

**LENOIR CITY COUNCIL
MEETING MINUTES
TUESDAY, April 21, 2026
6:00 P.M.**

PRESENT: Mayor Joe Gibbons presiding. Mayor Pro-Tem Ike Perkins, Councilmembers present were Jonathan Beal, Rebecca Dellinger, Ralph Prestwood, Kimmie Rogers, Crissy Thomas, City Manager Scott Hildebran, City Clerk Lauren Hartley, and City Attorney Will Sparks.

CITY STAFF: In attendance was Finance Director Donna Bean, Public Services Public Works Director Jon Hogan, Fire Chief Norman Staines, Police Chief Andy Wilson, Public Services Public Utilities Director Jeff Church, Planning Director Hannah Williams, Parks & Recreation Director Phil Harper, Communication & Public Information Director Joshua Harris, Economic Development Main Street Director Brenda Floyd, and Planner Matt Duchan.

ABSENT: Councilmember David Stevens

I. CALL TO ORDER

- A. The meeting was opened by a moment of silence and the pledge of allegiance as led by Mayor Gibbons.
- B. Mayor Gibbons presented a proclamation to Public Services Public Works Director Jon Hogan proclaiming April 24, 2026, as “Arbor Day” throughout the City of Lenoir.

Director Hogan thanked the Mayor and council for the recognition and said trees are an important role in environmental management. He said in 2023 the city partnered with the North Carolina Forestry Service and Western Piedmont Council of Governments to provide a tree canopy assessment and shared the findings. Jon Hogan said Arbor Day is to celebrate trees and to acknowledge our commitment to our trees and urban spaces.

Director Hogan introduced Jeff Holland, Parks and Public Property Superintendent and Markie Townsend, Horticulture Specialist. Director Hogan said he appreciates them and the department.

- C. Mayor Gibbons presented a proclamation to Police Chief Andy Wilson proclaiming the month of May, 2026 as “Motorcycle Safety Month” throughout the City of Lenoir.

Police Chief Andy Wilson thanked the Mayor and Council for the proclamation. Wilson said Caldwell County has approximately 46-47 motorcycle crashes a year with 38-45 resulting in injury. Chief Wilson said it’s everyone’s responsibility to look out for vehicles to share the roadway. This proclamation is important to talk about the awareness of motorcycle safety.

- D. Mayor Gibbons presented a proclamation to Fire Chief Norman Staines proclaiming May 4, 2026, as “International Firefighters Day” throughout the City of Lenoir.

Fire Chief Staines thanked the Mayor and council. Chief Staines said last year the fire department responded to 3,253 calls for service, 16,843 training hours, installed 59

smoke detectors free to citizens, and completed 75 fire inspections on businesses inside the city. The fire department also protected over \$41 million worth of property on calls for structural or content damage.

II. MATTERS SCHEDULED FOR PUBLIC HEARING:

- A. A public hearing was held for R1-26, Conditional Zoning Ordinance #13 (CZ-13). Applicant Connelly Development LLC is requesting to rezone the subject property; land located on Seehorn Street between the Intersection with US-321 and Robinwood Circle to a Conditional Zoning district (CZ-13) from B-6 (Transitional Business) and R-15 (Single-Family Housing), to allow for medium-density multi-family housing (68 units).

Mayor Gibbons opened the public hearing and asked Planning Director Hannah Williams to come speak about the proposed ordinances.

Director Williams said many people have been engaged with this apartment proposal over the last couple of months, with two Planning Board meetings. The Planning Board and staff's role is to apply the city's adopted plans and ensure growth happens responsibly.

Williams presented a PowerPoint presentation on the subject property at 938 Seehorn Street, which has two parcels with a total of 7.3 acres. One parcel is currently zoned B-6 and the other is R-15. Connelly Builders and Development has proposed to rezone to Conditional Zoning (CZ) 13 to allow for medium-density apartments. The CZ will allow a density of 10 dwelling units per acre, a 45' building setback from abutting R-15 zones and single-family uses, and a 30' wide planted buffer (4 rows of trees).

Williams stated the B-6 parcel has commercial land entitlements, which could be allowed by right for different types of businesses.

Hannah Williams spoke about the shared findings on traffic from NCDOT and the transportation group at Western Piedmont Council of Governments (WPCOG). The proposed development would generate approximately 20% more trips but would still be below the operational capacity of Seehorn Street.

The City of Lenoir comprehensive plan has goals that involves housing and this proposal directly supports the 2045 Living Lenoir Comprehensive Plan Goals.

Planning Board recommends approval of this request presented based on the following consistency statement.

Consistency statement:

The proposed Conditional Zoning Ordinance is consistent with the 2045 Comprehensive Plan because it specifically addresses the three most significant priorities for the future of housing development in Lenoir which are affordable housing, new housing developments, and good quality of life. While the Future Land Use Map identifies this property as mixed use and single-family, the proposed development on the subject property would revitalize a vacant site and effectively provide homes for upwards of 150 residents. The development proposed also subscribes to multiple components of good design including efficient land use in the form of medium density development reducing urban sprawl, transportation and connectivity with immediate access to 321, and community spaces including a clubhouse, multiple playgrounds, and common areas. This site is explicitly mentioned in the 2025 Caldwell County Housing

Plan which encourages thoughtful and attainable development connecting residents to local job opportunities and access to community resources. The City continues to make intentional efforts to support effective developments for the greater Lenoir community.

Councilmember Beal asked about the traffic signals at the intersection of Seehorn and Hwy 321 and Hospital Ave and asked if they were controlled by the City of Lenoir or the State. Public Services Public Works Director Jon Hogan confirmed the traffic signals are controlled by the State, not the City of Lenoir.

Councilmember Thomas asked if the current zoning would possibly bring more types of development that could cause more traffic and concern. Planning Director Hannah Williams replied yes, and stated the list of commercial uses that would be allowed with the current B-6 zoning.

Councilmember Beal asked if one of these businesses wanted to develop on the property, they would not have to come before council. Planning Director Hannah Williams replied yes, it would be a staff administrative review.

Developers Field Goodlett at 118 Tanglewood Dr., Lexington, SC, and Andy Rosen 812 Berkely Street, Durham, NC, with Connelly Builders and Development presented their case to council.

Mr. Rosen said Connelly Builders and Development is a family owned business out of Lexington, SC, they are both a developer and contractor. The developers presented to council their proposal with design standards and landscape buffers restrictions. Rosen stated the rent for the apartments will be around \$500-\$1100 per month and serving the middle income folks. Rosen said this development should address the significant housing needs in the area.

Mr. Goodlett said yearly inspections are done each year on the apartments, with a strict compliance and screening procedures. The developers had a traffic study done as well, which was included in the packet.

Councilmember Thomas asked about the buffer and if the neighborhood residents will be able to see the apartments.

Mr. Goodlet said the buildings will be lower in grade than the adjacent homes, they will minimize the visual impact.

Councilmember Rogers asked what are the number of bedrooms, parking spaces, and will they have fencing.

The developers responded there will be 122 parking spaces and 15 handicap parking spaces. There will be 12-1 bed room, 32-2 bedrooms, 24-3 bedrooms. At this moment there is no fencing proposed other than around the retention pond.

Councilmember Prestwood asked about the lighting at the property.

Mr. Goodlet stated they will work with their electrical engineer on a photometric plan.

Mayor Gibbons asked about the site management and how that will be addressed on the weekends.

Mr. Goodlet said on the weekends, it will be covered by a AI leasing agent system.

Mayor Gibbons asked if anyone would like to address the council concerning this public hearing.

The following people spoke against the rezoning:

- James Bradshaw of 315 Fairlane Drive
- Eddie Winkler of 921 Barrington Drive
- Ray Suddreth of 409 Carrituck Court
- Brenda Walters of 309 Carrituck Court
- Megan Dodd of 214 Robinwood Circle
- Derrick Walter 309 Carrituck Court

Concerns:

- traffic
- street parking
- no traffic signals
- building height/character and scale of structure
- pedestrians
- too many apartment complexes in the surrounding area
- school crowding
- not appropriate and unsafe fit for area
- increase noise and light
- lack of access

Councilmember Rogers asked about the maximum income limit to rent an apartment.

Mr. Rosen said it is based on family size, up to five individuals would be around \$56,000 max income.

Councilmember Beal asked city staff if parking on the street is currently allowed on Seehorn Street. Police Chief Wilson said it is not regulated at this time.

Councilmember Beal asked Fire Chief Staines if the intersection at Hospital Ave and Hwy 321 is as dangerous as the intersection from Hwy 321 and Seehorn Street. Fire Chief Staines Staines said there is not as many incidents and it has more visibility.

Councilmember Beal said the design of this project and amenities are great and the city does need the housing. The biggest issue is the signalization of the two intersections, unfortunately the City of Lenoir cannot control the signalization. Beal stated he will vote against this project because of the location and of the two intersections.

Councilmember Thomas said it is in the city's comprehensive plan for the need for all housing types. Thomas said she loves the product, but the building height is a concern. Thomas said she wants the public to understand if this project does not happen, there may be another project that council has no control over. Thomas said she appreciates all the work the staff has done and addressing the concerns. Thomas said her concerns are the location and access.

Mayor Pro-Tem Perkins said with his time on council they have addressed the need for housing. He stated other projects this developer has completed in other locations; the community is not what we have here. He commended Planning Director Hannah Williams

and staff for their work on this project. Perkins stated his vote would be against this housing project.

Councilmember Prestwood said he has concerns that it does not fit with the residential neighborhood. Prestwood said loves the project but this is not the place for it. Prestwood said his vote would be against the project.

Mayor Gibbons said one of our major concerns is housing. There are limited locations for projects like this. Whatever the decision comes to, hopefully the developer will consider being in Lenoir at a different location.

Mayor Gibbons closed the public hearing.

Upon a motion by Councilmember Beal, City Council voted 6 to 0 to deny the rezoning request, as presented.

III. CONSENT AGENDA ITEMS:

Mayor Gibbons presented the following items:

- A. Minutes: Approval of the City Council minutes of the meeting of Tuesday, April 7, 2026, as submitted.
- B. Proclamation; Arbor Day 2026: Approval of a proclamation proclaiming April 24, 2026, as “Arbor Day” throughout the City of Lenoir.
- C. Proclamation; Motorcycle Safety Month: Approval of a proclamation proclaiming the month of May 2026 as “Motorcycle Safety Month” throughout the City of Lenoir.
- D. Proclamation; International Firefighters Day: Approval of a proclamation proclaiming May 4, 2026, as “International Firefighters Day” throughout the City of Lenoir.
- E. Bid Award; Veterans Plaza Paver Replacement Project (Phase 2). Phase 2 of the Veterans Plaza Paver Replacement Project includes removal of the old engraved pavers and replacement with a modern style New Holland paver. Following the review of bids submitted, staff recommends awarding the Veterans Plaza Paver Replacement Project Phase 2 – Option #1 to Southern Lawnsapes for the total sum of **\$93,550.00**. Southern Lawnsapes is the lowest, responsive, responsible bidder, is appropriately licensed, and is adequately equipped to perform work of this nature.

Upon a motion by Mayor Pro-Tem Perkins, City Council voted 6 to 0 to adopt the above listed items (A through E) on the Consent Agenda as listed and recommended.

IV. REQUESTS AND PETITIONS OF CITIZENS

There were no request or petitions.

V. REPORTS OF BOARDS AND COMMISSIONS

There were no reports from Boards and Commissions.

VI. REPORT AND RECOMMENDATIONS OF THE CITY MANAGER

City Manager Scott Hildebran presented the following items of information:

1. The Committee of the Whole will meet on Tuesday, April 28 at 8:30 a.m. at City Hall, Third Floor.

2. The NC Main Street and The Gibbons Award Ceremony will be held Tuesday, April 28 at 5:00 p.m. at Side Street Pour House.
3. The Foothills Regional Airport Authority will meet on Wednesday, April 29 at noon.
4. As a reminder (per the adopted 2026 Council Meeting Schedule, the first City Council meeting in May will be held on Monday, May 4, 2026 at 6:00 p.m. The change is due to the North Carolina League of Municipalities City Vision Annual meeting being held May 5 – 7, 2026 in Raleigh. Please note this change on your calendars.

VII. REPORT AND RECOMMENDATIONS OF THE CITY ATTORNEY

There was no report from the City Attorney.

VIII. REPORT AND RECOMMENDATIONS OF THE MAYOR

There was no report from the Mayor.

IX. REPORT AND RECOMMENDATIONS OF COUNCILMEMBERS

There was no report from Councilmembers.

X. ADJOURNMENT

There being no further business, Mayor Gibbons adjourned the meeting at 8:40 p.m.

Lauren Hartley, City Clerk

Joseph L. Gibbons, Mayor



CITY MANAGER
SCOTT E. HILDEBRAN

CITY OF LENOIR
NORTH CAROLINA

MAYOR
JOSEPH L. GIBBONS

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

**PROCLAMATION
IN HONOR OF
ARBOR DAY 2026**

WHEREAS in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, *and*

WHEREAS this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, *and*

WHEREAS Arbor Day is now observed throughout the nation and the world, *and*

WHEREAS trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, *and*

WHEREAS trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, *and*

WHEREAS trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, *and*

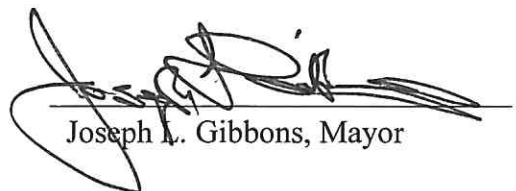
WHEREAS trees — wherever they are planted — are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Joseph L. Gibbons, Mayor of the City of Lenoir, do hereby proclaim April 24, 2026 as **ARBOR DAY** In the City of Lenoir, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, *and*

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

This the 21st day of April, 2026.

SEAL


Joseph L. Gibbons, Mayor

ATTEST:


Lauren Hartley, City Clerk





PROCLAMATION



Motorcycle Safety & Awareness Month

May 2026

WHEREAS, the growth in popularity of motorcycle riding and touring, combined with the many scenic destinations in our state and the year-long riding season, have led to North Carolina having one of the largest populations of motorcycle enthusiasts in the nation; and

WHEREAS, more and more residents of the City of Lenoir are taking up this mode of transportation to commute to and from their places of employment; and

WHEREAS, many motorcyclists undergo specialized training by attending professionally taught motorcycle operator training courses with emphasis on skills, traffic laws, and proper safety equipment; and

WHEREAS, it is the responsibility of all motorists to be aware of motorcyclists and extend to them the same courtesy as any other vehicles on our roadways.

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 proclaim the month of May as "Motorcycle Safety and Awareness Month" throughout the City of Lenoir.

WITNESS, my hand and seal this the 21st day of April, 2026.

SEAL

Joseph L. Gibbons, Mayor

ATTEST:

Lauren Hartley, City Clerk



CITY MANAGER
SCOTT E. HILDEBRAN

CITY OF LENOIR
NORTH CAROLINA

MAYOR
JOSEPH L. GIBBONS

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

PROCLAMATION
IN HONOR OF
INTERNATIONAL FIREFIGHTERS' DAY

WHEREAS, International Firefighters' Day is observed each year on May 4th to honor and remember past firefighters who have lost their lives while serving their communities, to express gratitude to those that have served in this line of work and to show support and appreciation for those who presently serve; and

WHEREAS, regardless of the language a firefighter speaks, or the country in which he or she works and resides, all firefighters fight against the same enemy - fire; and

WHEREAS, firefighters follow a long line of tradition and honor that inspires them to help colleagues, neighbors and strangers alike; and

WHEREAS, the demands of firefighting are accompanied by both personal and physical tolls that all firefighters knowingly accept while risking their lives to protect the lives of others.

THEREFORE BE IT RESOLVED, that I, Joseph L. Gibbons, Mayor of the City of Lenoir, North Carolina, and on behalf of the Lenoir City Council, I do hereby proclaim Monday, May 4th, 2026, as "*International Firefighters' Day*" throughout the City of Lenoir and encourage all citizens to show support and appreciation to our City, County, and State firefighters who protect our lives and property so diligently throughout the year and by remembering past firefighters who dedicated their lives to preserve our safety.

This the 21st day of April, 2026.

SEAL

Joseph L. Gibbons, Mayor

ATTEST:

Lauren Hartley, City Clerk



New Holland Paver



City of Lenoir: Veterans Paver Project

Option 1:

- Remove existing pavers (3100 sq ft)
- Re-Install all pavers keeping dark bands (3100 sq ft)

Option 2:

- Remove existing pavers (1500sqft)
- Re-Install only the area inside the red line on map (see below) and cleaning and sealing the old pavers outside the yellow line; using brand new Holland style pavers inside the red area 39 by 38 (~1500sqft) sealing all pavers when finished

(Quotes needed for both options)



Option #2 Footprint



SOUTHERN

LAWNSCAPES

2425 N Center ST

PMB 325

Hickory, NC 28601

(828) 308-0739

To: City of Lenoir

<u>Task</u>	<u>Price</u>
Option 1	
Redo all pavers keeping dark bands (3100sq ft)	\$80,800
Existing Paver removal (3100 sq ft)	\$12750
TOTAL:	\$93550
Option 2	
Redo only the area inside the yellow line on design and cleaning and sealing the old pavers outside the yellow line; using brand new holland style pavers inside the yellow area 39 by 38) (~1500sq ft) sealing all pavers when finished	\$39400
Existing Paver removal(1500 sq ft)	\$8750
TOTAL:	\$48150

Thank you for considering my Services

Mountain Crest, LLC
1264 Taylorsville Road SE
Lenoir NC 28645
(828) 312-9000

Attention: Jon Hogan jon.hogan@CI.LENOIR.NC.US

Proposal for: City of Lenoir
Date: 4/17/2026
Project: Veterans Paver Project

Mountain Crest, LLC offers this proposal for Veterans Paver Project.

Description of work scope as shown on attached project description.

Includes reconstruct base as required.

Mechanically compact sand bed and screed to original elevation.

**Furnish & install Keystone CityStone 6cm thick 12"x12" concrete pavers
in Pewter and Charcoal colors to reflect the original design.**

Sweep joints with granite fines and rinse surface clean

**All new pavers require us to return in 60 to 90 days to clean and apply
one coat of a penetrating zero VOC water-based sealer per manufacturer
recommendations.**

OPTION 1: \$ 95,565.00

OPTION 2: \$ 63,250.00

COMMENTS / EXCLUSIONS:

Proposal includes only work as listed on attached project description.

High-performance polymeric joint sand in lieu of granite fines add to

Option 1 \$2,150.00. Add to Option 2 \$1,200.00.

Artistic Design Landscapes

Jeff Holland
City of Lenoir
Parks & Public Properties Superintendent

Landscape Proposal

Renovation of Veteran Memorial paver patio:

- Proposal is for the removal of 3100 square feet of existing pavers within the areas specified by the City of Lenoir in the map given.
- It was stated to me to try and salvage the pavers that have been engraved with the names of veterans for the hope of getting to a family member. We will do our best to make this happen, but it is all about how the pavers come out and how long they have been installed. Even though it is a concrete product they will weaken/breakdown over time.
- All pavers will be removed within the projected space and those that are not wanted will be hauled off.
- Assessment of base and bedding material for structure and stability will be evaluated. If there are any issues outside normal scope of a project, then the representative for the City will be notified of a resolve and potential additional costs to do perform.
- There are well lights that exist within the proposed area.
- Final grading of bedding material and installation of new Holland (4" x 8") pavers. Style/Design of pavers is not specified in project request so that can be discussed at time of contract signing.
- All pavers will be set to industry standards and provide the correct contour for existing drainage.
- After all pavers have been installed polymeric sand will be installed and then compaction of paver area will be performed. Upon completion of this process all areas will have water applied to set the polymeric sand.
- Once the entire surface is dry. Sealing of paver area will be performed.
- Area of construction will be cleaned of all debris and construction processes.

Artistic Design Landscapes

- This is a very public area. While demo and installation are being performed, we will set up a construction fence to alert the public of no entry. We would appreciate the cooperation with the City of Lenoir to assist in any way necessary to help us with this aspect of the project and public safety.

Total Veteran Memorial Paver Proposal

\$120,125.00

**Total proposed price includes a 6-month warranty on all parts and labor. Materials provided by the customer will not be warranted by Artistic Design Landscapes, however, should be backed by manufacturer. Warranty is based on customer providing proper plant care practices and proper care of materials, if any, including proper watering of plant material and does not include damage caused by animals, wildlife, unforeseen weather events (such as floods, lightning, tornado's, etc....), damage caused by vehicles or acts of vandalism. The warranty provided by Artistic Design Landscapes is providing customers account is currently in good standing or arrangements have been made and approved by Artistic Design Landscapes. The project proposal price of (\$) shall be paid in 2 payments. There will be a 50% deposit payment of (\$) and the remaining 50% (\$ determined on total scope of work) when the project is completed and the customer is completely satisfied with the quality of work performed. Avg. project scheduling time is approx. 4 weeks from the date the contract is entered into. This proposal price is good for 45 days from the date of this proposal.

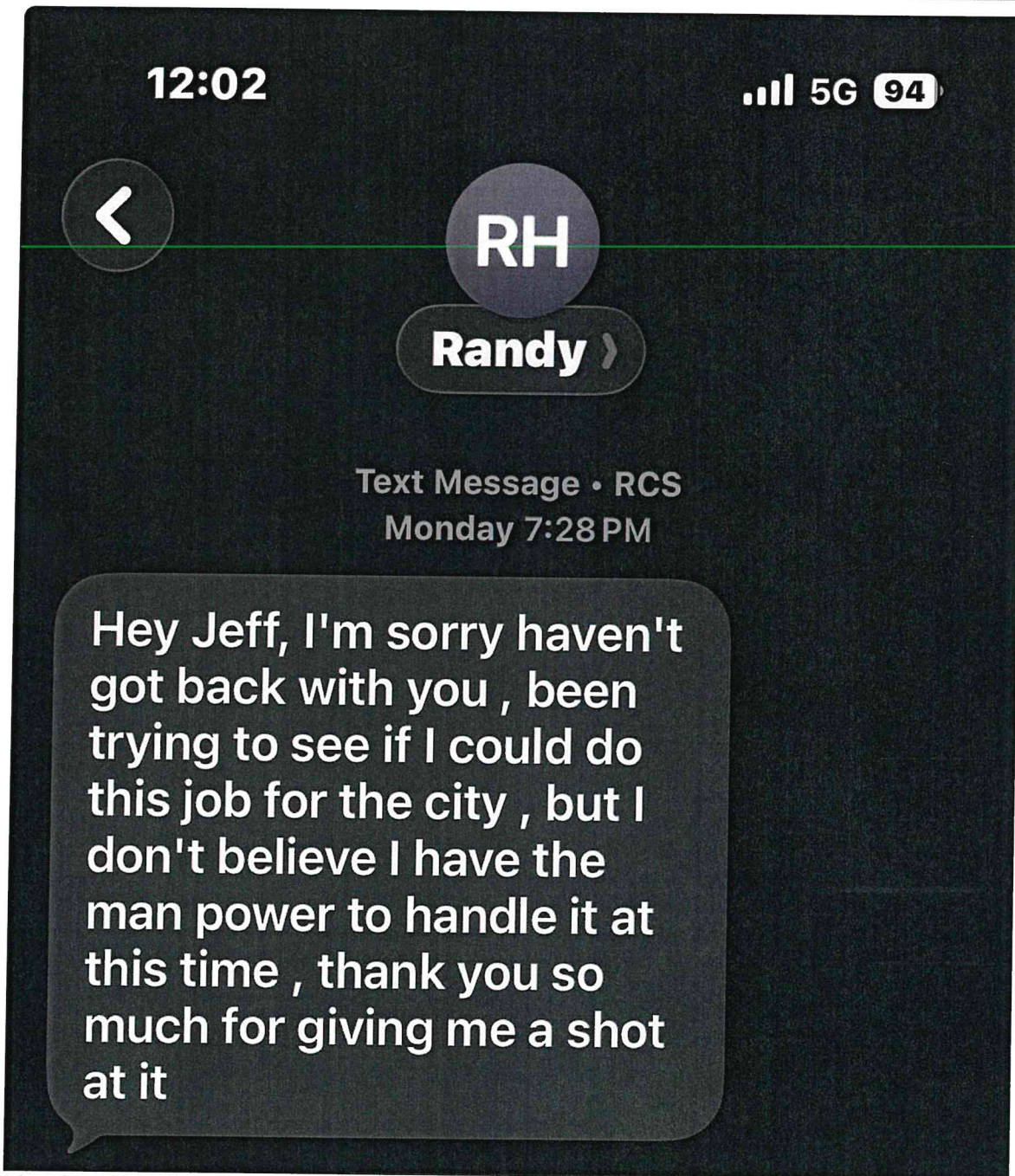
Charles Tomberlin
Artistic Design Landscapes
NC Landscape Contractor #2735
Corporate License #1689

Date

City of Lenoir representative

Date

From: [Holland, Jeff](#)
To: [Jon Hogan](#)
Subject: Pavers No Bid
Date: Wednesday, March 4, 2026 12:04:04 PM
Attachments: [Image.png](#)



Here's a No Bid
Hefner Landscaping
Owner is Randy Hefner

Get [Outlook for iOS](#)

Slanted granite monument with bronze plaque

The monument below is similar to what will be installed at the City's Veterans Courtyard. The City monuments will be larger with square plaques.



Veterans Monument Design concept

4/30/2025

The monuments will be 44 inches wide by 36 inches tall by 18 inches thick with a 44-inch by 36-inch gray beveled slant. Each monument will hold a 40-inch x 30-inch bronze plaque that can list 172 names.

