field per 2,000 residents).



Acreage Level of Service

The City's park system is composed of various park types that serve different recreational needs. Pocket parks, neighborhood parks, and community parks—collectively referred to as close-to-home parks—provide recreational opportunities for nearby residents. Regional parks serve a larger population, while greenways and linear parks offer passive recreation and connectivity throughout the community. Special use parks accommodate specific activities, such as sports complexes or other specialized recreational facilities.

As of 2025, the City has 295 acres of total parkland, with 130.5 acres designated as close-to-home parks and 164.5 acres allocated to regional, greenway, and special use parks. According to the 2024 NRPA Agency Performance Review, the median community with less than 20,000 people had 12.6 acres of parkland per 1000 residents. Lenoir's current level of service is 16.1 acres per 1,000 residents, which is above the national median; however, the distribution of parkland among different park types is uneven, leading to shortages in some categories. (see Figure 5 on next page).

Based on the proposed target level of service, there are existing deficiencies in pocket and neighborhood parks. These deficiencies will grow by 2035 if no additional parkland is added. Community parks, however, exceed the 2025 and 2035 targets. Based on the large amount of community parkland, it is important that these areas are developed to best serve the community so as to help offset the impact of insufficient acreage in other categories.

By 2035, with a projected population of approximately 19,000 residents, the City's recommended park acreage is 223.3 acres across all park classifications. Neighborhood parks and pocket parks should be prioritized, particularly in areas experiencing growth and new development. While the City has an extensive system of regional and special use parks, the addition of smaller, accessible parks with amenities such as playgrounds, basketball courts, and seating areas will help ensure a well-balanced mix of recreational opportunities for all residents.

Greenways and linear parks also play a critical role in enhancing connectivity between neighborhoods and parks. While there is no set standard for the level of service for greenways, expanding these areas can improve access to parks, provide opportunities for walking and biking, and integrate natural open spaces into the community. If strategically located and developed, these corridors can further enhance the City's park network and provide additional recreational opportunities.

Based on the NRPA 2024 Agency Performance Review, cities of similar size typically have between 6 and 20.9 acres of parkland per 1,000 residents, with a median of 12.6 acres. While the city is currently above the median, efforts should focus on ensuring equitable distribution of parkland to meet community needs and enhance access to recreation for all residents.

National Recreation & Park Association 2024 Agency Review

Total Parkland per 1,000 Residents (communities under 20,000 people):

- Lower Quartile = 6.0 acres/1,000 people
- Median = 12.6 acres/1,000 people
- Upper Quartile = 20.9 acres/1,000 people

** Source: https://www.nrpa.org/siteassets/research/2024-agency-performance-review.pdf*

Figure 5. Parkland Acreage Level of Service

Park Classification	Existing Level of Service (LOS)			Recommended Level of Service (2025)				Recommended Level of Service (2035)	
	Existing Acreage (2025)	Current LOS (based on 18,301 population)		Recommended Target LOS (2025 based on 18,301 population)		2025 Recommended Acreage	Surplus/ Deficit Acreages (2025)	2035 Recommended Acreage (based on 19,000 pop.)	Surplus/Deficit Acreages (2035)
Close-to-Home Parks									
Pocket Parks	0	0.00	Ac/1,000 Residents	0.25	Ac/1,000 Residents	4.6	-4.6	4.8	-4.8
Neighborhood Parks	18.8	1.0	Ac/1,000 Residents	2	Ac/1,000 Residents	36.6	-17.8	38.0	-19.2
Community Parks	111.7	6.1	Ac/1,000 Residents	5	Ac/1,000 Residents	91.5	20.2	95.0	16.7
Close-to-Home Parks Subtotal	130.5	7.1	Ac/1,000 Residents	7.25	Ac/1,000 Residents	132.7	**-2.2**	137.8	**-7.3**
Other Parks									
Regional Parks	85.5	4.7	Ac/1,000 Residents	4.5	Ac/1,000 Residents	82.4	3.1	85.5	0.0
Greenways/Linear Parks	66.8	3.7	Ac/1,000 Residents	Varies		N/A	N/A	N/A	N/A
Special Use Parks	12.2	0.7	Ac/1,000 Residents	Varies		N/A	N/A	N/A	N/A
Other Parks Subtotal	164.5	9.0	Ac/1,000 Residents	Varies		N/A	N/A	N/A	N/A
All Park Types	295.0	16.1	Ac/1,000 Residents	11.75	Ac/1,000 Residents	215.0	80.0*	223.3	71.8*

**The bottom row includes all park types and an overall recommended level of service of 11.75 acres of parkland per 1,000 residents. The total 2025 and 2035 surplus and deficit calculations are based on all park types combined (e.g., 295.0 existing acres - 215.0 recommended acres in 2025 = 80.0 surplus acres).*

Negative numbers indicate acreage deficits.

SPATIAL LEVEL OF SERVICE

Access to Neighborhood Parks

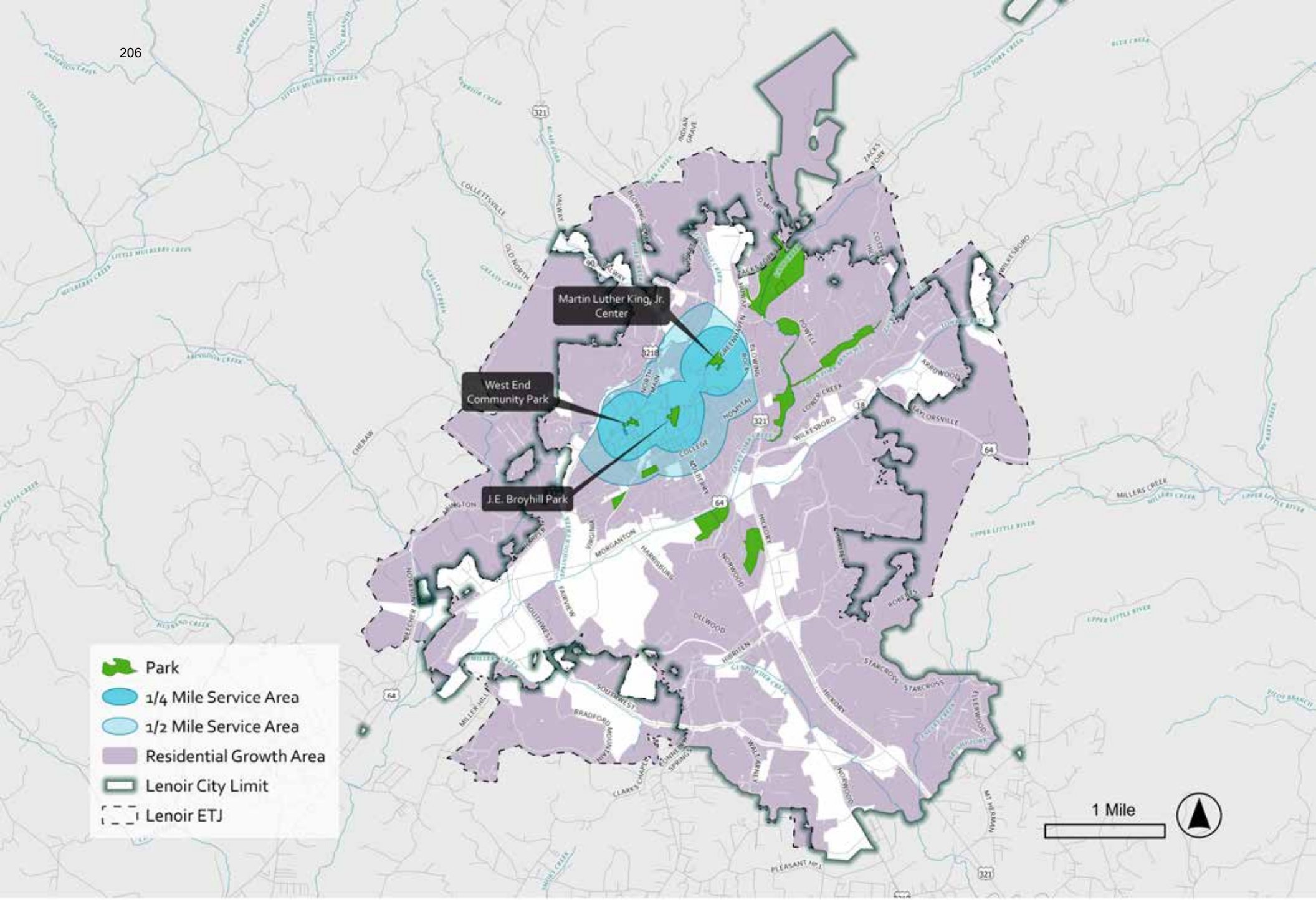
Pocket parks typically serve residents within a ¼-mile area, while neighborhood parks accommodate residents within a ¼-mile to ½-mile radius. These parks provide daily recreational opportunities and are often accessed by foot or bike. The ¼-mile service area equates to approximately a 5-minute walk, while the ½-mile radius corresponds to a 10-minute walk. To ensure accessibility, pocket and neighborhood parks should be located away from major roadways and should not require residents to cross busy streets or highways.

Map 17 illustrates the service areas of existing neighborhood parks in Lenoir. Service areas are clipped where major roadways, rivers, or other natural features create barriers that limit pedestrian access. The analysis indicates that while some areas in Lenoir benefit from nearby neighborhood parks, large portions of the City—particularly in residential growth areas—lack access to pocket and neighborhood parks.

Existing parks, such as West End Community Park, J.E. Broyhill Park, and the Martin Luther King, Jr. Center, provide valuable recreational amenities within their respective service areas. However, significant coverage gaps remain in several neighborhoods where residents do not have nearby walking/biking access to neighborhood parks. The City does have a variety of community parks that could serve as a local park for nearby residents. As long as the community park is appropriately programmed with amenities that serve daily recreation needs and if residents can walk and/or bike safely to it within 1/2 mile.

As Lenoir continues to experience residential growth, adding new pocket and neighborhood parks within areas of need should take prioirty. These areas of need include areas that are not currently serviced with appropriate parks. To ensure that all residents can conveniently access recreation opportunities, improvements to the sidewalk and trail network should focus on providing safe, walkable, and bikeable routes within a 1/2 miles radius, regardless of park classification.





Map 17. Service Area of Neighborhood Parks

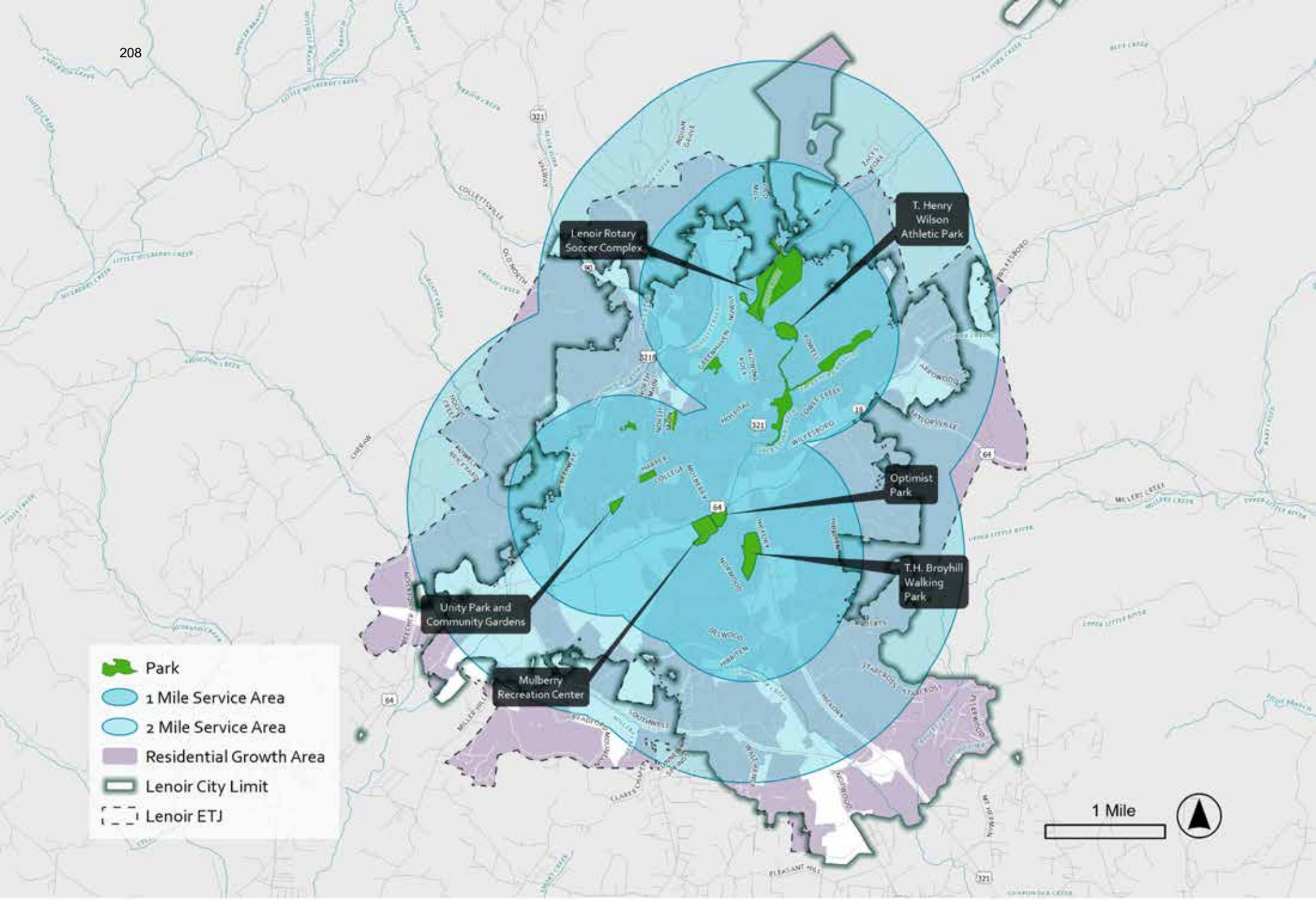
Access to Community Parks

Community parks are larger parks designed to serve multiple neighborhoods, offering a wider range of recreational amenities compared to neighborhood parks. These amenities often include playgrounds, picnic pavilions, athletic fields, basketball and tennis courts, trails, swimming pools, and splash pads. Since they provide more diverse recreational opportunities, residents are generally willing to drive to access these parks.

Map 18 illustrates a 1- to 2-mile service area around existing community parks in Lenoir, showing areas that benefit from proximity to these larger recreational spaces. While several parks serve a broad portion of the community, gaps remain on the periphery of the City and ETJ where residents lack access to a nearby community park.

Key parks such as Lenoir Rotary Soccer Complex, T. Henry Wilson Athletic Park, Lenoir Optimist Park, T.H. Broyhill Walking Park, Unity Park, Community Gardens, and Mulberry Recreation Center provide important recreational amenities within their respective service areas. The vast majority of the community is within the 2-mile service area of existing community parks, with only a few portions of the City not meeting this threshold. When overlaid with residential growth areas, the southeastern and western portions of Lenoir show the greatest need for expanded community park services. As these areas continue to develop, the City should consider opportunities to establish new community parks or expand existing ones to provide equitable access to recreational facilities.





Map 18. Service Area of Community Parks

Access to Regional Parks

The Zacks Fork Mountain Bike Trail is the only regional park in Lenoir, with three miles of mountain bike trails winding throughout over 85 acres of woodlands. Due to its size and amenities, it has a large service area that includes the entirety of the City, and possibly the surrounding region. As the service area includes the entire City, it is not mapped in this Plan.



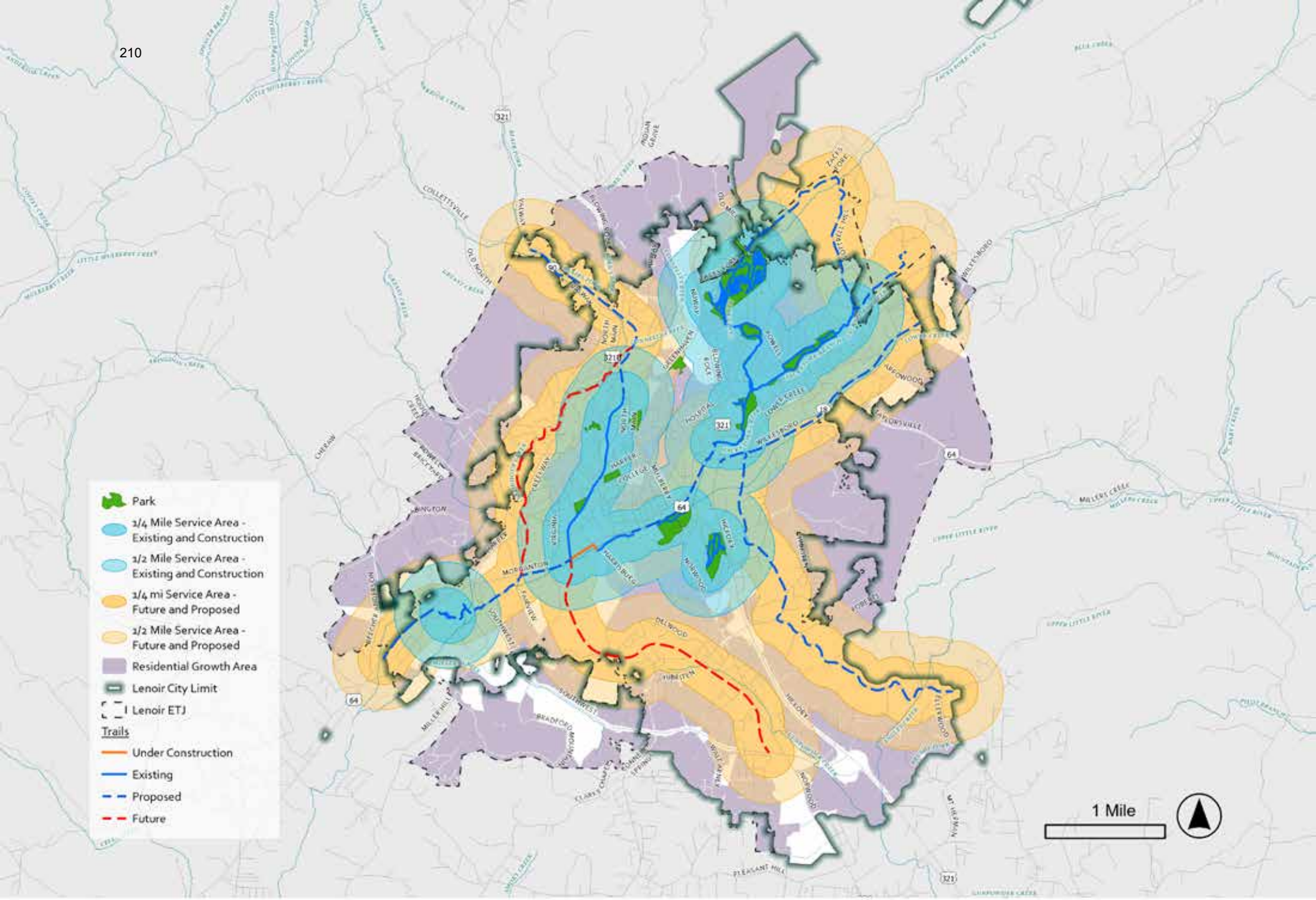
Access to Trails

Similar to pocket and neighborhood parks, trails are often accessed by foot or bike and serve as vital community connectors. As such, they typically share the same service area as pocket and neighborhood parks—approximately ¼- to ½-mile. Trails provide both recreational and transportation benefits, encouraging active lifestyles while linking parks, neighborhoods, and key destinations.

Map 19 illustrates existing, proposed, and future trail corridors across Lenoir, highlighting ¼-mile and ½-mile service areas to show the extent of current and planned access. Existing trails provide connectivity along natural corridors, such as greenways and floodplains, but gaps remain, particularly in residential growth areas where additional trails are needed to improve access.

Currently, trails are concentrated along key corridors. To enhance connectivity, future trail development should focus on linking residential areas, parks, and community destinations. Expanding the trail system in underserved areas will provide alternative transportation routes by improving walkability and bikability, which will ultimately increase residents access to the outdoors.

**Map 19 illustrates existing, proposed, and future trail corridors across Lenoir, highlighting ¼-mile and ½-mile service areas to show the extent of current and planned access. Future trails refer to the Overmountain Victory National Historic Trail (OVNHT), a federally-led project outside City control, while proposed trails represent City-owned, built, and maintained projects.*



Map 19. Service Area of Trails

Facility Level of Service

In addition to evaluating parkland, it is important to assess the types of recreation facilities available to residents. The Facility Level of Service table provides an overview of existing facilities in Lenoir and compares them to recommended levels of service. The 2024 NRPA Agency Performance Review provides comparison data for the prevalence for outdoor park and recreation facilities per population. The facility target levels of service were determined through a baseline comparison of the 2024 NRPA Agency Performance Review results for communities with less than 20,000 people. Targets were then tailored to Lenoir based on community input, goals, and an understanding of parkland and staffing opportunities and challenges. These targets help identify current gaps and future needs as the City grows.

Currently, Lenoir has deficiencies in several key facilities, including:

- Dog Park
- Playgrounds
- Splash Pad/ Water Feature

Based on limited projected population growth, deficits are projected to remain the same in 2035.

To meet future needs, the city should prioritize adding a dog parkplaygrounds, while also enhancing existing facilities to improve access and quality. Expanding trail connections and ensuring well-distributed recreation amenities across all neighborhoods will help provide equitable access to parks and facilities for all residents. The City recently made an improvement in addressing these deficiencies by building a splash pad. Constructing a second splash pad/water feature would fulfill the City's goal of having two.



Figure 6. Facility Level of Service

		Current Available	Current LOS (1 Facility per # Residents)	Target LOS (Per Residents)	2025 Need (based on 18,301 pop.)	2025 Deficit or Surplus	2035 Need (based on 19,000 pop.)	2035 Deficit or Surplus	Cities less than 20,000**
Active	Baseball/Softball Fields	11	1,664	1 per 2,000	10	1	10	1	1 per 1,833
	Basketball Courts (indoor/outdoor)	9	2,033	1 per 4,000	5	4	5	4	1 per 4,366
	Disc Golf	1	18,301	1 per city	1	0	1	0	1 per 11,079
	Fitness Equipment	2	9,151	1 per city	1	1	1	1	1 per 8,233
	Rectangular Fields (soccer, football)	10	1,830	1 per 2,500	8	2	8	2	1 per 2,493
	Pickleball Courts	10	1,830	1 per 3,500	6	4	6	4	1 per 3,390
	Skate Park	1	18,301	1 per city	1	0	1	0	1 per 11,284
	Tennis Courts	4	4,575	1 per 5,000	4	0	4	0	1 per 3,074
	Trails (miles)*	16.1	1,137	1 per 1,500	12.2	3.9	12.7	3.4	Median 4.5 total miles
	Volleyball Courts (indoor/outdoor)	3	6.100	1 per 10,000	2	1	2	1	1 per 9,250
Passive	Amphitheater/Outdoor Event Space	3	6,100	1 per city	1	2	1	2	1 per 2,769
	Dog Park	0	0	1 per city	1	-1	1	-1	1 per 10,327
	Picnic Pavilions	8	2,288	1 per 3,000	7	1	7	1	
	Picnic Facilities (e.g., tables)	7	2,614	In all publicly accessed parks	In all publicly accessed parks	6	In all publicly accessed parks	6	
	Playgrounds	7	2,614	1 per 2,000	10	-3	10	-3	1 per 1,990
Aquatic	Swimming Pool/Aquatic Center	2	9,151	1 per city	1	1	1	1	Pool: 1 per 9,500 Center: 1 per 12,618
	Splash Pad	1	18,301	1 per 12,000	2	-1	2	-1	1 per 12,756
Misc.	Recreation Center	4	4,575	1 per 12,000	2	2	2	2	1 per 9,685
	Park Restrooms	9	2,033	Where feasible	Where feasible	Varies	Where feasible	Varies	

** Deficits based on currently developed currently developed trails*

*** Trends from 2024 NRPA Agency Performance Review for cities less than 20,000 people*

RESOURCE-BASED ASSESSMENT

The resource-based assessment is the third analysis for the needs assessment. This exercise recognizes key physical, man-made, or natural resources within the community that may provide potential recreational opportunities. These areas can either support active recreational pursuits or provide opportunities for passive enjoyment. The following areas have potential to be further leveraged for recreation or open space preservation.

Extend the Greenway in the Floodway

Lenoir's floodway presents a unique opportunity to expand its greenway system, transforming underutilized land into a scenic and functional recreational corridor. By leveraging the natural landscape, the City can enhance pedestrian and bike connectivity, reduce flood-related impacts, and create a more resilient, accessible public space. The greenway extension can serve as both an ecological buffer and a recreational destination, benefiting residents and visitors alike.

Enhancing Interaction with Nature

Existing amenities like the butterfly garden and master gardeners program already support environmental education and habitat preservation. Expanding trail connections to creeks, enhancing fishing access, and incorporating more interpretive signage can strengthen the City's relationship with nature while promoting conservation and outdoor engagement.

Maximize the Use of Existing Parks

Lenoir's existing parks serve as essential community gathering spaces, but many remain underutilized due to outdated amenities and limited programming. By enhancing facilities, introducing diverse activities, and promoting year-round engagement, the City can transform its parks into dynamic public spaces that serve a broader population. A focus on inclusivity and accessibility will help all residents benefit from these improvements.

Topography

Lenoir's natural topography presents both opportunities and challenges for park development and accessibility. J.E. Broyhill Park, situated on hilly terrain, poses difficulties for trail accessibility and requires strategic grading to improve walkability. Similarly, West End Community Park faces elevation changes that limit usability for residents with mobility challenges. Addressing these issues through ADA-compliant pathways and erosion control measures can enhance accessibility and create more welcoming spaces.



SUMMARY OF NEEDS

Through the needs assessment and public engagement process, the need for additional distribution of parkland, increased connectivity, new and improved facilities, and expanded recreational programs were identified.



Parkland Acreage and Development

- Additional close-to-home parks to address service area gaps in areas with residential growth.
- Maximizing the use of existing parks through upgrades and better amenities.



Park Facilities

- Addressing shortages in sports fields, and playgrounds.
- Adding a dog park to meet public demand.
- Expanding restrooms and picnic facilities for better visitor experience.
- Enhancing aquatic and fitness facilities to encourage year-round recreation.
- Maintenance of existing parks and recreation facilities.



Parkland Access and Connectivity

- Improved sidewalks and trails for better walkability and bikeability.
- Connecting parks with greenways and safe pedestrian pathways.
- Expanding Lenoir Greenway to create a more accessible and continuous trail network.
- Prioritizing park additions in underserved neighborhoods.



Recreational Programs

- Expanding youth and senior programming to serve all age groups.
- Offering community events, including farmers' markets, concerts, and festivals.
- Introducing nature and fitness programs to promote active lifestyles.
- Supporting inclusive and adaptive recreation for diverse needs.





04 RECOMMENDATIONS

RECOMMENDATIONS

PARKS & RECREATION MISSION

The mission of the Lenoir Parks and Recreation Department is to provide high-quality recreational and leisure experiences that enhance the health, well-being, and quality of life for all residents and visitors. The Department is committed to exceptional customer service and the stewardship of public spaces.

PARKS & RECREATION VISION

Lenoir envisions a connected, inclusive, and vibrant parks and recreation system that celebrates its natural assets, promotes active lifestyles, and fosters a strong sense of community. The system will offer diverse recreation opportunities that meet the evolving needs of all ages and neighborhoods, while supporting environmental sustainability and equitable access.

SYSTEM-WIDE RECOMMENDATIONS

These recommendations apply broadly across all parks and recreational facilities. They guide citywide maintenance standards, policies, and funding strategies to keep the system thriving. By addressing signage, partnerships, trails, and access, they help create a connected and resilient park network.

PARK SPECIFIC RECOMMENDATIONS

These actions focus on improvements tailored to individual parks within the community. The table starting on page 84 highlights clear priorities, recommended timeframes, and estimated cost ranges for each project.



SYSTEM-WIDE RECOMMENDATIONS

1: Establish consistent park signage and branding to enhance recognition and accessibility

1.1 Standardize park signage across all locations

- Design a unified signage system for park entrances, wayfinding, and facility rules.

1.2 Integrate City branding elements

- Use consistent logos, colors, and materials to reinforce Lenoir's identity.

2: Ensure regular maintenance of park facilities and green spaces to provide a safe and enjoyable environment

2.1 Develop a cyclical maintenance schedule

- Create and implement a routine plan for landscaping, safety checks, repairs, and seasonal upkeep.

2.2 Address deferred and priority repairs

- Prioritize improvements based on safety, ADA compliance, and community feedback.

2.3 Monitor and track maintenance using centralized tools

- Use software or reporting systems to track maintenance issues and completion timelines.

3: Secure funding sources to support park development, upgrades, and ongoing operations

3.1 Pursue public and private grant opportunities

- Apply for available state and federal grants.

3.2 Explore alternative funding strategies

- Consider bond issuance, sponsorships, and public-private partnerships.



4: Foster partnerships with local organizations, businesses, and stakeholders to strengthen community engagement and resources

4.1 Partner with schools, nonprofits, and civic groups

- Coordinate shared facility use, events, and programming.

4.2 Develop volunteer-based support networks

- Establish "Friends of the Park" or similar groups for cleanups and stewardship.

4.3 Facilitate ongoing stakeholder meetings

- Engage community leaders in regular check-ins to identify joint initiatives.

5: Encourage developer-driven park creation in new residential areas to integrate recreational spaces within growing communities

5.1 Provide design guidance for open space in new developments

- Require usable, accessible park spaces to be integrated into new residential developments.

5.2 Prioritize growth areas for new park investments

- Focus on expanding access in underserved or newly developing parts of Lenoir.

6: Explore the addition of hiking, walking, and/or mountain biking trails on the Zack's Fork Watershed Property

6.1 Assess feasibility of low-impact trails and partnership opportunities

- Study topography, safety, and partnership compatibility with ongoing City operations.

6.2 Design natural surface trails with interpretive features

- In addition to trail usage, offer passive informational activities such as birding or nature viewing.

7: Explore opportunities for community gathering spaces in the Whitnel Neighborhood



7.1 Explore opportunities to create community gathering spaces that are not necessarily City-owned or maintained

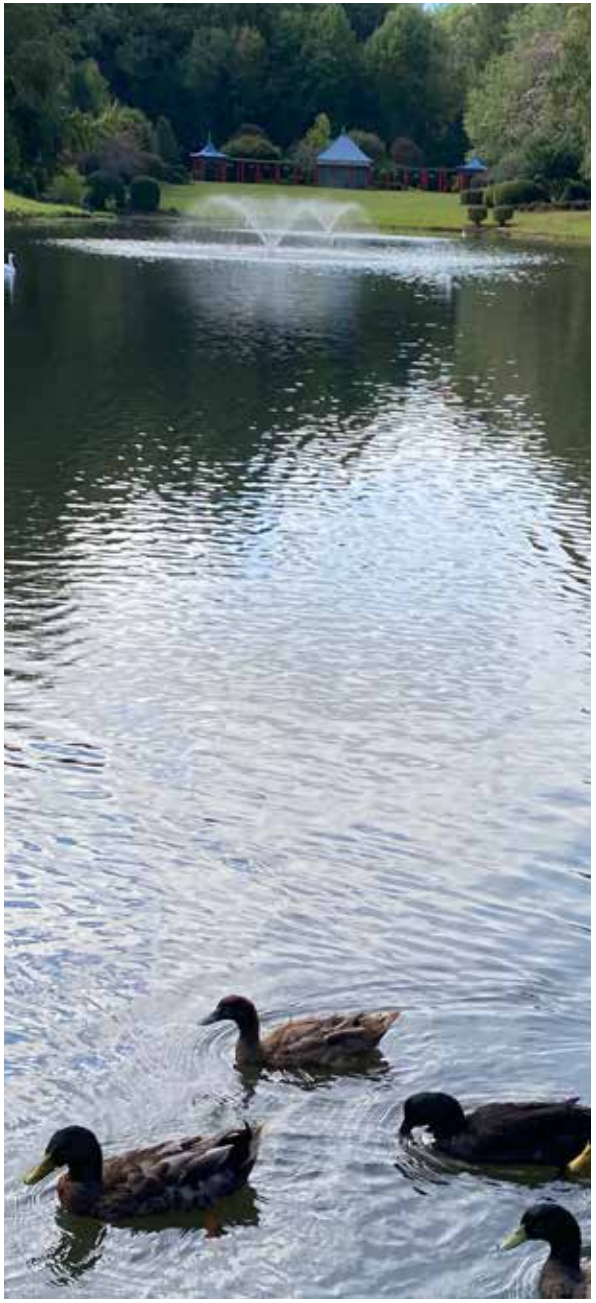
- Discuss partnership opportunities with churches, schools, and other organizations that have open space, playgrounds, or land in the Whitnel neighborhood to encourage these spaces to be available for the public to enjoy.
- Work with developers to include open space in their residential developments that are privately managed and may be available for both residents of the development and for the community overall.
- Assess remainder property from road widening projects that may be suitable for open space and incorporated into new housing projects.

7.2 Provide signage or support improvements as needed

- Assist with volunteer coordination for minor improvements or wayfinding to welcome public users.

7.3 Promote as part of the larger park system

- Include in park maps, online listings, and public communication to inform the community of the available amenities.



IMPLEMENTATION

High-Priority Needs

This Plan outlines the most urgent parks and recreation needs in Lenoir, based on public feedback, site assessments, and City staff priorities. These high-priority items reflect community expectations for improved access, safety, amenities, and quality of life. Focusing investment on these areas will help guide future park upgrades and increase the City's competitiveness for grant funding.

New facilities needed based on community input	New facilities needed based on level of service	Upgraded facilities needed based on existing condition
1. Splash pad/ Water feature in the downtown area 2. Dog park 3. Greenway extension 4. Public restrooms 5. Playgrounds	1. Greenway extension 2. Playgrounds 3. Dog park 4. Splash pad/ Water feature 5. ADA accessibility improvements	1. Overall maintenance 2. Bathroom renovations 3. Playground upgrades 4. Lighting and safety features 5. Trail surface repairs

Top 6 Cumulative Facility Needs in Lenoir
1. Overall maintenance – Prioritize safety, cleanliness, and general park upkeep.
2. Greenway extension – Expand trail connectivity Citywide to link parks, schools, and neighborhoods.
3. Playgrounds – Provide inclusive, shaded, and age-appropriate play equipment.
4. Bathrooms – Add and improve public restroom access across the park system.
5. Dog park – Designate a fenced, off-leash area with seating, water access, and waste stations.
6. Splash pad in the downtown area – Introduce a high-visibility, seasonal water feature for children and families.

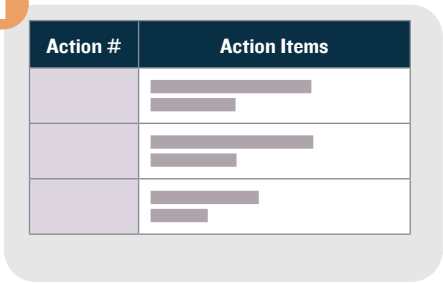
IMPLEMENTATION ACTION PLAN

One of the most important elements of a parks and recreation master plan is having actionable recommendations that clearly outline the initial steps that need to be implemented. The following implementation table provides individual actions that will help achieve the vision established by the community. The table is organized by specific parks that were assessed as part of this project. For each action, an associated time frame for implementation and potential cost ranges are identified to assist with planning and completing the action.

1 ACTION ITEMS

The action items include recommended strategies paired with corresponding action keys. They are developed based on assessments and community input across various topics outlined in this Plan. These action items represent practical strategies that the City can implement to achieve the vision set forth in this Plan.

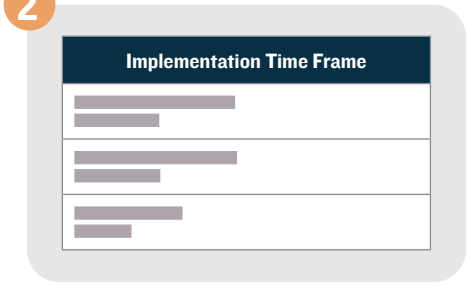
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2 IMPLEMENTATION TIME FRAME

This Plan provide a phased implementation approach to help the City identify achievable actions in the near future and distinguish them from long-term actions that might need extensive studies and preparation. The recommended actions are categorized into the following time frames.

2



Ongoing

Recommendations that are continuously being implemented or should be revisited regularly throughout the life of the recommendation or implementation of the Plan.

Short-Term (I-3 years)

Actions that are typically “low-hanging fruit” or easier to achieve because they do not require a large amount of capital.

Mid-Term (4-6 years)

Actions that may require more planning and capital than the short-term 3-year horizon.

Long-Term (7+ years)

Actions that generally need a large amount of capital, require significant planning and coordination for completion, or other steps must take place before implementation. In some cases, there may be opportunities to make some initial progress in the short- or mid-term.

3 POTENTIAL COST RANGE

Each action item is assigned a rough cost estimate using dollar signs to indicate scale. This helps the City prioritize actions based on available funding and anticipated expenses.

$ – Minimal cost: typically covers maintenance, signage, or small-scale repairs

$$ – Moderate cost: may include minor infrastructure, equipment, or landscaping improvements

$$$ – Significant cost: involves substantial upgrades such as new amenities, facilities, or trail extensions

$$$$ – Highest cost: complex, large-scale projects such as major park renovations, new construction, or multi-phase developments

PARK SPECIFIC RECOMMENDATIONS

Prioritized Action Plan			
#	Action Item	Initiation Time Frame	Potential Cost Range
Lenoir Optimist Park			
1	Use food trucks for concessions instead of permanent facilities.	Short-Term	$
2	Renovate and flood proof the rental building, including using a patio instead of a deck to reduce maintenance needs.	Short-Term	$$$
3	Provide public creek access for recreation.	Short-Term	$
4	Add shade trees and lighting to improve comfort and safety.	Short-Term	$$
5	Explore renting the commercial kitchen to food truck operators.	Medium-Term	$$
6	Improve pedestrian connection to Mulberry Street.	Medium-Term	$$$
7	Screen the public works building with landscaping or fencing.	Medium-Term	$
8	Install consistent entrance signage and adult workout equipment around the walking track.	Medium-Term	$$
9	Create a track around the baseball fields for additional walking opportunities.	Long-Term	$$
10	Add furniture, fixtures, and equipment (FFE) and enhance the parking lot with trees.	Long-Term	$$$
T.H. Broyhill Walking Park			
1	Add colorful landscaping and replace trees with traditional Japanese species.	Short-Term	$
2	Address general maintenance and replace retaining wall where needed.	Short-Term	$$
3	Establish a holiday light walk to attract seasonal visitors.	Short-Term	$
4	Designate the park as an arboretum and manage invasive species.	Medium-Term	$
5	Improve ADA access and entrance signage, and plant trees in the parking area.	Medium-Term	$$
T. Henry Wilson Athletic Park			
1	Complete maintenance tasks and add new shade trees.	Short-Term	$
2	Install entrance signage and increase tree canopy in the parking lot.	Medium-Term	$$
3	Expand the disc golf course and construct new restrooms.	Long-Term	$$$

Prioritized Action Plan			
#	Action Item	Initiation Time Frame	Potential Cost Range
Lenoir Rotary Soccer Complex			
1	Remove overgrown trees and provide creek access.	Short-Term	$
2	Plant trees in the parking area for shade and aesthetics.	Medium-Term	$$
3	Add signage, seating, shade trees, and enhance cell service coverage.	Medium-Term	$$$
4	Better connect the large wooded field and improve its surface.	Long-Term	$$
J.E. Broyhill Park			
1	Open views from Ridge Street by removing selective vegetation.	Short-Term	$
2	Improve entry points, lighting, general maintenance, and reimagine park layout for better use of space.	Medium-Term	$$$
3	Fix sidewalks and resolve ADA accessibility challenges.	Medium-Term	$$$
4	Relocate playground to the hilltop and connect park to fire department with streetscape upgrades.	Medium-Term/Long-Term	$$/$$$
5	Explore new features such as an amphitheater that take advantage of the park's topography.	Long-Term	$$$$
Mack Cook Stadium			
1	Complete construction projects and connect to the Overmountain Victory National Historic Trail greenway.	Short-Term	$$$$
2	Upgrade seating, access, parking, and drainage on College Avenue.	Medium-Term	$$$$
3	Explore new programming to maximize use, and add landscaping, signage, and FFE.	Medium-Term	$$$
Martin Luther King Jr. Center			
1	Enhance landscaping and replace shuffleboard courts with functional uses.	Short-Term	$
2	Conduct general updates and consider adding windows in the weight room.	Medium-Term	$$
3	Update playground surfacing, open up field access, and repurpose the empty courtyard creatively.	Medium-Term	$$$
4	Perform bathroom repairs, shed removal, and improve entrance signage and storage.	Medium-Term	$$$

Prioritized Action Plan			
#	Action Item	Initiation Time Frame	Potential Cost Range
Lenoir Aquatic & Fitness Center			
1	Enhance air circulation to manage humidity and repair leaks in the outdoor pool.	Short-Term	$$$
2	Add outdoor seating, update concrete surfacing, and maximize outdoor area usage.	Short-Term	$$
3	Resurface stained indoor pool and upgrade slippery pool deck.	Medium-Term	$$$$
4	Continue locker room renovations, replace broken equipment, and improve the fitness area.	Medium-Term	$$$
5	Increase natural light in the fitness room, improve signage, repaint, and redesign deck and overlook.	Long-Term	$$$$
6	Add trees in the parking lot and consider converting a portion to pedestrian use.	Long-Term	$$$
Gym & Auditorium at The Campus			
1	Conduct general maintenance for the auditorium and full renovation of the gym.	Short-Term	$$$$
2	Upgrade the parking lot, add signage, landscaping, and new FFE.	Short-Term	$$$
Unity Park & Community Gardens			
1	Enhance parking lot landscaping, surface, and ADA access.	Short-Term	$$
2	Connect to the OVT trail, expand garden infrastructure, and install a pollinator garden.	Medium-Term	$$$
3	Add public art, seating, and relocate ADA entrance to a more accessible location.	Long-Term	$$$$
4	Control invasive species and install educational and entrance signage.	Long-Term	$$$
West End Community Park			
1	Upgrade basketball courts, including new surfacing, backboards, and lighting.	Short-Term	$$
2	Completely redesign layout to cluster elements, increase street presence, and manage drainage.	Short-Term	$$$
3	Add signage, seating, full ADA access, and lighting across the park.	Medium-Term	$$$
4	Repurpose old tennis courts.	Short-Term/ Long-Term	$$/$$$
5	Add parking and remove unnecessary fencing along Willow Street.	Long-Term	$$


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LENOIR CITY COUNCIL
TUESDAY, JULY 15, 2025
6:00 P.M.

PRESENT: Mayor Joe Gibbons presiding. Councilmembers present were Mayor Pro-Tem David Stevens, Jonathan Beal, Ike Perkins, Todd Perdue, Ralph Prestwood, Kimmie Rogers, City Manager Scott Hildebran, City Clerk Shirley Cannon and City 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, Ashley Smith, Downtown Event Coordinator and Public Information/Communication Director Joshua Harris.

ABSENT: Councilmember Crissy Thomas and Economic & Main Street Director Brenda Floyd.

Joel Whitford, McGill Associates was also in attendance.

I. CALL TO ORDER

A. Moment of Silence & Pledge of Allegiance

COMMENTS: 1. On behalf of City Council, Mayor Gibbons thanked Brenda Floyd, Main Street & Economic Development Director, Ashley Smith, Downtown Event Coordinator along with all City staff and others that participated in the Blackberry Festival. He expressed appreciation for everyone's hard work.

SPECIAL RECOGNITION:

B. On behalf of City Council, Mayor Gibbons read and presented a proclamation to Robert Thomas, Jr., Thomas and Means Law Firm, LLP in honor of his 37 years of dedicated and outstanding service to the Lenoir Police Department. Mayor Gibbons also presented Attorney Thomas with a key to the City.

Mayor Gibbons said the City of Lenoir is proud and honored to have you and expressed how much Attorney Thomas has meant to everyone during his tenure. He wished him all the best.

Attorney Thomas thanked City Council for the recognition and recognized his wife, Lori and daughter Amanda who were in the audience. Mr. Thomas shared his background in law and how he came to work for the City of Charlotte in 1984.

Mr. Thomas stated he has connections in Lenoir and commended Chief Phelps for

everything he has done for him. Mr. Thomas stated he first worked with Police Chief Jack Warlick.

SPECIAL RECOGNITION:

C. On behalf of City Council, Mayor Gibbons recognized Brent Phelps, Chief of Police upon his retirement from the Lenoir Police Department in honor of his 29 years of dedicated service to the Police Department, City of Lenoir and its citizens. Chief Phelps retirement date is effective August 1.

Mayor Gibbons read and presented a resolution to Police Chief Brent Phelps and he also presented him with a key to the City.

Mayor Gibbons stated it was an honor to work with Chief Phelps and he is a wonderful leader. Mayor Gibbons said Chief Phelps has moved the City forward in the right way and he is excited for him as he begins his retirement.

Chief Phelps thanked Mayor Gibbons, City Council and City Manager Mr. Hildebran for their support and the recognition. He also thanked Mayor Gibbons and Council for the key to the City. He shared that he has had a great career and has been blessed by working with great people. Chief Phelps stated the Police Department became home to him and he was honored to work with the Lenoir Police Department family.

SPECIAL RECOGNITION:

D. On behalf of City Council, Mayor Gibbons recognized Shirley Cannon, City Clerk upon her retirement from the City of Lenoir in honor of her 27 years of dedicated and outstanding service to the City Council, City of Lenoir and its citizens.

Mayor Gibbons read and presented a resolution to City Clerk Shirley Cannon and he also presented her with a key to the City.

Shirley introduced her daughter, Paula Rash, grandson Caleb Rash and his friend Madison Hartman who were present. She thanked Mayor Gibbons, City Council, and Mr. Hildebran for the recognition, key to the City and for all of their support during her tenure. She stated she has made a lot of good memories it was a privilege and a pleasure to serve as City Clerk.

II. MATTERS SCHEDULED FOR PUBLIC HEARINGS

REZONING; 143 COUNTRYSIDE DRIVE SE:

A. A public hearing was held to consider a rezoning request submitted by applicant Roger Alex Moss for property located at 143 Countryside Drive SE, NC Pin#2758567900 & 2758567675 to be rezoned from R-15 (Single Family Residential to I-2 (Light Industrial.)

Planning Director Hannah Williams stated the Planning Board voted to deny the rezoning request based on the inconsistency statement below. She displayed several slides of the property and stated that a junk and salvage yard is only allowed in the I-2 district.

Director Williams read the Inconsistency Statement as follows:

Inconsistency Statement
This rezoning request is inconsistent with the policy concepts and Future Land Use map in the Lenoir Comprehensive Plan. The comprehensive plan's future land use map identifies this parcel as "existing medium density residential" in yellow, flanked by "existing non- residential" and "existing high residential density" zones to the south and west and "existing medium residential density" to the north and east. The Plan calls for fostering distinct and attractive neighborhoods, limits commercial encroachment into residential areas, and encourages industrial development where appropriate. Staff finds the proposed rezoning to be inconsistent with the goals and policy concepts of the Comprehensive Plan, as this would establish and reinforce inappropriate industrial expansion.

Attorney Wallace Respess addressed City Council and presented photos of the property along with affidavits from the neighbors to City Council. Thomas Shuford owns property next to 143 Countryside Drive.

(Copies of the affidavits are attached to these minutes as reference.)

Mr. Shuford addressed City Council and stated he owns the property beside of the subject property. He further stated he doesn't live there and he not sign the affidavit. Mr. Shuford remarked he does not support or oppose the junk and salvage request by Mr. Moss.

Reva Pennell expressed her opposition to the request by saying it was a health hazard, harmful to the neighborhood, and may affect the value of the property in the neighborhood.

Several neighborhood residents spoke in support of Mr. Moss being allowed to rezone his property for the junk and salvage yard request.

Councilmember Perdue stated the Comprehensive Plan has guidelines for neighborhoods and this rezoning request does not fit those guidelines. Mr. Perdue clarified that the towing business is still allowed on the property, but the extension of the zoning to allow junk and salvage is not consistent with the Comprehensive Plan. Councilmember Perdue stated he could not support this request.

Upon a motion by Councilmember Perdue, City Council voted 6 to 0 to deny the rezoning request for property located at 143 Countryside Drive SE, NC Pin#2758567900 & 2758567675 to be rezoned from R-15 (Single Family Residential to I-2 (Light Industrial) as presented.

III. CONSENT AGENDA ITEMS

A. Minutes: Approval of the minutes of the City Council meeting of Tuesday, June 17, 2025 as submitted.
B. Minutes: Approval of the minutes of the Committee off the Whole meeting of Tuesday, June 24, 2025 as submitted.
C. Closed Session Minutes: Approval of the closed session minutes of Tuesday, June 24, 2025 as reviewed by the City Council, City Manager and City Attorney.
D. Resolution: Approval of a resolution presented to Police Chief Brent Phelps in honor and recognition upon his 29 years of dedicated service to the Police Department, City of Lenoir and its citizens. (A copy of the resolution is attached to these minutes as information.)
E. Resolution; Approval of a resolution presented to City Clerk Shirley Cannon in honor and recognition of her 27 years of dedicated service to the City Council, City of Lenoir and its

citizens. (A copy of the resolution is attached to these minutes as information.)

F. Surplus Resolution: Pursuant to N.C.G.S. §20-187.2, Staff recommends Council adopt a resolution to declare the following police weapon (SIG Sauer P-320 Pistol, Serial Number 58J478025) and police badge of Chief Brent Phelps upon retirement, as surplus and no longer have any additional use to the City of Lenoir as submitted. (A copy of the resolution is attached to these minutes as information.)

G. Engineering Services; Amendment No.1; Construction Phase (McGill Associates) – Finley Area Water System Improvements Project: Staff recommends approval of Amendment No. 1 to the Engineering Services Agreement for the Construction Phase of the Finley project. The Construction Phase contract amount will increase from $276,000 to $381,000 due to additional project scope and the extended project time schedule. (A copy of Amendment No. 1 is attached to these minutes as information.)

H. Adoption; Revised 2025 Water & Sewer Capital Improvement Plan: Staff recommends approval of the revised Water & Sewer Capital Improvement Plant (CIP). The revised CIP reflects adjustments to the March 25, 2025 approved plan. The adjustments allow for the funding of the Finley Area Water System Improvements project. (A copy of the revised CIP plan is attached to these minutes as information.)

I. Amended Capital Project Ordinance; Finley Area Water Improvements Project: Staff recommends approval of an amended Capital Project Budget Ordinance in the amount of $9,440,000 for the Finley Area Water Improvements Project as submitted. (A copy of the amendment is attached to these minutes as information.)

Upon a motion by Councilmember Stevens, City Council voted 6 to 0 to adopt the above listed items (A through I) on the Consent Agenda as recommended.

IV. REQUESTS AND PETITIONS OF CITIZENS

WATER ISSUES:

A. Chaz Downing, 505 Wilkesboro Boulevard (Katz Corner Apartments), addressed City Council about his water being cloudy. Mayor Gibbons stated the City's Public Utilities Department would look into the matter.

V. REPORTS OF BOARDS AND COMMISSIONS

VI. REPORT AND RECOMMENDATIONS OF THE CITY MANAGER

A. Items of Information

FOOTHILLS REGIONAL AIRPORT AUTHORITY:

1. The Foothills Regional Airport Authority will not meet in July.

ABC BOARD:

2. The ABC Board will meet on Thursday, July 17 at 2:00 p.m.

MEETING SCHEDULE:

3. The Committee of the Whole will not meet in July.

SUMMER CONCERT EVENT:

4. A Summer Concert event is scheduled for Friday, July 25 from 7:00 p.m. to 10:00 p.m. with the band Third Times a Charm performing on the downtown stage area.

RETIREMENT CEREMONY:

5. A retirement ceremony will be held on Wednesday, July 30 at the J.E. Broyhill Civic Center from 3:00 p.m. to 5:00 p.m. in honor of Police Chief Brent Phelps.

HARAMBEE FESTIVAL:

6. The 51st Harambee Festival will be held the week of August 4th through 10th. Events will be held daily at the Martin Luther King, Jr. Center.

B. Items for Council Action

BID AWARD; FINLEY AVENUE:

1. Staff recommends approval of the resolution for the tentative award of bids for the Finley Area Water System Improvements project contingent upon NCDEQ approval of bidder documentation. The tentative award is made for Contract A to T.P. Howard's Plumbing Company, Inc. (Fairview, NC) for the contract price of $6,092,350 and for Contract B to Caldwell Tanks, Inc. for the contract price of $2,063,700 both of which are the lowest responsive, responsible bidders. It is recommended by McGill Associates, to establish a construction contingency of 5% or $407,800 of the total base construction costs, bringing the total construction project cost to $8,563,850. It is further recommended that City Council authorize the City Manager to approve change orders within the contingency amount to facilitate maintaining the project schedule.

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

   Upon a motion by Councilmember Perkins, City Council voted 6 to 0 to adopt the resolution for the tentative award of bids for the Finley Area Water System Improvements project contingent upon NCDEQ approval of bidder documentation. The tentative award is made for Contract A to T.P. Howard's Plumbing Company, Inc. (Fairview, NC) for the contract price of $6,092,350 and for Contract B to Caldwell Tanks, Inc. for the contract price of $2,063,700 as submitted.

RESOLUTION; REMOVAL OF TRAFFIC SIGNAL- MULBERRY ST. & COLLEGE AVE.:

2. Staff recommends City Council adopt the resolution to decommission and remove the existing traffic signal at College Avenue and Mulberry Street based on a Mattern & Craig Engineering Traffic Signal Warrant Analysis and the installation of a Two-Way Stop at the Intersection.

   A copy of the resolution is attached to these minutes as information.

   Upon a motion by Councilmember Beal, City Council voted to 6 to 0 to adopt the resolution to decommission and remove the existing traffic signal at College Avenue and Mulberry Street based on a Mattern & Craig Engineering Traffic Signal Warrant Analysis and the installation of a Two-Way Stop at the Intersection as presented and as submitted.

VII. REPORT AND RECOMMENDATIONS OF THE CITY ATTORNEY

VIII. REPORT AND RECOMMENDATIONS OF THE MAYOR

IX. REPORT AND RECOMMENDATIONS OF COUNCILMEMBERS

CLOSED SESSION: A. Pursuant to N.C.G.S. §143-318.11(a)(3), and upon a motion by Councilmember Perdue which unanimously carried, City Council entered into closed session to discuss attorney/client privilege and N.C.G.S. 154-318.11(a)(2) to prevent the premature disclosure of an honorary degree, scholarship, prize, or similar award.

OPEN SESSION: B. Upon a motion by Councilmember Stevens, City Council voted 6 to 0 to re-enter into open session.

X. ADJOURNMENT

A. There being no further business, the meeting was adjourned at 7:45 p.m.

Shirley M. Cannon, City Clerk

Joseph L. Gibbons, Mayor

PROCLAMATION

Recognizing Robert Thomas, Jr.

***WHEREAS**, in 1986 or 1987, Randy Means and Robert Thomas, Jr. were engaged to provide training at the Lenoir Police Department under the leadership of Chief Terry Crisp, and they signed the first annual contract (of 37) with Chief Jack Warlick in 1988; and*

***THAT**, Robert Thomas, Jr., a partner in the Thomas & Means Law Firm, LLP from its inception until its 2020 dissolution, took sole responsibility for providing legal advice, training, and consulting services to the Lenoir Police Department shortly after being contracted and has continued to do so until his retirement this year; and*

***THAT**, he has admirably and with great distinction, served the Charlotte-Mecklenburg area for 31 years as Senior Associate Attorney and Deputy Compliance Officer for Mecklenburg County, the first full-time Sheriff's Attorney for the Mecklenburg County Sheriff's Office, and the first full-time Police Attorney for the City of Charlotte Police Department; and*

***THAT**, Robert Thomas, Jr. played a major role with the Charlotte Police Department Legal Team in the Graham v. Connor case that established the "objective reasonableness" standard for evaluating claims of excessive force by law enforcement during arrests or investigatory stops. This landmark 1989 Supreme Court case is still referenced today during In-Service Training classes covering Use of Force & Search & Seizure; and*

***THAT**, he has represented more than 30 law enforcement agencies in North Carolina and is the Co-Founder of the Police Law Journal and of the Police Administrators Journal, as well as former legal counsel to the American Society for Law Enforcement Training; and*

***THAT**, society and law enforcement as a whole has gone through many changes over the last 40 years, and "Bob" has stayed abreast through all the changes to remain a vital addition to our team. He has made significant contributions throughout his career;*

***NOW, THEREFORE, BE IT RESOLVED**, that I, Joseph L. Gibbons, Mayor of the City of Lenoir, and on behalf of the Lenoir City Council, do hereby recognize and honor **Robert F. Thomas, Jr.** for his 37 years of service to the Lenoir Police Department and commend him for his support and dedication to our city and our law enforcement officers.*

***THIS**, the 15th day of July, 2025.*

Joseph L. Gibbons, Mayor

Scott E. Hildebran, City Manager

RESOLUTION

In Recognition of Dedicated Service

WHEREAS, *on the 3rd day of June, 1996, Brent Phelps was appointed Patrol Officer by Chief Jack Warlick and has admirably and with great distinction, served the citizens of Lenoir during the tenures of three Police Chiefs, until taking on that role himself in 2018 on the 1st day of August;*

THAT, *due to his dedication and diligence in performing in an exemplary manner, Brent advanced through the ranks, being promoted to Detective in the Narcotics Unit from 1999 to 2002, until his promotion to Patrol Sergeant. In 2003, he was selected as Patrol Lieutenant, where he served until 2006, at which time he transferred back to Investigations. In 2009, he pivoted into the role of Professional Standards under Support Services, where he worked until being selected as Captain in 2012;*

THAT, *Brent has been an invaluable member of the department, serving as Mentor, Special Response Team Member and Instructor, teaching Firearms and Law Enforcement classes internally, externally and college BLET curriculums. He has contributed greatly in the areas of our K9 Program, Investigative procedures, NextGen 911, and Field Training/Evaluation Program. Brent has also played an active, vital role in the community, most recently serving as Board Member, Vice Chair and Chair President of the Caldwell County Shelter Home, Board Member for the Robin's Nest, and a number of committees to include Domestic Preparedness, Incident Command, Criminal Justice Advisory, and NC League of Municipalities Police Chief Advisory. He graduated in the 231st Session of the NC FBI National Academy, later serving as Regional VP/President and NC Chapter President;*

THAT, *while working for Lenoir, Brent earned his Bachelors of Applied Arts and Science in Criminal Justice from Lees-McRae College, received the Advanced Law Enforcement Certificate from the NC Criminal Justice Education and Training Standards Commission, received and held his Sig Sauer Armorer Certification, and completed the Municipal Administration and UNC PELA programs;*

THAT, *he has shown a willingness to go above and beyond what was expected. Under his leadership, the department implemented the first certified Critical Incident Stress Management Team for the state, collaborated with the Western Piedmont Council of Government on the Unsheltered Initiative, assigned full-time School Resource Officers in every public school in the city, and established the first C.A.D.E.T. camp for local students ages 10-15;*

THAT, *society and law enforcement as a whole has gone through many changes over the last 30 years, and Brent has stayed abreast through those changing trends, making significant contributions throughout his career and humbly serving the citizens of the City of Lenoir and Caldwell County. He will be retiring under the North Carolina Local Government Retirement System on August 1, 2025;*

THEREFORE, BE IT RESOLVED, *by authority of the Mayor and City Manager, and on behalf of the City Council, that Chief Brent Phelps has been an exemplary employee, and is himself the epitome of the professional Law Enforcement Officer. His contributions to the safety and well-being of the citizens of Lenoir and officers of the Lenoir Police Department will be held in high esteem and remembrance by this governing body, as well as persons impacted by his accomplishments;*

THIS, *the 15th day of July, 2025.*

Joseph L. Gibbons, Mayor

Scott E. Hildebran, City Manager

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 Shirley M. Cannon

WHEREAS, Shirley M. Cannon started working as an Administrative Assistant for the City of Lenoir, North Carolina, on May 11, 1998, and she was promoted to City Clerk on Aug. 16, 2004; and

WHEREAS, during her career, Shirley earned accreditation as a North Carolina Certified Municipal Clerk, and she earned certifications as Certified Municipal Clerk and Master Municipal Clerk from the International Institute of Municipal Clerks; and

WHEREAS, Shirley has served two Mayors – David W. Barlow and Joseph L. Gibbons; 17 City Councilmembers; and four City Managers – James H. Hipp, H. Lewis Price, W. Lane Bailey, and Scott E. Hildebran; numerous department heads and staff in the performance of her duties; and

WHEREAS, a City Clerk plays a critical role in providing open and transparent government by issuing notices of public meetings, creating meeting agendas, and writing minutes of meetings that are made available to the public for review; and

WHEREAS, the Clerk also maintains a copy of the City's Code of Ordinances, ensures that the City Code is updated when Council approves or changes ordinances, makes sure legal notices and proceedings are properly advertised in the local newspaper, and maintains hundreds of other types of municipal documents and records; and

WHEREAS, during her career, Shirley has proven herself to be an accomplished and dedicated City Clerk; a devoted assistant to City of Lenoir Mayors, Councilmembers, and City Managers; a faithful employee to the City of Lenoir, and an honorable public servant to our residents.

NOW THEREFORE BE IT RESOLVED, I, Joseph L. Gibbons, Mayor, on behalf of the City of Lenoir City Council and all of our citizens, do hereby congratulate Shirley Cannon on her retirement, and I extend our sincere appreciation and deep gratitude for her 27 years of unselfish and invaluable service and contributions to the City of Lenoir.

THIS, the 15th day of July 2025.

Joseph L. Gibbons, Mayor, City of Lenoir

ATTEST:

Lauren Hartley, Deputy City Clerk

STATE OF NORTH CAROLINA

COUNTY OF CALDWELL

AFFIDAVIT

I, (print name) Hal Justice, a citizen and resident of Caldwell County, North Carolina, having been first duly sworn, state the following:

1. I am over the age of eighteen (18) years and am competent to testify as to the matters set forth in this affidavit.

2. I am not subject to any legal disability.

3. I am the owner of real property located at (residential address) 222 Countryside Dr. SE neighboring the property at 143 Countryside Drive SE, Lenoir, NC 28645.

4. During my ownership of the above-stated property, I have been completely aware that Roger Alex Moss (doing business as Whitnel Towing) has been operating a towing, recovery and junk/salvage yard at 143 Countryside Drive SE for many years.

5. I have no objection to Roger Alex Moss (doing business as Whitnel Towing) operating a junk/salvage yard, and I have no objection to the property at 143 Countryside Drive SE being re-zoned for the purpose of operating a junk/salvage yard.

This the 1st day of May, 2025.

Hal Justice
Affiant

State of North Carolina
County of Caldwell

Sworn to and Subscribed before me.
This the 1st day of May 2025.

Bethany Findley
Notary Public

BETHANY FINDLEY
Notary Public, North Carolina
Caldwell County
My Commission Expires
8-7-29

Bethany Findley
Notary Public Printed Name

My Commission Expires: 8-7-29

STATE OF NORTH CAROLINA

COUNTY OF CALDWELL

AFFIDAVIT

I, (print name) Carolyn Warlick & Edward Lutz a citizen and resident of Caldwell County, North Carolina, having been first duly sworn, state the following:

1. I am over the age of eighteen (18) years and am competent to testify as to the matters set forth in this affidavit.

2. I am not subject to any legal disability.

3. I am the owner of real property located at (residential address)_____ neighboring the property at 143 Countryside Drive SE, Lenoir, NC 28645.

4. During my ownership of the above-stated property, I have been completely aware that Roger Alex Moss (doing business as Whitnel Towing) has been operating a towing, recovery and junk/salvage yard at 143 Countryside Drive SE for many years.

5. I have no objection to Roger Alex Moss (doing business as Whitnel Towing) operating a junk/salvage yard, and I have no objection to the property at 143 Countryside Drive SE being re-zoned for the purpose of operating a junk/salvage yard.

This the 1st day of May, 2025.

Carolyn Warlick

Affiant

State of North Carolina
County of Caldwell

Sworn to and Subscribed before me.
This the 1st day of May 2025.

Bethany Findley
Notary Public

BETHANY FINDLEY
Notary Public, North Carolina
Caldwell County
My Commission Expires
8-7-29

Bethany Findley
Notary Public Printed Name

My Commission Expires: 8-7-29

STATE OF NORTH CAROLINA

COUNTY OF CALDWELL

AFFIDAVIT

I, (print name) Ronald Swenson, a citizen and resident of Caldwell County, North Carolina, having been first duly sworn, state the following:

1. I am over the age of eighteen (18) years and am competent to testify as to the matters set forth in this affidavit.

2. I am not subject to any legal disability.

3. I am the owner of real property located at (residential address) 219 Countryside Drive SE neighboring the property at 143 Countryside Drive SE, Lenoir, NC 28645.

4. During my ownership of the above-stated property, I have been completely aware that Roger Alex Moss (doing business as Whitnel Towing) has been operating a towing, recovery and junk/salvage yard at 143 Countryside Drive SE for many years.

5. I have no objection to Roger Alex Moss (doing business as Whitnel Towing) operating a junk/salvage yard, and I have no objection to the property at 143 Countryside Drive SE being re-zoned for the purpose of operating a junk/salvage yard.

This the 1st day of May, 2025.

Affiant

State of North Carolina
County of Caldwell

Sworn to and Subscribed before me.
This the 1st day of May 2025.

Notary Public

Bethany Findley
Notary Public Printed Name

My Commission Expires: 8-7-29

BETHANY FINDLEY
Notary Public, North Carolina
Caldwell County
My Commission Expires
8-7-29

STATE OF NORTH CAROLINA

COUNTY OF CALDWELL

AFFIDAVIT

I, (print name) Dona Moss, a citizen and resident of Caldwell County, North Carolina, having been first duly sworn, state the following:

1. I am over the age of eighteen (18) years and am competent to testify as to the matters set forth in this affidavit.

2. I am not subject to any legal disability.

3. I am the owner of real property located at (residential address) 138 Countryside Dr. neighboring the property at 143 Countryside Drive SE, Lenoir, NC 28645.

4. During my ownership of the above-stated property, I have been completely aware that Roger Alex Moss (doing business as Whitnel Towing) has been operating a towing, recovery and junk/salvage yard at 143 Countryside Drive SE for many years.

5. I have no objection to Roger Alex Moss (doing business as Whitnel Towing) operating a junk/salvage yard, and I have no objection to the property at 143 Countryside Drive SE being re-zoned for the purpose of operating a junk/salvage yard.

This the 29 day of April, 2025.

Dona Moss
Affiant

State of North Carolina
County of Caldwell

Sworn to and Subscribed before me.
This the 29 day of April 2025.

Bethany Findley
Notary Public

Bethany Findley
Notary Public Printed Name

My Commission Expires: 8-7-29

BETHANY FINDLEY
Notary Public, North Carolina
Caldwell County
My Commission Expires
8-7-29

STATE OF NORTH CAROLINA

COUNTY OF CALDWELL

AFFIDAVIT

I, (print name) Regina Winebarger, a citizen and resident of Caldwell County, North Carolina, having been first duly sworn, state the following:

1. I am over the age of eighteen (18) years and am competent to testify as to the matters set forth in this affidavit.

2. I am not subject to any legal disability.

3. I am the owner of real property located at (residential address) 216 Countryside Dr SW neighboring the property at 143 Countryside Drive SE, Lenoir, NC 28645.

4. During my ownership of the above-stated property, I have been completely aware that Roger Alex Moss (doing business as Whitnel Towing) has been operating a towing, recovery and junk/salvage yard at 143 Countryside Drive SE for many years.

5. I have no objection to Roger Alex Moss (doing business as Whitnel Towing) operating a junk/salvage yard, and I have no objection to the property at 143 Countryside Drive SE being re-zoned for the purpose of operating a junk/salvage yard.

This the 4 day of 29, 2025.

Regina Winebarger
Affiant

State of North Carolina
County of Caldwell

Sworn to and Subscribed before me.
This the 29th day of April 2025.

Notary Public

BETHANY FINDLEY
Notary Public, North Carolina
Caldwell County
My Commission Expires
8-7-29

Bethany Findley
Notary Public Printed Name

My Commission Expires: 8-7-29

STATE OF NORTH CAROLINA

COUNTY OF CALDWELL

AFFIDAVIT

I, (print name) Keith Winebarger, a citizen and resident of Caldwell County, North Carolina, having been first duly sworn, state the following:

1. I am over the age of eighteen (18) years and am competent to testify as to the matters set forth in this affidavit.

2. I am not subject to any legal disability.

3. I am the owner of real property located at (residential address) 216 Countryside Dr neighboring the property at 143 Countryside Drive SE, Lenoir, NC 28645.

4. During my ownership of the above-stated property, I have been completely aware that Roger Alex Moss (doing business as Whitnel Towing) has been operating a towing, recovery and junk/salvage yard at 143 Countryside Drive SE for many years.

5. I have no objection to Roger Alex Moss (doing business as Whitnel Towing) operating a junk/salvage yard, and I have no objection to the property at 143 Countryside Drive SE being re-zoned for the purpose of operating a junk/salvage yard.

This the 29 day of April, 2025.

Affiant

State of North Carolina
County of Caldwell

Sworn to and Subscribed before me.
This the 29th day of April 2025.

Notary Public

BETHANY FINDLEY
Notary Public, North Carolina
Caldwell County
My Commission Expires
8-7-29

Bethany Findley
Notary Public Printed Name

My Commission Expires: 8-7-29

STATE OF NORTH CAROLINA

COUNTY OF CALDWELL

AFFIDAVIT

I, (print name) Ronnie Miller, a citizen and resident of Caldwell County, North Carolina, having been first duly sworn, state the following:

1. I am over the age of eighteen (18) years and am competent to testify as to the matters set forth in this affidavit.

2. I am not subject to any legal disability.

3. I am the owner of real property located at (residential address) 113 A Countryside Dr S.E Lenior N.C 28645 neighboring the property at 143 Countryside Drive SE, Lenoir, NC 28645.

4. During my ownership of the above-stated property, I have been completely aware that Roger Alex Moss (doing business as Whitnel Towing) has been operating a towing, recovery and junk/salvage yard at 143 Countryside Drive SE for many years.

5. I have no objection to Roger Alex Moss (doing business as Whitnel Towing) operating a junk/salvage yard, and I have no objection to the property at 143 Countryside Drive SE being re-zoned for the purpose of operating a junk/salvage yard.

This the 29th day of April, 2025.

Ronnie Miller
Affiant

State of North Carolina
County of Caldwell

Sworn to and Subscribed before me.
This the 29th day of April 2025.

Bethany Findley
Notary Public

BETHANY FINDLEY
Notary Public, North Carolina
Caldwell County
My Commission Expires
8-7-29

Bethany Findley
Notary Public Printed Name

My Commission Expires: 8-7-29

STATE OF NORTH CAROLINA

COUNTY OF CALDWELL

AFFIDAVIT

I, (print name) Linda S Miller, a citizen and resident of Caldwell County, North Carolina, having been first duly sworn, state the following:

1. I am over the age of eighteen (18) years and am competent to testify as to the matters set forth in this affidavit.

2. I am not subject to any legal disability.

3. I am the owner of real property located at (residential address) 113 A Countryside Dr. SE Lenoir N.C 28645 neighboring the property at 143 Countryside Drive SE, Lenoir, NC 28645.

4. During my ownership of the above-stated property, I have been completely aware that Roger Alex Moss (doing business as Whitnel Towing) has been operating a towing, recovery and junk/salvage yard at 143 Countryside Drive SE for many years.

5. I have no objection to Roger Alex Moss (doing business as Whitnel Towing) operating a junk/salvage yard, and I have no objection to the property at 143 Countryside Drive SE being re-zoned for the purpose of operating a junk/salvage yard.

This the 29th day of April, 2025.

Linda S Miller
Affiant

State of North Carolina
County of Caldwell

Sworn to and Subscribed before me.
This the 29th day of April 2025.

Bethany Findley
Notary Public

Bethany Findley
Notary Public Printed Name

My Commission Expires: 8-7-29

BETHANY FINDLEY
Notary Public, North Carolina
Caldwell County
My Commission Expires
8-7-29

STATE OF NORTH CAROLINA

COUNTY OF CALDWELL

AFFIDAVIT

I, (print name) Mavis Staton, a citizen and resident of Caldwell County, North Carolina, having been first duly sworn, state the following:

1. I am over the age of eighteen (18) years and am competent to testify as to the matters set forth in this affidavit.

2. I am not subject to any legal disability.

3. I am the owner of real property located at (residential address) 114 Countryside Dr. neighboring the property at 143 Countryside Drive SE, Lenoir, NC 28645.

4. During my ownership of the above-stated property, I have been completely aware that Roger Alex Moss (doing business as Whitnel Towing) has been operating a towing, recovery and junk/salvage yard at 143 Countryside Drive SE for many years.

5. I have no objection to Roger Alex Moss (doing business as Whitnel Towing) operating a junk/salvage yard, and I have no objection to the property at 143 Countryside Drive SE being re-zoned for the purpose of operating a junk/salvage yard.

This the 29th day of April, 2025.

Mavis Staton
Affiant

State of North Carolina
County of Caldwell

Sworn to and Subscribed before me.
This the 29th day of April 2025.

Bethany Findley
Notary Public

BETHANY FINDLEY
Notary Public, North Carolina
Caldwell County
My Commission Expires
8-7-29

Bethany Findley
Notary Public Printed Name

My Commission Expires: 8-7-29

STATE OF NORTH CAROLINA

COUNTY OF CALDWELL

AFFIDAVIT

I, (print name) Brian Henry, a citizen and resident of Caldwell County, North Carolina, having been first duly sworn, state the following:

1. I am over the age of eighteen (18) years and am competent to testify as to the matters set forth in this affidavit.

2. I am not subject to any legal disability.

3. I am the owner of real property located at (residential address) 206 Countryside Drive SE, Lenoir, NC 28645 neighboring the property at 143 Countryside Drive SE, Lenoir, NC 28645.

4. During my ownership of the above-stated property, I have been completely aware that Roger Alex Moss (doing business as Whitnel Towing) has been operating a towing, recovery and junk/salvage yard at 143 Countryside Drive SE for many years.

5. I have no objection to Roger Alex Moss (doing business as Whitnel Towing) operating a junk/salvage yard, and I have no objection to the property at 143 Countryside Drive SE being re-zoned for the purpose of operating a junk/salvage yard.

This the 29th day of April, 2025.

Affiant

State of North Carolina
County of Caldwell

Sworn to and Subscribed before me.
This the 29th day of April 2025.

Notary Public

BETHANY FINDLEY
Notary Public, North Carolina
Caldwell County
My Commission Expires
8-7-29

Bethany Findley
Notary Public Printed Name

My Commission Expires: 8-7-29

STATE OF NORTH CAROLINA

COUNTY OF CALDWELL

AFFIDAVIT

I, (print name) Tanya Henry, a citizen and resident of Caldwell County, North Carolina, having been first duly sworn, state the following:

1. I am over the age of eighteen (18) years and am competent to testify as to the matters set forth in this affidavit.

2. I am not subject to any legal disability.

3. I am the owner of real property located at (residential address) ~~[illegible]~~ 206 Countryside neighboring the property at 143 Countryside Drive SE, Lenoir, NC 28645.

4. During my ownership of the above-stated property, I have been completely aware that Roger Alex Moss (doing business as Whitnel Towing) has been operating a towing, recovery and junk/salvage yard at 143 Countryside Drive SE for many years.

5. I have no objection to Roger Alex Moss (doing business as Whitnel Towing) operating a junk/salvage yard, and I have no objection to the property at 143 Countryside Drive SE being re-zoned for the purpose of operating a junk/salvage yard.

This the 29th day of April, 2025.

Tanya Henry
Affiant

State of North Carolina
County of Caldwell

Sworn to and Subscribed before me.
This the 29th day of April 2025.

Notary Public

Bethany Findley
Notary Public Printed Name

BETHANY FINDLEY
Notary Public, North Carolina
Caldwell County
My Commission Expires
8-7-29

My Commission Expires: 8-7-29

STATE OF NORTH CAROLINA

COUNTY OF CALDWELL

AFFIDAVIT

I, (print name) Rhonda Nichols, a citizen and resident of Caldwell County, North Carolina, having been first duly sworn, state the following:

1. I am over the age of eighteen (18) years and am competent to testify as to the matters set forth in this affidavit.

2. I am not subject to any legal disability.

3. I am the owner of real property located at (residential address) 110 Countryside Dr. SE Lenoir neighboring the property at 143 Countryside Drive SE, Lenoir, NC 28645.

4. During my ownership of the above-stated property, I have been completely aware that Roger Alex Moss (doing business as Whitnel Towing) has been operating a towing, recovery and junk/salvage yard at 143 Countryside Drive SE for many years.

5. I have no objection to Roger Alex Moss (doing business as Whitnel Towing) operating a junk/salvage yard, and I have no objection to the property at 143 Countryside Drive SE being re-zoned for the purpose of operating a junk/salvage yard.

This the 29th day of April, 2025.

Rhonda Nichols
Affiant

State of North Carolina
County of Caldwell

Sworn to and Subscribed before me.
This the 29th day of April 2025.

Notary Public

Bethany Findley
Notary Public Printed Name

BETHANY FINDLEY
Notary Public, North Carolina
Caldwell County
My Commission Expires
8-7-29

My Commission Expires: 8-7-29

STATE OF NORTH CAROLINA

COUNTY OF CALDWELL

AFFIDAVIT

I, (print name) Leonard D Slater, a citizen and resident of Caldwell County, North Carolina, having been first duly sworn, state the following:

1. I am over the age of eighteen (18) years and am competent to testify as to the matters set forth in this affidavit.

2. I am not subject to any legal disability.

3. I am the owner of real property located at (residential address) 114 Countryside Dr neighboring the property at 143 Countryside Drive SE, Lenoir, NC 28645.

4. During my ownership of the above-stated property, I have been completely aware that Roger Alex Moss (doing business as Whitnel Towing) has been operating a towing, recovery and junk/salvage yard at 143 Countryside Drive SE for many years.

5. I have no objection to Roger Alex Moss (doing business as Whitnel Towing) operating a junk/salvage yard, and I have no objection to the property at 143 Countryside Drive SE being re-zoned for the purpose of operating a junk/salvage yard.

This the 29th day of April, 2025.

Leonard D. Slater
Affiant

State of North Carolina
County of Caldwell

Sworn to and Subscribed before me.
This the 29th day of April 2025.

Bethany Findley
Notary Public

BETHANY FINDLEY
Notary Public, North Carolina
Caldwell County
My Commission Expires
6-7-29

Bethany Findley
Notary Public Printed Name

My Commission Expires: 6-7-29

STATE OF NORTH CAROLINA

COUNTY OF CALDWELL

AFFIDAVIT

I, (print name) Cindy Price, a citizen and resident of Caldwell County, North Carolina, having been first duly sworn, state the following:

1. I am over the age of eighteen (18) years and am competent to testify as to the matters set forth in this affidavit.

2. I am not subject to any legal disability.

3. I am the owner of real property located at (residential address) 130 Countryside DR SE Lenoir NC. 28645 neighboring the property at 143 Countryside Drive SE, Lenoir, NC 28645.

4. During my ownership of the above-stated property, I have been completely aware that Roger Alex Moss (doing business as Whitnel Towing) has been operating a towing, recovery and junk/salvage yard at 143 Countryside Drive SE for many years.

5. I have no objection to Roger Alex Moss (doing business as Whitnel Towing) operating a junk/salvage yard, and I have no objection to the property at 143 Countryside Drive SE being re-zoned for the purpose of operating a junk/salvage yard.

This the 29th day of April, 2025.

Cindy Price
Affiant

State of North Carolina
County of Caldwell

Sworn to and Subscribed before me.
This the 29th day of April 2025.

Bethany Findley
Notary Public

BETHANY FINDLEY
Notary Public, North Carolina
Caldwell County
My Commission Expires
8-7-29

Bethany Findley
Notary Public Printed Name

My Commission Expires: 8-7-29

STATE OF NORTH CAROLINA

COUNTY OF CALDWELL

AFFIDAVIT

I, (print name) Robert Price, a citizen and resident of Caldwell County, North Carolina, having been first duly sworn, state the following:

1. I am over the age of eighteen (18) years and am competent to testify as to the matters set forth in this affidavit.

2. I am not subject to any legal disability.

3. I am the owner of real property located at (residential address) 130 Countryside DR SE, Lenoir NC 28645 neighboring the property at 143 Countryside Drive SE, Lenoir, NC 28645.

4. During my ownership of the above-stated property, I have been completely aware that Roger Alex Moss (doing business as Whitnel Towing) has been operating a towing, recovery and junk/salvage yard at 143 Countryside Drive SE for many years.

5. I have no objection to Roger Alex Moss (doing business as Whitnel Towing) operating a junk/salvage yard, and I have no objection to the property at 143 Countryside Drive SE being re-zoned for the purpose of operating a junk/salvage yard.

This the 29th day of April, 2025.

Affiant

State of North Carolina
County of Caldwell

Sworn to and Subscribed before me.
This the 29th day of April 2025.

Notary Public

Bethany Findley
Notary Public Printed Name

My Commission Expires: 8-7-29

BETHANY FINDLEY
Notary Public, North Carolina
Caldwell County
My Commission Expires
8-7-29

STATE OF NORTH CAROLINA

COUNTY OF CALDWELL

AFFIDAVIT

I, (print name) David Coomer, a citizen and resident of Caldwell County, North Carolina, having been first duly sworn, state the following:

1. I am over the age of eighteen (18) years and am competent to testify as to the matters set forth in this affidavit.

2. I am not subject to any legal disability.

3. I am the owner of real property located at (residential address) 237 Countryside Dr. Lenoir, NC neighboring the property at 143 Countryside Drive SE, Lenoir, NC 28645.

4. During my ownership of the above-stated property, I have been completely aware that Roger Alex Moss (doing business as Whitnel Towing) has been operating a towing, recovery and junk/salvage yard at 143 Countryside Drive SE for many years.

5. I have no objection to Roger Alex Moss (doing business as Whitnel Towing) operating a junk/salvage yard, and I have no objection to the property at 143 Countryside Drive SE being re-zoned for the purpose of operating a junk/salvage yard.

This the 2 day of May, 2025.

David Coomer
Affiant 828-403-5307

State of North Carolina
County of Caldwell

Sworn to and Subscribed before me.
This the 2 day of May 2025.

Bethany Findley
Notary Public

BETHANY FINDLEY
Notary Public, North Carolina
Caldwell County
My Commission Expires
8-7-29

Bethany Findley
Notary Public Printed Name

My Commission Expires: 8-7-29

STATE OF NORTH CAROLINA

COUNTY OF CALDWELL

AFFIDAVIT

I, (print name) EDWARD E Brown, a citizen and resident of Caldwell County, North Carolina, having been first duly sworn, state the following:

1. I am over the age of eighteen (18) years and am competent to testify as to the matters set forth in this affidavit.

2. I am not subject to any legal disability.

3. I am the owner of real property located at (residential address) 121 Country, DY Lenoir neighboring the property at 143 Countryside Drive SE, Lenoir, NC 28645.

4. During my ownership of the above-stated property, I have been completely aware that Roger Alex Moss (doing business as Whitnel Towing) has been operating a towing, recovery and junk/salvage yard at 143 Countryside Drive SE for many years.

5. I have no objection to Roger Alex Moss (doing business as Whitnel Towing) operating a junk/salvage yard, and I have no objection to the property at 143 Countryside Drive SE being re-zoned for the purpose of operating a junk/salvage yard.

This the 2 day of May, 2025.

Edward E Brown
Affiant

State of North Carolina
County of Caldwell

Sworn to and Subscribed before me.
This the 2 day of May 2025.

Bethany Findley
Notary Public

Bethany Findley
Notary Public Printed Name

My Commission Expires: 8-7-29

BETHANY FINDLEY
Notary Public, North Carolina
Caldwell County
My Commission Expires
8-7-29

STATE OF NORTH CAROLINA

COUNTY OF CALDWELL

AFFIDAVIT

I, (print name) Eddie Brown, a citizen and resident of Caldwell County, North Carolina, having been first duly sworn, state the following:

1. I am over the age of eighteen (18) years and am competent to testify as to the matters set forth in this affidavit.

2. I am not subject to any legal disability.

3. I am the owner of real property located at (residential address) 122 Countryside Dr Lenoir neighboring the property at 143 Countryside Drive SE, Lenoir, NC 28645.

4. During my ownership of the above-stated property, I have been completely aware that Roger Alex Moss (doing business as Whitnel Towing) has been operating a towing, recovery and junk/salvage yard at 143 Countryside Drive SE for many years.

5. I have no objection to Roger Alex Moss (doing business as Whitnel Towing) operating a junk/salvage yard, and I have no objection to the property at 143 Countryside Drive SE being re-zoned for the purpose of operating a junk/salvage yard.

This the 2 day of May, 2025.

Eddie Brown
Affiant

State of North Carolina
County of Caldwell

Sworn to and Subscribed before me.
This the 2 day of May 2025.

Bethany Findley
Notary Public

Bethany Findley
Notary Public Printed Name

My Commission Expires: 8-7-29

BETHANY FINDLEY
Notary Public, North Carolina
Caldwell County
My Commission Expires
8-7-29

RESOLUTION

WHEREAS, the City of Lenoir, North Carolina, City Council desires to dispose of certain surplus property of the City of Lenoir to be awarded to Police Chief Brent Phelps upon his retirement from the Lenoir Police Department and Declaring his badge and service weapon as Surplus Property.

NOW, THEREFORE BE IT RESOLVED,

1) the Mayor and City Council of the City of Lenoir acknowledges Brent Phelps' loyal and dedicated service to the citizens of Lenoir, and the Mayor and City Council declare the following police weapon and police badge of Chief Brent Phelps upon retirement, as surplus and no longer have any additional use to the City of Lenoir {(Sig Sauer P-320 Pistol, Serial Number 58J478025)}
2) the Mayor and City Council authorize the City Manager to proceed with the procedures as outlined in N.C.G.S. §20-187.2 regarding the service side arms of retiring members of City law enforcement agencies.

NOW, THEREFORE BE IT FURTHER RESOLVED that, I, Joseph L. Gibbons, Mayor of the City of Lenoir, and on behalf of the Lenoir City Council and all the citizens, do hereby wish the very best for Police Chief Brent Phelps in his retirement and commend him for the outstanding example he has set as a dedicated public servant.

Adopted this the 15th day of July 2025.

SEAL

Joseph L. Gibbons, Mayor

ATTEST:

Shirley M. Cannon, City Clerk

AMENDMENT NO. 1

to the

AGREEMENT FOR ENGINEERING SERVICES – DATED OCTOBER 25, 2022

NOW, THEREFORE, in consideration of the mutual covenants herein set forth and other good valuable consideration, the parties agree to amend the Agreement for Engineering Services as follows:

Section 2 – Basic Services shall be amended as follows:

2.4 CONSTRUCTION PHASE

2.4.21 Additional construction phase services and CFR time related to extending the construction time for the construction contract scope by seven (7) months from the original agreement.

Section 6 – Payment to the Engineer, Article 6.1.1 shall be amended to the following lump sum fee:

6.1 PAYMENT FOR BASIC SERVICES

Construction Phase	**$381,000**

In accordance with the Agreement for Engineering Services, the Owner agrees to pay the ENGINEER the amounts noted above for the Additional Services rendered as outlined in this Amendment No. 2.

CITY OF LENOIR

Scott Hildebran
City Manager

Date: 7/16/2025

McGILL ASSOCIATES, P.A.

Douglas Chapman, PE
Vice President-Regional Manager

Date: _____

ATTEST: Shirley M. Cannon
Shirley M. Cannon
City Clerk

This instrument has been preaudited in the manner required by the Local Government Budget and Fiscal Control Act.

By: Donna Bean
Donna Bean
Finance Director

Table 1
City of Lenoir
Water and Sewer Fund
Capital Improvements Plan - 2025

Water Improvements

Project Number	Project Description	10-Yr CIP Cost	Current 2025	Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Year 6 2031	Year 7 2032	Year 8 2033	Year 9 2034	Year 10 2035	Years 11-15
Vehicles and Equipment														
7130	Water Treatment Vehicles and Equipment	699,000	138,900	192,000	80,000	166,000	49,000	50,000	52,000	54,000	56,000			
7131	Distribution System Vehicles and Equipment	595,000	125,000	272,000	59,000		62,000	64,000	-	67,000	71,000			300,000
7132	Water Resources Vehicles and Equipment	-	157,500											200,000
7133	Water Admin/Engineering Vehicles and Equipment	25,000	110,000	25,000										75,000
														75,000
Subtotal - Water Vehicles and Equipment		1,319,000	531,400	489,000	139,000	166,000	111,000	114,000	52,000	121,000	127,000	-	-	650,000

Capital Project funded or patially funded using external source(s). ARPA, Direct Allocation, etc.
Capital Project funded or patially funded using debt issue(s)

Water Improvements continued

Project Number	Project Description	10-Yr CIP Cost	Current 2025	Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Year 6 2031	Year 7 2032	Year 8 2033	Year 9 2034	Year 10 2035	Years 11-15
Distribution System														
1	Finley Water System Improvements	2,491,360	6,948,640	2,491,360										
2	Major Pressure Reducing Valve Vaults	710,000		350,000	360,000									
3	Divisional Valve Replacements	464,000	100,000	130,000		110,000	110,000		114,000					
4	US321 Mt Herman Rd - Betterments	140,000				140,000								
5	Hudson Waterline Relocation 321 Pine Mtn Rd Betterments	190,000				190,000								
6	Hudson Water Line Relocations	-				-								
7	Joyceton Water Improvements	170,000		170,000										
8	Valdese System Interconnect	17,000,000			17,000,000									
9	Morganton Blvd Water Line - Phase 1	1,000,000		1,000,000										
10	Whitnel Transmission Line Replacement to Sawmills	6,060,000				6,060,000								
11	Walt Arney Road Water Line Replacement	660,000					660,000							
12	Pleasant Hill Road Water Improvements	780,000						780,000						
13	Whitnel-Cajahs Water Pump Station	2,450,000								2,450,000				
14	Lead Service Line Replacements - Phase 2	-	500,000											
15	Lead Service Line Replacements - Phase 3	1,000,000		1,000,000										
16	Zacks Fork to Cottrell Hill Water Supply Loop	-												1,650,000
17	Whitnel Transmission Line Replacement - to Whitnel	-												13,010,000
18	Hwy 18 (Mgt Blvd) Water Line Upgrade	-												3,860,000
19	Hickory-Granite Falls-Lenoir Interconnection	-												32,680,000
20	Water Line Replacements	2,800,000				600,000		700,000		700,000		800,000		1,500,000
Water Treatment														
21	Sedimentation Basin Repairs	2,040,000			1,000,000	1,040,000								
22	Residual Systems Upgrade	2,340,000				2,340,000								
23	Add 3rd Whitnel Finished Water Pump and VFD	1,000,000				1,000,000								
24	Retrofit all Cajah Pumps and Switchgear	270,000							270,000					
25	Add 3rd Raw Water Pump and VFD	1,330,000							1,330,000					
26	Filter Valve Upgrades	1,900,000							1,900,000					
27	Finished Water Pump Station Upgrades	1,330,000							1,330,000					
28	Backwash Supply Improvements	370,000							370,000					
29	Operations Building Upgrades	2,150,000							2,150,000					
30	Clearwell Baffles	15,000			15,000									
30	Clearwell Replacement	-												4,860,000
31	Water Treatment Plant Expansion - 18MGD	-												71,290,000
32	Generator and Electrical System Loop	-												3,710,000
Subtotal - Water Infrastructure Improvements		48,660,360	7,548,640	5,141,360	18,375,000	11,480,000	770,000	1,480,000	7,464,000	3,150,000	-	800,000	-	132,660,000
	Current Year (FY25) CIP: Water Improvements		8,080,040											
10-Yr CIP: Water Improvements FY26-35		49,979,360	-	5,630,360	18,514,000	11,646,000	881,000	1,594,000	7,516,000	3,271,000	127,000	800,000	-	133,210,000

Capital Project funded or patially funded using external source(s). ARPA, Direct Allocation, etc.
Capital Project funded or patially funded using debt issue(s)

Printed 7/8/2025

Table 1
City of Lenoir
Water and Sewer Fund
Capital Improvements Plan - 2025

Wastewater Improvements

Project Number	Project Description	10-Yr CIP Cost	Current 2025	Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Year 6 2031	Year 7 2032	Year 8 2033	Year 9 2034	Year 10 2035	Years 11-15
Vehicles and Equipment														
7140	Collection System Vehicles and Equipment	1,369,000	115,000		769,000		112,000	116,000	120,000	124,000	128,000			400,000
7141	Wastewater PreTreatment Vehicles and Equipment	-	-	-	-		-	-	-	-	-	-	-	
7142	GPC Wastewater Treatment Vehicles and Equipment	15,000		15,000										75,000
7143	LC Wastewater Treatment Vehicles and Equipment	225,000	135,250	225,000										175,000
Subtotal - Wastewater Vehicles and Equipment		1,609,000	250,250	240,000	769,000	-	112,000	116,000	120,000	124,000	128,000	-	-	650,000
Collection System														
1	Ridge Street Sewer Replacement	1,300,000		1,300,000										
2	Extend Sewer System / Easement Acquisition	75,000		75,000										
3	East Harper Avenue Sewer Replacement	550,000		550,000										
4	Boxwood St Sewer Relocation	390,000			390,000									
5	Pennton to Hwy 18 Sewer	1,130,000					1,130,000							
6	Main Street (Valway to 321) Sewer Replacement	1,140,000					1,140,000							
7	Rehab Blairs Fork Outfall	890,000					890,000							
8	Gunpowder Creek Interceptor Replacement	3,460,000					3,460,000							
9	Zacks Fork Sewer Replacement	2,350,000					2,350,000							
10	Meadowood Upstream Sewer Replacement	1,780,000							1,780,000					
11	Meadowood Lift Station Improvements	500,000						500,000						
12	Golf Course Sewer Replacement	4,290,000										4,290,000		
13	Manhole Improvements	1,190,000			210,000		220,000		240,000		250,000		270,000	
14	Sewer Line Replacements	5,000,000					1,000,000			2,000,000			2,000,000	
Wastewater Treatment														
15	GPWWTP Drywell Repairs, Carport for Flammables Storage	70,000		70,000										
16	Lower Creek WWTP Mixers	1,660,000			1,660,000									
17	Lower Creek WWTP Diffusers and Concrete Repairs	2,550,000			2,550,000									
18	Septage Receiving Station / Vactor Dump	640,000				640,000								
19	Lower Creek WWTP Equalization Basin	3,780,000				3,780,000								
20	Lower Creek WWTP Treatment Improvements	7,630,000						7,630,000						
21	Gunpowder Creek WWTP Future Upgrades	-												12,000,000
22	Lower Creek WWTP Future Upgrades	-												30,000,000
Subtotal - Wastewater Improvements Infrastructure		40,375,000	-	1,995,000	4,810,000	4,420,000	10,190,000	8,130,000	2,020,000	2,000,000	250,000	4,290,000	2,270,000	42,000,000
	Current Year (FY25) CIP: Wastewater Improvements		250,250											
10-Yr CIP: Wastewater Improvements FY26-35		41,984,000		2,235,000	5,579,000	4,420,000	10,302,000	8,246,000	2,140,000	2,124,000	378,000	4,290,000	2,270,000	42,650,000

Capital Project funded or patially funded using external source(s). ARPA, Direct Allocation, etc.
Capital Project funded or patially funded using debt issue(s)

Total Water and Wastewater Capital Improvements Plan

	Current Year (FY25) CIP: Total Water/Wastewater		8,330,290										
10-Yr CIP: Total Water and Wastewater		91,963,360	-	7,865,360	24,093,000	16,066,000	11,183,000	9,840,000	9,656,000	5,395,000	505,000	5,090,000	2,270,000	175,860,000

Table 3
City of Lenoir
Water and Sewer Fund
Financial Analysis - Cash Flow Summary

Cash-Flow Summary:

July 15, 2025 Revision

Description	Audit 2020	Audit 2021	Audit 2022	Audit 2023	Audit 2024	Test Year 2025	Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030	Year 6 2031	Year 7 2032	Year 8 2033	Year 9 2034	Year 10 2035
Water Annual Operating Revenue	6,336,628	6,494,271	6,548,397	6,995,565	7,338,453	7,541,396	7,579,103	7,616,998	7,655,083	7,693,359	7,731,826	7,770,485	7,809,337	7,848,384	7,887,626	7,927,064
Sewer Annual Operating Revenue	3,189,242	3,140,122	3,127,773	3,444,903	3,540,839	3,705,632	3,724,160	3,742,781	3,761,495	3,780,302	3,799,204	3,818,200	3,837,291	3,856,477	3,875,760	3,895,139
Total Operating Revenue	*9,525,869*	*9,634,393*	*9,676,170*	*10,440,467*	*10,879,292*	*11,247,028*	*11,303,263*	*11,359,779*	*11,416,578*	*11,473,661*	*11,531,030*	*11,588,685*	*11,646,628*	*11,704,861*	*11,763,386*	*11,822,202*
System Growth: Customers							*0.5%*	*0.5%*	*0.5%*	*0.5%*	*0.5%*	*0.5%*	*0.5%*	*0.5%*	*0.5%*	*0.5%*
Water and Sewer: Annual Non-Operating Revenue	67,426	26,747	13,533	249,370	444,801	523,000	523,000	523,000	523,000	523,000	523,000	523,000	523,000	523,000	523,000	523,000
Water: Revenue Increase from rates							*2.3%*	*5.0%*	*5.0%*	*5.0%*	*5.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*
Water: New Revenue from Rates							174,319	555,169	937,923	1,322,591	1,709,183	2,020,002	2,332,376	2,646,311	2,961,816	3,278,899
Sewer: Revenue Increase from rates							*2.3%*	*5.0%*	*5.0%*	*5.0%*	*5.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*	*4.0%*
Sewer: New Revenue from rates**							85,656	272,795	460,869	649,885	839,845	992,573	1,146,064	1,300,324	1,455,354	1,611,159
Capital Reserve Appropriation						40,000	3,500,000	-	520,000	250,000	1,700,000	-	350,000	-	-	-
Total Revenue	**9,593,295**	**9,661,140**	**9,689,703**	**10,689,837**	**11,324,093**	**11,810,028**	**15,586,238**	**12,710,743**	**13,858,371**	**14,219,137**	**16,303,057**	**15,124,260**	**15,998,068**	**16,174,496**	**16,703,555**	**17,235,260**
Water: Operating Expenses	3,095,080	3,251,886	3,397,887	3,951,617	4,094,628	4,000,825	4,120,850	4,244,475	4,645,559	4,784,926	4,928,474	5,076,328	5,228,618	5,385,477	5,547,041	5,713,452
*Water Expenses Increase**							*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*
Sewer: Operating Expenses	2,734,027	2,750,274	2,786,790	2,996,625	3,546,700	3,517,446	3,622,969	3,731,658	3,843,608	3,958,916	4,077,684	4,200,014	4,326,015	4,455,795	4,589,469	4,727,153
*Sewer Expenses Increase**							*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*	*3.0%*
Capital Outlay / Contingency	436,187	344,757	375,997	302,601	404,985	2,226,650	180,000	185,400	190,962	196,691	202,592	208,669	214,929	221,377	228,019	234,859
Capital Outlay & Cash-Financed CIP							5,515,360	1,883,000	2,090,000	1,213,000	2,210,000	526,000	945,000	505,000	800,000	270,000
Debt Service Existing	1,769,112	1,628,265	2,100,179	1,936,292	2,040,572	2,029,415	2,016,594	1,991,561	1,964,525	1,937,491	1,433,673	1,270,644	1,260,171	1,067,062	1,060,644	1,054,226
Debt Service Proposed							100,000	592,632	1,009,602	1,965,169	2,701,404	3,488,313	3,927,872	3,927,872	4,358,697	4,559,549
Transfers Out	*139,900*	*55,550*	*100,000*													
Total Expenses	**8,174,306**	**8,030,732**	**8,660,853**	**9,189,135**	**10,088,885**	**11,774,336**	**15,557,773**	**12,628,726**	**13,744,257**	**14,056,193**	**15,553,826**	**14,769,970**	**15,902,605**	**15,562,583**	**16,583,870**	**16,559,239**
Net Income	**1,418,989**	**1,630,408**	**1,028,850**	**1,500,702**	**1,235,208**	**35,692**	**28,465**	**82,017**	**114,115**	**162,944**	**749,231**	**354,290**	**95,463**	**611,912**	**119,685**	**676,022**
Unrestricted Net Assets	**10,647,335**	**12,277,743**	**10,840,064**	**12,052,601**	**13,287,809**	**13,243,501**	**8,951,966**	**7,033,983**	**7,148,097**	**7,311,041**	**8,060,272**	**8,414,562**	**8,510,025**	**9,121,938**	**9,241,623**	**9,917,644**
Unrestricted Net Assets / Total Expenses	130%	153%	125%	131%	132%	112%	58%	56%	52%	52%	52%	57%	54%	59%	56%	60%
Capital Reserve																
Transfer to Capital Reserve						40,000	4,320,000	2,000,000	-	-	-	-	-			
Transfer from Capital Reserve						40,000	3,500,000	-	520,000	250,000	1,700,000	-	350,000	-	-	-
Capital Reserve Balance						-	820,000	2,820,000	2,300,000	2,050,000	350,000	350,000	0	0	0	0
Residential Inside 5,000 gal Monthly Water Use Charges					$26.58	$27.44	$28.08	$29.50	$30.99	$32.55	$34.19	$35.55	$36.98	$38.47	$40.03	$41.62
Residential Inside 5,000 gal Monthly Sewer Use Charges					$27.73	$28.62	$29.26	$30.72	$32.25	$33.85	$35.56	$36.97	$38.44	$39.97	$41.56	$43.22
Combined Water and Sewer Use Charges					$54.31	$56.06	$57.34	$60.22	$63.24	$66.40	$69.75	$72.52	$75.42	$78.44	$81.59	$84.84
February 2025 Urban South CPI 12 Month Increase = 2.3%					Monthly Increase		$1.28	$2.88	$3.02	$3.16	$3.35	$2.77	$2.90	$3.02	$3.15	$3.25

Capital Project Ordinance for the City of Lenoir

Finley Water System Project - Revised

BE IT ORDAINED by the City Council Members of the City of Lenoir, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby revised:

Section 1: The project authorized activities for the Finley Water System Project to include the expenditure of grant funds to improve the water distribution system to increase the water pressure in the Finley area. Funding will be received from the American Rescue Plan funding through the State Fiscal Recovery Fund Grant as well as Capital Reserve funds.

Section 2: The officers of this unit are hereby directed to proceed with the capital project within the terms of the budget contained herein.

Section 3: The following revised amounts are appropriated for the project:

	Amount	Change	Revised Amount
Administration Costs	299,000.00	(264,000.00)	35,000.00
Engineering Costs	632,000.00	209,150.00	841,150.00
Construction Cost	5,369,000.00	2,787,050.00	8,156,050.00
Contingency		407,800.00	407,800.00
Total	$ 6,300,000.00	$ 3,140,000.00	$ 9,440,000.00

Section 4: The following revised revenues are anticipated to be available to complete this project:

	Amount	Change	Revised Amount
ARPA Funding	6,300,000.00	648,640.00	6,948,640.00
Capital Reserve		2,491,360.00	2,491,360.00
	$ 6,300,000.00	$ 3,140,000.00	$ 9,440,000.00

Section 5: The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of the Project Ordinance.

Section 6: The Finance Officer is directed to report, on a quarterly basis, on the financial status of each project element in Section 3.

Section 7: The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this Board.

Section 8: Copies of this capital project ordinance shall be furnished to the Budget Officer and the Finance Officer for direction in carrying out this project.

Adopted this 15th day of July, 2025.

Mayor

Clerk

RESOLUTION OF TENTATIVE AWARD

WHEREAS, the **City of Lenoir,** North Carolina has received bids, pursuant to duly advertised notice therefore, for construction of the **Finley Area Water System Improvements project,** and

WHEREAS, the City's Consulting Engineer, McGill Associates, has reviewed the bids; and

WHEREAS, of two (2) bids received at the re-bid, T.P. Howard's Plumbing Company Inc. of Fairview, North Carolina was the lowest responsive, responsible bidder for Contract A (Water Lines and Pump Station) in the total bid amount (including one alternate bid item) of $6,092,350; and

WHEREAS, of the one (1) bid received at the rebid, Caldwell Tanks, Inc. of Louisville, Kentucky was the lowest responsive, responsible bidder for Contract B (Water Tank) in the total base bid amount of $2,063,700; and

NOW THEREFORE BE IT RESOLVED, BY THE TOWN COUNCIL OF THE CITY OF LENOIR:

That **TENTATIVE AWARD** is made for Contract A to T.P. Howard's Plumbing Company, Inc., for the Contract Price of $6,092,350 and for Contract B to Caldwell Tanks, Inc. for the Contract price of $2,063,700.

That such **TENTATIVE AWARD** be contingent upon the approval of bidding documentation by the North Carolina Department of Environmental Quality, Division of Water Infrastructure.

That Scott Hildebran, the **Authorized Official,** and successors so titled or titled as City Manager, is hereby authorized to execute and approve all contract documents and change orders for this project on behalf of the **City of Lenoir.**

Adopted this the 15th day of July, 2025 at Lenoir, North Carolina.

SEAL

Joseph Gibbons, Mayor

CERTIFICATION BY RECORDING OFFICER

The undersigned duly qualified and acting **City Clerk of Lenoir** does hereby certify: That the above/attached resolution is a true and correct copy of the resolution, as regularly adopted at a legally convened meeting of the **City of Lenoir** duly held on the 15th day of July, 2025; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of July, 2025.

Signature of Recording Officer

Shirley Cannon, City Clerk
Printed Name and Title

RESOLUTION AUTHORIZING THE REMOVAL OF THE TRAFFIC SIGNAL EQUIPMENT AT THE INTERSECTION OF COLLEGE AVENUE AND MULBERRY STREET AND THE PLACEMENT OF A TWO-WAY STOP

WHEREAS, Mattern & Craig Engineers recently was tasked with performing a traffic signal study on the intersection of College Avenue and Mulberry Street; and

WHEREAS, the traffic signal study on the intersection of College Avenue and Mulberry Street determined that the traffic signal is no longer warranted based on criteria set forth in the Federal Highway Administration Manual on Uniform Traffic Control Devices (MUTCD); and

WHEREAS, the traffic signal study suggests the City inform the public of the recommended signal removal and place the signal on flash or cover the signal heads for a minimum of 90 days, and install the appropriate STOP sign control or other traffic devices; and

WHEREAS, based on the aforementioned signal study, staff recommends the placement of a two-way stop at this intersection to adequately accommodate traffic; and

WHEREAS, after the 90-day transition period, the City may decommission and remove the traffic signal.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lenoir, that:

1) based on the traffic signal study performed by Mattern & Craig Engineers, the traffic signal located at College Avenue and Mulberry Street is no longer warranted and should be removed; and
2) City staff will inform the public of the pending signal removal and place the signal on flash or cover the signal heads for a minimum of 90 days, and will place a two-way stop at this intersection to adequately accommodate traffic.

BE IT FURTHER RESOLVED, after the 90-day transition period, city staff are to decommission and remove the traffic signal located at College Avenue and Mulberry Street.

Adopted this 15th day of July, 2025.

Joseph L. Gibbons, Mayor

ATTEST:

Shirley M. Cannon, City Clerk

CITY OF LENOIR
COUNCIL ACTION FORM

I. **Agenda Item**: Request that the City Council accept the preliminary settlement report as required by North Carolina General Statute NCGS 105-321 & 352
and that the insolvents report be entered into the official minutes indicating persons whose taxes remain unpaid for 2024. Also request that both lists be recharged to the Tax Collector for collections.

II. **Background Information**: North Carolina General Statute NCGS 105-321 & 352 requires the Tax Collector (Finance Director) to provide a settlement report to the City Council after July 1 and prior to being charged with the collections of the current year's taxes.

III. **Staff Recommendation:** Staff recommends City Council accept the preliminary settlement reports as required by North Carolina General Statute NCGS 105-321 & 352 and requests that both lists be recharged to the Tax Collector for collections.

IV. Reviewed By:

City Attorney:

Finance Director: *Donna Bean*

Public Works/Public Utilities Director:

MEMORANDUM

TO: Lenoir City Council

FROM: Donna Bean, Finance Director

SUBJECT: 2024 Tax Collector's Settlement and 2025 Tax Collection Charge

DATE: August 5, 2025

Requires Board Action

In accordance with NCGS 105-373(a)(1), I respectfully submit the following Report:

Attached to this Report is a list of the persons owning real property whose taxes for 2024 remain unpaid, along with the principal amount owned by each person; and a list of the persons not owning real property whose personal property taxes for 2024 remain unpaid, along with the principal amount owed by each person.

In compliance with NCGS 105-373(a)(3), attached hereto is a Report entitled "Settlement for Current Taxes for Fiscal Year 2024-2025" dated June 30th, 2025 setting forth my full settlement for all taxes in my hands for collection for the fiscal year 2024-2025.

Further, I hereby certify that I have made diligent efforts to collect the taxes due from the persons listed in such a manner that is reasonably necessary.

2024 Outstanding Taxes

2024 Real & Personal Taxes (including penalties and interest)	$ 358,080.27
Total 2024 Outstanding - Percentage	2%

A report of all taxes charged and collected is provided for your information.

Request this settlement be accepted and these outstanding taxes be charged back to the tax collector.

In accordance with NCGS 105-321 & 352 requests the attached tax receipt charge be authenticated by the City Council for 2024 taxes.

I, Donna Bean, do hereby affirm that this tax levy settlement sheet and tax receipt charge is a true and accurate report of the status of the tax levy for the City of Lenoir. Further, I affirm that diligent efforts have been made to collect all charged tax receipts.



_____

Donna Bean, Finance Director

NORTH CAROLINA, CALDWELL COUNTY

I, Lauren Hartley, Notary Public, do hereby certify that Donna Bean personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 5th day of August, 2025.

_____

Notary Public

My Commission Expires:

State of North Carolina, City of Lenoir

To the Tax Collector of the City of Lenoir:

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records filed in the office of Tax Collector and in the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be a first lien upon all real property of the respective taxpayers in the City of Lenoir, North Carolina, and this order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell any real or personal property of such taxpayers, for and on account thereof, in accordance with law.

Witness my hand and official seal, this 5th day of August, 2025.

_____ (Seal)
Mayor, City of Lenoir

Attest:

_____
Clerk, City of Lenoir

Settlement for Current Taxes for Fiscal Year 2024-2025

June 30, 2025

2024 Settlement	
Total Taxes Billed	15,884,060.46
Demo Liens	14,101.35
Penalties, Interest and Charges	22,044.90
Releases	(293.25)
Veteran Exemptions	(14,584.76)
Overpayments/Negative Balances	(22,062.10)
Taxes Deferred	(23,801.71)
Discounts	(115,233.65)
Elderly Exemptions	(106,387.12)
Taxes Collected	(15,279,763.85)
Total Outstanding	358,080.27

Prior Years Settlement	
Tax Ending Balance 6/30/2024	1,049,194.00
Tax Ending Balance 6/30/2025	739,953.13
Amount Collected	309,240.87

CITY OF LENOIR

FY 2024-2025 UNPAID BALANCE REPORT BY NAME UNPAID AS OF 06/30/2025

TAX YEARS 2024 TO 2024

NAME	REC NO	MAP NUMBER/ID	REAL	PERSONAL	MERCHANT	UTILITIES	TOTAL	INTEREST
TAX YEAR: 2024								
2420 EVANS LLC	31159	06 70 3 14	378.06				378.06	20.55
315 ELIZABETH LLC	13	09194 1 1	9,402.19				9,402.19	511.22
315 ELIZABETH LLC	14	09194 1 2	12,796.88				12,796.88	695.82
4218 PROPERTIES LLC	23	06 78 1 8	11.02				11.02	0.61
4218 PROPERTIES LLC	25	06 78 1 19	249.60				249.60	13.57
45K HOLDINGS	30	03112 1 28	715.79				715.79	38.94
AAH HOMES LLC	76	06234 1 3	1,643.18				1,643.18	89.33
AAH HOMES LLC	77	06234 1 2	227.55				227.55	12.35
AAH HOMES LLC	80	06 82 1 66	326.06				326.06	17.72
AAH HOMES LLC	81	06 82 1 68	308.93				308.93	16.79
AAH HOMES LLC	82	06 82 1 69	425.79				425.79	23.15
ABEE RITA	19264	09184 1 27	9.09				9.09	0.47
ABERNATHY CURTIS DEAN SR	143	09 30 1 19	731.68				731.68	39.79
ABERNATHY CURTIS DEAN SR	144	09 30 1 19C	137.66				137.66	7.50
ABERNATHY CURTIS DEAN SR	145	09 30 1 19B	13.48				13.48	0.75
ABERNATHY ROBERT A	164	09 30 1 31	5.51				5.51	0.30
ABERNETHY MABLE MRS	186	09 30 1 18	247.13				247.13	13.42
ABERNETHY MABLE MRS	187	09 30 1 19A	22.05				22.05	1.22
ABERNETHY MABLE MRS	188	09 30 1 16A	53.24				53.24	2.91
ABERNETHY STEPHEN LEE	191	09202 1 3	45.17				45.17	11.52
ADVANTAGE GLASS INC	491	2024000491		39.23			39.23	5.32

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NAME	REC NO	MAP NUMBER/ID	REAL	PERSONAL	MERCHANT	UTILITIES	TOTAL	INTEREST
ALEXANDER MARLENE H	644	09186 1 9	23.22				23.22	1.24
ALEXANDER MARLENE H	645	09179 3 7	565.27				565.27	30.74
ALEXANDER MARLENE H	646	09179 3 15	79.51				79.51	4.30
ALEXANDER MARLENE H	647	09179 3 14	1,360.12				1,360.12	73.97
ALFORD ADAM NATHANIEL	653	09114 2 8	207.38				207.38	11.27
ALLEN WESLEY MICHAEL	757	2024000757		10.23			10.23	1.41
ALLEY LOGAN	765	09179 1 6	45.91				45.91	2.52
ALNAGAR RASHEED	46128	06172 1 6B	311.99				311.99	16.95
AMERICAN SALES	880	2024000880		29.80			29.80	4.05
AN ICON COMPANY LLC	910	2024000910		384.42			384.42	20.92
ANDERSON JAMES HARLEY	1055	06 18 1 51	89.94				89.94	4.90
ANDREWS BRENDA	1167	06201 2 6	403.15				403.15	21.92
ANNAS SUSAN A	1412	06154 1 12	415.00				415.00	15.00
ARIAS JOY	1477	09148 2 45	23.86				23.86	1.30
ARNETT DOLLY LOU ANN M	1506	09 26 2 14	203.10				203.10	11.04
ARNETT DOLLY M	1507	09 26 2 13	311.99				311.99	16.95
ARNETT DOLLY MAE	1508	06 5 1 66	168.22				168.22	9.13
ARNETT DOLLY MAE	33545	06 20 5 15	171.91				171.91	9.35
ARNETT DOLLY MAE	33546	06 20 5 5	198.82				198.82	10.81
ARNETT DOLLY MAE	33547	06 20 5 4	59.33				59.33	3.22
ARNETT DOLLY	1509	09 26 2 12	176.19				176.19	9.58
ARNOLD FAYE WOODRING	1580	09138 2 10	442.91				442.91	24.08

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NAME	REC NO	MAP NUMBER/ID	REAL	PERSONAL	MERCHANT	UTILITIES	TOTAL	INTEREST
ASIG HECTOR HUMBERRTO	36551	09114 1 3	85.02				85.02	4.61
ASIG HECTOR HUMBERTO	36550	09114 1 1	78.33				78.33	4.28
ATLA PROPERTY SOLUTIONS	44078	09 25 1 34	23.22				23.22	1.24
ATLAS PROPERTY SOLUTIONS	44076	09 25 1 3	27.55				27.55	1.52
ATLAS PROPERTY SOLUTIONS	44079	09 25 1 38	28.73				28.73	1.54
ATLAS PROPERTY	44080	09 25 1 39	34.88				34.88	1.91
ATLAS PROPERTY SOLUTIONS	44081	09 25 1 19	38.53				38.53	2.08
ATLAS PROPERTY SOLUTIONS	44082	06109 4 4A	7.33				7.33	0.39
AUSTIN BRENDA S	46085	2024046085		13.01			13.01	1.76
AUSTIN CARL LYNN	1777	06 70 3 22	148.05				148.05	8.05
AUSTIN DOROTHY L	1799	06 72 2 1	118.67				118.67	6.44
AUTON THOMAS C	2008	06111A 1 26	61.16				61.16	3.31
AVENICOM LLC	2022	2024002022		26.39			26.39	1.45
AVERAGE JOE PROMO LLC	2024	06114 1 3N	326.70				326.70	17.78
AVERY ANDREW J JR	2030	2024002030		14.75			14.75	2.02
AVERY ANDREW JACKSON JR	2032	06132 1 6	356.07				356.07	19.38
BAILEY GARRETT	2185	06 18 1 44	168.22				168.22	9.13
BAILEY LARRY GROVER IV	2198	06 18 1 48	82.61				82.61	4.51
BAILEY LARRY GROVER IV	2199	06 18 1 13	262.44				262.44	14.26
BAILEY LARRY GROVER IV	2200	06 18 1 12	25.09				25.09	1.37
BAKER MICHAEL PATRICK	2335	06 16 1 29	1,847.54				1,847.54	100.73
BAKER MICHAEL PATRICK	2336	06 16 1 30	12.84				12.84	0.69

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BAKER MICHAEL PATRICK	2337	06 16 1 31	15.89				15.89	0.85
BAKER MICHAEL PATRICK	2338	06 16 1 32	25.69				25.69	1.39
BAKER MICHAEL PATRICK	5935	06 16 1 27	54.47				54.47	2.98
BALDOMERO ARTURO JR	2388	09148 2 12	48.96				48.96	2.68
BALDWIN BELVIN E	2395	09190 4 5	371.32				371.32	20.17
BANK OF NY MELLON	2486	06 72 7 2	59.33				59.33	3.22
BANNER RONNIE E	2518	06 68 1 7	315.04				315.04	17.11
BANNER STEPHANIE LYNN	2525	09 30 1 23	17.77				17.77	0.99
BARE COY	2577	2024002577		16.05			16.05	2.17
BARE COY T	2578	06165 1 31	9.08				9.08	0.47
BARE COY T JR	2579	06165 1 21	39.41				39.41	2.15
BARKER JERRY R	2620	09 6 1 1	333.10				333.10	18.10
BARKER JERRY R	2621	09 6 1 2	59.33				59.33	3.22
BARKER LARRY	2626	06 6 5 15	41.63				41.63	2.29
BARKER ROSA	2638	06201 3 14	544.36				544.36	35.09
BARLOWEPM LLC	2779	09 56 2 8	27.55				27.55	1.52
BARLOWEPM LLC	2780	09 56 2 9	17.12				17.12	0.92
BARLOWEPM LLC	2781	09 56 2 6	390.90				390.90	21.24
BARLOWEPM LLC	2782	09 56 2 13	9.80				9.80	0.54
BARLOWEPM LLC	2783	09 56 2 5	56.28				56.28	3.06
BARLOWEPM LLC	2784	09 92 3 17	1,443.77				1,443.77	78.51
BARLOWEPM LLC	2788	09 92A 1 12	466.19				466.19	25.37

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BARNAVE VLADIMIR	2830	06 18 1 49	34.25				34.25	1.85
BARNES TARA L	2903	2024002903		55.10			55.10	7.51
BARRETT EMMA ELENA ORTIZ	3029	06 42 8 1	648.47				648.47	35.26
BARRETT PLAYER LEE	3037	09 37 1 15	47.08				47.08	2.54
BARRETT PLAYER LEE	3038	09 37 1 6	68.54				68.54	3.75
BARRETT PLAYER LEE	3039	09 37 1 7	75.86				75.86	4.13
BATTLE FREDRICK D JR	3176	06 5 1 5	388.50				388.50	21.15
BAYS FAMILY RENTAL	3233	09 7 2 67	364.64				364.64	19.85
BAYS FAMILY RENTAL	3234	09 8 2 41	255.70				255.70	13.89
BAYS FAMILY RENTAL	3235	09138 2 26	346.87				346.87	18.86
BAYS FAMILY RENTAL	3236	09 7 2 73	297.91				297.91	16.18
BC CINEMATICS LLC	3250	2024003250		84.73			84.73	11.53
BDR PROPERTIES LLC	3252	09139 1 6	25.92				25.92	25.92
BEACH LUKE DOUGLAS	3282	06 62 1 27	282.62				282.62	15.35
BEAN MARGARETTE CYNTHIA	3364	06109 4 2	271.64				271.64	14.79
BEANE ROBERT L	3426	06109 4 9	17.11				17.11	0.92
BEARD JIMMY E	3477	06 99 1 13	210.43				210.43	11.43
BEARD RANSON DAVID	3491	06108 4 5	113.16				113.16	6.14
BEAVER JACKIE LEE	3542	09 23 4 5A	291.81				291.81	15.87
BEAVER JACKIE LEE	3544	09 23 4 4B	98.50				98.50	5.36
BEAVER JACKIE LEE	3546	09 23 4 6	201.29				201.29	10.96
BEAVER JACKIE LEE	3547	09 23 4 7	201.29				201.29	10.96

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BELTRAND VICTOR MANUEL	3692	09 31 2 19	196.36				196.36	10.66
BENGE ROGER D	3850	06 42 8 5	182.29				182.29	9.90
BENTLEY ALEXANDER K	3903	09 9 1 80	151.74				151.74	8.27
BENTLEY ROGER WAYNE ET	4048	06 82 1 62	96.04				96.04	5.22
BERNHARDT CREATIVE	4120	2024004120		35.96			35.96	4.88
BERRY KATHERINE C MRS	4188	09 29 1 15	22.05				22.05	1.22
BERRY KATHERINE C MRS	4189	09 29 1 16	50.78				50.78	2.76
BERRY THOMAS R	4215	09 31 3 2	255.70				255.70	13.89
							-4.72	0.32
BIVENS SHERRI E	4408	2024004408		7.32			7.32	1.01
BLEDSOE SHARON	4612	03 84 1 3 LH	214.71				214.71	11.66
BLEVINS BARRY MITCHELL	4652	06109 4 1	163.15				163.15	13.24
BLEVINS DARRELL RAY	4635	06 95A 1 9	89.94				89.94	4.90
BLIZZARD ROBERT P	4682	06199 2 17	56.28				56.28	3.06
BLUE COLLAR PROPERTIES	4719	06 64 4 10	15.02				15.02	0.83
BLUE OCEAN PARTNERS LLC	4728	09139 1 12	348.10				348.10	18.93
BLUE RIDGE REALTY &	4780	2024004780		180.98			180.98	24.62
BOLANOS-LICEA JOSE	4912	06 39 2 7	199.41				199.41	10.82
BOLICK DOROTHY BARLOW	58136	2024058020		189.83			189.83	25.83
BOLICK JACK E	5047	06149 1 15	56.88				56.88	3.08
BOLICK MARK E	5110	06198 1 6	251.42				251.42	13.66
BOLICK MATTHEW J	5116	06165 1 24	400.70				400.70	21.78

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NAME	REC NO	MAP NUMBER/ID	REAL	PERSONAL	MERCHANT	UTILITIES	TOTAL	INTEREST
BOLICK PATRICIA DALE	5124	09 82B 1 10	1,538.58				1,538.58	83.65
BOLICK RANDY R	22985	06 63 3 17	496.46				496.46	32.67
BOLICK RESSIE E ET AL	5132	06 39 2 18	195.13				195.13	10.59
BOLICK ROBERT EUGENE	5142	09 82B 1 19	58.11				58.11	3.15
BOOKER KATIE ANN	5289	06 5 1 20	442.33				442.33	24.07
BOOKER KATIE N	5291	06 68 1 9	366.45				366.45	19.93
BOOKER KATIE NORWOOD	5292	06 5 1 21	107.66				107.66	5.84
BOONE AND COMPANY 401K	5314	06158 1 13	1,449.28				1,449.28	78.81
BOONE LUMBER COMPANY	5319	2024005319		3,703.96			3,703.96	504.00
BOWDEN DEANNA RENEE	5428	06 42 8 2	285.07				285.07	15.49
BOWEN BENNY LANE II	5433	09 97 2 12	77.98				77.98	4.51
BOWERS HAROLD JAMES	5469	09 28 2 11	233.71				233.71	12.72
BOWERS LUCILLE PATTERSON	5473	09 30 1 15	11.61				11.61	0.62
BOWLIN JOHN C	5499	03 19 1 12	894.56				894.56	48.62
BRACKETT JANICE W	5725	09185 1 2	496.14				496.14	26.98
BRACKETT JANICE W	5726	09185 1 6	217.77				217.77	11.82
BRADSHAW HELEN	5790	06 63 5 1	79.51				79.51	4.30
BRAKEFIELD MICHAEL ET AL	5928	09207 2 24	285.71				285.71	15.55
BRANCH JANET S ET AL	5941	06 75 1 3	22.63				22.63	1.23
BRENTON DANIEL JON	6082	06 63 4 3	230.31				230.31	12.51
BRISTOL WALTER HEIRS	6221	06 17 3 46	9.80				9.80	0.54
BROCK KYLE	6299	2024006299		7.39			7.39	1.02

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BROWN BILLY G	6446	06198 1 28	171.91				171.91	9.35
BROWN EARL J	6490	06111A 1 32	30.49				30.49	1.68
BROWN JOSHUA M	6552	09 49 1 1	1,105.46				1,105.46	60.11
BROWN KENNETH RAYMOND	6568	06152 2 11	242.27				242.27	13.18
BROWN NORMAN LEWIS	6616	06 71 1 21	62.38				62.38	3.95
BROWN REBECCA	6625	06 21 2 57	53.24				53.24	2.91
BRUNER DAVID E	6859	06114 1 28	75.86				75.86	4.13
BRYANT J STEPHEN	6957	09 52 1 7	772.07				772.07	42.00
BRYANT MARY G	7006	09189 1 48	416.59				416.59	22.63
BUCHANAN JERRI	7094	06 18 1 28A	102.78				102.78	5.59
BUI XUYEN KIM	37424	06 35 4 3	393.37				393.37	21.39
BUMGARNER DEBRA	7222	06 71 1 15	618.51				618.51	33.65
BURCHETTE AUBREY WADE	7414	09135 2 11	240.45				240.45	13.10
BURGESS DAVID MICHAEL	58017	2024058017		62.42			62.42	3.38
BURKETT CRYSTAL GAYLE	7516	09212 2 9	80.74				80.74	4.38
BURRESS R DOUGLAS	7621	09190 1 7	173.14				173.14	9.42
BURRESS RAYMOND	7622	09 35 7 21	867.47				867.47	47.16
BUSS COATINGS INC	7701	06106 1 2	59.97				59.97	3.28
BUSS COATINGS INC	7702	06106 1 4	141.30				141.30	7.67
BUSS COATINGS INC	7703	06 77 1 30	24.45				24.45	1.31
BUTLER JOHN DAVID	7725	09134 1 6	55.06				55.06	2.99
CALDWELL GLASS CO INC	8105	2024008105		111.57			111.57	15.17

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CALDWELL JURISTINE	8120	06 6 4 3	23.86				23.86	1.30
CALDWELL JURISTINE C ET	8121	06 20 3 15	18.94				18.94	1.01
CALDWELL READY-MIX INC	8177	06 11 1 11	19.58				19.58	1.07
CALLEJAS HENRY REYES	8274	06 5 6 13	68.54				68.54	3.75
CALLOWAY AMY LUCELIA	8280	06157A 1 14	462.50				462.50	25.15
CALLOWAY RALPH EDWARD	8338	2024008338		6.69			6.69	0.90
CAMPBELL ADRIENNE DAWN	8399	06 79 1 8	76.02				76.02	8.57
CAMPBELL AMBER NICHOLE	8402	06 95A 1 12	285.65				285.65	16.07
CAMPBELL BOYD	8412	06155 3 3	287.54				287.54	15.64
CAMPBELL BOYD	8413	06155 3 3A	34.25				34.25	1.85
CAMPBELL JAMES	8437	06 15 3 20	198.23				198.23	10.80
CAMPMORE ASSOCIATES LLC	8475	2024008475		37.01			37.01	2.00
CANALES & AMIGO	8485	06 13 4 7	844.25				844.25	45.92
CARBALLO ROSA DAYSY	8675	06 12 5 18	40.99				40.99	2.23
CARBALLO ROSA DAYSY	8676	06 12 5 16	14.66				14.66	0.78
CARBALLO ROSA DAYSY	8677	06 12 5 15	240.45				240.45	13.10
CARDENAS MARIA EUGENIA	8687	06 81 1 22	357.89				357.89	19.47
CARLTON LARHONDA T	8837	09 26 2 7	23.22				23.22	1.24
CARVER DOUGLAS C	9152	2024009152		9.32			9.32	1.27
CASCO DARWIN G	9167	09 45 1 19	178.01				178.01	9.67
CASH JULIUS EMMETT	9193	06 5 6 12	35.47				35.47	1.92
CASTANEDA ROSA MARIA	9299	09 32 1 19	787.32				787.32	42.79

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CASTIL VICTOR JEREMIAS	9307	06 6 6 3	132.74				132.74	7.21
CASTILLO JOSE ANTONIO	9309	06 40 2 5	197.01				197.01	10.73
CASTILLO JOSE ANTONIO	9310	06 40 2 4	39.75				39.75	2.15
CASTILLO LEILA	9311	06 15 3 15	285.71				285.71	15.55
CASTREJON MARTIN C	9323	06 20 3 3	222.68				222.68	12.11
CENTRILOGIC INC	9485	2024009485		7,194.38			7,194.38	978.95
CHAGANI BROTHERS LLC	29675	06 97 1 8A	953.13				953.13	51.83
							-928.75	0.00
CHANCE REAL ESTATE LLC	9541	06 12 5 35	1,269.00				1,269.00	69.00
CHANDLER KATHY OSBORNE	37707	09 84A 1 20	170.40				170.40	20.79
CHANDLER OPAL MARLENE	9573	09127 2 3	391.54				391.54	21.30
CHILDFORMS	9839	2024009839		739.32			739.32	100.59
CHURCH FLORENCE HEIRS	9978	09207 1 4	250.19				250.19	13.58
CHURCH FLORENCE HEIRS	9979	09207 1 5	96.68				96.68	5.28
CHURCH RONNIE	10107	09140 2 5	149.27				149.27	8.12
CHURCH SHEILA MARIA	10125	06 17 1 51	357.25				357.25	19.41
CHURCH TAYLOR LANE	10134	09 32 3 15	483.89				483.89	26.30
CITY BILLIARDS	10186	2024010186		17.22			17.22	2.34
CITY CAFE AND BILLIARDS	10187	09 8 2 34	1,160.00				1,160.00	63.09
CITY OF LENOIR	1710	09 27 3 2	49.55				49.55	2.69
CITY OF LENOIR	12704	06184 1 7	74.69				74.69	4.06
CLARK ALAN S	10350	09 64 2 12	290.29				290.29	15.79

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CLARK BOBBY W	10373	06 74 1 24	444.73				444.73	24.16
CLARK DANIEL C	10412	06177 1 5A	398.23				398.23	21.63
CLARK JACKIE SUE	10471	03 33 2 1C	376.25				376.25	20.47
CLARK JACKIE SUE	10472	03 33 2 14	52.60				52.60	2.85
CLARK JACKIE SUE	10473	09 8 3 13	297.97				297.97	27.07
CLARK JASON CHRISTOPHER	10498	2024010498		8.72			8.72	1.20
CLARK PETER C	10595	09 28 2 5	15.30				15.30	0.84
CLARK TERRELL STUART	10550	09196 1 5	10.38				10.38	0.55
CLARK WILLIAM H	10672	09209 1 11	245.91				245.91	13.35
CLIPPARD HOWARD	10960	06 12 10 17	9.80				9.80	0.54
CLOUDZONE505 INC	58006	2024058006		213.01			213.01	28.98
COFFEY BRITTANY ET AL	11165	09133 1 4	164.59				164.59	8.96
COFFEY DENNIS D	11281	09127 4 11	332.21				332.21	18.08
COFFEY JAMES A	11357	06106 7 6	0.80				0.80	0.80
COFFEY JAMES HOWARD	11366	06173 1 81	50.78				50.78	2.76
COFFEY JAMES WILSON	11365	06173 1 79	47.29				47.29	2.59
COFFEY KENNETH EDWARD	11440	06177A 1 3	575.66				575.66	31.29
COFFEY MICHAEL S	11485	06108 4 11	87.69				87.69	5.60
COFFEY MICHAEL S	11486	09148 1 29	31.83				31.83	1.75
COFFIN STACY	11653	2024011653		9.37			9.37	1.27
COGDELL CRYSTAL CONNER	11663	06 18 1 10	245.32				245.32	13.34
COGENT COMMUNICATIONS	11674	2024011674		30.36			30.36	4.14

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COLBERT LARRY RUBIN	11699	09 29 1 28	151.74				151.74	8.27
COLCHADO MIGUEL GARCIA	11704	06 1 1 9	1,136.34				1,136.34	61.79
COLE RHONDA L	11735	06 39 2 11	14.08				14.08	0.77
COLE ROYCE TYLER	11739	06 21 2 23	36.11				36.11	1.98
COLES JULIA	11760	09 7 2 15	20.17				20.17	1.08
COLES JULIA	11761	09 7 2 14	25.09				25.09	1.37
COLES SAFIYA AMIYNAH	11762	06 7 1 67	31.19				31.19	1.69
COLES SAMUEL EDWARD	11764	09 7 2 25	23.22				23.22	1.24
COLLETT CATHERINE M	11782	09 25 2 5A	40.99				40.99	2.23
COLVARD BILLY EARL	11875	09131 2 2A	818.56				818.56	44.53
COMIC RANGE	11918	2024011918		11.86			11.86	0.62
CONLEY ANESSIA C	11960	06 19 2 38	33.01				33.01	1.77
CONNER GRADY WILLIAM	11997	09142 1 4B	120.49				120.49	6.53
CONSTENLA LUIS	12036	09148 2 44	23.86				23.86	1.30
CONTRERAS JUNIOR ESPINAL	12052	09 30 5 2	27.55				27.55	1.52
CONTRERAS JUNIOR ESPINAL	12053	09 30 5 4	209.21				209.21	11.36
COPENING HELEN C	12273	06 19 2 52	28.14				28.14	1.53
COPENING HELEN C	12274	06 17 1 14	31.83				31.83	1.75
COPENING SADIE ET AL	12275	09 29 1 38	91.17				91.17	4.97
CORLEY ELIZABETH G	12303	2024012303		9.90			9.90	1.33
CORLEY RAYMOND LEE	12308	09190 1 6	57.52				57.52	3.14
CORLEY SHAWNA	12309	06151 2 35	320.54				320.54	17.41

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CORLEY WILLIAM	12310	06 12 2 9	0.86				0.86	0.86
CORLOCK INVESTMENT	18177	06 19 2 48	26.91				26.91	1.46
CORPENING BRYANT F	12388	06 17 1 13	37.94				37.94	2.07
CORPENING CAROL	12390	06 78 1 30	38.53				38.53	2.08
CORPENING FREDRICK	12405	06 17 1 1	545.69				545.69	29.67
CORPENING HOLDINGS OF NC	12407	06 19 2 23	381.75				381.75	20.77
CORPENING HOLDINGS OF NC	12408	06 19 2 58	23.22				23.22	1.24
CORPENING HOLDINGS OF NC	12409	06 19 2 33	131.52				131.52	7.14
CORPENING HOLDINGS OF NC	12410	09139 1 11	521.24				521.24	28.36
CORPENING JAMES	12418	09 28 1 5	33.66				33.66	1.84
CORPENING JULIA ANN	12423	06 78 1 23	42.22				42.22	2.30
CORPENING MALCOM SADO	12432	06 20 2 7	48.84				48.84	6.53
CORPENING MINNIE	12449	06 19 2 36	64.65				64.65	4.13
CORRELL KIMBERLY G	12476	09 61 1 37	567.38				567.38	41.61
CORTES LUIS CARLOS	10884	06 43 4 13	389.09				389.09	21.16
COUNTRYSIDE MOTORS #2	12531	2024012531		6.36			6.36	0.86
COUVERTIER NILDA	12545	09 31 1 11A	6.74				6.74	0.38
CRAIG BRADLEY DENNIS	12672	06172 1 15A	45.27				45.27	2.46
CRAIG TERRY DEAN	12764	09 31 4 10	25.69				25.69	1.39
CRAIG TERRY DEAN	12765	09 31 4 12	14.66				14.66	0.78
CRAIG TERRY DEAN	12766	09 31 4 9	22.63				22.63	1.23
CRAIG TERRY DEAN	12767	09 31 4 11	14.66				14.66	0.78

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CRAWFORD MALORIE	12844	06173 1 35	792.24				792.24	43.08
CRAWFORD MALORIE	12845	06173 1 36	57.81				57.81	3.14
CRESCENT POINTE AT	12875	09115 1 2A	1,258.37				1,258.37	68.40
CRISP LENA S ET AL	12954	06 42 6 8	24.45				24.45	1.31
CRISP MICHAEL EUGENE	12962	2024012962		26.47			26.47	3.60
CRISP SYLVIA K	12978	06173 1 65	27.55				27.55	1.52
CRISP SYLVIA K	12980	06173 1 58	108.29				108.29	5.90
CROTTS DANNY LEE	13046	06 80 1 9	6.34				6.34	6.34
CROWDER DANIEL	13103	06100 1 6	211.50				211.50	11.50
CRUMP RICHARD J	13272	06121 1 4	317.49				317.49	17.25
CRUMP RICHARD J	13273	06121 1 5	42.81				42.81	2.31
CRUZ JOSE A	13334	09 59 1 4	97.86				97.86	5.30
CRUZ JOSE ADRIAN MENDEZ	13337	03 20 1 9	323.01				323.01	17.56
CRUZ JOSE ADRIAN MENDEZ	13338	03 17 2 3A	240.45				240.45	13.10
CRUZ JOSE ADRIAN MENDEZ	13339	03 20 1 4	318.73				318.73	17.33
CRUZ JOSE ADRIAN MENDEZ	13340	03 20 1 5	264.90				264.90	14.41
CRUZ JOSE ADRIAN MENDEZ	13342	03 20 1 2	526.11				526.11	28.60
CUEVA ALEANDER OMAR	55601	06 19 2 28	75.86				75.86	4.13
CURTIS LOUSIA C	13544	09 31 2 15	165.17				165.17	8.97
CY REAL ESTATE LLC	13606	09122 1 3	365.22				365.22	19.86
CY REAL ESTATE LLC	13607	09124 1 21	880.31				880.31	47.85
CY REAL ESTATE LLC	13608	09120A 1 1	2,058.77				2,058.77	203.10

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DAMERON MARY LOUISE	13729	06 39 2 6	119.32				119.32	6.51
DANIELS ANTHONY LEE	13756	06 5 1 80	285.07				285.07	15.49
DANNER HARVEY CLAY JR	13765	06 79 1 11	166.40				166.40	9.05
DAUGHERTY LORI	13794	2024013794		105.44			105.44	14.33
DAVE'S BODY SHOP INC	13838	2024013838		80.04			80.04	4.36
DAVENPORT ANNA	13803	09 27 1 19	278.33				278.33	15.11
DAVENPORT PRISCILLA V	13827	09 28 1 2	149.27				149.27	8.12
DAVIS TAYLOR JOANN	14048	06 35 6 13	417.82				417.82	22.70
DAVIS TONY RANDALL I	14059	09148 1 11E	0.59				0.59	0.59
DAY DAVID ALLAN	2048	06172 1 22	320.54				320.54	17.41
DAY MAICY I	14129	03 53 2 19	508.99				508.99	27.68
DC & EC INVESTMENTS LLC	4538	06 81 1 12	370.09				370.09	20.10
DE ARITA IRENIA ELIZABETH	14161	06 18 1 28	209.21				209.21	11.36
DE OCA GUADALUPE	14468	09 25 2 3C	230.02				230.02	12.50
DEAL NATHAN	14227	06 99 1 19	525.52				525.52	28.59
DEAL NATHAN	14228	06 99 1 20	164.58				164.58	8.96
DEAL RACHEL A	14232	09 90 2 13	866.87				866.87	47.14
DECKER WAYNE NEIL	14313	06 95A 1 6	451.47				451.47	24.54
DELGADO CARLOS	14368	09148 2 42	23.86				23.86	1.30
DELK JOSEPH C III	14380	06 4 1 14	2,163.52				2,163.52	117.62
DELLINGER CHRISTINA RENEE	14391	06173 1 80	56.88				56.88	3.08
DENNY RASEAN	14464	06 19 2 20	32.42				32.42	1.76

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DEVLIN CHARLES K	14536	06 7 1 9	897.48				897.48	48.82
DIAZ ALFONSO C	14556	09148 2 50	53.24				53.24	2.91
DICKSON CHARLES A SR	14580	06 19 2 32	59.97				59.97	3.28
DICKSON CHARLES AARON	14581	06 19 2 31C	12.84				12.84	0.69
DISHMAN BUDDY DALE	14778	06164 1 4A	80.15				80.15	4.37
DISHMAN BUDDY DALE	14779	06164 1 4	314.45				314.45	17.10
DIXON ARTHUR MCKINLEY JR	14813	06 17 1 7C	417.82				417.82	22.70
DIXON BOBBY	14816	06 21 2 47	43.44				43.44	2.37
DIXON BOBBY	14817	06 17 1 9	247.78				247.78	13.49
DIXON DARIUS	14822	06 19 2 31A	28.14				28.14	1.53
DIXON EUGENE	14826	09 29 1 17	157.24				157.24	8.57
DIXON FREDRICK D JR	14828	2024014828		6.69			6.69	0.90
DIXON FREDRICK D JR	14827	06 19 2 31D	61.80				61.80	3.37
DIXON MARY ALMA	14836	06 19 2 55	36.70				36.70	1.99
DIXON-JENKINS INC	14844	06109 2 1	48.96				48.96	2.68
DIXON-JENKINS INC	14845	06 71 1 1	18.36				18.36	1.00
DLP FRYE MEDICAL GROUP	14853	2024014853		44.46			44.46	2.44
DONG JU HAU	14964	09 87 1 2	707.23				707.23	38.48
DREW TED	15085	06 78 1 14	96.68				96.68	5.28
DRUM LARRY E	15119	09183 1 30A	570.14				570.14	30.98
DUBON MODESTA ADILIA ET	15163	06237 1 7A	291.23				291.23	15.86
DULA ALICE P	15302	09 82A 1 28	976.36				976.36	53.07

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DULA CHARLES B JR	15337	06 78 1 18A	29.38				29.38	1.61
DULA DALE R	15353	06 79 1 7	483.31				483.31	26.29
DULA DEBRA DENISE	15362	09 30 3 3	255.70				255.70	13.89
DULA JAMES CALVIN	15404	06 17 2 21	166.40				166.40	9.05
DULA JULIA MARGARET S	15419	06 5 1 76	166.40				166.40	9.05
DULA JULIA MARGARET S	15420	06 5 1 76A	102.78				102.78	5.59
DULA LARA JEAN	15430	09 7 2 46B	14.66				14.66	0.78
DULA NELDA J	15466	09181 4 4	1,093.21				1,093.21	59.43
DUNN WHITNEY	57641	2024057641		55.06			55.06	2.99
EARP JEREMY	15845	06 38 4 9	210.51				210.51	24.39
EAST HARPER ST	15871	2024015871		210.45			210.45	28.62
ELITE METRO NC LLC	16191	2024016191		13.89			13.89	1.89
ELITE REAL ESTATE	16194	06 19 3 17	342.00				342.00	18.62
ELLIOTT NANCY LYNN	16296	09 45 1 8	433.76				433.76	23.60
ELMORE BARBARA JEAN	16352	03 19 1 24	542.64				542.64	29.51
EMBLER JACK ALEXANDER	16370	09146 1 1K	34.25				34.25	1.85
EMERALD MANAGEMENT LLC	16374	09 57 1 13A	1,533.06				1,533.06	83.34
ENLOE MICHELLE JENKINS	16432	06109 3 13	89.29				89.29	5.41
ERICKSON PENNY M	16500	06176 1 39	637.46				637.46	34.66
ESCOBAR FEDERICO	16551	09148 2 36	24.45				24.45	1.31
ESPINOZA BLANCA ESTELA	16568	06 78 1 9A	77.69				77.69	4.22
ESSEX TECHNOLOGY GROUP	16573	2024016573		294.88			294.88	16.03

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ESTES DAVID JOSEPH	16615	06 13 3 26	28.73				28.73	1.54
ESTES LORI ELISE	16649	06 11 2 17	73.42				73.42	26.00
							-99.50	0.00
EXECUTIVE AUTO	16800	06130 1 1	504.71				504.71	27.45
EXECUTIVE AUTO	16801	06130 1 8	816.70				816.70	44.40
FAULKNER TAMARA	16989	2024016989		72.49			72.49	9.86
FAW'S AUTO SERVICE CENTER	17024	06112 1 18	283.84				283.84	15.42
FAW'S AUTO SERVICE CENTER	17025	06112 1 22	152.33				152.33	8.28
FELDER RYSON JAMAR	17055	09 25 2 19	34.88				34.88	1.91
FELDER RYSON JAMAR	17056	09 24 4 4	283.26				283.26	15.41
FELDER SAMUEL LEE	17058	09 25 2 4	17.77				17.77	0.99
FELIFE EUSTORGIO BARTOLO	17066	09 26 1 6B	183.52				183.52	9.97
FELTS PATSY	17085	06171 1 21	138.70				138.70	11.93
FERGUSON ALMA JANE	17099	09 29 1 32A	317.49				317.49	17.25
FERGUSON BENNY R JR	17105	09 30 4 3	18.94				18.94	1.01
FERGUSON BOBBY FRANKLIN	17107	06 6 1 4	167.63				167.63	9.12
FERGUSON HENRIETTA	17128	06 17 3 5	116.22				116.22	6.30
FERGUSON HENRIETTA	17129	06 17 3 6	182.93				182.93	9.96
FERGUSON JOHN HENRY JR	17137	06 68 1 3	315.04				315.04	17.11
FERGUSON MANSFIELD MRS	17147	09 30 4 4	38.53				38.53	2.08
FERGUSON MARGARET HEIRS	17148	06 18 1 3	39.16				39.16	2.14
FERGUSON MOTE A	17154	06 17 1 38	22.63				22.63	1.23

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FERGUSON PATRICIA ET AL	17156	06111 1 3	326.06				326.06	17.72
FERGUSON ROBERT LEE	17160	09 25 1 28	26.33				26.33	1.45
FERGUSON SADIE	17164	06 68 1 5	316.26				316.26	17.18
FISHER ALICE LYNN	17369	06 95A 2 8	289.99				289.99	15.78
							-35.91	0.00
FISHER SHANNON	17388	06185A 1 9	382.98				382.98	20.84
FLANAGAN AND FERGUSON	17442	09 68 12 17	78.33				78.33	4.28
FLORES MARCOS OLIVA	17518	06 6 1 7	20.81				20.81	1.14
FLOWERS JOHN R JR	17541	09124 1 26	2,764.57				2,764.57	150.33
FODDRELL DARRIN	17597	09190 4 12	118.67				118.67	6.44
FORD CHRISTOPHER GLENN	4027	06 40 2 6	208.02				208.02	11.33
FOSTER BARBARA LYNN	17807	09 27 2 6	219.63				219.63	11.95
FOSTER BARBARA LYNN	17808	09 27 2 7	21.41				21.41	1.16
FOSTER JAMES E	17829	09 27 2 8	20.17				20.17	1.08
FOSTER JAMES E	17830	09 27 2 14	468.96				468.96	26.49
FOURTEES INCORPORATED	40161	06133A 1 35	83.20				83.20	4.52
FOX BARBARA	17934	09135 2 20	75.86				75.86	4.13
							-1.30	0.00
FOX RAYMOND HEIRS	18018	09 27 2 11	219.63				219.63	11.95
FRANCUM MARGARET	18096	06 64 3 7	146.23				146.23	7.97
FRANKLIN LESLIE & JAMES	18143	09140 1 22	567.10				567.10	30.83
FREEMAN CYNTHIA HUNTER	18225	06 82 1 15	140.08				140.08	7.60

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FRITTS DOLPHUS A	18288	06 19 2 46	199.41				199.41	10.82
FUENTES IRIS MARISEL	18382	09 45 1 21	228.79				228.79	12.43
FVP DSO LENOIR 701 LLC	508	09 57 1 26	4,931.41				4,931.41	268.12
G R HAYNES INC	18469	2024018469		88.62			88.62	12.04
GALAXY WIRELESS NC INC	18507	2024018507		8.96			8.96	1.22
GANESH PROPERTIES INC	18571	09 65 1 18	1,346.50				1,346.50	73.22
GARCIA JOSE LUIS	46934	09 32 3 24	560.99				560.99	30.51
GARCIA ZOILA P	18610	06151 2 39	509.58				509.58	27.69
GENTRY DOUGLAS H	18792	06 13 3 19A	18.36				18.36	1.00
GIBBS DOUGLAS CLARENCE	18942	09 29 1 30	1,360.46				1,360.46	73.98
GILBERT CAROL A	18994	09140 1 14A	462.11				462.11	41.22
GILMER DONYETTA JOENAN	19123	09 82A 1 44	1,216.80				1,216.80	66.16
GILMER DONYETTA JOENAN	19124	09 84 1 31	50.19				50.19	2.75
GILMER JAMAL T	30804	06 15 4 4	453.94				453.94	24.69
GLOVER STEVE	2586	06166 1 1	629.49				629.49	34.21
GOBLE CHARLES	19242	06 42 2 9	91.77				91.77	4.99
GRAGG EVA LOIS	19627	06 63 4 8	91.76				91.76	4.99
GRAGG HUBERT ALAN	19647	03 33 2 12	6.74				6.74	0.38
GRAGG MEGAN MONTANA	19727	06201 2 23	52.60				52.60	2.85
GRAHAM JOHN WILLIAM	19834	2024019834		10.07			10.07	1.39
GRAND MANOR FURNITURE	19851	2024019851		21.22			21.22	21.22
GRAND MANOR FURNITURE	19847	06132 1 2	5.47				5.47	0.30

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GRAND MANOR FURNITURE	19850	06131 1 9	140.43				140.43	7.66
GRANDFATHER HOME FOR	19853	06235 2 21	280.20				280.20	15.25
GRANDFATHER HOME FOR	19854	06235 2 20	308.34				308.34	16.78
GREEN GRACIE PHILLIPS	57394	09 8 2 10A	209.21				209.21	11.36
GREEN KENNETH	20014	06 7 1 10	31.83				31.83	1.75
GREENE BYRON WRAY	20106	06199 2 16	666.83				666.83	36.26
GREENE BYRON WRAY	20107	06199 2 9	129.10				129.10	7.04
GREENE BYRON WRAY	20108	06199 2 11	70.95				70.95	3.84
GREENE BYRON WRAY	20109	06199 2 10	294.87				294.87	16.03
GREENE JAMES S	20260	09117 1 23	39.61				39.61	2.15
GREENE JAMES W	20265	06106 7 2	23.22				23.22	1.24
GREENE JAMES W	20266	06105 1 4I	568.33				568.33	30.90
GREENE JULIAN EDWARD	20323	03108 1 28	371.96				371.96	20.23
GREENE MICHAEL RAY	20375	2024020375		31.53			31.53	4.28
GREENE RODNEY HAYES	20447	09201 1 10	71.94				71.94	3.91
GREENE RODNEY HAYES	20448	09201 1 7	68.34				68.34	3.69
GREENE RONALD DEAN	20468	06 19 4 6	249.60				249.60	13.57
GREENE WILLIAM MICHAEL	20552	06 80 1 26	319.32				319.32	17.34
GREER TOMMY WAYNE	20730	09192 2 4	305.29				305.29	16.62
GREER TOMMY WAYNE	20731	06 39 2 20	290.59				290.59	15.80
GREGGS FRED ET AL	20751	09 27 1 1	23.22				23.22	1.24
GROGAN WILLIAM BLAND	21148	03 69 1 15	417.81				417.81	22.70

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GUERRA DOUGLAS	26350	09 25 1 23	128.47				128.47	6.98
GUERRA DOUGLAS	26804	09 24 3 5	497.97				497.97	27.07
GUERRERO JOSE CRUZ	21243	09209 1 14	118.24				118.24	7.18
GUERRERO JOSE CRUZ	21245	06108 3 31	87.48				87.48	4.75
GUEVARA ROSALINDA	21253	06 6 4 2	256.34				256.34	13.95
							-19.00	0.00
GUTIERREZ CARLOS NOLASCO	21334	09 66 1 9	855.86				855.86	46.54
GUY KASEY	49795	09209 1 7	88.67				88.67	5.40
HAGAMAN JOHNNIE HAL	21746	09 31 3 13	263.67				263.67	14.34
HALE CHRISTOPHER ALLEN	21835	2024021835		17.39			17.39	2.35
HALL CATHY ANN	21857	06112 1 29	1,112.19				1,112.19	60.48
HALL CATHY ANN	21858	06108 4 13	70.36				70.36	3.83
HALLAM VICKI LEE	22103	2024022103		38.45			38.45	5.23
HAMBY ANTHONY	22135	2024022135		65.42			65.42	8.88
HAMBY ELISHA DIANE	43009	09132 1 19	185.87				185.87	10.12
HAMBY ELISHA DIANE	57190	09132 1 19A	88.71				88.71	4.83
HAMES HUGH ALEXANDER	22451	03 53 2 16	56.28				56.28	3.06
HAMM SUE ELLEN	22483	06159 1 10A	47.72				47.72	2.60
HAMPTON MITCHELL	22511	09 32 2 19	28.14				28.14	1.53
HANEY CLAUDE ALLEN	22554	09183 1 34	475.33				475.33	25.84
HARDY PHYLLIS C	22719	06153 1 6	176.77				176.77	9.59
HARPER AVENUE HOLDING CO	22827	06 4 2 14	43.25				43.25	43.25

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HARPER CORINTHIA	22832	06 5 1 47	28.73				28.73	1.54
HARPER DAVID D	22834	06 19 4 2	349.92				349.92	19.02
HARRIS BILLY JOE	22906	06109 4 4	60.57				60.57	3.30
HARRIS BILLY JOE	22907	06108 2 9	56.28				56.28	3.06
HARRIS BILLY JOE	22913	06159 1 13	23.22				23.22	1.24
HARRIS REGGIE	23018	09189 1 58	104.02				104.02	5.67
HARRIS REGINALD T	23019	06 14 3 22	896.84				896.84	48.76
HARRIS REGINALD T	23023	06 4 2 9A	338.90				338.90	18.41
HARSHAW RUTH	23125	06 68 1 87	304.06				304.06	16.55
HARSHAW RUTH	23126	09 7 2 29	38.53				38.53	2.08
HARTLEY CHARLIE M	23200	06112 1 19	16.53				16.53	0.91
HARTLEY DUSTIN	23221	06 5 4 3	348.10				348.10	18.93
HARTSO CECIL	23373	06 19 2 34	36.70				36.70	1.99
HARTSO CECIL	23374	06 19 2 35	249.30				249.30	13.56
HARTSOE WADE A SR HEIRS	23386	06 17 2 31	28.14				28.14	1.53
HAWKINS SHAKERA MARTIA	23641	06 17 3 48	435.58				435.58	23.69
HAWKINS TIMOTHY W HRS	23658	09108B 1 9	31.19				31.19	1.69
HAYES HENRIETTA HEIRS	23718	09 27 3 15	31.19				31.19	1.69
HAYES HENRIETTA HEIRS	23719	09 27 3 16	22.05				22.05	1.22
HAYES HENRIETTA HEIRS	23720	09 27 3 16A	11.02				11.02	0.61
HAYNES CHRISTINA	33523	03 18 1 5	425.20				425.20	23.14
HAYNES ELIZABETH GAIL	23754	06177 1 31	319.32				319.32	17.34

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HEADS UP HAIR DESIGN	23801	2024023801		16.90			16.90	0.92
HEADSPETH LANDON J	23803	06 95A 1 10B	64.85				64.85	3.53
HEART OF LENOIR LLC	8163	06 1 7201	1,345.90				1,345.90	73.20
HEART OF LENOIR LLC	8164	06 1 7B 02	282.02				282.02	15.33
HEART OF LENOIR LLC	25237	06 1 7 7A	85.66				85.66	4.67
HEART OF LENOIR LLC	49780	06 1 7B 01	331.57				331.57	18.02
HEART OF LENOIR LLC	49781	06 1 7101	1,553.88				1,553.88	84.49
HEDRICK LESLIE T	23861	09 8 3 10	500.42				500.42	27.21
HEFNER LISA HART	23914	03109 1 1	143.18				143.18	7.81
HELTON CARRIE CHILDERS	23996	03 53 2 32	344.41				344.41	18.71
HELTON JEFFERY K	24047	06 69 1 2	135.13				135.13	12.66
HELTON JEFFREY KEITH	24049	09138 2 17	548.70				548.70	35.16
HENDRIX DANNY GLEN	24213	06 15 2 1	75.23				75.23	4.07
HENDRIX G L	24218	09135 2 15A	63.61				63.61	3.45
HENDRIX PATRICIA M	24244	06 19 2 14	26.33				26.33	1.45
HENDRIX PATRICIA M	24245	06 19 2 13	29.38				29.38	1.61
HENNESSEE SHANNA	24295	06176B 1 8A	7.97				7.97	0.45
HERNANDEZ FRANKLIN	24482	06 20 3 7	315.68				315.68	17.17
HERNANDEZ FRANKLIN	24483	06 19 2 47A	149.27				149.27	8.12
HERNANDEZ LUIS ALBERTO	24501	06 13 1 14	204.33				204.33	11.11
HEROLD RUTH F	24533	09 9 1 74	1,011.24				1,011.24	54.98
HIBBS LARRY GENE	24614	09 98 2 6	604.68				604.68	32.93

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HICKMAN DWIGHT EUGENE	24671	09133 1 15	2,125.60				2,125.60	115.60
HICKS ADAM M	24701	06 7 1 46	614.63				614.63	59.69
HICKS BESSIE ANN YOUNT	24709	06 17 3 2	163.94				163.94	8.90
HICKS CAROLYN	24718	06108 4 12	422.73				422.73	22.99
HIDDEN TRAIL PROPERTIES	24831	06 42 2 5	1,008.19				1,008.19	54.82
HIDDEN TRAIL PROPERTIES	24832	06 42 2 1	473.52				473.52	25.76
							-5.24	0.00
							-16.12	0.00
							-8.89	0.00
							-20.18	0.00
HIGHWAY TO HEDGES	29694	06159 1 15	165.81				165.81	9.04
HILTON JIMMY E III	25009	09140 1 37	1,126.27				1,126.27	61.25
HILTON JIMMY E SR	25010	09140 1 28	1,151.96				1,151.96	62.64
HILTON JIMMY E SR	25012	09140 1 23	26.91				26.91	1.46
HINES NANCY	25044	09144 1 1	429.48				429.48	23.37
HINSON EUGENE	25073	06201 1 4	563.46				563.46	30.66
HINSON KENNETH	25079	06209 1 1	542.00				542.00	29.45
HINTON ERIC A	25089	06 18 1 7	0.76				0.76	0.76
HODGE THOMAS G	25161	09158 1 44	42.22				42.22	2.30
HOFFMAN PATRICIA HARLESS	25223	09 1 5 2	768.96				768.96	41.79
HOLLAR PAM	25457	06 71 1 16	30.61				30.61	1.68
HOLLAR PAM	25458	06 71 1 17	210.43				210.43	11.43

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HOLLARS JULIE D	25503	06160 1 10	29.97				29.97	1.62
HOLLIFIELD TERRILENE ET AL	25526	09127 3 19	4.13				4.13	4.13
HOLMAN JAMES ROGER	25605	06 80 1 22	272.87				272.87	14.86
HOLMAN TERRY WAYNE	25636	09190 4 8	754.90				754.90	41.03
HOLSCLAW MARK S	25680	09 23 5 18	140.72				140.72	7.66
HONEYCUTT KRISTEN DENISE	25750	06 15 3 7	427.02				427.02	23.23
HONEYCUTT WILLIAM	25771	09135 2 9	299.79				299.79	16.32
HOOD RICHARD E JR	25827	06 78 1 38	36.70				36.70	1.99
HORSLEY TRAVIS ANDREW	25924	2024025924		10.88			10.88	1.48
HORTON DARRELL ENOCH	25937	06112A 1 4	63.61				63.61	3.45
HORTON DARRELL ENOCH	25938	06112A 1 4A	12.25				12.25	0.68
HORTON DARRELL ENOCH	25939	06112A 1 7	259.30				259.30	14.10
HORTON DOROTHY F	25949	09 25 2 5	542.64				542.64	29.51
HORTON ELIZABETH	34612	09 25 1 11	34.25				34.25	1.85
HORTON ELIZABETH Q	25953	09 25 1 18	126.65				126.65	6.90
HORTON ELIZABETH Q	25954	09 25 1 1A	171.91				171.91	9.35
HORTON MOZELLE	25974	09 25 1 10A	162.71				162.71	8.83
HORTON ZAN DUELLA	25992	09 28 1 8	346.28				346.28	18.85
HOUSTON SHERRY	26092	09 8 4 18	435.21				435.21	25.31
HOWELL JAMES E	26163	09135 2 14	100.67				100.67	11.21
HOWELL PHOICE	26182	06 78 1 13A	18.94				18.94	1.01
HOWSE EMILY	40405	06133A 1 37	79.51				79.51	4.30

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HOYLE ALVIN EUGENE	26211	06 81 1 11	77.69				77.69	4.22
HOYLE ALVIN EUGENE	26212	06198 1 1	584.86				584.86	31.81
HOYLE ALVIN EUGENE	26213	06198 1 2	79.51				79.51	4.30
HOYLE ALVIN EUGENE	26214	06 81 1 12A	74.05				74.05	4.05
HOYLE ALVIN EUGENE	26215	06 81 1 11A	70.95				70.95	3.84
HOYT STEPHEN M	26272	03 33 2 10	424.56				424.56	23.08
HUDSON JULIA MARGARET	26349	09 29 1 22	197.60				197.60	10.74
HUDSON JULIE M	26354	09 29 1 21	64.25				64.25	3.51
HUDSON JULIE M	26355	09 29 1 1A	34.88				34.88	1.91
HUFFMAN LARRY J	26463	06 79 1 2	462.50				462.50	25.15
HUFFMAN MILLARD L	26483	09140 1 29	119.91				119.91	6.52
HULL MARGARET JEANETTE	26609	06149 1 2	106.47				106.47	5.81
HUNT MARIAH	26629	06236 2 22	54.47				54.47	2.98
HUNT MARIAH	26630	06236 2 16	127.88				127.88	6.97
HUNTER MILES D	26646	06 11 1 22	543.88				543.88	29.59
HUNTER MILES D	26647	06 11 1 18	33.66				33.66	1.84
HUNTINGTON NATIONAL	26652	2024026652		2,668.24			2,668.24	145.06
HUNTINGTON TECH FINANCE	26653	2024026653		74.22			74.22	4.05
HURTADO JAIRO FERNANDO	26686	06105 4 43	39.75				39.75	2.15
HURTADO MARIA DE JESUS	26690	06130 1 2	470.47				470.47	25.80
ICARD RAY M	26803	09 30 1 25A	14.66				14.66	0.78
INDUSTRIAL PROPERTIES OF	7975	09148 1 46	126.65				126.65	6.90

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INDUSTRIAL PROPERTIES OF	7976	09148 1 2	1,363.62				1,363.62	74.14
INDUSTRIAL PROPERTIES OF	7977	09148 1 8	357.25				357.25	19.41
INDUSTRIAL PROPERTIES OF	29889	09148 1 54	1,195.40				1,195.40	65.01
ISAGUIRRE JOSE OMAR	27019	06 42 6 9	17.12				17.12	0.92
JACKSON ROBERT AVERY	27142	06109 3 7	129.69				129.69	7.05
JAMES ANTONIO C	27202	06 21 2 66	74.64				74.64	4.06
JENKINS DELILA M	27348	06 78 1 16A	234.30				234.30	12.73
JENKINS DONALD L	27349	06184 1 13	10.44				10.44	0.55
JJM MIAMI LLC	27499	09 48 1 5	8,296.14				8,296.14	451.10
JOHNSON BREANNA	56931	2024056931		21.01			21.01	2.87
JOHNSON JAMES P	27679	09143 1 31	489.31				489.31	44.17
JOHNSON MARY	27744	06 12 5 28	174.37				174.37	9.50
JOHNSON VERNON	27827	06 17 2 43	119.32				119.32	6.51
JOHNSON WILLIAM STEWART	27847	06159 1 6	638.10				638.10	34.72
JOLLEY RICHARD A SR	27897	06 17 1 4	280.79				280.79	15.26
JONAS WILLIAM E	27912	06145 1 9	364.64				364.64	19.85
JONES GEORGE BARRY	27979	09 30 3 14	450.25				450.25	24.47
JONES GEORGE BROADIE	27980	06 17 3 4A	23.22				23.22	1.24
JONES GEORGE BROADIE	27981	06 17 3 3	86.25				86.25	4.68
JONES INEZ CANNON	27988	09 29 1 34	102.78				102.78	5.59
JONES JOHN PINCKNEY	28011	09 29 1 1	249.60				249.60	13.57
JONES MACK FRAN	28030	09 7 2 24	20.17				20.17	1.08

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JONES NORFOLK ROOSEVELT	28040	09 27 3 14	55.06				55.06	2.99
JONES SAMANTHA JEANETTE	28071	06 64 3 10	190.85				190.85	10.36
JONES TYLER B	28088	06 71 1 10	570.78				570.78	31.04
JORDAN ALTON CASTOR JR	28141	06 78 1 11	14.08				14.08	0.77
JORDAN ALTON CASTOR JR	28142	06 78 1 13	81.97				81.97	4.45
JORDAN ALTON CASTOR JR	28143	06 19 2 15	88.71				88.71	4.83
JORDAN ALTON CASTOR JR	28144	06 19 2 17	27.55				27.55	1.52
JORDAN ALTON CASTOR JR	28145	06 19 2 18	28.73				28.73	1.54
JUDY'S CAFE	28209	2024028209		21.56			21.56	2.93
JUSTUS MIRANDA JO	28253	2024028253		6.69			6.69	0.90
							-367.93	0.00
							-0.01	0.00
KELLER CHAD LARKIN	28548	06 37 4 2	661.91				661.91	35.97
							-2.30	0.00
KENT WILLIAM FRANKLIN	28767	09 58 5 32	849.12				849.12	46.16
KENT WILLIAM FRANKLIN	28768	09 90 1 6	84.43				84.43	4.60
KIDD DENNIS E	28876	06 81 1 13	324.24				324.24	17.63
KILLIAN RAYBURN DUANE	28959	06199 2 1	168.22				168.22	9.13
KIMBRELL LISA CHAPPELL	28986	03 19 1 9	237.99				237.99	12.95
KINCAID CAROLYN D	28999	06 17 3 52	192.08				192.08	10.43
KIRBY ASHLEY L	29219	06123 1 2	92.40				92.40	5.05
KIRBY ASHLEY LEANN	29220	06198 1 7	501.60				501.60	27.81

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KIRBY BILLY	29231	06184 1 3	597.57				597.57	32.50
KIRBY BILLY RAY	29233	06185 1 3	67.89				67.89	3.68
KIRBY CAITLIN	55704	06 38 1 27	3.39				3.39	3.39
KIRBY CAITLIN	55706	06 38 1 29	31.83				31.83	1.75
KIRBY CAITLIN	55707	06 38 1 30	31.83				31.83	1.75
KIRBY CAITLYN	55705	06 38 1 28	0.23				0.23	0.23
KIRBY KEITH EDMOND	29371	09 23 5 22	363.40				363.40	19.77
KOENIG MEDIA LLC	29752	2024029752		11.93			11.93	1.64
KORNEGAY VIOLET DOLLAR	29794	06 20 2 10	42.22				42.22	2.30
LABAZE DURCARMEL	29895	06 78 1 2	66.08				66.08	3.60
LABAZE DURCARMEL	29896	06 78 1 7	85.66				85.66	4.67
LABAZE DURCARMEL	29897	06 78 1 25	48.96				48.96	2.68
LABAZE DURCARMEL	29898	06 78 1 26	48.31				48.31	2.61
LAFFERTY ERICA DAWN	30010	06 42 4 3	272.87				272.87	14.86
LAINEZ CRISTHIAN	30140	06 12 10 15	431.30				431.30	23.46
LAINEZ CRISTHIAN	30141	06 12 10 16	18.36				18.36	1.00
LAKEY JAMES	30170	06111A 1 20	70.36				70.36	3.83
LAND DEVELOPMENT	30257	06 75 1 1	93.58				93.58	5.07
LAWS FAMILY TRUST	30514	06 42 4 4	227.55				227.55	12.35
LAWS JERRY B	30542	09 96 1 8	40.39				40.39	2.21
LAWS JERRY ET AL	30540	09 96 1 5	444.13				444.13	24.72
LAWS STARLA	30588	06149 1 34	241.63				241.63	13.12

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LEBLON FRANCHISING	30714	2024030714		3,319.14			3,319.14	180.47
LEDFORD JANE A	30729	09189 1 53	425.79				425.79	23.15
LEE DAVID J	30753	06185 2 2	281.10				281.10	16.58
LEE ELIZABETH L	30766	06 35 1 12	431.89				431.89	23.47
LEE GARRY A	30770	06 81 1 26	197.60				197.60	10.74
LEE GARRY A	30771	06 81 1 24	195.77				195.77	10.65
LEE GARRY A	30772	09114 2 7	174.96				174.96	9.51
LEE GARRY A	30773	06123 2 8A	67.31				67.31	3.67
LEE GARY A	30775	09 23 5 6	90.53				90.53	4.91
LEE GARY A	30776	09 23 5 7	63.74				63.74	3.46
LEE GARY A	30777	06 81 1 23	182.93				182.93	9.96
LENOIR AUTO SALE INC	30877	2024030877		69.71			69.71	9.47
LENOIR HEALTHCARE CENTER	30911	2024030911		4,609.25			4,609.25	250.62
LENOIR MUFFLER SHOP INC	30940	2024030940		60.09			60.09	3.29
LENOIR WAREHOUSE GROUP	30963	06 44 4 1B	53.24				53.24	2.91
LENOIR WAREHOUSE GROUP	30964	06 43 4 1	5,435.52				5,435.52	295.55
LENOIR WAREHOUSE GROUP	30965	06 44 4 1A	104.02				104.02	5.67
LENTEX INC	30968	09 32 1 1D	1,194.60				1,194.60	64.94
LEPPARD JOHN A DMD PLLC	31011	2024031011		372.10			372.10	20.24
LESTER LAUREN	31019	06 35 4 4A	138.85				138.85	7.53
							-6.90	0.00
LICEA JOSE A BOLANOS	31144	06 39 2 9	193.32				193.32	10.51

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LIGHTHOUSE COMMUNITIES 3	31158	2024031158		40.17			40.17	5.46
LINGLE TONY LEE	31245	09 47 1 7	880.31				880.31	47.85
LITTLE JANICE L	31349	06 18 1 18	578.94				578.94	31.50
LOE STEPHEN CARY	31551	06 14 5 6	731.04				731.04	39.73
LOVATTO IAN	31803	06 19 2 45	208.02				208.02	11.33
LOVATTO IAN DZE	31806	2024031806		5.33			5.33	0.70
LOVINS NOLAN DELANO	31857	09126 1 24	1,140.93				1,140.93	62.03
LOVINS NOLAN DELANO	31858	09126 1 15	46.50				46.50	2.53
LOVINS TERRI ELAINE	31881	06151 2 43	244.09				244.09	13.27
LPE INVESTMENTS LLC	4777	09213 1 1	2,548.98				2,548.98	142.90
LUCK CRYSTAL PARSONS	32002	06 72 2 8	544.47				544.47	29.60
LUTZ EDWARD J & CAROLYN	32093	09135 2 18A	40.39				40.39	2.21
LUXURY LIVING HOMES LLC	37698	09206 2 4A	1,534.30				1,534.30	83.42
MACHADO LENY GABRIELA M	45292	06 82 1 14	326.70				326.70	17.78
MACIAS JUAN B	32259	06 20 2 16	179.88				179.88	9.80
MALDONADO ANGEL R	32380	06151 2 40	384.17				384.17	20.87
MALTBA TIMOTHY NATHAN	32436	2024032436		31.11			31.11	4.23
MANN JEAN C ET AL	32469	09127 3 29	1,031.46				1,031.46	56.11
MARISCAL HERMINIO RIVERA	32556	09207 2 22	1,807.17				1,807.17	98.28
MARSHALL DWIGHT EUGENE	57967	2024057967		58.17			58.17	3.15
							-0.70	0.00
MARTINEZ ALEJANDRO A	32865	09135 2 13	294.28				294.28	16.02

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MARTINEZ ALEJANDRO A	32866	09135 2 12A	36.11				36.11	1.98
MARTINEZ LEONARDA	32894	2024032894		21.96			21.96	2.98
MATHIAS MELISSA MARY	33099	09188 4 3	20.17				20.17	1.08
MATHIAS MELISSA MARY	33100	09188 3 7	1,468.86				1,468.86	79.88
MAY L R HEIRS	33189	06159 1 5	116.85				116.85	6.36
MAYFIELD ROGER LEE	33207	06146 1 4	39.16				39.16	2.14
MCCANN CAMERON	33416	09 27 1 21A	588.50				588.50	31.98
MCCORMICK HENRY STANLEY	33494	09 56 1 11	444.14				444.14	24.15
MCCORMICK HENRY STANLEY	33495	09 56 1 12	10.38				10.38	0.55
MCGEE DAWN	33713	06 74 1 17	270.41				270.41	14.71
MCGEE LENA BLEVINS	33739	09 70 1 26	392.14				392.14	21.32
MCGIMPSEY EDWARD R II	33801	09 30 2 1	271.64				271.64	14.79
MCGIMSEY G C	33808	06 6 1 9	9.20				9.20	0.52
MCGIMSEY G C	33809	06 6 1 9A	8.56				8.56	0.46
MCGIMSEY G C	33810	06 6 1 10	9.20				9.20	0.52
MCLEAN SHAYE	18269	06 11 1 34B	368.92				368.92	20.08
MCRARY JOHN A	34246	06178 1 3	728.12				728.12	49.63
MEADLOCK RICHARD A	34321	06 12 9 4	323.01				323.01	17.56
MEDINA RAUL	34358	06 4 1 9	505.30				505.30	27.46
MEJIA HERMINIO RIVERA	34386	06 19 3 2	308.93				308.93	16.79
MEJIA JESUS ANIBAL	34387	06 5 1 22A	29.44				29.44	11.41
MESSER JANA ELIZABETH	34537	09127 1 4	190.85				190.85	10.36

NAME	REC NO	MAP NUMBER/ID	REAL	PERSONAL	MERCHANT	UTILITIES	TOTAL	INTEREST
MEZA TRACY	34575	09187 1 36	293.04				293.04	15.94
MEZA TRACY NICHOLS	34576	09189 1 10	560.36				560.36	30.45
MICHAUX KENYANI OLA	34617	09206 3 2	259.98				259.98	14.12
MIKEAL DENNIS KENT	34690	06236 2 3	53.24				53.24	2.91
MIKEAL SHELIA	34715	06 42 7 2	204.93				204.93	11.13
MINTON IRENE C	35333	06 5 6 4	23.86				23.86	1.30
MINTON WILLIAM J	35385	03 33 1 9	367.68				367.68	20.00
MINTON WILLIAM J	35386	06149 1 39	11.61				11.61	0.62
MINTON WILLIAM J	35388	06149 1 38	417.82				417.82	22.70
MITCHELEN KEVIN LEON	605	09 70 1 22	13.08				13.08	13.08
MITCHELL RONALD CRAIG	35491	06 78 1 28	33.66				33.66	1.84
MITSCHELEN KEVIN LEON	604	09 70A 1 1	6.11				6.11	0.32
MOON DARLENE	35656	06 63 5 2A	415.41				415.41	22.61
MOORE DARRIN O	35727	06 17 1 63	438.63				438.63	23.85
MOORE DARRIN O	35728	06 17 1 23	47.08				47.08	2.54
MOORE JAMES THOMAS	35773	06 14 3 2	264.26				264.26	14.35
MOORE JAMES THOMAS ET AL	35774	06 14 3 1A	241.04				241.04	13.11
MOORE JAMES THOMAS ET AL	35775	06 14 3 1B	56.28				56.28	3.06
MOORE LORRAINE JEANETTE	35824	06111A 1 16	142.37				142.37	8.14
MOORE MABEL	35826	06123 2 6	181.70				181.70	9.89
MOORE MABEL	35827	06123 2 7	19.58				19.58	1.07
MORRIS CHRISTINE	36048	06172 1 29	75.86				75.86	4.13

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MORRISON STEVEN	36092	09184 1 52	884.00				884.00	48.07
MORROW KRISTIE	36102	06106 7 10	21.41				21.41	1.16
							-0.40	0.00
MOUNTAINEER MOTORS OF	36219	2024036219		96.28			96.28	5.22
MT ZION CHURCH OF GOD	36258	06 17 3 55	35.47				35.47	1.92
MULL MYRTLE MAE	36312	06174A 1 25	7.33				7.33	0.39
MULLIS THAD M III	36365	09117 1 21	1,252.92				1,252.92	68.15
MUNOZ-JUAREZ ALEJANDRA	36422	06 5 1 29	23.86				23.86	1.30
MUNOZ-JUAREZ ALEJANDRA	36423	06 5 1 15	69.72				69.72	3.77
MURPHY JOE CLAYTON	25919	09 57 1 39	151.10				151.10	105.12
MURPHY VANESSA A	36519	06 98 1 8	542.64				542.64	29.51
MYERS SYLVIA J	36610	09 32 3 35	1.87				1.87	1.87
MYERS VERA ET AL	36613	09 29 1 23	16.53				16.53	0.91
NANTZ AMY C	17199	09181 1 12	560.36				560.36	30.45
NEEDLER PROPERTIES LLC	36733	09158 1 37	19.58				19.58	1.07
NEEDLER RYAN	36734	09 26 2 2	64.85				64.85	3.53
NEELY BOOKER	36747	06 17 2 25A	132.74				132.74	7.21
NEELY BOOKER TALIFERO JR	36743	06 17 2 25	293.04				293.04	15.94
NELSON BONNIE B	36776	06198 1 27	181.99				181.99	9.89
NELSON JON R	36821	09127 1 10	624.02				624.02	33.95
NELSON JON R	36824	09127 1 11	501.66				501.66	27.29
NELSON JON R	36825	09127 1 12	7.33				7.33	0.39

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NELSON JON R	36828	09127 1 9	539.59				539.59	29.35
NELSON JON R	36831	09 63 1 22	36.11				36.11	1.98
NELSON SANDRA KAY	36876	09114 2 5	83.03				83.03	4.52
NELSON SETH DALTON	36877	09146 1 31B	36.43				36.43	4.75
NEWSOME JAMES L	36999	09 8 4 21	776.94				776.94	42.24
NICHOLS ANNIE P	37031	09135 1 7	419.05				419.05	22.78
NICHOLS MURAL TRAVIS	37094	2024037094		21.44			21.44	2.92
NOLASCO CARLOS	37184	06 78 1 34	349.33				349.33	19.01
NORRIS CLAY D	37239	09132 1 7	107.66				107.66	5.84
NORTHERN CALLIE IDOL	37308	09201 1 20	11.77				11.77	0.62
NORWOOD FANNIE J HEIRS	37334	09 28 2 3A	9.20				9.20	0.52
NORWOOD FANNIE J HEIRS	37335	09 28 2 2	38.53				38.53	2.08
NORWOOD GEORGE VINCENT	37338	09 28 2 3	23.86				23.86	1.30
NORWOOD GREGORY	37339	09 25 1 31	19.58				19.58	1.07
NUCO2 SUPPLY LLC	37390	2024037390		0.36			0.36	0.36
OAK PLANTATION LLC	37421	09 55 1 26	398.87				398.87	21.69
OLIVA MARCOS	37546	06 17 1 49	156.02				156.02	8.50
ORBEA JAVIER	37653	09148 2 28	30.61				30.61	1.68
OSTERHOUT GARY PAUL	37740	2024037740		6.49			6.49	0.87
PACE NANCY NORDINE	37908	06 74 1 23	395.18				395.18	21.47
PALMETTO SUBHOUSE LLC	38012	2024038012		111.42			111.42	15.16
PARSONS TITLE INC	38278	06 17 1 15	43.44				43.44	2.37

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PARSONS TITLE INC	38279	06 20 2 6	57.52				57.52	3.14
PATRICK HAROLD	17263	06108 3 27	314.45				314.45	17.10
PATTERSON ALDER MAY	38359	06 17 1 47A	154.15				154.15	8.37
PATTERSON CINDY	38374	09 30 2 9	172.02				172.02	10.13
PATTERSON FRANCES P	38389	09 25 1 15	16.53				16.53	0.91
PATTERSON IDA MAE	38405	09 25 2 7	227.55				227.55	12.35
PATTERSON KELLIE A	38425	06 19 2 12	49.55				49.55	2.69
PATTERSON KELLIE A	38426	06 19 2 12A	53.24				53.24	2.91
PATTERSON KENNETH G JR	38427	09 7 2 72	11.61				11.61	0.62
PATTERSON KENNETH G JR	38428	09 7 2 74	6.11				6.11	0.32
PATTERSON KENNETH G JR	38429	09 8 2 17	10.38				10.38	0.55
PATTERSON KENNETH G JR	38430	09 8 2 18	11.02				11.02	0.61
PATTERSON KENNETH G JR	38431	09 8 2 19	11.61				11.61	0.62
PATTERSON KENNETH G JR	38432	09 8 2 20	10.38				10.38	0.55
PATTERSON KENNETH G JR	38433	09 8 2 21	10.38				10.38	0.55
PATTERSON KENNETH G JR	38434	09 7 2 32B	159.66				159.66	8.67
PATTERSON NORWOOD L III	38442	06 19 2 21	271.01				271.01	14.73
PATTERSON PIERRE STONE	38445	06 17 1 53	41.63				41.63	2.29
PATTERSON ROSSILEE JR	38458	09 30 2 10	21.41				21.41	1.16
PATTERSON SHARON JONES	38475	09 30 1 14	60.57				60.57	3.30
PAYNE JORDAN SCOTT	24175	09 23 5 28	199.41				199.41	10.82
PEARCE MICHAEL GENE	38578	2024038578		29.55			29.55	4.01

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NAME	REC NO	MAP NUMBER/ID	REAL	PERSONAL	MERCHANT	UTILITIES	TOTAL	INTEREST
PEARSON CLAUDE LAWRENCE	38588	2024038588		10.07			10.07	1.39
PEARSON CLAUDE LAWRENCE	38587	06 74 1 3	318.73				318.73	17.33
PEAY JOHN EDWARD HEIRS	38631	06 17 2 5	19.58				19.58	1.07
PEAY JOHN EDWARD HEIRS	38632	06 17 3 8A	17.12				17.12	0.92
PENA-STAR	38692	2024038692		0.12			0.12	0.12
PENLEY ALISON	38712	06165 1 16	72.18				72.18	3.92
PENLEY SHIRLEY A	38737	06109 2 7	337.72				337.72	18.39
PEREZ DAVID CABRAL	35697	06 20 3 4	156.02				156.02	8.50
PERKINS CURTIS	38993	09 57 1 8	1,239.74				1,239.74	99.61
PERKINS LEONA (HEIRS)	39007	06 17 3 56	187.21				187.21	10.19
PERKINS LORETTA L HEIRS	39008	06 17 3 57	22.63				22.63	1.23
PERKZ CAFE	39029	2024039029		48.54			48.54	2.62
PETTY TONYA RENEE	39151	09 30 3 9	48.96				48.96	2.68
PHILLIPS JOHN WILLIAM II	39302	06 16 2 3	97.86				97.86	5.30
PHILYAW BOBBY	39405	03 19 2 2	588.15				588.15	31.97
PHILYAW JONATHAN	39431	03 20 1 1	374.42				374.42	20.38
PHOENIX DAVID W	39468	06 19 2 1	308.93				308.93	16.79
PICHARDO LEONARDA	39477	06 6 1 8	67.89				67.89	3.68
PIEDMONT BOTTLING &	39505	2024039505		14.93			14.93	2.05
PIEDMONT BOTTLING &	39506	2024039506		44.03			44.03	6.01
PIEDMONT SLEEP CENTER INC	39512	2024039512		199.30			199.30	27.11
PIEDMONT SLEEP CENTER INC	39513	06 10 4 10	1,553.88				1,553.88	84.49

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PILKENTON ERADELL	39568	06 12 9 14	301.60				301.60	16.40
PIPES HILDA	39642	06 80 1 21	253.88				253.88	13.80
PISANO CARLOS O	39659	06105 4 23	10.92				10.92	1.94
PISANO CARLOS O	39660	06106 7 11	17.77				17.77	0.99
PITTMAN ALYSON KAYE	39683	09190 4 4	103.38				103.38	5.61
PITTS BARBARA	39694	09 83 1 8	823.43				823.43	44.77
PLEITEZ CARLOS D	39773	09 9 1 66	260.62				260.62	14.18
PLEITEZ CARLOS D	39774	06 80 1 13	65.44				65.44	3.54
PLEITEZ CARLOS DE'JESUS	39775	09 31 2 12	206.79				206.79	11.26
POARCH CYNTHIA C	39843	06 13 4 5	431.30				431.30	23.46
POARCH DAVID D	39845	06 21 2 54	379.29				379.29	20.62
POARCH ROGER LEE	39934	09 23 5 5	93.58				93.58	5.07
POARCH TONY WARREN	39946	09184 1 82	104.02				104.02	5.67
POLK ANNIE REID	39971	06 15 1 7A	201.29				201.29	10.96
POLLARD JULIE ANN	39980	06237 1 9	175.60				175.60	9.57
POORE BENNY D	40000	06 74 1 21	27.08				27.08	13.53
POPE MARGARET	29274	09 55 2 5	203.48				203.48	12.37
POTTER LAW OFFICE	40226	2024040226		99.02			99.02	13.47
POTTER MARK	40207	09 92 2 4	720.65				720.65	39.18
							-9.37	0.00
POWER POPS PROPERTIES LLC	40374	09 1 6 10	1,021.78				1,021.78	95.77
PRESNELL BEULAH	40423	06 38 4 12	165.47				165.47	8.98

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NAME	REC NO	MAP NUMBER/ID	REAL	PERSONAL	MERCHANT	UTILITIES	TOTAL	INTEREST
PRESNELL RICHARD E	40451	03108 1 51	63.61				63.61	4.02
PRESTWOOD RITA FAYE	40539	06112 1 4	750.02				750.02	40.78
PRESTWOOD RONNIE	40542	06 13 1 21	412.95				412.95	22.46
PRESTWOOD SAMUEL T	40544	06 38 1 19	336.49				336.49	18.31
PRICE DOUG	40627	09 31 4 5	265.49				265.49	14.42
PRICE DOUGLAS	40628	09 31 4 6	22.63				22.63	1.23
PRICE DOUGLAS	40629	09 31 4 7	26.91				26.91	1.46
PRICE NANCY V	40729	09 8 2 49	28.73				28.73	1.54
PRICE RAY ALLEN	40736	06 71 1 2	231.24				231.24	12.57
PRICE RAY ALLEN	40737	09189 1 44	534.08				534.08	29.05
PRICE STEVEN A	2334	06 10 4 16	473.52				473.52	25.76
PRITCHARD DAVID T	41949	09 16 1 32	46.50				46.50	2.53
PRITCHARD TONY R	40922	09 8 2 51	288.12				288.12	15.65
PROCTOR KATHY P	40945	09 90 2 11	968.44				968.44	52.67
PROPST JIMMY W	40981	06173 1 33	276.51				276.51	15.03
PUNCH ROBERT CHAD	41115	06 81 1 9	267.36				267.36	14.56
PUNCH ROBERT CHAD	41116	06 81 1 27	134.57				134.57	7.30
PURE FLAIR HOMES LLC	18941	09 25 2 1	527.94				527.94	28.69
PUTIGNANO PATRICIA	41137	09 27 1 20	423.33				423.33	23.01
QUIDEL CORPORATON	41238	2024041238		55.56			55.56	3.00
RAM COVENANT HOLDING	31010	09 92A 1 18A	347.30				347.30	22.06
RAMOS CINTHIA JAMILETH	41394	06 17 2 24A	232.48				232.48	12.65

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RAMOS GERSON E	41398	09 9 1 79A	1,004.50				1,004.50	54.60
RAMPAGE PROPERTIES LLC	41409	06108 4 9	0.10				0.10	0.10
RAMSEY LYNETTE CRUMP	41440	06 95A 2 6	453.34				453.34	24.67
RANGEL REYNA	37496	09183 1 60	183.52				183.52	9.97
RASH REBECCA RUTH	41519	09 95 1 1	414.17				414.17	22.53
REDBOX AUTOMATED RETAIL	41632	2024041632		24.07			24.07	1.31
REDBOX AUTOMATED RETAIL	41634	2024041634		23.35			23.35	1.29
REDBOX AUTOMATED RETAIL	41637	2024041637		19.86			19.86	1.08
REECE LARRY G	41710	06 12 10 3	223.27				223.27	12.12
REECE LARRY G	41711	06 12 10 4A	21.41				21.41	1.16
REID CHARLES ANDREW	41852	09149 1 40	113.80				113.80	6.20
REID RICHARD B	41984	09149 1 2	267.36				267.36	14.56
REID RICHARD B	41985	09149 1 3	147.46				147.46	8.04
REID ROBERT DANNY	41990	09 29 1 18	211.07				211.07	11.49
REID ROGER LAWSON	41998	06 63 4 5	496.73				496.73	26.99
RESENDIZ BERTHA HURTADO	42124	06185 1 6	685.77				685.77	37.27
REYES CARLOS DAMIAN C	42164	06199 1 8	50.19				50.19	2.75
REYES CARLOS DAMIAN C	42165	06199 1 3A	202.51				202.51	11.03
RICH GLENDA M	42293	06165 1 4	231.43				231.43	12.58
RICHMOND MICHAEL LEE	42423	06185 2 5	58.75				58.75	3.21
RILEY JERRY D JR	42473	06159 1 11	155.38				155.38	8.44
RINEHART HEATHER EFFLER	42483	09142 2 15	691.17				691.17	4.97

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RIVERA MAYRA ROSSIBEL	27307	09 26 2 3	162.12				162.12	8.82
ROBBINS JUDITH ANN	42676	09 69A 1 10	379.59				379.59	20.63
ROBBINS LINDA K	42694	09 84A 1 30	1,075.49				1,075.49	58.49
ROBBINS TAMMY BARRIER	42728	09 23 5 23	304.65				304.65	16.56
ROBERTS ANNETTE C	42752	09 83 1 38	256.93				256.93	13.96
ROBERTS AUSTIN DERRARD	42753	06 19 1 6	27.55				27.55	1.52
ROBERTS BILLY WAYNE	42759	09 29 1 5A	181.06				181.06	9.82
ROBERTS BOONE EDWARD	42763	09132 1 15	210.86				210.86	11.49
ROBERTS BOONE EDWARD	42764	09132 1 14	423.97				423.97	23.07
ROBERTS BOONE EDWARD	42765	09132 1 16	67.72				67.72	3.68
ROBERTS NATION	42885	09212 1 11	202.51				202.51	11.03
ROBERTS PAMELA B	42888	09 31 4 22	729.85				729.85	39.70
ROBINSON DANIEL R	42962	06 77 1 29	226.96				226.96	12.34
RODRIGEUZ LUIS A	43131	2024043131		22.49			22.49	3.08
RODRIGUES LUIS ALONSO	43132	06 17 3 27	314.45				314.45	17.10
RODRIGUEZ BLANCA NELLY	43139	09142 2 4	309.57				309.57	16.85
RODRIGUEZ JOSE A &	43155	06236 1 22	542.88				542.88	29.69
RODRIGUEZ LAURA NAYELI	43161	06 22 1 9	472.87				472.87	25.69
RODRIGUEZ LUIS ALONSO	10741	09135 2 16	0.90				0.90	0.90
RODRIGUEZ MARIA	43167	06 71 1 19	453.94				453.94	24.69
ROGERS JONATHAN	43208	09 76 1 15	8.58				8.58	0.46
ROGERS RALEIGH G	43220	09112 4 6	39.16				39.16	2.14

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ROGERS RALEIGH G	43221	09112 4 10	91.77				91.77	4.99
ROJAS DAVID ALCIDES PENA	43234	2024043234		12.97			12.97	1.74
ROMERO RAUL MEDINA	43306	06 13 3 19B	141.94				141.94	7.73
ROMINGER RACHEL ROSE	43319	09 92A 1 1	408.03				408.03	22.17
ROPER CATHY HALL	43356	06112 1 5A	109.52				109.52	5.97
ROSS & COMPANY OF LENOIR	43410	2024043410		796.53			796.53	108.38
ROYAL LOTS LLC	43521	06 18 1 11	25.09				25.09	1.37
RPW RESEARCH INC	43534	06163 1 18	297.91				297.91	16.18
RUSSELL REGINA KAYE	43694	06100 3 22	54.46				54.46	2.98
RUTHERFORD DWAREN	43711	09 7 2 58	296.09				296.09	16.10
SALAZAR LEONARDO RANGEL	34471	09 31 4 1	26.91				26.91	1.46
SALAZAR LEONARDO RANGEL	34472	09 31 4 2	218.99				218.99	11.89
SALLEY CLIFTON B	43813	09 69A 1 9	392.27				392.27	34.05
SAMBRANO PATRICIA LOPEZ	2512	09 32 3 17	390.31				390.31	21.23
SAMBRANO PATRICIA LOPEZ	43841	06114 2 62	124.82				124.82	6.81
SANDERS RANDY C	43932	06 64 1 18	253.88				253.88	13.80
SANDERS REGINA	43934	06173 1 29	668.65				668.65	36.35
SANDERS ROGER MICHAEL	43944	06 15 1 13	35.47				35.47	1.92
SANDERS ROGER MICHAEL	43945	06 15 1 14	5,084.84				5,084.84	276.47
SANDERS VANESSA KAY	43966	06109 2 3	97.27				97.27	5.29
SANER WILLIAM A	43973	09 30 5 7	20.17				20.17	1.08
SANTOS JUAN BELLO	43982	06 13 3 17	501.66				501.66	27.29

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SAUNDERS JERRY H	44045	06157 1 4	313.21				313.21	17.02
SAWYER ELIZABETH	44101	06 43 1 3	829.54				829.54	45.09
SAWYER ELIZABETH	44102	06 43 1 2	64.25				64.25	3.51
SCEARCE ALEXANDER GRAY	44142	06 62 1 28	489.41				489.41	26.61
SCOTT JANIE HEIRS	44291	09 30 1 24	48.96				48.96	2.68
SCOTT RUBY	44322	06 18 1 50	50.78				50.78	2.76
SCOTT THOMAS WAYNE	44329	09 30 1 29	21.41				21.41	1.16
SCRUGGS ROSCOE NEIL	44369	06100 1 5	230.65				230.65	12.56
SECREAST GERALD D	44441	06176B 1 5	430.22				430.22	23.39
SHATLEY CRYSTAL WHITE	44797	06 63 3 10	326.06				326.06	17.72
SHELL JAMES NAPOLEON	44935	06 17 2 9	256.93				256.93	13.96
SHERRILL WALTER ELI JR	45054	09 29 1 46	18.36				18.36	1.00
SHIVES ROBERT PRESTON	45194	09 30 1 11	17.12				17.12	0.92
SHOOK CHRISTOPHER	45265	06148 1 56	510.22				510.22	27.75
SHOOK LARRY W	45288	06 16 1 12	30.61				30.61	1.68
SHOOK LARRY WAYNE	45289	06 35 5 14	205.57				205.57	11.19
SHOOK LARRY WAYNE	45293	06 22 1 12	94.22				94.22	5.13
SHOP & SAVE	45321	2024045321		25.91			25.91	3.54
							-6.01	0.00
SKINNER JAY R	45926	09144 1 3	710.86				710.86	38.64
SLUDER JERRY MIKEAL	45982	09 23 3 1	293.04				293.04	15.94
SMART TROY D	46019	2024046019		5.33			5.33	0.70

CITY OF LENOIR

FY 2024-2025 UNPAID BALANCE REPORT BY NAME UNPAID AS OF 06/30/2025

TAX YEARS 2024 TO 2024

NAME	REC NO	MAP NUMBER/ID	REAL	PERSONAL	MERCHANT	UTILITIES	TOTAL	INTEREST
SMITH CLOYDE V	46141	06201 2 3	81.38				81.38	4.44
SMITH EARL J JR	46199	09 31 4 13	140.69				140.69	10.00
SMITH JAMES ROBERT	46303	06 19 2 4	302.20				302.20	16.42
SMITH JANEETA G	46307	06132 1 5	104.60				104.60	5.68
SMITH MICHAEL DAVID	46466	06 78 1 5	212.30				212.30	11.56
SNYDER KELLEY D	46803	06111 1 4	361.53				361.53	19.64
SPANN WANDA R	47056	03 53 1 49	393.10				393.10	36.68
SPEARS ROY LEE	47180	06108 3 6	187.21				187.21	10.19
SPICER EUGENE	47282	06108 2 11	151.10				151.10	8.21
SPICER ROY L ET AL	47288	06108 2 16	39.16				39.16	2.14
ST CLAIR RUTH M	47351	09 92 3 21	387.18				387.18	43.23
ST JOHN ASHLEY	47354	2024047354		24.10			24.10	1.31
STAFFORD EDWIN E	47392	09 32 3 27	66.08				66.08	3.60
STAFFORD EDWIN E	47393	09 32 3 36	58.11				58.11	3.15
STAFFORD EDWIN E	47394	06122 1 8	20.07				20.07	1.08
STAFFORD EDWIN E	47396	09 32 3 26	389.09				389.09	21.16
STALLINGS J PORTER	47437	09187 1 23	11.61				11.61	0.62
STALLINGS RONALD	47449	09143 1 26	11.02				11.02	0.61
STALLINGS RONALD CLYDE	47451	2024047451		12.19			12.19	0.68
STALLINGS RONALD CLYDE	47450	09143 1 25	466.19				466.19	25.37
STAMEY LUCINDA I	47481	09 60 1 24	1,158.69				1,158.69	63.01
STATE EMPLOYEES CREDIT	12468	09149 1 12	9.16				9.16	9.16

CITY OF LENOIR

FY 2024-2025 UNPAID BALANCE REPORT BY NAME UNPAID AS OF 06/30/2025

TAX YEARS 2024 TO 2024

NAME	REC NO	MAP NUMBER/ID	REAL	PERSONAL	MERCHANT	UTILITIES	TOTAL	INTEREST
STEED-SMITH TONI EVONCA	47957	09 30 1 26	12.84				12.84	0.69
STEED-SMITH TONI EVONCA	47958	09 30 1 27	66.08				66.08	3.60
STEED-SMITH TONI EVONCA	47959	06 17 3 47	70.95				70.95	3.84
STEPTOE KALICE D	48039	06 18 1 16C	25.69				25.69	1.39
STEVENS BILLY JAMES	48057	06234 1 6	205.57				205.57	11.19
							-61.57	0.00
STEWART DALLAS	48132	06109 3 20	37.94				37.94	2.07
STEWART DALLAS BILLY	48133	06111A 1 11	45.91				45.91	2.52
STEWART DALLAS W	48134	06109 3 5	152.92				152.92	8.29
STEWART DALLAS W	48135	06109 3 4	111.33				111.33	6.62
STEWART DALLAS W	48136	06109 3 14	18.94				18.94	1.01
STOKER WILLIAM EDWARD III	48251	06 17 2 30A	25.09				25.09	1.37
STONE SHEILA P	48287	09 82A 1 39	478.38				478.38	26.00
STORIE REBECCA L	48347	06 72 6 10	279.26				279.26	15.18
STORY HOUSTON SHANNON	48392	06 64 4 2	287.54				287.54	15.64
STORY KEITH DOUGLAS	48403	06 80 1 12	276.51				276.51	15.03
STORY STEPHEN EUGENE	48425	06 64 3 13	37.30				37.30	2.01
STOWE VANESSA	48473	2024048473		44.61			44.61	2.44
STURGILL MARTHA L	48566	06154 1 1D	132.16				132.16	7.20
SUDDRETH BRANDON G	48607	2024048607		8.22			8.22	0.46
SUDDRETH CATHERINE C	48612	06 99 1 5A	70.36				70.36	3.83
SUDDRETH D D FURN CO INC	48620	2024048620		25.64			25.64	3.50

CITY OF LENOIR

FY 2024-2025 UNPAID BALANCE REPORT BY NAME UNPAID AS OF 06/30/2025

TAX YEARS 2024 TO 2024

NAME	REC NO	MAP NUMBER/ID	REAL	PERSONAL	MERCHANT	UTILITIES	TOTAL	INTEREST
SUDDRETH GARY	48639	09148 1 37	2,772.50				2,772.50	150.74
SUDDRETH JOAN P	48660	06 5 1 36	357.25				357.25	19.41
SUDDRETH JOAN P	48661	09 25 1 37	31.83				31.83	1.75
SUMLIN STEVE	48774	06 6 6 11	306.48				306.48	16.65
SUNNYSIDE ICE & FUEL CO	48876	2024048876		0.21			0.21	0.21
SWANSON JOHNNY	48997	2024048997		8.19			8.19	1.10
SWANSON KENDRA RENEE	48999	09146 1 31C	92.99				92.99	5.06
TEAGUE FRANCES L MICHAUX	49502	06 17 3 43	202.52				202.52	11.03
TEAGUE MELINDA	49573	06268 A 4 LH	89.94				89.94	4.90
TENIENTE OLGA LIDIA ROJAS	49718	2024049718		8.12			8.12	1.09
TESTER CLAUDE W	49787	09212 2 10	169.44				169.44	9.20
TESTER WILLIAM	49802	06108 1 15	62.39				62.39	3.38
TESTER WILLIAM	49803	06108 1 5	408.67				408.67	22.23
THE NC DISTRICT OF	30706	06 18 1 17	31.83				31.83	1.75
THOMAS CRYSTAL D	49992	06 20 5 10	376.25				376.25	20.47
THORNE CHRISTINA	50125	09 62 2 3	88.81				88.81	12.87
TILLEY MILDRED H	50218	09 29 1 16A	22.63				22.63	1.23
TORRES JOSHUA R	57662	2024057662		6.74			6.74	0.38
TORRES LIDIA	50446	09 31 4 8	168.22				168.22	9.13
TOWNSEL TOBY ALAN	50594	06 77 1 6	24.45				24.45	1.31
TOWNSEND TERRY WAYNE	50761	2024050761		18.21			18.21	2.48
							-38.70	1.69

CITY OF LENOIR

FY 2024-2025 UNPAID BALANCE REPORT BY NAME UNPAID AS OF 06/30/2025

TAX YEARS 2024 TO 2024

NAME	REC NO	MAP NUMBER/ID	REAL	PERSONAL	MERCHANT	UTILITIES	TOTAL	INTEREST
TRIPLETT BRADLEY N	50898	06176B 1 22	695.56				695.56	37.81
TRIPLETT CHARLIE W	50920	09189 1 13	1,006.36				1,006.36	54.73
TRIPLETT DALE A	50934	09191 1 10	163.94				163.94	8.90
TRIPLETT DALE A	50935	09191 1 11	747.57				747.57	40.64
TRIPLETT HANNAH	50968	2024050968		6.69			6.69	0.90
TRIVETTE WILLARD LLOYD JR	51220	06199 2 2	190.14				190.14	11.90
TUCKER MELVIN W	51323	09142 1 2A	1,136.65				1,136.65	61.80
TUCKER MELVIN W JR	51324	09 91B 1 21	1,121.35				1,121.35	60.96
TUGMAN JONATHAN AARON	51357	06 68 1 2	305.89				305.89	16.64
TURNER DANIEL	57364	06173 1 22A	534.67				534.67	29.06
TURNER KENDRA W	51396	09 62 2 12	288.76				288.76	15.71
TURNMIRE DACY DEVADA	51423	06109 4 5	212.90				212.90	11.58
TURNMIRE LINDA KIRBY	51438	2024051438		7.16			7.16	0.39
UMANA VIRGINIA	51577	06 6 5 16	41.63				41.63	2.29
UMANA VIRGINIA	51579	06 5 1 16	331.57				331.57	18.02
UNDERDOWN HILLARD	51585	06 38 1 5	885.23				885.23	48.14
UNDERDOWN MILDRED K	51588	06184 1 10	1.44				1.44	1.44
UNDERDOWN MILDRED K	51589	06184 1 8	833.47				833.47	45.31
UNDERDOWN MILDRED K	51590	06184 1 4	472.87				472.87	25.69
UNKNOWN OWNER	51644	09 85 1 2A	11.61				11.61	0.62
USATM GROUP LLC	51669	2024051669		14.75			14.75	2.02
V & R CAFE INVESTMENTS	51675	2024051675		123.80			123.80	16.84

CITY OF LENOIR

FY 2024-2025 UNPAID BALANCE REPORT BY NAME UNPAID AS OF 06/30/2025

TAX YEARS 2024 TO 2024

NAME	REC NO	MAP NUMBER/ID	REAL	PERSONAL	MERCHANT	UTILITIES	TOTAL	INTEREST
VANCE KATHY C	51753	03 18 2 6	85.66				85.66	4.67
VANCE NEIL L	51759	2024051759		24.75			24.75	3.37
VANCE RYAN DOUGLAS	51771	2024051771		12.97			12.97	1.74
VASQUEZ MAXIMINA	51844	06 12 9 5	311.99				311.99	16.95
VELASQUEZ YARETH D	51919	09 32 2 1	371.32				371.32	20.17
VENTURA TINA M	51939	09149 1 7	38.53				38.53	2.08
VENTURA TINA M	51941	09149 1 5	40.39				40.39	2.21
VP MOUNTAIN CITY LLC	52112	09116 1 4	7,626.26				7,626.26	414.68
VUNCANNON CRAIG LEE	52142	06 42 4 8	396.42				396.42	21.55
WALKER CARROL W TEFF	52275	06 3 1 12	370.27				370.27	26.77
WALKER RONALD COLEMAN	52424	06 95A 1 7	325.47				325.47	17.71
WALSH JOHN RICHARD	52586	06 35 2 4	479.61				479.61	26.07
WATSON DAVID W	53059	06 99 1 18	299.79				299.79	16.32
WATSON HEATH H	53106	03 53 2 42	176.78				176.78	9.59
WATSON J E LEVI	53114	06236 2 15	143.18				143.18	7.81
WATSON ROSS JEROME	53245	06 75 1 5	162.71				162.71	8.83
WATTS RITA DIXON	53327	06169 1 23	50.78				50.78	2.76
WCP INVESTMENTS INC	53346	09 1 3 7	1,374.00				1,374.00	74.69
WCP INVESTMENTS INC	53348	09 1 4 5	96.04				96.04	5.22
WEILLER DONALD H	53458	09 82A 1 17	1,104.87				1,104.87	60.10
WELLS RUTH	53534	06 20 2 8A	373.78				373.78	20.32
WEST MICHELLE	53646	06174A 3 7A	9.80				9.80	0.54

CITY OF LENOIR

FY 2024-2025 UNPAID BALANCE REPORT BY NAME UNPAID AS OF 06/30/2025

TAX YEARS 2024 TO 2024

NAME	REC NO	MAP NUMBER/ID	REAL	PERSONAL	MERCHANT	UTILITIES	TOTAL	INTEREST
WEST REBECCA JEAN	53670	06 41 1 6A	191.49				191.49	10.42
WEST STEVEN E	53679	06 82 1 4	425.20				425.20	23.14
WHEELER VERA	53765	06174 1 19	13.48				13.48	0.75
WHISNANT JASON	53872	09193 2 4	44.67				44.67	2.44
WHISNANT JASON	53873	09193 2 5	195.77				195.77	10.65
WHITNEL OUTDOORSMAN	54191	2024054191		9.64			9.64	0.53
WHITTINGTON RICHARD LANE	54263	06115 1 4	445.96				445.96	24.23
WHITTINGTON RICHARD LANE	54264	09 96 1 6	104.02				104.02	5.67
WHITTLESEY CLIFFORD	54275	2024054275		9.79			9.79	1.32
WILCOX & WILCOX	54371	2024054371		30.16			30.16	4.12
WILCOX JEFFREY LYNN	54449	06108 2 22	58.75				58.75	3.21
WILCOX STEVE AUTRY	54484	06108 2 14	15.30				15.30	0.84
WILD WIND FARM LLC	54507	09148 2 9	47.08				47.08	2.54
WILD WIND FARMS INC	28290	09 49 1 8	2,827.56				2,827.56	153.73
WILD WIND FARMS INC	54508	09148 2 20	44.03				44.03	2.38
WILD WIND FARMS INC	54509	09148 2 11	43.44				43.44	2.37
WILD WIND FARMS INC	54511	09148 2 52	47.72				47.72	2.60
WILD WIND FARMS INC	54512	09148 2 72	45.27				45.27	2.46
WILD WIND FARMS INC	54515	09148 2 22	34.25				34.25	1.85
WILD WIND FARMS INC	54516	09148 2 43	23.86				23.86	1.30
WILD WIND FARMS INC	54517	09148 2 49	52.60				52.60	2.85
WILD WIND FARMS INC	54518	09148 2 51	51.36				51.36	2.77

CITY OF LENOIR

FY 2024-2025 UNPAID BALANCE REPORT BY NAME UNPAID AS OF 06/30/2025

TAX YEARS 2024 TO 2024

NAME	REC NO	MAP NUMBER/ID	REAL	PERSONAL	MERCHANT	UTILITIES	TOTAL	INTEREST
WILD WIND FARMS INC	54519	09148 2 37	23.22				23.22	1.24
WILD WIND FARMS INC	54520	09 87 1 25	1,367.31				1,367.31	74.36
WILD WIND FARMS INC	54521	09148 2 29	23.22				23.22	1.24
WILD WIND FARMS INC	54524	09148 2 23	23.86				23.86	1.30
WILD WIND FARMS INC	54525	09148 2 34	28.14				28.14	1.53
WILD WIND FARMS INC	54526	09148 2 2	39.75				39.75	2.15
WILD WIND FARMS INC	54527	09148 2 21	34.88				34.88	1.91
WILD WIND FARMS INC	54528	09148 2 10	48.96				48.96	2.68
WILLIAMS AUSTIN JOHN O	54611	06185 1 5	198.23				198.23	10.80
WILLIAMS BRENT TRAVIS	54619	06 42 2 3	310.17				310.17	16.87
WILLIAMS DELORES IRENE	54669	06172 1 30	181.70				181.70	9.89
WILLIAMS JAMES E	54719	06 15 1 12	100.96				100.96	5.51
WILLIAMS JAMES E	54720	06 15 1 10	154.15				154.15	8.37
WILLIAMS JENNIFER BENNETT	54740	06 1 2 5	608.37				608.37	33.06
WILLIAMS JENNIFER BENNETT	54741	06 1 2 4	244.87				244.87	51.13
WILLIAMS VIRGINIA	54911	09188 2 9	1,219.85				1,219.85	66.32
WILLIS BRIDGETTE Y	54925	06 19 3 5	37.94				37.94	2.07
WILSON CARNESS JR	55032	09 52 1 33	324.23				324.23	17.63
WILSON DOROTHY SHELL ET	44945	06206 1 11	10.38				10.38	0.55
WILSON MARY J ET AL	55202	06 17 1 34	19.58				19.58	1.07
WILSON SADIE	55278	06 19 1 4	15.89				15.89	0.85
WINKLER ALLISON M	55410	06 12 4 9	27.55				27.55	1.52

CITY OF LENOIR

FY 2024-2025 UNPAID BALANCE REPORT BY NAME UNPAID AS OF 06/30/2025

TAX YEARS 2024 TO 2024

NAME	REC NO	MAP NUMBER/ID	REAL	PERSONAL	MERCHANT	UTILITIES	TOTAL	INTEREST
WINKLER HARRY LAMAR	55461	06 5 1 30	86.89				86.89	4.74
WITHERSPOON CHIQUITA	55584	09 28 1 7	266.13				266.13	14.48
WITHERSPOON FRAN P	55589	06 14 3 3	270.41				270.41	14.71
WITHERSPOON HAZEL M	55592	06 17 3 42	195.13				195.13	10.59
WITHERSPOON STEWARD	55608	09 27 3 26	84.43				84.43	4.60
WITHERSPOON STEWARD	55609	09 27 3 25	19.58				19.58	1.07
WITHERSPOON WINCE HEIRS	55619	09 30 1 3	22.05				22.05	1.22
WOOD CAROL A	55692	06 15 3 28	467.36				467.36	25.39
WOOD CAROL A	55693	06 15 3 27	29.38				29.38	1.61
WOOD CAROL ANN	35501	06 15 3 25	25.69				25.69	1.39
WOOD DEREK SHANE	55697	2024055697		5.78			5.78	0.31
WOODS JOHN ARCHIE	55870	06 80 1 14	49.54				49.54	2.69
WOODS THOMAS E	55907	09134 1 1	224.97				224.97	12.37
WOODSMITHS HOLDINGS INC	55950	06 5 3 2	3,474.80				3,474.80	188.92
WOODY GARY S	55981	09142 2 34	386.62				386.62	21.01
WOODY GARY S	55982	09143 1 17	363.99				363.99	19.78
WOODY SHIRLEY S	55992	09143 1 10	331.57				331.57	18.02
WOODY SHIRLEY S	55994	09143 1 11	6.11				6.11	0.32
WOODY SHIRLEY S	55995	09143 1 18	209.85				209.85	11.42
WOOTTON MYRA ANN	56018	06164 1 55	695.56				695.56	37.81
WOYCENTO MARIANGELA	56058	06 7 1 23	16.53				16.53	0.91
WRIGHT KATHY	47216	06 20 3 9	172.86				172.86	9.92

CITY OF LENOIR

FY 2024-2025 UNPAID BALANCE REPORT BY NAME UNPAID AS OF 06/30/2025

TAX YEARS 2024 TO 2024

NAME	REC NO	MAP NUMBER/ID	REAL	PERSONAL	MERCHANT	UTILITIES	TOTAL	INTEREST
WYNN MARY J HORTON	56223	09 29 1 22A	192.72				192.72	10.49
YAC MAGDALENO A	56246	09 64 2 5	164.58				164.58	8.96
YOUNCE BENNIE S ET AL	56385	09184 1 16	173.14				173.14	9.42
ZAMBRANO JESUS A	56610	06114 2 40	68.54				68.54	3.75
ZAMBRONO JESUS	56613	06 12 2 1	327.93				327.93	17.85
ZETHAM INC	57320	2024057320		27.22			27.22	3.72
		TAX YEAR: 2024	330,148.06	27,932.21			358,080.27	21,512.65
		GRAND TOTAL:	330,148.06	27,932.21	BALANCE WITH NEG BALANCES		358,080.27	21,512.65
						BALANCE WITHOUT INTEREST:	336,567.62	

CITY OF LENOIR
COUNCIL ACTION FORM

I. **Agenda Item**: Consideration for the Capital Project Budget Ordinance for the Sewer Line Repair - Ridge Street & Harper Ave Project.

II. **Background Information**: After much evaluation, the utility relocation portion of the sinkhole project was separated from the building stabilization portion of the project. This project entails the replacement and/or relocation of approximately 900 linear feet of sanitary sewer lines. The design, performed by McGill Associates, includes replacement of existing sewer main north of West Avenue and relocation/re-routing of sewer main from West Avenue to Ridge Street and Harper Avenue. The sewer portion of the project was divided into two divisions of work. Division 1 is Ridge Street sewer replacement and Division 2 is Harper Avenue sewer replacement. Iron Mountain Construction was the lowest responsive and responsible bidder for the Division 1 project at $989,200. Carolina Grading & Utilities, Inc. was the lowest responsive and responsible bidder for the Division 2 project at $845,620. It is recommended by McGill Associates the establishment of a 5% contingency amount of the total construction costs of $92,000 to cover any quantity overruns or unforeseen circumstances. The total project cost is $1,926,820 and will be paid out of local funds.

III. **Staff Recommendation:** Staff recommends City Council approve the Capital Project Budget Ordinance for the - Sewer Line Repair - Ridge Street & Harper Ave Project.

IV. Reviewed By:

City Attorney:

Finance Director: *Donna Bean*

Public Works/Public Utilities Director:

Project Ordinance for the City of Lenoir

Sewer Line Repair - Ridge Street & Harper Avenue Project

BE IT ORDAINED by the City Council Members of the City of Lenoir, North Carolina that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following project ordinance is hereby adopted as revised:

Section 1: The project to authorize activities for Sewer Line Repair - Ridge Street & Harper Avenue Project to include the expenditure of funds for Sewer Line Repair on Ridge Street & Harper Avenue. The project is to be funded by local funding.

Section 2: The officers of this unit are hereby directed to proceed with the project within the terms of the budget contained herein.

Section 3: The following expenditure are appropriated for the project:

Description	Budget	
Division 1 - Ridge Street	$	989,200.00
Division 2 - Harper Avenue	$	845,620.00
Contingency - 5%	$	92,000.00
Total	$	1,926,820.00

Section 4: The following revenues are anticipated to be available to complete this project:

Description	Budget	
Local Funding	$	1,926,820.00
Total Revenue	$	1,926,820.00

Section 5: The Finance Officer is hereby directed to maintain within the Project Fund sufficient specific detailed accounting records to satisfy the requirements of the Project Ordinance.

Section 6: The Finance Officer is directed to report, on a quarterly basis, on the financial status of each project element in Section 3.

Section 7: The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this project in every budget submission made to this Board.

Section 8: Copies of this project ordinance shall be furnished to the Budget Officer and the Finance Officer for direction in carrying out this project.

Adopted this 5th day of August, 2025.

_____
Mayor

_____
Clerk

August 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2 51st Annual Harambee Festival through August 8th
3	4	5 6:00 p.m. City Council	6 9:00 a.m. Staff Meeting	7 4:00 p.m. Lenoir Tourism Dev. Authority (City Hall, 3rd Floor)	8	9
10	11 Noon-City/County Services Committee (J.E. Broyhill Center)	12	13	14 6:00 p.m. Lenoir Business Adv. Board (City Hall, 3rd Floor)	15	16 7:00 p.m. Southern Sundown 4 Miler Race
17	18 6:00 p.m. Parks and Rec Advisory Board	19 6:00 p.m. City Council	20 9:00 a.m. Staff Meeting 2:00 p.m. ABC Board	21	22	23
24	25 5:30 p.m. Planning Board	26 8:30 a.m. Committee of the Whole	27	28	29	30

CITY OF LENOIR

COUNCIL ACTION FORM

I. **Agenda Item:** Consideration to approve the bids for the Lenoir 2025 Sewer Replacements Project, Divisions one and two.

II. **Background Information:** Bids were received, at a re-bid, for the Lenoir 2025 Sewer Replacement Project. The project is divided into two divisions of work. Division 1: Ridge Street sewer replacement and Division 2: Harper Avenue sewer replacement. Iron Mountain Construction was the lowest responsive and responsible bidder for the Division 1 project at $989,200. Carolina Grading & Utilities, Inc. was the lowest responsive and responsible bidder for the Division 2 project at $845,620. It is recommended by McGill Associates the establishment of a 5% contingency amount of the total construction costs, i.e., $92,000 to cover any quantity overruns or unforeseen circumstances. The total project cost is $1,926,820

III. **Staff Recommendation:** Staff recommends City Council approve the bids received from Iron Mountain Construction for $989,200, Carolina Grading & Utilities for $845,620, and a construction contingency of $92,000 for a total project cost of $1,926,820. Staff further recommends the Council authorizes the City Manager to approve change orders within the contingency amount to facilitate maintaining the project schedule.

IV. **Reviewed by:**

City Attorney: _____

Finance Director: _____

Public Works/Public Utilities Director: Jeff Church

Shaping Communities Together

July 29, 2025

Mr. Jeff Church, Public Utilities Director
City of Lenoir
801 West Avenue NW
Lenoir, North Carolina 28645

RE: Award Recommendation
Lenoir 2025 Sewer Replacements
City of Lenoir, North Carolina

Dear Dr. Church:

On July 24, 2025, one (1) bid was received at the Re-Bid for Division A of the Lenoir 2025 Sewer Replacements project. Iron Mountain Construction was the lowest responsive, responsible bidder with a total bid amount of $989,200. Iron Mountain Construction is appropriately licensed with the NC General Contractor Licensing Board and has completed similar projects. Therefore, we recommend that the City award the project to Iron Mountain Construction for the total amount of $989,200.

Additionally, three (3) bids were received at the Re-Bid for Division B of the Lenoir 2025 Sewer Replacements project. Carolina Grading & Utilities, Inc. was the lowest responsive, responsible bidder with a total bid amount of $845,620. Carolina Grading & Utilities, Inc. is appropriately licensed with the NC General Contractor Licensing Board and has completed similar projects. Therefore, we recommend that the City award the project to Carolina Grading & Utilities, Inc. for the total amount of $845,620.

It is also recommended that the City establish a construction contingency in the amount of $92,000 or 5% of the total construction costs. This is important to cover any quantity overruns or unforeseen circumstances. Finally, to maintain the project schedule, it is recommended that the City authorize the City Manager to approve change orders within the contingency amount.

Enclosed for your use is the Certified Bid Tabulation. If you have any questions, please do not hesitate to contact us.

Sincerely,
McGILL ASSOCIATES, P.A.

JOEL WHITFORD, PE
Senior Project Manager

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Enclosure

CERTIFIED BID TABULATION
LENOIR 2025 SEWER REPLACEMENTS PROJECT
CITY OF LENOIR, NORTH CAROLINA

DIVISION 1- RIDGE STREET SEWER REPLACEMENT

No	Description	Unit	Estimated Quanity	Carolina Grading & Utilities, Inc.		Iron Mountain Construction		Mountain Crest LLC	
				Unit Price	Bid Price	Unit Price	Bid Price	Unit Price	Bid Price
1	Mobilization (maximum 3%)	LS	1	No Bid	No Bid	$ 26,400.00	$ 26,400.00	No Bid	No Bid
2	10" Class 350 Ductile Iron Gravity Sewer, Same Trench (All Depths)	LF	400	No Bid	No Bid	$ 589.00	$ 235,600.00	No Bid	No Bid
3	8" Class 350 Ductile Iron Gravity Sewer, Same Trench (All Depths)	LF	150	No Bid	No Bid	$ 587.00	$ 88,050.00	No Bid	No Bid
4	8" Class 350 Ductile Iron Gravity Sewer (0-14 ft)	LF	240	No Bid	No Bid	$ 537.00	$ 128,880.00	No Bid	No Bid
5	8" Class 350 Ductile Iron Gravity Sewer (14-20 ft)	LF	140	No Bid	No Bid	$ 587.00	$ 82,180.00	No Bid	No Bid
6	MH #1: 5' Dia. Standard Replacement Manhole, with Watertight Lid	EA	1	No Bid	No Bid	$ 36,625.00	$ 36,625.00	No Bid	No Bid
7	MH #2: 5' Dia. Standard Replacement Manhole, with Watertight Lid	EA	1	No Bid	No Bid	$ 48,750.00	$ 48,750.00	No Bid	No Bid
8	MH #3: 5' Dia. Standard Manhole, with Watertight Lid	EA	1	No Bid	No Bid	$ 44,000.00	$ 44,000.00	No Bid	No Bid
9	MH #4: 5' Dia. Doghouse Manhole, with Watertight Lid	EA	1	No Bid	No Bid	$ 40,875.00	$ 40,875.00	No Bid	No Bid
10	MH #5: 5' Dia. Doghouse Manhole, with Watertight Lid	EA	1	No Bid	No Bid	$ 41,000.00	$ 41,000.00	No Bid	No Bid
11	MH #6: 5' Dia. Standard Replacement Manhole, with Watertight Lid	EA	1	No Bid	No Bid	$ 20,250.00	$ 20,250.00	No Bid	No Bid
12	Sewer Service Connection, All Sizes	EA	3	No Bid	No Bid	$ 8,125.00	$ 24,375.00	No Bid	No Bid
13	Manhole Line Abandonment	EA	1	No Bid	No Bid	$ 6,500.00	$ 6,500.00	No Bid	No Bid
14	Manhole Demolition and Abandonment	EA	1	No Bid	No Bid	$ 7,750.00	$ 7,750.00	No Bid	No Bid
15	Asphalt Road Repair, Local Roads (Detail ST-4)	LF	650	No Bid	No Bid	$ 188.00	$ 122,200.00	No Bid	No Bid
16	Temporary Construction Entrance with Wash Rack	EA	1	No Bid	No Bid	$ 3,125.00	$ 3,125.00	No Bid	No Bid
17	Select Backfill (Min. unit price of $25/CY)	CY	280	No Bid	No Bid	$ 63.00	$ 17,640.00	No Bid	No Bid
18	Erosion Control Measures (per Plans and Details) - max $15,000	LS	1	No Bid	No Bid	$ 15,000.00	$ 15,000.00	No Bid	No Bid
			TOTALS:		**No Bid**		**$ 989,200.00**		**No Bid**

DIVISION 2- HARPER AVENUE SEWER REPLACEMENT

No	Description	Unit	Estimated Quanity	Carolina Grading & Utilities, Inc.		Iron Mountain Construction		Mountain Crest LLC	
				Unit Price	Bid Price	Unit Price	Bid Price	Unit Price	Bid Price
1	Mobilization (maximum 3%)	LS	1	$ 25,000.00	$ 25,000.00	$ 28,400.00	$ 28,400.00	$ 80,000.00	$ 80,000.00
2	10" Class 350 Ductile Iron Gravity Sewer, All Depths	LF	1,300	$ 326.00	$ 423,800.00	$ 381.00	$ 495,300.00	$ 1,200.00	$ 1,560,000.00
3	20" Steel Encasement Pipe with 10" Carrier Pipe, Bored and Jacked	LF	60	$ 1,200.00	$ 72,000.00	$ 1,118.00	$ 67,080.00	$ 1,300.00	$ 78,000.00
4	4' Dia. Standard Manhole, All Depths, with Watertight Lid	EA	8	$ 12,500.00	$ 100,000.00	$ 16,500.00	$ 132,000.00	$ 40,000.00	$ 320,000.00
5	4' Dia Standard Replacement Manhole, All Depths, with Watertight Lid	EA	4	$ 15,500.00	$ 62,000.00	$ 22,750.00	$ 91,000.00	$ 40,000.00	$ 160,000.00
6	Abandon Existing Manhole	EA	1	$ 4,500.00	$ 4,500.00	$ 6,250.00	$ 6,250.00	$ 20,000.00	$ 20,000.00
7	Connect to Existing Manhole	EA	2	$ 3,500.00	$ 7,000.00	$ 6,500.00	$ 13,000.00	$ 12,000.00	$ 24,000.00
8	Sewer Service Connection, All Sizes	EA	7	$ 3,500.00	$ 24,500.00	$ 7,500.00	$ 52,500.00	$ 14,000.00	$ 98,000.00
9	Manhole Line Abandonment	EA	12	$ 650.00	$ 7,800.00	$ 4,000.00	$ 48,000.00	$ 2,000.00	$ 24,000.00
10	Asphalt Pavement Repair (Detail ST-5)	LF	100	$ 100.00	$ 10,000.00	$ 125.00	$ 12,500.00	$ 800.00	$ 80,000.00
11	Gravel Pavement Repair (Detail ST-6)	LF	40	$ 88.00	$ 3,520.00	$ 32.00	$ 1,280.00	$ 400.00	$ 16,000.00
12	Temporary Construction Entrance with Wash Rack	EA	1	$ 5,000.00	$ 5,000.00	$ 3,125.00	$ 3,125.00	$ 8,000.00	$ 8,000.00
13	Washed Stone Undercut for Wet Conditions as Directed by the Engineer	LF	1,300	$ 55.00	$ 71,500.00	$ 10.00	$ 13,000.00	$ 200.00	$ 260,000.00
14	Select Backfill (Min. unit price of $25/CY)	CY	280	$ 50.00	$ 14,000.00	$ 63.00	$ 17,640.00	$ 200.00	$ 56,000.00
15	Erosion Control Measures (per Plans and Details) - max $15,000	LS	1	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00
			TOTALS:		**$ 845,620.00**		**$ 996,075.00**		**$ 2,799,000.00**

This is to certify that the bids tabulated herein were accompanied by a 5% bid bond or certified check and publicly opened and read aloud at 11:00 am local time on the 24th day of July 2025, in the Lenoir Public Works Building Break Room located at 510-B Greer Circle, Lenoir, NC 28645

Joel Whitford, PE

mcgill Shaping Communities Together

1240 19th Street Lane, NW
Hickory, North Carolina 28601

Firm License No. C-0459

