

  
**CITY of**  
**Statesville**  
**NORTH CAROLINA**  
**STATESVILLE CITY COUNCIL MEETING**

**Statesville City Hall – 227 S. Center Street**  
**May 7, 2026 – 3:00 p.m. - Pre-Agenda Meeting – 2<sup>nd</sup> Floor Conference Room**  
**May 11, 2026 – 6:00 p.m. – Regular Meeting – City Council Chambers**

- I. **Call to Order**
- II. **Invocation**
- III. **Pledge of Allegiance**
- IV. **Adoption of the Agenda**
- V. **2026 Code of Ethics and the Front and Center Strategic Plan p. 5**
- VI. **Presentations & Recognitions p. 11**
  - 1. **ALS Awareness Month Proclamation**
  - 2. **National Police Week Proclamation**
- VII. **Public Comment**
- VIII. **CONSENT AGENDA**

All items below are considered to be routine by City Council and will be enacted by one motion. There will be no separate discussion on these items unless a Council member requests, in which event, the item will be removed from the Consent Agenda and considered with the other items listed in the Regular Agenda.

  - A. **Consider approving the April 9, 2026, Pre-Agenda Meeting Minutes and the April 13, 2026, Regular Meeting Minutes. (E. Kurfees) p. 13**
  - B. **Consider approving a modification to the reimbursement agreement between the City of Statesville and Prestige Land & Site Works, LLC for the Third Creek Sewer Extension project. (Vaughan) p. 29**
  - C. **Consider approving the second ordinance to demolish 409 Monroe Street as unsafe and dangerous condition. (Marion) p. 43**
  - D. **Consider approving the second reading of an ordinance to demolish the dwelling at 1115 Old Charlotte Road as unsafe and dangerous condition. (Marion) p. 49**
  - E. **Consider approving the second reading of the rezoning request ZC26-08 Killington Reserve Apartments, to rezone from CU B-5 Conditional Zoning District to R-5MF CZ Conditional Zoning District. (Kirkendall) p. 55**
  - F. **Consider passing the second reading of the rezoning request: ZC26-07 James Farm Rd (Ochre Hill Apartments) to rezone from B-5 CZ Conditional Zoning District to R-5MF CZ Conditional Zoning District. (Campbell) p. 61**

- G. Consider passing a resolution directing the City Clerk to investigate a petition of annexation AX26-04 1006 Wall Street, filed by Mr. Garrison Davis of TruNorth Homes LLC, for the parcel located at 1006 Wall Street, receive City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of June 1, 2026, for a public hearing for the petition for annexation. (Campbell) p. 65
- H. Consider passing a resolution directing the City Clerk to investigate a petition of annexation AX26-07 237 Third Creek Rd, filed by Mr. Robert Helms of Husky Homes and Land LLC, for the parcel located at 237 Third Creek Rd, receive City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of June 1, 2026, for a public hearing for the petition for annexation. (Campbell) p. 75
- I. Consider a request to demolish the north elevation drive-thru canopy at 122 North Tradd Street. (Martin) p. 81
- J. Consider setting the date of June 15, 2026 to hold a public hearing on an amended system development fee schedule per state statutes. (Vaughan) p. 87
- K. Consider approving a hangar lease with Go Consultants. (Ferguson) p. 97
- L. Consider approving Budget Amendment #2026-22 to move funds to support newly established firefighter positions. (Lawrence) p. 105
- M. Consider approving the Proposal (RFP) for a new HOME Funds Administrator. (Hatcher) p. 109

## **REGULAR AGENDA**

- IX. Conduct a public hearing for Text Amendment-02 (TA26-02) and consider approving the first reading of the ordinance with the batch 1 text changes to the Unified Development Code. (Martin) p. 137
- X. Conduct a public hearing for Text Amendment-03 (TA26-03) and consider approving the first reading of the ordinance with the batch 2 text changes to the Unified Development Code. (Martin) p. 173
- XI. Conduct a public hearing for conditional rezoning request ZC26-06 Turnersburg Hwy (Quick Trip) to rezone from Iredell County GB Conditional Use District and Iredell County HB Conditional Use District to City of Statesville B-4 Conditional Zoning District. (Campbell) p. 183
- XII. Conduct a public hearing and consider passing the first reading of an ordinance of annexation petition AX26-06 Turnersburg Hwy (QuikTrip), filed by Thomas Donton on behalf of QuikTrip Corporation for the parcel(s) located at the intersection of Turnersburg Hwy (Us Hwy 21) and Interstate 77. (Campbell) p. 203
- XIII. Receive the Fiscal Year 2026-2027 recommended budget from the City Manager, set the public hearing for the budget on June 1, 2026 at 6:00 p.m, and set the Budget Workshop session on May 14, 2025 at 3:30 p.m. (Smith) p. 217
- XIV. Other Business
- XV. Advisory Board Meeting Minutes p. 219

1. Design Review Committee Meeting Minutes, April 9, 2026
2. Historic Preservation Commission Meeting Minutes, April 23, 2026

**XVI. Closed Session (After Pre- Agenda)**

1. G.S. 143-318.11(a)(3), Attorney-Client Privilege
2. G.S. 143-318.11(a)(5), Land Acquisition
3. G.S. 143-318.11(a)(4), Economic Development

**XVII. Adjournment**

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**RESOLUTION 01-26**

**CODE OF ETHICS FOR THE CITY OF STATESVILLE**

**PREAMBLE**

WHEREAS, the Constitution of North Carolina, Article 1, Section 35, reminds us that a "frequent recurrence to fundamental principles is absolutely necessary to preserve the blessings of liberty"; and

WHEREAS, a spirit of honesty and forthrightness is reflected in North Carolina's state motto *Esse quam videri*, "To be rather than to seem"; and

WHEREAS, Section 160A-86 of the North Carolina General Statutes requires local governing boards to adopt a code of ethics; and

WHEREAS, as public officials we are charged with upholding the trust of the citizens of this city, and which obeying the law; and

NOW, THEREFORE, in recognition of our blessings and obligations as citizens of the State of North Carolina and as public officials representing the citizens of the City of Statesville, and acting pursuant to the requirements of Section 160A-86 of the North Carolina General Statutes, we, the Statesville City Council, do hereby adopt the following General Principles and Code of Ethics to guide the City Council in its lawful decision-making.

**GENERAL PRINCIPLES UNDERLYING THE CODE OF ETHICS**

- The stability and proper operation of democratic, representative government depend upon public confidence in the integrity of the government and upon responsible exercise of the trust conferred by the people upon their elected officials.
- Governmental decisions and policy must be made and implemented through proper channels and processes of the governmental structure.
- Board members must be able to act in a manner that maintains their integrity and independence yet is responsive to the interests and needs of those they represent.
- Board members must always remain aware that at various times they play different roles:
  - As advocates, who strive to advance the legitimate needs of their citizens
  - As legislators, who balance the public interest and private rights in considering and enacting ordinances, orders, and resolutions
  - As decision-makers, who arrive at fair and impartial quasi-judicial and administrative determinations
- Board members must know how to distinguish among these roles, to determine when each role is appropriate, and to act accordingly.
- Board members must be aware of their obligation to conform their behavior to standards of ethical conduct that warrant the trust of their constituents. Each official must find within his or her own conscience the touchstone by which to determine what conduct is appropriate.

## CODE OF ETHICS

The purpose of this Code of Ethics is to establish guidelines for ethical standards of conduct for the City of Statesville and to help determine what conduct is appropriate in particular cases. It should not be considered a substitute for the law or for a board member's best judgment.

**Section 1.** Board members should obey all laws applicable to their official actions as members of the board. Board members should be guided by the spirit as well as the letter of the law in whatever they do.

At the same time, board members should feel free to assert policy positions and opinions without fear of reprisal from fellow board members or citizens. To declare that a board member is behaving unethically because one disagrees with that board member on a question of policy (and not because of the board member's behavior) is unfair, dishonest, irresponsible, and itself unethical.

Board members should endeavor to keep up to date, through the board's attorney and other sources, about new or ongoing and pertinent constitutional, statutory, or other legal requirements

or ethical issues they may face in their official positions. This educational function is in addition to the day-to-day legal advice the board may receive concerning specific situations that arise.

**Section 2.** Board members should act with integrity and independence from improper influence as they exercise the duties of their offices. Characteristics and behaviors consistent with this standard include the following:

- Adhering firmly to a code of sound values
- Behaving consistently and with respect toward everyone with whom they interact
- Exhibiting trustworthiness
- Living as if they are on duty as elected officials regardless of where they are or what they are doing
- Using their best independent judgment to pursue the common good as they see it, presenting their opinions to all in a reasonable, forthright, consistent manner
- Remaining incorruptible, self-governing, and unaffected by improper influence while at the same time being able to consider the opinions and ideas of others
- Disclosing contacts and information about issues that they receive outside of public meetings and refraining from seeking or receiving information about quasi-judicial matters outside of the quasi-judicial proceedings themselves
- Treating other board members, staff and the public with respect and honoring the opinions of others even when the board members disagree with those opinions
- Not reaching conclusions on issues until all sides have been heard
- Showing respect for their offices and not behaving in ways that reflect badly on those offices
- Recognizing that they are part of a larger group and acting accordingly
- Recognizing that individual board members are not generally allowed to act on behalf of the board but may only do so if the board specifically authorizes it, and that the board must take official action as a body.

**Section 3.** Board members should avoid impropriety in the exercise of their official duties. Their official actions should be above reproach. Although opinions may vary about what behavior is inappropriate, this board will consider impropriety in terms of whether a reasonable person who

is aware of all of the relevant facts and circumstances surrounding the board member's action would conclude that the action was inappropriate.

If a board member believes that his or her actions, while legal and ethical, may be misunderstood, the member should seek the advice of the board's attorney and should consider publicly disclosing the facts of the situation and the steps taken to resolve it (such as consulting with the attorney).

**Section 4.** Board members should faithfully perform the duties of their offices. They should act as the especially responsible citizens whom others can trust and respect. They should set a good example for others in the community, keeping in mind that trust and respect must continually be earned.

Board members should faithfully attend and prepare for meetings. They should carefully analyze all credible information properly submitted to them, mindful of the need not to engage in communications outside the meeting in quasi-judicial matters. They should demand full accountability from those over whom the board has authority.

Board members should be willing to bear their fair share of the board's workload. To the extent appropriate, they should be willing to put the board's interests ahead of their own,

**Section 5.** Board members should conduct the affairs of the board in an open and public manner. They should comply with all applicable laws governing open meetings and public records, recognizing that doing so is an important way to be worthy of the public's trust. They should remember when they meet that they are conducting the public's business. They should also remember that local government records belong to the public and not to board members or their employees.

In order to ensure strict compliance with the laws concerning openness, board members should make clear that an environment of transparency and candor is to be maintained at all times in the governmental unit. They should prohibit unjustified delay in fulfilling public records requests. They should take deliberate steps to make certain that any closed sessions held by the board are lawfully conducted and that such sessions do not stray from the purposes for which they are called.

**Section 6.** This Code of Ethics should be re-executed by each sitting Council member during the first meeting in January each calendar year.

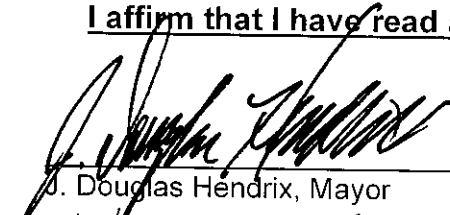
**Section 7.** At a Special Meeting held on December 2, 2025, the City Council developed the following list of "Norms", which they agreed to exercise in their duties as elected officials:

- Transparency
- Open-mindedness
- Honesty
- Everyone has a voice
- Dedication
- Respect
- Council self-regulation

The City Council also agreed to the following actions:

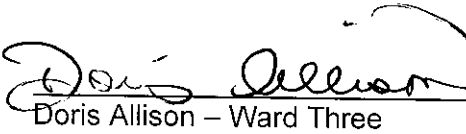
- Foster frequent communication and collaboration between the Council and City Manager/staff
- Agree to disagree when necessary
- Attend, be punctual, and prepare for meetings
- Be informed and participate in meetings and events

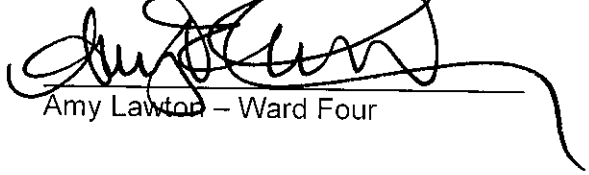
**I affirm that I have read and understand the City of Statesville Code of Ethics**

  
 J. Douglas Hendrix, Mayor

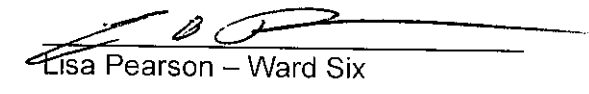
  
 David Jones, Mayor Pro Tem – Ward One

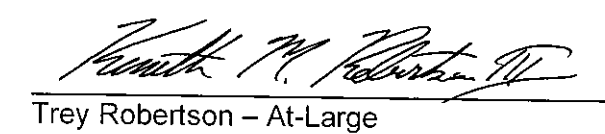
  
 Kristi Madison Pfeuffer – Ward Two

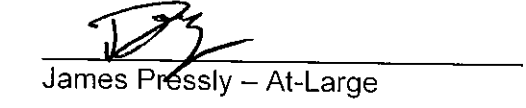
  
 Doris Allison – Ward Three

  
 Amy Lawton – Ward Four

  
 Tip Nicholson – Ward Five

  
 Lisa Pearson – Ward Six

  
 Trey Robertson – At-Large

  
 James Pressly – At-Large

# FRONT & CENTER

## VISION

Statesville will be a vibrant regional center that provides a higher quality of life for ALL.

## MISSION

City of Statesville will serve with integrity, provide sound resource management, and equitably deliver high-quality public services.

**our** we value our city staff  
**core** we value quality & creativity  
**values** we value & encourage opportunity  
 we value engagement we value integrity



### DEVELOPING OUR TEAM

Description: The City of Statesville recognizes that its employees are its most valuable asset and resource for realizing the city's vision. Capable and professional employees are essential for delivering high-quality customer service and managing the long-term needs of the community.

#### STRATEGIC INITIATIVES

1. Attract and retain a talented, engaged workforce responsive to the needs of our growing community.
2. Invest in employee professional development to promote continuous learning and improvement in our service delivery.



### CONNECTING OUR CITY

Description: The City of Statesville strives to provide high-quality services and utilities for today's needs while also planning for the future needs of residents, businesses, and industry.

#### STRATEGIC INITIATIVES

1. Proactively maintain existing infrastructure assets and systems to ensure current quality and long-term viability.
2. Invest in critical public infrastructure to align with land use plan goals and accommodate future growth citywide.



### CONNECTING OUR COMMUNITIES

Description: The City of Statesville supports vibrant communities and safe neighborhoods with opportunities for employment, recreation, engagement, and housing.

#### STRATEGIC INITIATIVES

1. Provide reliable, high-quality public safety to ensure the wellbeing of residents, businesses, and visitors.
2. Expand access to enriching cultural, recreational, and open space amenities.
3. Promote the development of a range of housing types throughout our community and housing stability for residents.

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# City of Statesville, North Carolina

## Office of the Mayor

### Proclamation

#### Amyotrophic Lateral Sclerosis (ALS) Awareness Month May 2026

**WHEREAS**, Amyotrophic Lateral Sclerosis (ALS), commonly known as Lou Gehrig's disease, is a progressive and fatal neurodegenerative disorder that affects nerve cells in the brain and spinal cord, gradually robbing individuals of their ability to move, speak, swallow, and eventually breathe; and

**WHEREAS**, approximately 5,000 individuals in the United States are diagnosed with ALS each year, highlighting the urgent need for continued research and awareness; and

**WHEREAS**, ALS affects individuals of all races, ages, genders, and backgrounds, and currently has no known cause, effective treatment, or cure; and

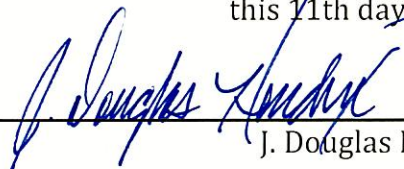
**WHEREAS**, individuals living with ALS, along with their families and caregivers, face significant physical, emotional, and financial challenges, often requiring specialized medical equipment, home modifications, and full-time care that may exceed available insurance coverage; and

**WHEREAS**, increasing public awareness and community engagement are essential to advancing research, improving access to care and resources, and supporting those affected by ALS with compassion and dignity; and

**WHEREAS**, ALS Awareness Month provides an opportunity to recognize the profound impact of this disease on individuals, families, and communities, while also honoring ongoing efforts to find treatments and a cure;

**NOW, THEREFORE, I, J. Douglas Hendrix**, Mayor of the City of Statesville, do hereby proclaim **May 2026** as "**Amyotrophic Lateral Sclerosis (ALS) Awareness Month**" in the City of Statesville, and encourage all citizens to join in raising awareness, supporting those affected, and promoting efforts to eliminate this disease.

*IN WITNESS WHEREOF* I have set  
my Hand and caused the Great Seal  
of the City of Statesville to be affixed  
this 11th day of May 2026

  
\_\_\_\_\_  
J. Douglas Hendrix, Mayor



# City of Statesville, North Carolina

## Office of the Mayor

### Proclamation

**National Police Week**

**May 11-16, 2026**

**WHEREAS**, more than 800,000 law enforcement officers serve in communities across the United States, including the dedicated men and women of the Statesville Police Department; and

**WHEREAS**, in 1962, the United States Congress and the President of the United States designated May 15 as “Peace Officers’ Memorial Day” and the week in which May 15 falls as “National Police Week”; and

**WHEREAS**, the members of the Statesville Police Department are committed to serving the community by safeguarding life and property, protecting individuals against violence and disorder, and upholding the rights of all citizens; and.

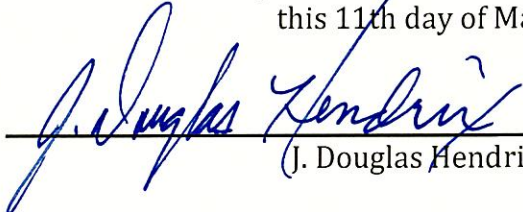
**WHEREAS**, these officers provide a vital public service through their professionalism, dedication, and unwavering commitment to the safety and well-being of the community;

**NOW, THEREFORE, I, J. Douglas Hendrix**, Mayor of the City of Statesville, do hereby proclaim the week of **May 11 through May 16, 2026**, as “**Police Week**” in the City of Statesville, and encourage all citizens to observe this week with appropriate ceremonies and activities that honor the service and sacrifice of law enforcement officers, past and present, who have faithfully served their communities; and

**FURTHER**, I do hereby proclaim **May 15, 2026**, as “**Peace Officers’ Memorial Day**” in the City of Statesville, in honor of those law enforcement officers who have made the ultimate sacrifice or have been disabled in the line of duty, and urge all citizens to remember and pay tribute to these heroes and to recognize the families and loved ones who carry on in their memory.



**IN WITNESS WHEREOF** I have set  
my Hand and caused the Great Seal  
of the City of Statesville to be affixed  
this 11th day of May 2026

  
\_\_\_\_\_  
J. Douglas Hendrix, Mayor

**MINUTE BOOK 31, PAGE  
STATESVILLE CITY COUNCIL WORKSHOP MEETING MINUTES – April 9, 2026  
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 3:30 P.M.**

**Council Present:** Mayor Hendrix presiding, Pearson, Allison, Pressly (Virtual), Pfeufer, Nicholson, Jones, Lawton, Robertson

**Council Absent:**

**Staff Present:** Ron Smith, Messick, E. Kurfees, Caulder, Vaughan, Amos, Harrell, Francica, Hills

**Others:** Hicks

**I. Call to Order**

Mayor Hendrix called the meeting to order and turned it over to Mr. Hicks.

**II. Statesville Housing Authority**

Hicks reviewed the SHA mission statement. He stated that there were:

515 Public Units  
732 Section 8 Units  
80 Elderly Units  
34 Multifamily units

Anyone can apply for housing, including people outside of the state. You must move to Iredell County before you are allowed to get a voucher.

**HOME Funds**

SHA would complete the project and then bill the City one bill and then we would get reimbursed by the Consortium. Hicks stated that he sent reimbursements to the City in 2020 and then the turnover in the finance director led to the invoices not being paid.

Hicks reviewed a courtyard home concept to get more individuals into housing through tiny homes. Council Member Jones is concerned about the adjoining property owners and ensure the plans are reviewed by Planning.

Council Member Lawton asked who is doing the maintenance on the skate park. Hicks stated that SHA is the one doing maintenance.

The meeting ended at 4:05.

**MINUTE BOOK 32, PAGE**

**STATESVILLE CITY COUNCIL PRE-AGENDA MEETING MINUTES – April 9, 2026**

**CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 4:00 P.M.**

**Council Present:** Mayor Hendrix presiding, Pearson, Allison, Pressly, Pfeufer (Virtual), Nicholson, Jones, Lawton, Robertson

**Council Absent:** None

**Staff Present:** Ron Smith, Messick (Virtual), E. Kurfees, Bridges, Bailey, G. Kurfees, Caulder, Leis, Bridges, Amos, Harrell, Vaughan, Kirkendall, Marion, Campbell, Francica, Onley, Leis

**I. Call to Order**

Mayor Hendrix called the meeting to order.

**II. Invocation**

**III. Pledge of Allegiance**

**IV. Adoption of the Agenda**

**V. 2026 Code of Ethics and the Front and Center Strategic Plan**

**VI. Presentations & Recognitions**

1. Arbor Day Proclamation
2. Lineworkers Appreciation Day Proclamation
3. Child Abuse Prevention Month Proclamation
4. Recognition of Miss Statesville and Miss Teen Statesville

**VII. Public Comment**

**VIII. City Manager's Report**

**IX. CONSENT AGENDA**

All items below are considered to be routine by City Council and will be enacted by one motion. There will be no separate discussion on these items unless a Council member requests, in which event, the item will be removed from the Consent Agenda and considered with the other items listed in the Regular Agenda.

**A. Consider approving the March 12, 2026, Pre-Agenda Meeting Minutes and the April 13, 2026, Regular Meeting Minutes. (E. Kurfees)**

**B. Consider approving the second reading of an ordinance as a summary ejection, vacating, and closing both dwelling and accessory structure at 319 Monroe Street as unfit for human habitation. (Marion)**

Council Member Allison asked Lesley if Ms. Smith contacted her. Marion stated that the trash and personal items need to be removed to the property. Marion will be sending a certified letter to remove her personal items.

Council Member Lawton asked if she will be homeless once this goes through. Marion stated that she has not applied for any housing at this point. She stated it may take this process to apply for housing.

- C. Consider approving the second reading of an ordinance to annex AX26-02: 552 Buffalo Shoals Rd for approximately 3.12 acres located at corner of Buffalo Shoals Rd and Johnson Dr. (Campbell)**

- D. Consider approving the second reading of TA26-01 update to the Stormwater Ordinance. (Moore)**

- E. Consider approving a request from the Statesville Housing Authority to co-sponsor the Levitt AMP Music Series. (Hicks)**

Council Member Pearson asked what City Co-sponsored. She stated that we were going to partner with them on the Park. She is concerned about the funding.

Smith stated that the partnership is a foundational partnership. It would probably be multimillion dollar partnership. This would mostly be the cost of off-duty police officers. The main difference is a small amount of money and to get individuals at this venue.

Council Member Pearson asked if we could ask the SHA to co-sponsor events. Hicks stated that the non-profit can be co-sponsor but not for the Housing Authority because it is federal funds. The board may have to approve the co-sponsorship.

Mayor Hendrix stated that the Housing Authority has good relationships with other organizations in the city. Council Member Pearson stated not with the City of Statesville.

Smith stated that this will bring people to south Statesville and maybe help the relationship with the Housing Authority. He said that it could be a one year.

Council Member Allison said that it is a new start. She asked if it is nonprofit or SHA. Hicks said it is a nonprofit event and the SHA property.

Council Member Jones recommends to move this item from the consent agenda. The Council agreed.

- F. Consider approving a resolution to amend the Regular Meeting Calendar. (E. Kurfees)**

- G. Consider approving the Electronic Records and Imaging Policy. (E. Kurfees)**

- H. Consider approving an annual request from the Statesville ABC Board to approve the City's adopted Travel Policy. (E. Kurfees)**

Council Member Nicholson have to use the travel policy of the state or the Statesville.

- I. Consider passing a resolution directing the City Clerk to investigate a petition of annexation AX26-06 Turnersburg Hwy (QuikTrip), filed by Thomas Danton on behalf of QuikTrip Corporation for the parcel(s) located at the intersection of Turnersburg Hwy and Interstate 77, Receive City Clerk's Certificate of**

**Sufficiency, and Consider passing a resolution fixing a date of May 11, 2026, for a public hearing for the petition for annexation. (Campbell)**

Campbell stated that they are asking for annexation for 6 parcels. 5 parcels will be combined and split them into 2 parcels. 1 parcel will have a rezoning for fueling station. The other parcel will have B4 zoning uses. The City would only serve sewer after 2027.

Council Member Jones is concerned about the sewer capacity in this area.

**J. Consider approving the Henry Street Right of Way Abandonment Order. (Kirkendall)**

**K. Consider approving the Interlocal Agreement between the City of Charlotte/CRTPO and the City of Statesville to fund and manage the Microtransit Planning Study for Iredell County using federal transportation funds and local match. (Martin)**

Council Member Jones stated that the County will pay as well. Smith stated that the regional managers discussed this agreement. It could be good for ICATs. The big start up is getting the vehicles, which ICATs has.

Council Member Allison stated that we should talk to Lewis Taxi as well.

**L. Consider cancellation of Professional Services with CodeWright Planners, LLC for any remaining work on the Unified Development Code. (Martin)**

Caulder stated that the consultant has been notified of the intentions to cancel the contract and he understands. It is in Leah's hands.

Council Member Pearson asked if someone else would be contracted. Smith stated that we will be doing this in-house. Hills stated that we could bring someone in the future, but right now we will be making batch amendments.

Campbell stated that we are updating the code so that it does not violate State law.

**M. Considering approving the lease agreement with the Boys and Girls Club of Piedmont. (Hills)**

Council Member Jones asked about the right to terminate, what is the cost of operations what we are obligated to pay for the summer programs, and the insurance and general liability insurance. Smith stated that he would get the updated contract to Council.

Council Member Pearson asked if there will be summer camp. Hills stated that it will be a 5 week camp instead of the entire summer.

Council Member Lawton is concerned about the summer camp. Smith stated that they do not know if they can do the turnaround at the Bently to start the camp at the end of the school year. She is concerned about the limited summer camp.

**N. Consider approving the NCDOT Project U-5964 (Five Points) Utilities Municipal Agreement. (Vaughan)**

Vaughan stated that this is a routine matter. It authorizes the City Manager to start the process.

**O. Consider approving a modification to the reimbursement agreement between the City of Statesville and Prestige Land & Site Works, LLC for the Third Creek Sewer Extension project. (Vaughan)**

Vaughan stated that the cost has increased significantly. There is additional funding is possible. This agreement keeps the city whole with the state grants. May 15<sup>th</sup> bid opening for the project and it targets the July 13 bid approval by Council. One property may have to go to condemnation for an easement.

Council Member Jones does not want any cost for the project to the City. Smith stated that we need to put this on the regular agenda so that we can work through the agreement.

Council agreed to move this item to the regular agenda.

**P. Consider approving a resolution opposing state legislation limiting local governments' ability to increase property tax. (Smith)**

Smith stated that the State's proposal is to put something in place to eliminate the ability for Cities and Counties to not increase property tax.

Mayor Hendrix stated that they will put this on the ballot in November.

## **REGULAR AGENDA**

**X. Conduct a public hearing regarding the condemnation of an abandoned, dilapidated dwelling and any accessory structure located at 409 Monroe Street and consider approving the first reading of an ordinance to demolish the dwelling as unsafe and dangerous condition. (Marion)**

Marion stated that the property is in bad condition and it may fall on its own.

**XI. Conduct a public hearing regarding the condemnation of an abandoned, dilapidated dwelling located at 1115 Old Charlotte Road and consider approving the first reading of an ordinance to demolish the dwelling as unsafe and dangerous condition. (Marion)**

Marion stated that this property is not secure. She stated that there are vagrants living in the home. She has seen needles or other things that should not be in the home. She said that it meets the 50%.

**XII. Conduct a public hearing and consider approving the first reading of the rezoning request ZC26-08 Killington Reserve Apartments, to rezone from CU B-5 Conditional Zoning District to R-5MF CZ Conditional Zoning District. (Kirkendall)**

Kirkendall stated that this property is a family oriented LTEC project. It is at the corner of Buffalo Shoals Road and Gardner Bagnal.

Council Member Pressly asked about the conditions. Kirkendall stated that the developer brought the majority of the conditions to the staff.

**XIII. Conduct a public hearing and consider passing the first reading of the rezoning request: ZC26-07 James Farm Rd (Ochre Hill Apartments), Statesville, NC; To rezone from B-5 CZ Conditional Zoning District to R-5MF CZ Conditional Zoning District. (Campbell)**

Campbell stated that this is a LIHTC apartment project. This parcel what the parcel for the mini storage but it was never built. They are bringing residential. Applicant will be in attendnace to answer any questions. TRC submitted plan meets the minimum requirements. A condition is an increased buffer to conseal the apartments from the single-family homes. Vaughan stated it will be city sewer with Iredell Water.

Council Member Allison asked the price range so it will be 30 to 80% AMI.

**XIV. Consider approving a member of City Council to be the voting member for the NC League of Municipalities. (Smith)**

Smith stated that the League asked for a member of the City to vote on the League actions. It is not very often but could require in person voting. He stated it is typically mayors.

Council wanted to vote for the Mayor and asked for this to go to consent agenda.

**XV. Other Business**

Council Member Jones stated that the City of Charlotte wanted to keep the P3 process moving forward. Majority of the Public wanted the I-77 South toll lane project wanted something else. The Public has distrust because they were not told it would be a P3.

Rail project would be on the state books for long time. It will be rail connectivity from Salisbury to Asheville and go through Statesville. To create tourism, passenger rail, and freight. The city needs to consider our freight line as a protected corridor. The project is 660 million, and the municipal match is \$130 million. Salisbury and Asheville are very interested in this project.

Council member Jones wants the rail map to be sent out to council.

**XVI. Advisory Board Meeting Minutes**

1. January 14, 2026 DRC Meeting Minutes
2. February 9, 2026 Planning Board Meeting Minutes
3. February 24, 2026 ABC Board Meeting Minutes
4. February 24, 2026 Planning Board Meeting Minutes
5. March 24, 2026 Planning Board Meeting Minutes

**XVII. Closed Session (After Pre- Agenda)**

1. G.S. 143-318.11(a)(3), Attorney-Client Privilege
2. G.S. 143-318.11(a)(4), Economic Development

Mayor Hendrix stated that we need to go into close session.

Council Pressly made a motion to go into closed session. Council Member Allison seconded the motion. The motion passed unanimously.

Coming out of Closed Session, Mayor Hendrix stated economic development and attorney-client privilege matters were discussed. No action was taken.

**XVIII. Adjournment**

Council Member Robertson made a motion to adjourn. Council Member Nicholson seconded the motion. The motion passed unanimously.

**MINUTE BOOK 32, PAGE  
STATESVILLE CITY COUNCIL REGULAR MEETING MINUTES – April 13, 2026  
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 6:00 P.M.**

**Council Present:** Mayor Hendrix presiding, Pearson, Allison, Pressly, Pfeufer, Nicholson, Jones, Lawton, Robertson

**Council Absent:** None

**Staff Present:** Ron Smith, Messick, E. Kurfees, Wiles, Griggs, G. Kurfees, Harrell, Vaughan, Kirkendall, Marion, Campbell, Francica, Onley, Hubert, Martin, Moore, Hills, Griffin, Nesbit, Lawrence

**I. Call to Order**

Mayor Hendrix called the meeting to order.

**II. Invocation**

The City Clerk led the invocation.

**III. Pledge of Allegiance**

Mayor Hendrix led the Pledge of Allegiance.

**IV. Adoption of the Agenda**

Mayor Hendrix stated that Item XIV was moved to the consent agenda. Item E. was moved to the Regular Agenda. Item O was moved to the Regular Agenda. Item XVI was removed from the agenda.

**Council Member Allison made a motion to approve the amended agenda. Council Member Lawton seconded the motion. The motion passed unanimously.**

**V. 2026 Code of Ethics and the Front and Center Strategic Plan**

**VI. Presentations & Recognitions**

**1. Arbor Day Proclamation**

This item was moved to the Arbor Day Celebration.

**2. Lineworkers Appreciation Day Proclamation**

Mayor Hendrix called the members of the Statesville Public Power to the podium. He read the proclamation into the record.

**3. Child Abuse Prevention Month Proclamation**

Mayor Hendrix called Katherine Smith from the Dove House and the members of the Police Department to the podium. He read the proclamation into the record.

**4. Recognition of Miss Statesville and Miss Teen Statesville**

Mayor Hendrix recognize Miss Statesville and Miss Statesville Teen.

Amber Potts, Miss Statesville, discussed her initiative for careers in skilled trades, including cosmetology.

Isabella Diforia, Miss Statesville Teen, discussed her initiative, Bella Backpacks. She has been in partnership with the Dove House. She is having a community back packing event on May 1<sup>st</sup> at the Dove House from 5 PM to 7 PM.

**VII. Public Comment**

Nicholas D. Jaroszynski, Town of Troutman Town Council, thanked the Council for assisting and working towards a regionalization plan with wastewater issues.

Fred Foster, 466 Charles Street, thanked Council Member Pearson for her work on the Green Street / Garfield Street Historic District. He stated that he was supposed to be a liaison with the SHA.

**VIII. City Manager's Report**

Smith provided an update on construction projects, including an event at the Statesville Event Center. He spoke that we are in Stage 3 of a drought which means that we will continue to have a burn ban and a limit on outside watering, car washing, or pool filling.

Smith reviewed the department updates, key dates, and new staff members.

Standish, live in Statesville, asked a question about the homeless encampments.

**IX. CONSENT AGENDA**

Mayor Hendrix stated that these items will be enacted in one motion.

**A. Consider approving the March 12, 2026, Pre-Agenda Meeting Minutes and the March 16, 2026, Regular Meeting Minutes.** (E. Kurfees)

**B. Consider approving the second reading of an ordinance as a summary ejection, vacating, and closing both dwelling and accessory structure at 319 Monroe Street as unfit for human habitation.** (Marion)

**C. Consider approving the second reading of an ordinance to annex AX26-02: 552 Buffalo Shoals Rd for approximately 3.12 acres located at corner of Buffalo Shoals Rd and Johnson Dr.** (Campbell)

**D. Consider approving the second reading of TA26-01 update to the Stormwater Ordinance.** (Moore)

~~**E. Consider approving a request from the Statesville Housing Authority to co-sponsor the Levitt AMP Music Series.**~~ (Hicks)  
**This item was removed to the Regular Agenda.**

**F. Consider approving a resolution to amend the Regular Meeting Calendar.** (E. Kurfees)

**G. Consider approving the Electronic Records and Imaging Policy.** (E. Kurfees)

**H. Consider approving an annual request from the Statesville ABC Board to approve the City's adopted Travel Policy.** (E. Kurfees)

- I. Consider passing a resolution directing the City Clerk to investigate a petition of annexation AX26-06 Turnersburg Hwy (QuikTrip), filed by Thomas Danton on behalf of QuikTrip Corporation for the parcel(s) located at the intersection of Turnersburg Hwy and Interstate 77, Receive City Clerk's Certificate of Sufficiency, and Consider passing a resolution fixing a date of May 11, 2026, for a public hearing for the petition for annexation. (Campbell)
- J. Consider approving the Henry Street Right of Way Abandonment Order. (Kirkendall)
- K. Consider approving the Interlocal Agreement between the City of Charlotte/CRTPO and the City of Statesville to fund and manage the Microtransit Planning Study for Iredell County using federal transportation funds and local match. (Martin)
- L. Consider cancellation of Professional Services with CodeWright Planners, LLC for any remaining work on the Unified Development Code. (Martin)
- M. Considering approving the lease agreement with the Boys and Girls Club of Piedmont. (Hills)
- N. Consider approving the NCDOT Project U-5964 (Five Points) Utilities Municipal Agreement. (Vaughan)
- ~~O. Consider approving a modification to the reimbursement agreement between the City of Statesville and Prestige Land & Site Works, LLC for the Third Creek Sewer Extension project. (Vaughan)~~  
**This item was removed to the Regular Agenda.**
- P. Consider approving a resolution opposing state legislation limiting local governments' ability to increase property tax. (Smith)
- Q. Consider approving Mayor Hendrix to be the voting member for the NC League of Municipalities. (Smith)

Mayor Hendrix asked for a motion to approve the Consent Agenda.

**Council Member Pfeufer made a motion to approve the consent agenda. Council Member Robertson seconded. The motion passed unanimously.**

## **REGULAR AGENDA**

- X. **Conduct a public hearing regarding the condemnation of an abandoned, dilapidated dwelling and any accessory structure located at 409 Monroe Street and consider approving the first reading of an ordinance to demolish the dwelling as unsafe and dangerous condition. (Marion)**  
**Mayor Hendrix opened the public hearing.**

Marion stated that the home at 409 Monroe Street is in bad condition and the repairs will be more than 50% of the tax value. The home is unstable and unsafe. There is no known kitchen, electrical, or heat source.

Staff recommend demolishing the dwelling because it contributes to blight in the area and the dwelling is unfit for human habitation.

Council Member Allison asked if someone is living at the home. Marion stated that there was no one living in the home.

Council Member Allison stated that she is thankful for the work done by the City for trying to keep people safe.

**Mayor Hendrix closed the public hearing.**

**Council Member Pressly made a motion to approve the condemnation. Council Member Robertson seconded the motion. Motion carries unanimously.**

- XI. Conduct a public hearing regarding the condemnation of an abandoned, dilapidated dwelling located at 1115 Old Charlotte Road and consider approving the first reading of an ordinance to demolish the dwelling as unsafe and dangerous condition. (Marion)**

Marion stated that the home at 1115 Old Charlotte Road is unsecured, exposed to vagrants and wildlife. The owner has liens on the property, and the utilities have been cut off for non-payment. It was on the 2020 Housing Inventory List as beyond repair. Staff recommend that the dwelling be demolished.

**Mayor Hendrix opened the public hearing.**

Council Member Allison asked if vagrants are going into the property. Marion stated that there has been at least one police call to the property.

**Since no one signed up to speak, Mayor Hendrix closed the public hearing.**

He asked if there are additional questions.

**Council Member Tip Nicholson made a motion to approve the first reading. Council Member Allison seconded the motion. The motion passed unanimously.**

- XII. Conduct a public hearing and consider approving the first reading of the rezoning request ZC26-08 Killington Reserve Apartments, to rezone from CU B-5 Conditional Zoning District to R-5MF CZ Conditional Zoning District. (Kirkendall)**  
**Mayor Hendrix opened the public hearing.**

Kirkendall stated that this parcel is over 5 acres and are asking to do high density multifamily. The property is in the city limits. This will be a low-income tax credit project. There is residential buildings all around the site. The 2045 Land Development Plan calls for this area to be Complete Neighborhood 2, which supports residential. City Water, sewer and electric are available.

The project would be family oriented with 74 units of one, two, and three bedrooms. Active open space is required with amenities such as the club house, playground, picnic shelter, and other benches. The Community Meeting was held on March 9<sup>th</sup> with no attendees.

Kirkendall reviewed the Conditions:

1. This will be a family-oriented community for affordable housing as defined through the Low-Income Housing Tax Credit (LIHTC).
2. The landscaping buffer along Gardner Bagnal Blvd. will be increased from an 8ft Street Yard Standard to a 25ft Type E Buffer.
3. Provide a 20' easement for Public Utilities for the existing sewer line on the property.
4. Forty (40) feet from center line of Buffalo Shoals Road will be dedicated to NCDOT per the 2019 Mobility and Development Plan.
5. The primary materials used on the exterior of the buildings will be brick or fiber cement.
6. The development will include a maximum of 74 multi-family units. A decrease in units due to engineering shall be approved by staff.
7. The following amenities shall be included: covered picnic area, multi-purpose room, and playground.
8. The Concept Plan and subsequent submittals to the City for plan review shall list the approved conditions as listed in this Ordinance.

Staff recommend approving the request.

Mayor Hendrix asked if the council has any questions.

Council Member Allison asked for the price of the units. Kirkendall stated that the price was not brought up by the applicant. Messick stated that you cannot consider the price of the units.

Council Member Nicholson asked if the development would change the intersection at Gardner Bagnal Blvd and Buffalo Shoals. Kirkendall stated that the size of the development does not warrant a traffic study.

Craig Stone, applicant, stated that this is a \$17 million investment in the community.

Mayor Hendrix asked the intersection question. Stone stated that the TRC and NCDOT will have to make that determination on the entrances and exits for the development.

Council Member Pressly asked what type of residents the development will serve. Stone stated that the private company will invest in the community and allows us to serve the workforce of the community. He stated that their company is the builder and property manager.

Council Member Allison thanked him for considering Statesville. She asked if they would consider income. Stone stated that the income is a factor to rent. They audit the renters to make sure they meet the AMI, usually its 50 to 60% of the AMI.

**Mayor Hendrix closed the Public Hearing and asked for a motion on the item.**

**Council member Robertson made a motion to accept Option 1 and read the consistency statement**

**The zoning amendment is hereby approved with the agreed upon conditions and is consistent with the City's comprehensive land use plan, is reasonable, and in public interest because the 2045 Land Development Plan calls for this this area to be Complete Neighborhood 2, which includes residential uses.**

**Council Member Allison seconded the motion. The motion carries unanimously.**

**XIII. Conduct a public hearing and consider passing the first reading of the rezoning request: ZC26-07 James Farm Rd (Ochre Hill Apartments), Statesville, NC; To rezone from B-5 CZ Conditional Zoning District to R-5MF CZ Conditional Zoning District. (Campbell)**

**Mayor Hendrix opened the public hearing.**

Campbell stated that the rezoning requests two parcels to a low income tax credit housing project. The site is off James Farm Road and surrounded by residential and office uses. The 2045 Land Development Complete Neighborhood 1, SPP/Duke customer choice, Iredell Water, city sewer.

Campbell showed the site plan, with a maximum of 72 units with amenities including a playground and clubhouse.

The community meeting was held on March 9<sup>th</sup> with 3 attendees. No concerns were raised. There is an IWC well adjacent to the property.

Campbell reviewed the Conditions of the project

1. This will be a family-oriented community for affordable housing as defined through the Low-Income Housing Tax Credit (LIHTC).
2. The development will include a minimum of 64 multi-family homes and up to a maximum of 72 multi-family homes. An increase or decrease outside of this range shall be deemed a major amendment and shall not be adjusted by staff.
3. Provide an enhanced landscape buffer (25' Type E) to shield the backs of buildings from the existing homes and street view from Turnersburg Hwy.
4. Enhanced landscape entrance into complex (flowerbeds, etc.).
5. Dedicate 40' of ROW from the centerline along James Farm Rd.
6. Provide a 20' easement for Public Utilities for the existing sewer line on the property.
7. The following amenities shall be included: covered picnic area, multi-purpose room, and playground.
8. The Concept Plan and subsequent submittals to the City for plan review shall list the approved conditions as listed in this Ordinance.

Staff recommend the rezoning for Complete Neighborhood 1.

Residents on James Farm Road spoke against growth in the area.

Mr. Standish, 137 Mount Bridge Way at Sullivan farms, how is the property value going to be affected, the traffic is not good already with the development.

Campbell stated that it is right across the street from Fairview. This project is under the threshold for requiring a TIA.

Council Member Allison asked what we can do as the City to adjust the city traffic. Smith stated you have a say in approving the developments. Smith stated that planning or engineering can request a technical review memo.

Alisha Standish, 137 Mountain Bridge Road, asked if it is responsible to not require a TIA or have information on the school system.

**Mayor Hendrix closed the public hearing.**

Council Member Jones asked if IWC has capacity for fire suppression. Campbell stated that the IWC talked to the applicant.

Council Member Jones asked about traffic or school issue. Chief Onley stated that it is currently in the county, but the police will have to start enforcing in that area with the amount of city limits in the area.

Smith asked if a technical review memo requires the items to be done. Martin stated that technical review memo does not require the items to be done.

**Mayor Hendrix reopened the public hearing.**

Tammy Soliest, the applicant, stated that she would answer any questions.

Council Member Robertson asked if the applicant will be willing to add a TIA. Tammy stated that they would be willing to do a TIA.

Council Member Allison asked if the residents should be attending the county meetings regarding traffic and the schools. Council Member Robertson stated that it is us because the county does not hear these cases.

Mr. Standish came back to the podium. He stated that his home is in the city limits even if the school is in the county. He is concerned about the school capacity and traffic.

**Mayor Hendrix closed the public hearing.**

Council Member Pressly asked if it went through TRC. Campbell stated it has met all minimum requirements.

**Council Member Jones made a motion to approve the rezoning request with the 8 conditions, without the traffic impact analysis.**

**Council Member Allison asked for the TIA and seconded the motion.**

**Council Member Robertson amended the motion to add the 9<sup>th</sup> condition of the TIA. Council Member Allison seconded the 9<sup>th</sup> condition.**

**He read the Consistency Statement: The zoning amendment is hereby approved with the agreed upon conditions and is consistent with the City's comprehensive land use plan. The proposal is reasonable, and in the public interest because the 2045 Land Development Plan supports this area as suitable for Complete Neighborhood 1, which includes a mix of residential uses.**

Council Member Jones is against being inconsistent. Council Member Robertson stated that this project is on a two lane road and it cannot sustain the project. This allows the council to make a good decision to not overload the roadways. It makes good governance.

Council member Allison would like to see the TIA done.

**Council Member Jones amended his motion to include the 9<sup>th</sup> condition. Council Member Robertson seconded the amendment motion. The motion passed unanimously.**

~~XIV. Consider approving a member of City Council to be the voting member for the NC League of Municipalities. (Smith)~~

**This item was moved to the Consent Agenda, selecting Mayor Hendrix.**

**XV. Consider approving a request from the Statesville Housing Authority to co-sponsor the Levitt AMP Music Series. (Hicks)**

Hicks, from the Statesville Housing Authority, discussed the co-sponsorship of the Levitt AMP Music Series. The ISIC nonprofit organization applied for the Levitt Grant and requested the City to support the grant application. The match must be in-kind services. They were awarded the grant in November 2025.

Council Member Lawton asked for the police will be doing. Hicks stated that the police will be crowd control. Hicks will be working with volunteers for traffic control. She asked how many people can fit in the area. Hicks stated that you can fit up to 1000 people in the concrete area. She asked if there were other sponsors. Hicks stated that Charles Ashe will be working on the sponsorships.

Council Member Pearson stated that there was a situation at the Power 98 event with double homicides. Her issue is if something like that happens at the event and the SHA would not work with PD to investigate the issue. Hicks stated that last year's incident was in communication with April Nesbit. The scene was clear by the time Power 98 event. Council Member Pearson want to have a clear partnership.

Council Member Allison stated that a woman was asking for help and the PD handled the case. The PD is a good partner with anyone, including the SHA.

Council Member Pearson asked if vendors will be charged. Hicks said no vendors will be charged. They want to have a few food trucks, beverage trucks, beverage vendor. You can bring a picnic dinner as well. There will be no craft vendors. They wanted to center around the free event.

Council Member Pressly supports the event, and it is a small amount of funds.

**Council member Pressly made a motion to support the co-sponsorship. Council Member Allison the motion carries unanimously.**

**XVI. Consider approving a modification to the reimbursement agreement between the City of Statesville and Prestige Land & Site Works, LLC for the Third Creek Sewer Extension project. (Vaughan)**

**This item was removed from the agenda.**

**XVII. Other Business**

**XVIII. Advisory Board Meeting Minutes**

1. January 14, 2026 DRC Meeting Minutes
2. February 9, 2026 Planning Board Meeting Minutes
3. February 24, 2026 ABC Board Meeting Minutes
4. February 24, 2026 Planning Board Meeting Minutes
5. March 24, 2026 Planning Board Meeting Minutes

**XIX. Closed Session (After Pre- Agenda)**

1. G.S. 143-318.11(a)(3), Attorney-Client Privilege
2. G.S. 143-318.11(a)(4), Economic Development

**XX. Adjournment**

**Council Member Allison made a motion to adjourn the meeting. Council Member Robertson seconded the motion. The motion passed unanimously.**

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# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Bill Vaughan, Public Utilities Director  
**DATE:** 3/27/2026 8:35 AM

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**ACTION NEEDED ON:** May 11, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Consider approving a modification to the reimbursement agreement between the City of Statesville and Prestige Land & Site Works, LLC for the Third Creek Sewer Extension project.**

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### **1. Summary of Information:**

In 2024 the City received a grant from the State of North Carolina to assist with the construction of the Third Creek Sewer Extension project, which will facilitate the continued operation and expansion of Origin Foods, located on Stamey Farm Rd. In the same time frame a development on the property adjacent to Origin foods was approved by the City (Briarwood subdivision, by Prestige Homes). Since the subdivision also needed the sewer extension and City policy is for private development to fund its own utility extensions, an agreement was reached between the City, Origin Foods, and Prestige Homes for the City's Public Utilities Department to administer the construction project, with Prestige Homes covering the design and any construction costs that exceed the State grant.

To formalize this agreement, on November 18, 2024 the City Council approved a reimbursement agreement with Prestige Land & Site Works, LLC for the Third Creek Sewer Extension project. The sewer extension is sized to accommodate Origin Foods, the Briarwood subdivision, and additional growth in the vicinity of I-40 Exit 46.

Recently, staff was notified that additional state funding may be available. The proposed modification to the reimbursement agreement acknowledges the potential for additional funding. Prestige Homes will still be responsible for any project costs that exceed the grant total(s).

The proposed revised agreement is attached. Staff notes that either a payment bond or letter of credit will be required from Prestige Homes to cover the construction cost, should Prestige be unable to complete the project for any reason.

Project design has been completed and staff received approval from DEQ to advertise for construction bids on March 25, 2026.

### **2. Previous Council or Relevant Actions:**

Nov 18, 2024: Council approved the reimbursement agreement with Prestige Land & Site Works, LLC for the Third Creek Sewer Extension project.

### **3. Strategic Initiatives Supported/Impacted: Developing Our City: N/A**

**Connecting Our City:** Invest in services and critical public infrastructure to align with land use plan goals and accommodate future growth citywide.

**Connecting Our Communities:** N/A

**Strategic Plan Values:** We value Engagement.

Meets the goal of "Connecting our City" by providing utilities for today's needs while also planning for future industrial, commercial, and residential growth.

**4. Budget/Funding Implications:**

Acknowledging the potential for additional grant funding will facilitate

**5. Consequences for Not Acting:**

The original agreement does not include the payment bond or letter of credit requirement. Without that requirement, the possibility exists that the City may have to contribute to the construction cost in the event Prestige Homes elects not to proceed with the Briarwood subdivision and / or not fund the full construction cost.

**6. Department Recommendation:**

Staff recommends approving the modified reimbursement agreement with Prestige Land & Site Works, LLC.

**7. Manager Comments:**

I concur with the department recommendation.

**8. Next Steps:**

The bid opening for this project is scheduled for May 15. Staff anticipates presenting the construction contract for award at the July 13 City Council meeting.

**9. Attachments:**

1. Prestige Development Reimbursement Agreement with City of Statesville

AMENDED REIMBURSEMENT AGREEMENT

**NORTH CAROLINA  
IREDELL COUNTY**

This Amended Reimbursement Agreement, entered into this the \_\_\_ day of \_\_\_\_\_, 2026 (this “Agreement”), by and between the City of Statesville, a North Carolina municipal corporation (hereinafter the “City”); and Prestige Land & Site Works, a North Carolina limited liability company (hereinafter the “Developer”).

**WITNESSETH:**

- I. WHEREAS**, the Developer owns, or has entered into a contract to purchase, a parcel of land located on the south side of Interstate Highway 40, in Iredell County, North Carolina, and more particularly described on Exhibit A attached to this Agreement (hereinafter referred to as “the Developer Property”), which Developer intends to develop as a residential community to be known as Briarwood; and
- II. WHEREAS**, Origin Food Group, LLC, a North Carolina limited liability company (hereinafter the “Adjacent Property Owner”) owns a parcel of land located at 306 Stamey Farm Road, in Iredell County, North Carolina, located adjacent to the western boundary of the Developer Property and more particularly described on Exhibit B attached this Agreement (hereinafter referred to as “the Adjacent Property”), on which the Adjacent Property Owner operates a manufacturing facility for dairy products; and
- III. WHEREAS**, the Statesville City Council approved the extension of a sanitary sewer to serve the Developer Property and the Adjacent Property on November 18, 2024 (hereinafter the “Infrastructure Improvements”); and
- IV. WHEREAS**, the City has obtained a grant from the State of North Carolina to offset a portion of the cost of designing, permitting and constructing the Infrastructure Improvements, in the amount of \$2,955,000.00 (hereinafter the “State Grant”). Since the entry of this Agreement, the City may receive an additional grant from the State of North Carolina to assist in the Developer’s cost of designing, permitting and constructing the Infrastructure Improvements, in the amount of approximately three million and 00/100 Dollars (hereinafter the “Additional State Grant”); and
- V. WHEREAS**, the City has agreed that the Developer will design, permit, and obtain utility easements for the Infrastructure Improvements on behalf of the City, and be entitled to reimbursement by the City of the costs incurred by the Developer in undertaking the design, permitting, and utility easement acquisition for the Infrastructure Improvements, said costs being allocable to the City’s project contribution total and not exceeding the amount of the State Grant and the Additional State Grant; and

- VI. **WHEREAS**, the Parties of this Agreement desire to enter into this amended Agreement in order to fully set forth the terms and conditions as to the Infrastructure Improvements and the cost participation agreed to by the City; and
- VII. **WHEREAS**, the Code of the City of Statesville Sec. 23-252(a) requires all plans for the Infrastructure Improvements to be prepared and submitted to the city and appropriate state agencies for their approval; and
- VIII. **WHEREAS**, the City is authorized to enter into this Agreement pursuant to N.C. General Statute §160A-16, and may contract with the Developer to carry out the public purposes set forth herein; and
- IX. **WHEREAS**, the City is authorized to enter into a reimbursement agreement pursuant to N.C. General Statute §160A-499, et seq.; and
- X. **WHEREAS**, the Developer has the authority to enter into this Agreement; and
- XI. **WHEREAS**, the Parties wish to formalize the terms of this agreement by repealing the entirety of the original Agreement and execution and adoption of this amended Agreement and understand that certain terms of this Agreement may be adjusted based upon a change of the scope of this work, not exceeding the State Grant and the Additional State Grant.

**NOW, THEREFORE**, in consideration of the mutual promises and covenants contained herein, the City and the Developer agree as follows:

## **ARTICLE I**

**General Terms:** All terms of this Agreement shall become enforceable upon signing of the Agreement by the Developer and ratification by the City.

## **DEFINITIONS**

**A. “Actual Construction Cost(s).”** The amount of costs incurred for the design, permitting, and construction of the Infrastructure Improvements upon the final completion and approval of the work by the North Carolina Department of Environmental Quality, inclusive of any easement acquisition costs, but exclusive of legal fees or administrative costs of the Developer.

**B. “Construction Documentation.”** The following documentation is required to be supplied by the Developer under this Agreement: construction plans, as-built drawings (surveys, plats, or any other documentation or electronic file required by the City), and all written denials or approvals of work performed for the Reimbursable Project.

**C. “Reimbursable Project.”** The design, construction, permitting, and easement acquisition of the Infrastructure Improvements.

**D. “Reimbursement.”** Monies to be reimbursed to the City by the Developer pursuant to Article II, Section V and Article III, Section I.a below.

**E. “Infrastructure Improvements.”** The extension of approximately 9,200 linear feet of a sanitary sewer trunk line from its existing terminus in Third Creek near 17<sup>th</sup> Tee Lane to a point in Third Creek near the center of the Developer Property, where the sewer system currently serving the Adjacent Property is located.

**F. “Project Engineer.”** W.K. Dickson or another engineering firm licensed to perform work in the State of North Carolina.

## **ARTICLE II**

### **DEVELOPER’S DUTIES**

- I.** The Developer’s Project Engineer will prepare a complete set of plans and specifications which shall be approved by the Developer and the City prior to the commencement of construction. The Project Engineer will also provide bid assistance and construction oversight assistance to the City for the Infrastructure Improvements. The Plans and specifications for the Infrastructure Improvements, as approved by the Developer and the City, are referred to in this Agreement as the “Approved Plans and Specifications.”
- II.** All Infrastructure Improvements shall be constructed in accordance with the Approved Plans and Specifications. The Project Engineer shall incorporate the City’s most recently updated “Standard Sewer Specifications & Details” in the Approved Plans and Specifications for the Infrastructure Improvements. All final work after construction must be approved by the North Carolina Department of Environmental Quality and the City’s appointed representative.
- III.** The Developer shall allow City access to all Construction Documentation and the construction site as the City requires to supervise the construction of the Reimbursable Project. Developer shall also retain all records associated with the Reimbursable Project, and allow the City to audit such records as needed.
- IV.** Subject to the City’s reimbursement obligations under Article III, which are solely dependent on the receipt of the State Grant and Additional State Grant, the Developer shall be financially responsible for all of the initial and final or other engineering and easement acquisition expenses associated with the construction of the Reimbursable Project, including, but not limited to, preliminary engineering services, design engineer service, bid assistance, construction engineering assistance, and final engineering (project documentation, etc.) assistance, and easement acquisition which includes all costs associated with any condemnation that must become necessary.
- V.** The Developer shall be financially responsible for any and all design, easement acquisition, condemnation, construction, performance bonds, insurance expenses, or other costs of the Reimbursable Project which are in excess of the State Grant and

Additional State Grant funds received by the City. The Developer shall pay any invoice presented by the City within thirty (30) days of the date of issuance for these costs. The invoice shall set forth where relevant, the services performed, hours worked providing the services, the hourly rate of pay, the value of the easements, and the property description of the easement being obtained.

- VI. Prior to issuance by the City of a Notice to Proceed for construction of the Infrastructure Improvements, Developer shall obtain either a payment bond or letter of credit in the amount of 110% of the bid cost to construct the Infrastructure Improvements, which shall remain in full force and effect, to the benefit of the City of Statesville, until all Infrastructure Improvements have been completed.
- VII. Developer's Responsibilities with Grant Funds
  - A. The Developer shall be responsible for preparing quarterly financial reports for the City, outlining all Grant Funds requested.
  - B. The Developer shall maintain all reports, records, and other information available to them for oversight, monitoring, and evaluation purposes related to the Grant Funds.
  - C. All use of Grant Funds shall comply with N.C. Gen. Stat. 143C-6-23.

### **ARTICLE III**

#### **CITY'S DUTIES**

- I. Using proper bidding procedures, the City shall award the construction work associated with the Reimbursable Project (with bid assistance from the Developer's Project Engineer) to a general contractor properly licensed in the State of North Carolina (the "Contractor"), and cause the Contractor to construct the Infrastructure Work in accordance with the Approved Plans and Specifications prepared by the Developer's Project Engineer. The City shall be the construction manager (with construction oversight assistance from the Developer's Project Engineer) for the construction work associated with the Reimbursable Project and shall fund the costs of the Reimbursable Project (subject to reimbursement by Developer as provided below) from the State Grant, Additional State Grant, and City funds, as follows:
  - a. Within thirty (30) days after the final approval of the Approved Plans and Specifications for the Infrastructure Improvements, the City shall reimburse the Developer for:
    - (1) All reasonable and documented costs and expenses incurred by the Developer in obtaining the rights-of-way and temporary construction easements described in Section II below but not to include the reimbursement of

improvements required by any land development regulations of the City of Statesville,

- (2) All reasonable and documented costs and expenses incurred by the Project Engineer in providing the design services described in Article Section I above, and in obtaining the permits for the Infrastructure Improvements, and
- (3) Costs associated with items (1) and (2) are allocable from the infrastructure improvement grant provided by the City and will reduce the grant amount used for the City reimbursement calculation.

**b.** In connection with the preparation of the plans and specifications for the Infrastructure Improvements, the City shall furnish to the Project Engineer any information that it has in its possession or control regarding the capacity of the existing Third Creek Wastewater Treatment Plant and its associated collection system facilities (lift stations). Any required capacity improvements to the associated collection facilities will be considered allocable Infrastructure Improvement construction costs.

**c.** The Contractor shall submit to the City, no more frequently than monthly, an application for payment certified by the Developer's Project Engineer (the "Application for Payment"), accompanied by appropriate supporting documents. Each Application for Payment shall (a) itemizes the elements of the Infrastructure Improvements that have been completed; (b) include an interim lien waiver from the Contractor and (if applicable) the Project Engineer, in a form acceptable under the laws of North Carolina, certifying that it has been paid in full through the date of the last Application for Payment; and

**d.** Following the substantial completion of the Infrastructure Improvements, and the acceptance of the Infrastructure Improvements by the City and NCDEQ, the Contractor shall submit a final Application for Payment, accompanied by a final lien waiver from the Contractor and the Project Engineer, in a form acceptable under the laws of North Carolina. Within fifteen (15) days after receipt of each Application for Payment, the City shall pay to the Contractor the amount specified on the Application for Payment. The City shall have no obligation to pay for any item on the invoice which falls outside the purpose of the grant to extend this sewer line. Any inclusion of such an item would become the sole financial responsibility of the Developer. All parties shall ensure that grant funds are used for grant purposes.

**e.** Notwithstanding the foregoing, the maximum amount that the City shall be required to contribute under this Agreement shall be the amount of the State Grant and Additional State Grant (the "Reimbursement Cap") and shall be contingent upon the City's receipt of these amounts by way of grants from the State of North Carolina pursuant to N.C.G.S. 143C-6-8.. The Reimbursement Cap shall be reduced if the City receives less than any anticipated amounts of the grants to the actual amount received in the grants by the City. Any costs of designing, permitting, easement acquisition, or constructing the Infrastructure Improvements in excess of the Reimbursement Cap shall

be borne solely by the Developer and shall be reimbursed to the City. After the Reimbursement Cap has been reached, the City shall present Developer with any invoices due for either the design, planning, construction, or engineering. The developer shall reimburse the City within thirty (30) days of receipt of the invoice.

f. The City shall have the right to request an increase to the size of the sewer trunk line beyond the size that is needed to serve the proposed development on the Developer Property and the proposed expansion of the manufacturing facility on the Adjacent Property, so that the trunk line can serve future growth in the area. In that event, the parties shall agree in advance on the amount of increased costs associated with the upsizing of the trunk line. The calculated cost attributable to the upsizing (betterment) will be counted toward the Reimbursement Cap.

g. If the City does not receive either the State Grant or the Additional State Grant, Grant Funds”), then the City shall have no obligation to reimburse the Developer for the Reimbursable Project, including but not limited to any cost associated with the easement acquisition, design, engineering, or construction contemplated herein with exception to any cost associated solely with subparagraph (f) above wherein the City has requested to increase the size of the sewer trunk line beyond the size that is needed to serve the proposed development on the Developer Property. The Developer and City will have the right to withdraw from this agreement between once both review the bids received during the bid process.

h. If this contract terminates due to any reason, then any unexpended funds shall revert to the State of North Carolina.

## II. City’s Responsibility in Use of Grant Funds

a. All grant funds and interest earned from the funds shall be maintained by the City in a separate fund and shall be monitored for adequate oversight to prevent the misuse of grant funds.

b. The City shall be responsible for preparing quarterly financial reports for subgrantee, outlining all Grant Funds expended.

c. The City shall be responsible for managing and monitoring the Reimbursable Project.

d. The City shall suspend further disbursements or use of grant funds if it is discovered that either the City or the Developer have not followed the rules and procedures of either this contract or the grant. Ceasing to follow the rules of either the grant or this contract shall constitute a default under this contract which shall be governed under Article IV of this Agreement. The City shall reinstate the qualified disbursements and use of grant funds as the parties resolve the dispute through the default mechanisms of Article IV.

e. All use of Grant Funds shall comply with N.C. Gen. Stat. 143C-6-23.

## ARTICLE IV

### PUBLIC BIDDING REQUIREMENTS

- I. Both Parties acknowledge that under N.C. General Statutes §160A-499(d) and N.C. General Statute §143-129, the costs of this construction work are expected to require the City to use formal competitive bidding methods set forth in Article 8 of Chapter 143 of the North Carolina General Statutes. As costs for this construction work are expected to exceed Five Hundred Thousand Dollars and No/Dollar (\$500,000.000), the City shall be required to use formal bidding procedures as set forth in the General Statutes.

## ARTICLE V MISCELLANEOUS

- I. **Design.** It shall be the responsibility of the Developer to fully design the Reimbursable Project, and to provide construction drawings for the Infrastructure Improvements to the City, and to ensure that any and all required regulatory approvals for the Reimbursable Project are in place before beginning construction.
- II. **Indemnification.** The Developer agrees to protect, defend, indemnify, and hold the City and its officers, employees, and agents free and harmless from and against losses penalties, damages, settlements, costs, charges, professional fees, or other expenses or liabilities arising from all claims, liens, demands, obligations, actions, proceedings, or cause of action by the Developer or third parties in connection with the performance of the Developer's obligations under this Agreement, its agents, employees, and contractors.
- III. **Notices.** All notices, reports, and other communications given pursuant to this Agreement shall be in writing and shall either be mailed by first class mail, postage prepaid, certified or registered with return receipt requested, or delivered in person to the intended addressee. Notice sent by certified or registered mail shall be effective upon the date of delivery shown on the return receipt. Notice given in any other manner shall be effective upon the actual receipt by the addressee. Notice shall be issued to the Parties at the following addresses:

To the City:

The City of Statesville  
Attn: City Manager  
227 South Center Street  
Statesville, NC 28677  
P. (704) 878.3550  
F. (704) 878.3514  
Email:

To the Developer:

Prestige Acquisitions, LLC  
7224 Jameson Way  
Stanley, NC 28164  
Attn: Steven Bailey  
Email: [steve@pcdllc.net](mailto:steve@pcdllc.net)

- V. Expiration of Agreement.** If the Developer does not commence construction of the Reimbursable Project within twelve (12) months of the date of this Agreement absent delays outside of Developer's control (including delay in obtaining any right of way and/or easement dedications), this Agreement shall terminate, and the parties shall have no further obligations under this Agreement. Otherwise, this Agreement shall last two (2) years from the date of the execution of this Agreement. Any reimbursements earned but not requested by the Developer at the expiration of this two (2) year period shall expire and no longer be available to the Developer or any other party provided that Developer may request an extension in the event of delays outside of the Developer's control, the consent for which shall not be unreasonably withheld.
- V. Applicable Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of North Carolina. Each party consents to the jurisdiction of Iredell County. Further, this Agreement is entered under the authority of N.C. General Statutes 160A-499, and any provision hereof in conflict with that authority shall be null and void.
- VI. Default.** The terms and conditions of this Agreement shall be enforceable by the parties only by actions for specific performance or injunctive relief, subject to any defenses that may be asserted. Neither party shall be liable here under for special, consequential, lost profit, or punitive damages. Any defaulting party under this Agreement must first be given notice of such breach and an opportunity to cure the breach within fifteen (15) days using commercially reasonable diligence. If the breaching party does not cure within fifteen (15) days, either Party may compel mediation between the parties to determine if the issues can be resolved amicably. In the event that the parties did not agree at a mediation, the parties agree to a binding Arbitration in Iredell County, North Carolina pursuant to the American Arbitration Association Rules. The Arbitration provisions shall be pled in bar to any suit against Seller. Any failure or omissions of the non-de faulting party to exercise any right or remedy provided herein shall not be deemed a waiver of such party's right to enforce strictly the defaulting party's obligations in any other instance.
- VII. Authority.** The City and the Developer each warrant and represent to the other that it has full right and authority to enter into this Agreement, and that the person signing on behalf of each party is authorized to do so.
- VIII. Relationship of the Parties.** This Agreement shall not be considered to create a joint

venture, partnership or other legal relationship between the parties or as giving the right of either party to legally bind the other party in any manner or to be able to incur debts or liabilities on behalf of the other party or create a condition in which either party shall share or be responsible for the debts or liabilities of the other party. This Agreement shall not be considered to constitute the appointment of either party as a representative of the other party.

- IX. Severability.** If any provision of this Agreement is held by a Court of competent jurisdiction to be in valid or unenforceable, the remainder of this Agreement shall nonetheless remain in full force and effect.
- X. Amendment.** This Agreement may not be amended or terminated except by written agreement signed by both parties.
- XI. Easements.** The City agrees, at the request of the Developer, to assist the Developer in negotiations with adjacent property owners to obtain the necessary easements for the construction and operation of the Infrastructure Improvements. The Developer shall obtain such easements at its own expense, the costs of which may be included in the expenses that are reimbursable under this Agreement, and the City shall have no obligation to incur such costs. However, the City shall, at the request of the Developer, notify any adjacent property owners that the City may pursue an action for eminent domain to acquire the necessary easement rights if the Developer and such adjacent property owner are unable to reach agreement on the terms of such easements.
- XII. Assignment.** This Agreement may not be assigned by the Developer.
- XIII. Agreement.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof, and there are no other representations, warranties, covenants, or obligations except as set forth in this Agreement. This Agreement supersedes any and all prior and contemporaneous agreements, understandings, negotiations, and discussions relating to the subject matter hereof, written or oral, of the parties. The rights, obligations, limitations and duties of this Agreement inure to the benefit of the successors and/or assigns of the parties.
- XIV. Future Maintenance.** Once the Reimbursable Project is approved by the North Carolina Department of Environmental Quality, the City shall have the continuing and ongoing obligation to maintain and repair the same outside of any warranty issues presented during the first year after acceptance.
- XV. Approval.** This Agreement does not guarantee any specific approvals of any proposed annexation requests.
- XVI. Exhibit List.** The following exhibits are hereby incorporated by reference:
  - a. Exhibit A: Legal Description of the Developer Property

b. Exhibit B: Legal Description of the Adjacent Property

**XVII. Conflict of Interest.** Developer shall maintain a conflict-of-interest policy governing conflicts that may arise involving Developer's management employees and members of its board of directors or other governing body in compliance with N.C. Gen. Stat. 143C-6-23(b).

**XVIII. No Overdue Tax Debts.** Prior to the City's first required Reimbursement payment, Developer shall submit a writing to the City stating under oath that it does not have any overdue tax debts as defined by N.C. Gen. Stat. 105-243.1, at the federal, state, or local level in accordance with N.C. Gen. Stat. 143C-6-23(c).

**XIX. Antitrust Laws.** This contract is entered into in compliance with all State and Federal antitrust laws.

**XX. Compliance with Law.** The Developer shall be responsible for compliance of all laws, ordinances, codes, rules, regulations, licensing requirements and other regulatory matters that are applicable to the conduct of the Developer's business and work performance under this Agreement, including those of Federal, State and local agencies having appropriate jurisdiction.

**XXI. Certification.** The Developer certifies that they have not been debarred or suspended from receiving Federal or State funds.

**XXII, Contingency on Appropriation of Funds.** This Agreement, and the City's responsibilities and duties to pay any money due under this Agreement, is contingent on the City's receipt of both the State Grant and Additional State Grant from the State of North Carolina pursuant to N.C.G.S. 143C-6-8. If the City does not receive this grant, for any reason, then this Agreement shall be void and terminate.

**IN WITNESS WHEREOF**, the Parties have executed this Agreement the day and year first written above.

This \_\_\_\_ day of \_\_\_\_\_, 20\_\_

**THE CITY OF STATESVILLE**

BY: \_\_\_\_\_  
J. Douglas Hendrix, Mayor

(SEAL)

ATTEST: \_\_\_\_\_  
Emily Kurfees, Clerk of Statesville

**NORTH CAROLINA**

**IREDELL COUNTY**

I, \_\_\_\_\_, am Notary Public of said County and State, certify that Emily Kurfees who is known to me, personally came before me this day and acknowledged that she is the Clerk of the City of Statesville, and that by authority duly given and as the act of the body politic, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal and attested by herself as its Clerk.

WITNESS my hand and official stamp or seal, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

(SEAL)

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

BY: \_\_\_\_\_  
Gina Lawrence, Chief Financial Officer

**Prestige Land & Site Works, LLC**, a North Carolina limited liability company

BY: \_\_\_\_\_  
[PRINT NAME, TITLE]

**NORTH CAROLINA**

**IREDELL COUNTY**

I, \_\_\_\_\_, a Notary Public in and for County and State of \_\_\_\_\_, do certify that \_\_\_\_\_, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the Company, in his capacity as \_\_\_\_\_ of Prestige Land & Site Works, LLC, a North Carolina limited liability company.

WITNESS my hand and official stamp or seal, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

(SEAL)

# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Lesley Marion, Minimum Housing & Code Compliance Supervisor  
**DATE:** 4/24/2026 8:23 AM

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**ACTION NEEDED ON:** May 11, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Consider approving the second reading of an ordinance to demolish the dwelling at 409 Monroe Street as unsafe and dangerous condition.**

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### **1. Summary of Information:**

The dwelling is owned by Ann Louise Reid ETAL C/O Stephen C Howell. The dwelling is unsecured and is a haven for wildlife. The entire back exterior wall has collapsed. The roof, fascia and soffit have severe deterioration, and rot. The bathroom and other rooms are exposed to outside elements. The front porch floor, ceiling and roof have significant rot. Electrical wires and plumbing are undetermined. The west side foundation of the house is sagging.

The tax value of the dwelling is \$25,580. The estimated costs to attempt to repair the structure are greater than \$26,500. The estimate includes a roof replacement of approximately \$14,000 (shingles, rafters, soffit, fascia and sheathing). Major bathroom rebuild \$12,500. kitchen rebuild heat source, plumbing and electrical are unknown. The dwelling is unsafe for an interior inspection. The structure is unfit for human habitation, the cost of repairs exceeds the 50% requirement and is, therefore, eligible for demolition.

### **2. Previous Council or Relevant Actions:**

The first reading and public hearing was held on April 13, 2026. No one from the public spoke during the public hearing. The first reading was unanimously passed.

This house appeared on the 159 minimum housing violation inventory list in 2020 because of exterior violations. The City contracted trash removal in March 2025.

### **3. Strategic Initiatives Supported/Impacted:**

**Developing Our City:** N/A

**Connecting Our City:** N/A

**Connecting Our Communities:** Provide reliable, high-quality public safety to ensure the wellbeing of residents, businesses, and visitors.

**Strategic Plan Values:** We value Quality and Creativity

This property is not secure leading to a haven for wildlife and vagrants. Demolishing this property would ensure the safety and wellbeing of the residents in the area.

### **4. Budget/Funding Implications:**

The city has utilized contracted services for a total of \$150.00 for cleaning up the property. In addition, back taxes of \$5,242.18 are owed. The total owed on the property is \$5,393.18.

**5. Consequences for Not Acting:**

This dwelling will continue to deteriorate and will ultimately collapse.

**6. Department Recommendation:**

Staff's recommendation is to approve the ordinance to demolish the dwelling and any accessory structure at 409 Monroe Street.

**7. Manager Comments:**

I concur with the department recommendation.

**8. Next Steps:**

If the second reading is approved there will be a bid out for contracted services. However, if the contact services costs are not paid by owner, city can foreclose.

**9. Attachments:**

1. CondemnationOrd

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE DIRECTING THE PLANNING DIRECTOR TO DEMOLISH THE MAIN STRUCTURE AND ACCESSORY STRUCTURE LOCATED AT 409 Monroe Street, STATESVILLE, NORTH CAROLINA AS UNFIT FOR HUMAN HABITATION.**

WHEREAS, the City Council of the City of Statesville finds that the house and all accessory buildings located at 409 Monroe Street, Statesville, North Carolina, is unfit for human habitation under the Statesville Minimum Housing Code, and that all of the provisions of the minimum housing code have been complied with by the Ordinance Enforcement Inspector as a condition of the adoption of this ordinance; and

WHEREAS, the repair, alteration, or improvement of said dwelling can be made only at a cost exceeding 50% of the value of dwelling, and accordingly, said dwelling should be vacated, secured or demolished as directed by the Ordinance Enforcement Inspector; and

WHEREAS, the owner of said dwelling Ann Louise Reid ETAL C/O Stephen C Howell has been given a reasonable opportunity to repair the dwelling to the standards of the North Carolina Building Code and Statesville City Code or to vacated, secured or demolish said dwelling pursuant to an order issued by the Ordinance Enforcement Inspector on **February 14<sup>th</sup>, 2024** to vacated, secured or demolish said building by **June 20<sup>th</sup>, 2024** and the owner and parties in interest having failed to comply with the order or to make sufficient repairs to bring said dwelling to the standards of the minimum housing code; and

WHEREAS, a notice to the general public was duly given notifying them of a public hearing to be held by the City Council on **April 13<sup>th</sup>, 2026**, regarding said order for vacate, board and secure said notice having been published in the Statesville Record & Landmark, a newspaper having a general circulation in this area on **April 2<sup>nd</sup>, 2026** and **April 9<sup>th</sup>, 2026**, all in accordance with G.S. 160A-364,448; and

WHEREAS, said public hearing was held on **April 13<sup>th</sup>, 2026**, and all persons present were given an opportunity to be heard on said proposed ordinance prior to any action being taken by the City Council thereon; and

WHEREAS, the said dwelling was posted, notifying the owner, all parties in interest, and the general public of the public hearing; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Statesville, North Carolina, that:

1. The Planning Director is hereby authorized to vacate, board and secure the house and all accessory buildings located at **409 Monroe Street**, Statesville, North Carolina, in accordance with the order of the Ordinance Enforcement Inspector to the owner and parties in interest dated **February 14<sup>th</sup>, 2024**.

The legal description of the above-named house as found in **Deed Book 1463 at Pages 213** Iredell County Register of Deeds is as follows:

**BEGINNING at a stake on the North side of Monroe Street in the City of Statesville, North Carolina, as said street is platted and laid out on the map of the lands of Isidore Wallace, said map being recorded in Deed Book 32, Page 601, Iredell County Registry, said stake being 100 feet East of the Southwest corner of the original tract of land purchased by the Statesville Lumber Company from Isidore Wallace, the deed of said tract being recorded in Deed Book 44, Page 61, Iredell County Registry; and running thence with Monroe Street North 87 deg. East 50 feet to a stake; thence parallel with the Western**

boundary line of said lot purchased from Isidore Wallace by Statesville Lumber Company, North 3i deg. East 150 feet to a stake; thence parallel with Monroe Street, South 87 deg. West 50 feet to a stake; thence parallel with second boundary line South 3 deg. West 150 feet to the BEGINNING corner on Monroe Street, the same being the identical property conveyed to Julia Howell, Anna L. Williams and Waddell Brown by deed of Jack R. Harris and wife, Mary S. Harris, and T. C. Homesley, Jr. arid wife, Jean H. Homesley, dated February 28, 1969, and recorded in Deed Book 499, Page 72 of the Iredell County Registry.

**PIN: 4744-31-0829**  
**Property address: 409 Monroe Street,**  
**Statesville, NC 28677**

- 2. This ordinance may be enforced by an appropriate equitable remedy issuing from a court of competent jurisdiction.
- 3. This ordinance shall become effective on the **4<sup>th</sup> day of May 2026** and shall be recorded with the Iredell County Register of Deeds and **shall be indexed in the Grantor section in the name of Ann Louise Reid ETAL C/O Stephen C Howell**, in accordance with G. S. 160A-443(5).

This ordinance was introduced for a first reading by Council member \_\_\_\_\_,

seconded by Council member \_\_\_\_\_ and carried on the **13<sup>th</sup> day of April 2026.**

Ayes:

Nays:

The second and final reading of this ordinance was heard on the **4<sup>th</sup> day of May 2026** and upon

motion of Council member \_\_\_\_\_, seconded by Council member

\_\_\_\_\_, was adopted.

Ayes:

Nays:

This ordinance is to be in full force and effect from and after the **4<sup>th</sup> day of May 2026.**

CITY OF STATESVILLE

\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM:

By: \_\_\_\_\_  
CITY ATTORNEY

ATTEST:

\_\_\_\_\_  
CITY CLERK

**Index in the Grantor section in the name of Ann Louise Reid C/O Stephen C Howell in accordance with G. S. 160A-443(5).**

\*\*\*\*\*

NORTH CAROLINA  
IREDELL COUNTY

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me personally came Doug Hendrix, Mayor of the City of Statesville, with whom I am personally acquainted, who, being by me duly sworn deposes and says: That he is the Mayor of said City and Emily Kurfees is the City Clerk of the City of Statesville, the corporation described in and which executed the foregoing instrument; that she knows the corporate seal of said corporation; that the seal affixed to the foregoing instrument is said corporate seal, and the name of the corporation subscribed thereto by the said Mayor and City Clerk, and said corporate seal was affixed, all by order of the City Council of said corporation, and that said instrument is the act and deed of said corporation.

Witness my hand and notarial seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

My Commission Expires: \_\_\_\_\_  
\_\_\_\_\_

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# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Lesley Marion, Code Enforcement and Minimum Housing Supervisor  
**DATE:** 4/24/2026 8:23 AM

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**ACTION NEEDED ON:** May 11, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Consider approving the second reading of an ordinance to demolish the dwelling at 1111 Old Charlotte Road as unsafe and dangerous condition.**

---

### **1. Summary of Information:**

The dwelling is owned by CRIM MIDGE R HEIRS. The dwelling is unsecured and has been a haven for unhoused people, and wildlife. The front is open, and the back door has been removed. All (9) nine windows are missing or broken. The roof, fascia, and soffit have deteriorated and have significant rot. Most ceilings have collapsed or have holes. Interior walls are removed or have holes. Some electrical wires and plumbing have been removed. Kitchen, bathroom, and heat source have been removed. The backdoor area's interior walls and floor have significant rot.

The tax value of the dwelling is \$24,310. The estimated costs to attempt to repair the structure are greater than \$45,075. The estimate includes a roof replacement of approximately \$14,000 (shingles, rafters, soffit, fascia, and sheathing). Window (9) \$6,075, kitchen and bathroom rebuild \$25,000. Heat source, plumbing and electrical are unknown. The structure is unfit for human habitation, the cost of repairs exceeds the 50% requirement, and is, therefore, eligible for demolition.

### **2. Previous Council or Relevant Actions:**

City Council held the first reading and public hearing on April 13, 2026. No one from the public spoke about this property. The Council unanimously approved the first reading. This house appeared on the 159 minimum housing violation inventory list in 2020 because of exterior violations. The City contracted property trash removal in February 2021 and has continuous mowing fees.

### **3. Strategic Initiatives Supported/Impacted:**

**Developing Our City:** N/A

**Connecting Our City:** N/A

**Connecting Our Communities:** Provide reliable, high-quality public safety to ensure the wellbeing of residents, businesses, and visitors.

**Strategic Plan Values:** We value Quality and Creativity

The dwelling is unsecured and has been a haven for unhoused people, and wildlife. Demolishing this property would ensure the safety of the neighborhood and other residents in the area.

### **4. Budget/Funding Implications:**

The city has utilized contracted services for a total of \$1,100 for trash removal, and mowing lien of

\$3,750. In addition, back taxes of \$3,111.05 are owed. The total owed on the property is \$7,961.05.

**5. Consequences for Not Acting:**

This dwelling will continue to be a haven for unhoused people, wildlife and will continue to deteriorate. Left to the elements will likely result in it ultimately collapsing.

**6. Department Recommendation:**

Staff's recommendation is to approve the ordinance to demolish the dwelling at 1115 Old Charlotte Road.

**7. Manager Comments:**

Concur with the department recommendation.

**8. Next Steps:**

If the second reading is approved there will be a bid out for contracted services. However, if the contact services costs are not paid by owner, city can foreclose.

**9. Attachments:**

1. CondemnationOrd

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE DIRECTING THE PLANNING DIRECTOR TO DEMOLISH THE MAIN STRUCTURE AND ACCESSORY STRUCTURE LOCATED AT 409 Monroe Street, STATESVILLE, NORTH CAROLINA AS UNFIT FOR HUMAN HABITATION.**

WHEREAS, the City Council of the City of Statesville finds that the house and all accessory buildings located at 409 Monroe Street, Statesville, North Carolina, is unfit for human habitation under the Statesville Minimum Housing Code, and that all of the provisions of the minimum housing code have been complied with by the Ordinance Enforcement Inspector as a condition of the adoption of this ordinance; and

WHEREAS, the repair, alteration, or improvement of said dwelling can be made only at a cost exceeding 50% of the value of dwelling, and accordingly, said dwelling should be vacated, secured or demolished as directed by the Ordinance Enforcement Inspector; and

WHEREAS, the owner of said dwelling Ann Louise Reid ETAL C/O Stephen C Howell has been given a reasonable opportunity to repair the dwelling to the standards of the North Carolina Building Code and Statesville City Code or to vacated, secured or demolish said dwelling pursuant to an order issued by the Ordinance Enforcement Inspector on **February 14<sup>th</sup>, 2024** to vacated, secured or demolish said building by **June 20<sup>th</sup>, 2024** and the owner and parties in interest having failed to comply with the order or to make sufficient repairs to bring said dwelling to the standards of the minimum housing code; and

WHEREAS, a notice to the general public was duly given notifying them of a public hearing to be held by the City Council on **April 13<sup>th</sup>, 2026**, regarding said order for vacate, board and secure said notice having been published in the Statesville Record & Landmark, a newspaper having a general circulation in this area on **April 2<sup>nd</sup>, 2026** and **April 9<sup>th</sup>, 2026**, all in accordance with G.S. 160A-364,448; and

WHEREAS, said public hearing was held on **April 13<sup>th</sup>, 2026**, and all persons present were given an opportunity to be heard on said proposed ordinance prior to any action being taken by the City Council thereon; and

WHEREAS, the said dwelling was posted, notifying the owner, all parties in interest, and the general public of the public hearing; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Statesville, North Carolina, that:

1. The Planning Director is hereby authorized to vacate, board and secure the house and all accessory buildings located at **409 Monroe Street**, Statesville, North Carolina, in accordance with the order of the Ordinance Enforcement Inspector to the owner and parties in interest dated **February 14<sup>th</sup>, 2024**.

The legal description of the above-named house as found in **Deed Book 1463 at Pages 213** Iredell County Register of Deeds is as follows:

**BEGINNING at a stake on the North side of Monroe Street in the City of Statesville, North Carolina, as said street is platted and laid out on the map of the lands of Isidore Wallace, said map being recorded in Deed Book 32, Page 601, Iredell County Registry, said stake being 100 feet East of the Southwest corner of the original tract of land purchased by the Statesville Lumber Company from Isidore Wallace, the deed of said tract being recorded in Deed Book 44, Page 61, Iredell County Registry; and running thence with Monroe Street North 87 deg. East 50 feet to a stake; thence parallel with the**

Western boundary line of said lot purchased from Isidore Wallace by Statesville Lumber Company, North 3i deg. East 150 feet to a stake; thence parallel with Monroe Street, South 87 deg. West 50 feet to a stake; thence parallel with second boundary line South 3 deg. West 150 feet to the BEGINNING corner on Monroe Street, the same being the identical property conveyed to Julia Howell, Anna L. Williams and Waddell Brown by deed of Jack R. Harris and wife, Mary S. Harris, and T. C. Homesley, Jr. arid wife, Jean H. Homesley, dated February 28, 1969, and recorded in Deed Book 499, Page 72 of the Iredell County Registry.

**PIN: 4744-31-0829**

**Property address: 409 Monroe Street,  
Statesville, NC 28677**

- 2. This ordinance may be enforced by an appropriate equitable remedy issuing from a court of competent jurisdiction.
- 3. This ordinance shall become effective on the **4<sup>th</sup> day of May 2026** and shall be recorded with the Iredell County Register of Deeds and **shall be indexed in the Grantor section in the name of Ann Louise Reid ETAL C/O Stephen C Howell**, in accordance with G. S. 160A-443(5).

This ordinance was introduced for a first reading by Council member \_\_\_\_\_,

seconded by Council member \_\_\_\_\_ and carried on the **13<sup>th</sup> day of April 2026.**

Ayes:

Nays:

The second and final reading of this ordinance was heard on the **4<sup>th</sup> day of May 2026** and upon

motion of Council member \_\_\_\_\_, seconded by Council member

\_\_\_\_\_, was adopted.

Ayes:

Nays:

This ordinance is to be in full force and effect from and after the **4<sup>th</sup> day of May 2026.**  
CITY OF STATESVILLE

\_\_\_\_\_  
MAYOR

APPROVED AS TO FORM:

By: \_\_\_\_\_  
CITY ATTORNEY  
ATTEST:

\_\_\_\_\_  
CITY CLERK

**Index in the Grantor section in the name of Ann Louise Reid C/O Stephen C Howell in accordance with G. S. 160A-443(5).**

\*\*\*\*\*

NORTH CAROLINA  
IREDELL COUNTY

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me personally came Doug Hendrix, Mayor of the City of Statesville, with whom I am personally acquainted, who, being by me duly sworn deposes and says: That he is the Mayor of said City and Emily Kurfees is the City Clerk of the City of Statesville, the corporation described in and which executed the foregoing instrument; that she knows the corporate seal of said corporation; that the seal affixed to the foregoing instrument is said corporate seal, and the name of the corporation subscribed thereto by the said Mayor and City Clerk, and said corporate seal was affixed, all by order of the City Council of said corporation, and that said instrument is the act and deed of said corporation.

Witness my hand and notarial seal, this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

My Commission Expires: \_\_\_\_\_  
\_\_\_\_\_

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# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Matt Kirkendall, Senior Planner  
**DATE:** 4/24/2026 8:23 AM

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**ACTION NEEDED ON:** May 11, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Consider approving the second reading of the rezoning request ZC26-08 Killington Reserve Apartments, to rezone from CU B-5 Conditional Zoning District to R-5MF CZ Conditional Zoning District.**

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### **1. Summary of Information:**

Ms. Karen Perry of KRP Investments, LLC requests a total of 5.284 acres (PIN's: 4734-42-8740 and 4734-42-8412) to be rezoned from CU B-5 CZ (General Business) Conditional Zoning District to R-5 MF CZ (High Density Multi-Family Residential) Conditional Zoning District, to build a 74-unit, apartment community. This is a Low-Income Housing Tax Credit (LIHTC) project specially designed for families with income restrictions. The proposed project site is located at the intersection of Buffalo Shoals Road and Garner Bagnal Boulevard.

This is a Conditional Zoning request; if approved, the project will be tied to the concept plan and conditions submitted by the applicant, plus any conditions approved by the City Council. The proposal would provide one-, two- and three-bedroom low-income apartments within multiple three-story structures. The required neighborhood input meeting was held on March 9, 2026, where there were no attendees.

The base R-5 MF District requires 25' front and rear setbacks and a 5' on the side. Further, there is a 35' height limit and the development must have a minimum of 10% active open space (a minimum of .53 acres for the proposed project site). The proposed concept plan indicates that the project meets all required setbacks, and height restrictions. The entrance will have enhanced landscaping and parking lot trees will be provided.

This property is within the City Limits and will not need to be annexed. Water and sewer services will be provided by the City of Statesville and Statesville Public Power will provide electricity. The 2045 Land Development Plan projects the property as suitable for Complete Neighborhood 2, which includes a variety of housing types. The property is located within the Tier 1 Growth Area of the Tiered Growth Map.

This site is surrounded by R-5M and R-5MF Zoning Districts with single-family homes, duplexes, multi-family units, and undeveloped land.

### **2. Previous Council or Relevant Actions:**

City Council heard this item on April 13, 2026. No one from the public spoke in opposition during the

public hearing. The Council approved first reading unanimously.

Planning Board heard this item on March 24,2026. No one from the public spoke in opposition. The Planning Board unanimously recommended approval.

**3. Strategic Initiatives Supported/Impacted:**

**Developing Our City:** N/A

**Connecting Our City:** N/A

**Connecting Our Communities:** Promote the development of a range of housing types throughout our community and housing stability for residents.

**Strategic Plan Values:** We value and encourage Opportunity

This parcel is located in the City Limits, Tier 1 Growth Area, water and sewer are available and Statesville Public Power will serve the site.

**4. Budget/Funding Implications:**

The current tax value of the parcel is \$196,850. The estimated tax value at full buildout is estimated to be \$20,643,558.

**5. Consequences for Not Acting:**

Without rezoning, the property would be able to be developed under the existing CU B-5 (General Business) zoning regulations.

**6. Department Recommendation:**

The 2045 Land Development Plan is supportive of this request. Therefore, both staff and Planning Board recommends consistency statement Option 1 – Approval of this rezoning request, contingent upon the applicant agreeing to the conditions.

**7. Manager Comments:**

I concur with the department recommendation.

**8. Next Steps:**

If approved, the rezoning would go into effect on May 11, 2026.

**9. Attachments:**

1. Ordinance

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF THE AFTER DESCRIBED PROPERTY FROM CU B-5 (GENERAL BUSINESS) CONDITIONAL USE ZONING DISTRICT TO R-5MF CZ (HIGH DENSITY MULTI FAMILY RESIDENTIAL) CONDITIONAL ZONING DISTRICT.**

**ZC26-08 Killington Reserve Apartments  
Buffalo Shoals Rd, Statesville, NC  
Iredell County Tax Map Parcel #'s 4734-42-8740 and 4734-42-8414**

WHEREAS, A NOTICE TO THE GENERAL PUBLIC AND PARTICULARLY THE CITIZENS OF THE CITY OF STATESVILLE'S PLANNING JURISDICTION WAS DULY GIVEN, notifying them of a public hearing to be held on April 13<sup>th</sup>, 2026, at 6:00 p.m. in the Council Chambers at City Hall, 227 South Center Street, Statesville, North Carolina, for the purpose of considering a proposed ordinance to change the zoning classification of the after described property from CU B-5 CZ (General Business) Conditional Use Zoning District to R-5MF CZ (High Density Multi-Family Residential) Conditional Zoning District; said notice having been published in the Statesville Record and Landmark, a newspaper having general circulation in this area on April 2, 2026 and April 9, 2026, all in accordance with the procedure set forth in N.C.G.S. 160D-601; and

WHEREAS, said public hearing was duly held in accordance with law, and all persons present were given an opportunity to be heard on said proposed ordinance prior to any action being taken thereon by the City Council;

WHEREAS, the property is subject to the following conditions:

1. This will be a family-oriented community for affordable housing as defined through the Low-Income Housing Tax Credit (LIHTC).
2. The landscaping buffer along Gardner Bagnal Blvd. will be increased from an 8ft Street Yard Standard to a 25ft Type E Buffer.
3. Provide a 20' easement for Public Utilities for the existing sewer line on the property.
4. Forty (40) feet from center line of Buffalo Shoals Road will be dedicated to NCDOT per the 2019 Mobility and Development Plan.
5. The primary materials used on the exterior of the buildings will be brick or fiber cement.
6. The development will include a maximum of 74 multi-family units. A decrease in units due to engineering shall be approved by staff.
7. The following amenities shall be included: covered picnic area, multi-purpose room, and playground.
8. The Concept Plan and subsequent submittals to the City for plan review shall list the approved conditions as listed in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED, that the zoning classification of the after-described properties be changed as particularly set out below, said property being more particularly described as follows:

**Description**

ALL that certain piece, parcel or tract of land lying and being in the City of Statesville, Statesville Township, Iredell County, North Carolina, and being more particularly described as follows:

BEGINNING at a point in the intersection of the eastern margin of Buffalo Shoals Road, a 50' public right-of-way and the southern margin of Gardner Bagnal Blvd./ U.S. Highway 70, a variable public right-of-way; thence from the **Point of Beginning** along the southern margin of Gardner Bagnal Blvd./ U.S. Highway 70, the following three (3) courses and distances: **(i) North 36 deg. 03 min. 42 sec. East 33.29 feet to a point; (ii) North 66 deg. 45 min. 27 sec. East 71.43 feet to a point; (iii) South 60 deg. 03 min. 21 sec. East 339.35 feet to a point** in the northwest corner of Haldren E. Clark, either now or formerly, as described in instrument recorded in Deed Book 2784, Page 2332, having Parcel Pin 4734522626 in the Iredell County Registry ("The Haldren Property"); thence with the western line of The Haldren Property, **South 09 deg. 46 min. 45 sec. West 111.35 feet to a point** in the northwest corner of Ronald M. Clark and Tonia Y. Clark, either now or formerly, as described in instrument recorded in Deed Book 2784, Page 2336, having Parcel Pin 4734522521 in the Iredell County Registry ("The Clark Property"); thence with the western line of The Clark Property, the following three (3) courses and distances: **(i) South 25 deg. 05 min. 54 sec. East 54.16 feet to a point; (ii) South 18 deg. 06 min. 29 sec. East 114.54 feet to a point; ; (iii) South 18 deg. 17 min. 21 sec. East 30.68 feet to a point** in the western line of Magnelia A. G. Sargento, , either now or formerly, as described in instrument recorded in Deed Book 2609, Page 2213, having Parcel Pin 4734522336 in the Iredell County Registry ("The Sargento Property"); thence with the western and northern lines of The Sargento Property and the northern line of Your World Delivered, either now or formerly, as described in instrument recorded in Deed Book 3019, Page 1708, having Parcel Pin 4734428310 in the Iredell County Registry ("The Your World Property"), the following four (4) courses and distances: **(i) South 04 deg. 51 min. 56 sec. West 33.77 feet to a point; (ii) South 24 deg. 06 min. 24 sec. East 43.40 feet to a point; (iii) South 16 deg. 56 min. 32 sec. East 41.43 feet to a point; (iv) South 89 deg. 35 min. 21 sec. West 558.44 feet to a point** in the eastern margin of Buffalo Shoals Road; thence with the eastern margin of Buffalo Shoals Road, the following two (2) courses and distances: **(i) North 11 deg. 00 min. 02 sec. East 157.51 feet to a point; (ii) North 11 deg. 02 min. 37 sec. East 380.39 feet to the Point and Place of Beginning** and containing 5.27 acres more or less.

Addresses: Buffalo Shoals Rd, Statesville, NC

This ordinance was introduced for first reading by Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and unanimously carried on the 13th day of April 2026.

Ayes:  
Nayes:

The second and final reading of this ordinance was heard on the 11th day of May 2026 and upon motion of Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and unanimously carried, was adopted.

Ayes:  
Nayes:

This ordinance is to be in full force and effect from and after the 11th day of May 2026.

CITY OF STATESVILLE

\_\_\_\_\_  
Doug Hendrix, Mayor

APPROVED AS TO FORM:

By: \_\_\_\_\_  
City Attorney

ATTEST:

\_\_\_\_\_  
City Clerk

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# **CITY COUNCIL ACTION REQUEST**

**TO:** Ron Smith, City Manager  
**FROM:** Joseph Campbell, Planner II  
**DATE:** 4/24/2026 8:09 AM

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**ACTION NEEDED ON:** May 11, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Consider approving the second reading of the rezoning request: ZC26-07 James Farm Rd (Ochre Hill Apartments) to rezone from B-5 CZ Conditional Zoning District to R-5MF CZ Conditional Zoning District.**

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### **1. Summary of Information:**

This is a conditional rezoning request by Catherine Connors on behalf of Solstice Partners LLC to rezone 2 parcels, Iredell County Tax Map Parcel #'s 4745-49-4450 and 4745-49-8055; approximately 8.42 acres from B-5 CZ (General Business) Conditional Zoning District to R-5MF CZ (High Density Multi-Family Residential) Conditional Zoning District to construct 4 apartment buildings. The proposed site is mostly wooded and located in the northern portion of city limits. These parcels were rezoned in 2024 from R-15 (Urban Fringe Low Density Single-Family Residential) Zoning District to B-5 CZ (General Business) Conditional Zoning District, with the condition that use for this property are limited to self-storage mini warehouses.

The current uses permitted in the B-5 CZ (General Business) zoning district are limited to those approved in 2024 to the original concept plan which was specified as a mini-storage lot and an office. If rezoned to R-5MF CZ (High Density Single-Family Residential) Zoning District; uses permitted in this zoning district shall be limited to those approved in this conditional rezoning request.

A neighborhood impact meeting was held on March 9th, 2026, at the Statesville Fitness and Recreation Center. Three members of the public attended and raised no concerns about the proposed development.

The 2045 Land Development Plan shows the property to be in an area suitable for Complete Neighborhood 1 Character Intent which includes existing and new opportunities for compact and walkable multifamily neighborhoods located along major city corridors with potential for multimodal transportation options. These neighborhoods are designed to accommodate various forms of housing type choices (see page 37) and larger apartment complexes and condominiums.

The surrounding zoning districts and land uses are as follows:

North of the Site: B-4 (Highway Business) District with undeveloped land.

East of the Site: R-5MF & R-15 (High Density Single-Family and Urban Fringe Low Density) District, with attached single-family homes.

South of the Site: O + I-2 (Office and Institutional Complex) District, with existing detached single-family homes.

West of the Site: R-10 (Urban Low Density) District, with existing single-family homes.

**2. Previous Council or Relevant Actions:**

City Council held the first reading and the Public Hearing on April 13. Two people from the public spoke about traffic concerns. An additional condition was added: 9. Conduct a Traffic Impact Analysis (TIA) and if applicable construct improvements as identified in the Mitigations Measures Agreement (MMA).

City Council unanimously passed the first reading.

City Council approved the rezoning of this parcel from R-15 to B-5CZ in April 2024, with the condition that the use for this property is limited to self-storage mini warehouses. The Planning Board recommended approval with the proposed conditions at their March 24th, 2026 meeting.

**3. Strategic Initiatives Supported/Impacted:**

**Developing Our City:** N/A

**Connecting Our City:** N/A

**Connecting Our Communities:** Promote the development of a range of housing types throughout our community and housing stability for residents.

**Strategic Plan Values:** We value Quality and Creativity

This parcel is in the City Limits, Tier 1 Growth Area, Statesville Public Power is in the area but will be customers choice, water provider would be Iredell Water Corporation, and Statesville Sewer is available.

**4. Budget/Funding Implications:**

The current tax value of the parcel is \$118,850. The estimated tax value at full buildout is to be determined.

**5. Consequences for Not Acting:**

Without rezoning, the property would be able to be developed under the B-5 CZ (General Business) zoning regulations with the condition that the only permitted use is self-storage mini warehouses.

**6. Department Recommendation:**

The 2045 Land Development Plan projects the property to be suitable for Complete Neighborhood 1, which includes existing and new opportunities for compact and walkable multifamily neighborhoods, with various forms of housing types, larger apartment complexes, and condominiums. Therefore, staff recommends consistency statement option 1 to approve rezoning this property from B-5 CZ (General Business) Conditional Zoning District to R-5MF CZ (High Density Single-Family) Conditional Zoning District.

**7. Manager Comments:**

I concur with the department recommendation.

**8. Next Steps:**

If approved, the rezoning would be in effect on May 11.

**9. Attachments:**

1. Zoning Ordinance ZC26-07 James Farm Ochre Hill Apartments

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF THE AFTER DESCRIBED PROPERTY FROM B-5 CZ (GENERAL BUSINESS) CONDITIONAL ZONING DISTRICT TO R-5MF CZ (HIGH DENSITY MULTI FAMILY RESIDENTIAL) CONDITIONAL ZONING DISTRICT.**

**ZC26-07 Ochre Hill Apartments  
James Farm Rd, Statesville, NC  
Iredell County Tax Map Parcel #'s 4745-49-4450 and 4745-49-8055**

WHEREAS, A NOTICE TO THE GENERAL PUBLIC AND PARTICULARLY THE CITIZENS OF THE CITY OF STATESVILLE'S PLANNING JURISDICTION WAS DULY GIVEN, notifying them of a public hearing to be held on April 14<sup>th</sup>, 2026, at 6:00 p.m. in the Council Chambers at City Hall, 227 South Center Street, Statesville, North Carolina, for the purpose of considering a proposed ordinance to change the zoning classification of the after described property from B-5 CZ (General Business) Conditional Zoning District to R-5MF (High Density Multi-Family Residential) Conditional Zoning District; said notice having been published in the Statesville Record and Landmark, a newspaper having general circulation in this area on April 2, 2026 and April 9, 2026, all in accordance with the procedure set forth in N.C.G.S. 160D-601; and

WHEREAS, said public hearing was duly held in accordance with law, and all persons present were given an opportunity to be heard on said proposed ordinance prior to any action being taken thereon by the City Council;

WHEREAS, the property is subject to the following conditions:

1. This will be a family-oriented community for affordable housing as defined through the Low-Income Housing Tax Credit (LIHTC).
2. The development will include a minimum of 64 multi-family homes and up to a maximum of 72 multi-family homes. An increase or decrease outside of this range shall be deemed a major amendment and shall not be adjusted by staff.
3. Provide an enhanced landscape buffer (25' Type E) to shield the backs of buildings from the existing homes and street view from Turnersburg Hwy.
4. Enhanced landscape entrance into complex (flowerbeds, etc.).
5. Dedicate 40' of ROW from the centerline along James Farm Rd.
6. Provide a 20' easement for Public Utilities for the existing sewer line on the property.
7. The following amenities shall be included: covered picnic area, multi-purpose room, and playground.
8. The Concept Plan and subsequent submittals to the City for plan review shall list the approved conditions as listed in this Ordinance.
9. Conduct a Traffic Impact Analysis (TIA) and if applicable construct improvements as identified in the Mitigations Measures Agreement (MMA).

NOW, THEREFORE, BE IT ORDAINED, that the zoning classification of the after-described properties be changed as particularly set out below, said property being more particularly described as follows:

**Description**

Beginning at an unmarked point in the center of James Farm Rd. SR 2173 and being the southwest corner of the described tract; thence leaving James Farm Rd. N 03°09'48" E passing

a rebar set @ 29.17' on the right of way for a total distance of 510.67' to a pipe found at the corner of lots 8 & 9 Plat Book 1 Page 129; thence N 03°04'43" E 252.32' to a pipe found at the corners of Lots 3 & 4; thence N 04°12'15" E 99.02' to a pipe found at the northeast corner of Lot 2; thence S 83°26'36" E 344.94' to a rebar found the northwest corner of DWT1 Inc. (DB 2030, Pg. 2205); thence S 05°06'59" W 394.88' to a rebar found in the line of Iredell Water Corp. (DB 553, Pg 201); thence four (4) calls with Iredell Water Corp as follows: (1) N 85°04'02" W 99.51' to a rebar found, (2) S 04°55'03" W 199.50' to a rebar found, (3) S 85°02'22" E 199.04' to a rebar set, (4) N 04°57'54" E 127.69' to a rebar found; thence S 85°04'00" E 237.18' to a rebar set in the line of Lot 10 (PB 76, Pg 134); thence S 18°46'00" 40.78' to a rebar found at the corner of Lots 9 & 8; S 18°36'29" W 156.48' to a rebar found at the corner of Lots 6 & 5 (PB 76, Pg 134); thence S 18°35'38" W 120.26' to a 24" Maple; thence S 04°12'09" W passing a rebar set on the right of way @ 67.08' for a total of 99.01' to the center of James Farm Rd.; thence with James Farm Rd three (3) calls as follows: (1) N 82°17'54" W 395.90' to an unmarked point, (2) N 83°52'45" W 160.66' to an unmarked point, (3) N 85°07'58" W 25.57' to the point and place of beginning. Containing 8.488 acres inclusive of 0.410 acres in the right of way of James Farm Road. As shown on survey titled "Annexation Plat For: Fort Dobbs, LLC dated 09-21-2023 by Jordan Grant & Associates having Drawing File: 20220906-BDY-R1.

Addresses: James Farm Rd, Statesville, NC

This ordinance was introduced for first reading by Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and unanimously carried on the 13th day of April 2026.

Ayes:  
Nayes:

The second and final reading of this ordinance was heard on the 4th day of May 2026 and upon motion of Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and unanimously carried, was adopted.

Ayes:  
Nayes:

This ordinance is to be in full force and effect from and after the 4th day of May 2026.

CITY OF STATESVILLE

\_\_\_\_\_  
J. Douglas Hendrix, Mayor

APPROVED AS TO FORM:

By: \_\_\_\_\_  
Leah Gaines Messick City Attorney

ATTEST:

\_\_\_\_\_  
Emily Kurfees, City Clerk

# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Joseph Campbell, Planner II  
**DATE:** 4/24/2026 7:54 AM

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**ACTION NEEDED ON:** May 11, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

Consider approving a resolution directing the City Clerk to investigate a petition of annexation AX26-04 1006 Wall Street, filed by Mr. Garrison Davis of TruNorth Homes LLC, for the parcel located at 1006 Wall Street, receive City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of June 1, 2026, for a public hearing for the petition for annexation.

---

### **1. Summary of Information:**

The property is approximately 0.62 acres located at 1006 Wall Street. The applicant is requesting the annexation of the property to connect to City utilities (electric and water).

### **2. Previous Council or Relevant Actions:**

City Council will hear the public hearing and consider passing the first reading of the annexation petition (AX26-04) on June 1, 2026.

### **3. Strategic Initiatives Supported/Impacted:**

**Developing Our City:** N/A

**Connecting Our City:** N/A

**Connecting Our Communities:** Promote the development of a range of housing types throughout our community and housing stability for residents.

**Strategic Plan Values:** N/A

### **4. Budget/Funding Implications:**

N/A

### **5. Consequences for Not Acting:**

N/A

### **6. Department Recommendation:**

The department recommends passing the resolutions and setting a date of June 1, 2026, for a public hearing on this annexation request.

### **7. Manager Comments:**

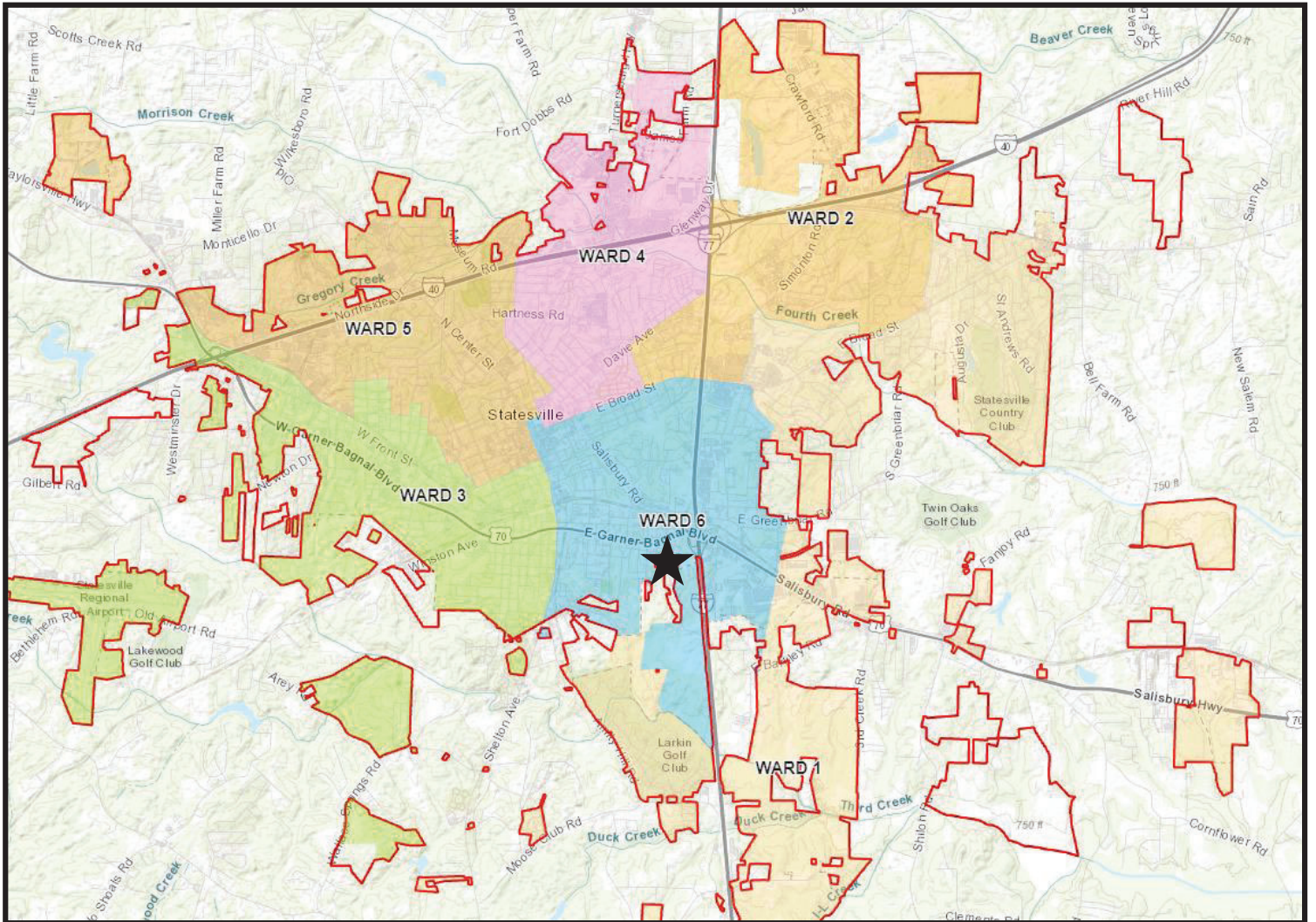
I concur with the department recommendation.

### **8. Next Steps:**

Advertise for the public hearing.

**9. Attachments:**

1. AX26-04 1006 Wall Street Consent CAR Attachments



AX26-04 1006 Wall Street - Ward Map

RESOLUTION \_\_\_\_\_

A RESOLUTION DIRECTING THE CLERK TO  
INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-31

**Case No. AX26-04 1006 Wall Street**  
**Parcel #: 4744-50-7267.000**

WHEREAS, a petition requesting annexation of the area described in said petition has been received on May 11, 2026, by the City Council; and

WHEREAS, G. S. 160A-31 provides that the sufficiency of the petition shall be investigated by the City Clerk before further annexation proceedings may take place; and

WHEREAS, the City Council of the City of Statesville deems it advisable to proceed and respond to the request for annexation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Statesville:

That the City Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the City Council the results of her investigation.

Adopted this 11th day of May 2026.

S - E - A - L

CITY OF STATESVILLE

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**CERTIFICATE OF SUFFICIENCY**

**Case No. AX26-04 1006 Wall Street**

**Parcel #: 4744-50-7267.000**

TO THE CITY COUNCIL OF THE CITY OF STATESVILLE, NORTH CAROLINA:

I, Emily Kurfees, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Statesville, this 11th day of May 2026.

SEAL

---

Emily Kurfees, City Clerk

RESOLUTION \_\_\_\_\_

RESOLUTION FIXING THE DATE OF A PUBLIC HEARING ON THE QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-31

**Case No. AX26-04 1006 Wall Street  
Parcel #: 4744-50-7267.000**

WHEREAS, a petition requesting annexation of the contiguous area described herein has been received; and

WHEREAS, the City Council has by resolution directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, certification by the City Clerk as to the sufficiency of said petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Statesville, North Carolina.

Section 1. That a public hearing on the question of annexation of the contiguous area described herein will be held in the Council Chambers of the Statesville City Hall at 6:00 o'clock p.m. on the 1<sup>st</sup> day of June 2026.

Section 2. The area proposed for annexation is described as follows:

**BEGINNING** at an existing iron pin found on the southern property lines of Nia Heu (DB 2230, Pg 628), and intersection with the western margin of the 60 foot right of way for Wall Street; thence with the western margin of Wall Street S. 10-58-41 E. 79.68' to an iron pin set at the northern property line of Russell Tucker Heirs (DB 527, Pg 475); thence with the northern property line of Tucker Heirs S. 81-29-33 W. 99.10' to an existing iron pin on the property line of First Greater Liv. Missionary Baptist Church (DB 832, Pg 383 & DB 3106, Pg 1624); thence with the property line of Missionary Baptist Church along the following three (3) courses and distances: (1) S. 82-29-51 W. 239.13' to an existing iron pin; (2) N. 00-02-19 E. 82.65' to an existing iron pin; (3) N. 82-26-54 E. 245.79' to an existing iron pin found on the south western property line of Heu; thence with the southern line of Heu N. 83-09-19 E. 76.76' to the point and place of BEGINNING, consisting of 0.62 acres, more or less, all in accordance with that Boundary/Recombination Survey of Lot 3 & a Pt of Lot 2 Margaret C. Miller Estate & Parcel 4744507365 for 1006 Wall Street, surveyed by William M. Allen, PLS on October 30, 2025.

Section 3. Notice of said public hearing shall be published in the Statesville Record and Landmark, a newspaper having general circulation in the City of Statesville, at least 10 days prior to the date of the public hearing.

Adopted this 11<sup>th</sup> day of May 2026.

CITY OF STATESVILLE

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**CERTIFICATE OF SUFFICIENCY**

**Case No. AX26-04 1006 Wall Street  
Parcel #: 4744-50-7267.000**

TO THE CITY COUNCIL OF THE CITY OF STATESVILLE, NORTH CAROLINA:

I, Emily Kurfees, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Statesville, this 11th day of May 2026.

SEAL

---

Emily Kurfees, City Clerk

**RESOLUTION \_\_\_\_\_**

**A RESOLUTION DIRECTING THE CLERK TO  
INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-31**

**Case No. AX26-04 1006 Wall Street  
Parcel #: 4744-50-7267.000**

WHEREAS, a petition requesting annexation of the area described in said petition has been received on May 11, 2026, by the City Council; and

WHEREAS, G. S. 160A-31 provides that the sufficiency of the petition shall be investigated by the City Clerk before further annexation proceedings may take place; and

WHEREAS, the City Council of the City of Statesville deems it advisable to proceed and respond to the request for annexation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Statesville:

That the City Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the City Council the results of her investigation.

Adopted this 11th day of May 2026.

S - E - A - L

CITY OF STATESVILLE

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

RESOLUTION \_\_\_\_\_

RESOLUTION FIXING THE DATE OF A PUBLIC HEARING ON THE QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-31

Case No. AX26-04 1006 Wall Street  
Parcel #: 4744-50-7267.000

WHEREAS, a petition requesting annexation of the contiguous area described herein has been received; and

WHEREAS, the City Council has by resolution directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, certification by the City Clerk as to the sufficiency of said petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Statesville, North Carolina.

Section 1. That a public hearing on the question of annexation of the contiguous area described herein will be held in the Council Chambers of the Statesville City Hall at 6:00 o'clock p.m. on the 1<sup>st</sup> day of June 2026.

Section 2. The area proposed for annexation is described as follows:

**BEGINNING** at an existing iron pin found on the southern property lines of Nia Heu (DB 2230, Pg 628), and intersection with the western margin of the 60 foot right of way for Wall Street; thence with the western margin of Wall Street S. 10-58-41 E. 79.68' to an iron pin set at the northern property line of Russell Tucker Heirs (DB 527, Pg 475); thence with the northern property line of Tucker Heirs S. 81-29-33 W. 99.10' to an existing iron pin on the property line of First Greater Liv. Missionary Baptist Church (DB 832, Pg 383 & DB 3106, Pg 1624); thence with the property line of Missionary Baptist Church along the following three (3) courses and distances: (1) S. 82-29-51 W. 239.13' to an existing iron pin; (2) N. 00-02-19 E. 82.65' to an existing iron pin; (3) N. 82-26-54 E. 245.79' to an existing iron pin found on the south western property line of Heu; thence with the southern line of Heu N. 83-09-19 E. 76.76' to the point and place of BEGINNING, consisting of 0.62 acres, more or less, all in accordance with that Boundary/Recombination Survey of Lot 3 & a Pt of Lot 2 Margaret C. Miller Estate & Parcel 4744507365 for 1006 Wall Street, surveyed by William M. Allen, PLS on October 30, 2025.

Section 3. Notice of said public hearing shall be published in the Statesville Record and Landmark, a newspaper having general circulation in the City of Statesville, at least 10 days prior to the date of the public hearing.

Adopted this 11<sup>th</sup> day of May 2026.

CITY OF STATESVILLE

By: \_\_\_\_\_  
Mayor

ATTEST:

City Clerk

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# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Joseph Campbell, Planner II  
**DATE:** 4/24/2026 8:01 AM

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**ACTION NEEDED ON:** May 11, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

Consider passing a resolution directing the City Clerk to investigate a petition of annexation AX26-07 237 Third Creek Rd, filed by Mr. Robert Helms of Husky Homes and Land LLC, for the parcel located at 237 Third Creek Rd, receive City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of June 1, 2026, for a public hearing for the petition for annexation.

---

### **1. Summary of Information:**

The property is approximately 0.88 acres located at 237 Third Creek Rd. The applicant is requesting the annexation of the property to connect to City utilities (electric and water).

### **2. Previous Council or Relevant Actions:**

City Council will hear the public hearing and consider passing the first reading of the annexation petition (AX26-07) on June 1, 2026.

### **3. Strategic Initiatives Supported/Impacted:**

**Developing Our City:** N/A

**Connecting Our City:** N/A

**Connecting Our Communities:** N/A

**Strategic Plan Values:** N/A

### **4. Budget/Funding Implications:**

N/A

### **5. Consequences for Not Acting:**

N/A

### **6. Department Recommendation:**

The department recommends passing the resolutions and setting a date of June 1, 2026, for a public hearing on this annexation request.

### **7. Manager Comments:**

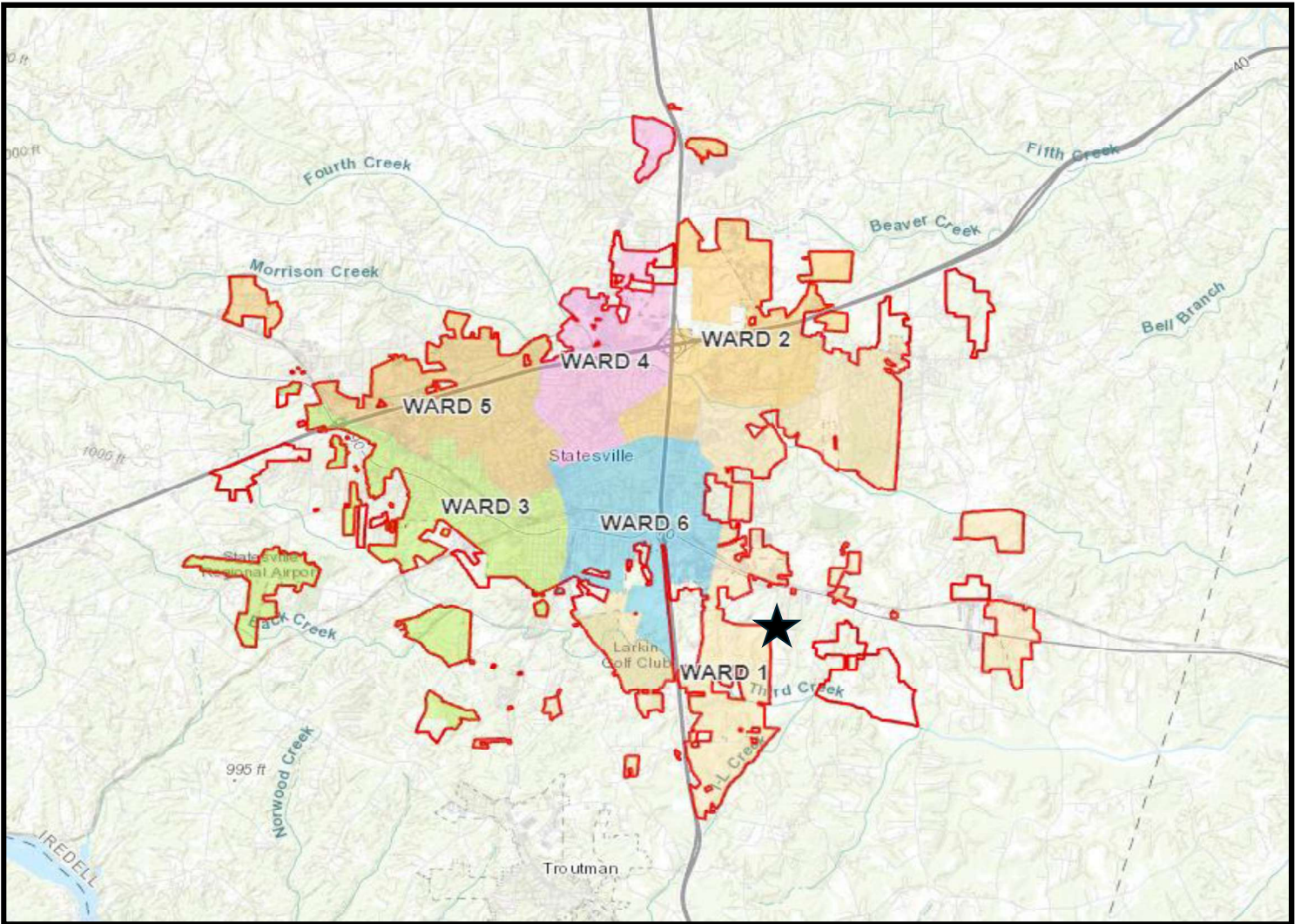
Recommend moving forward with the resolutions and setting the date for the public hearing.

### **8. Next Steps:**

Advertise for the public hearing.

**9. Attachments:**

1. AX26-07 237 Third Creek Rd Map
2. Certificate of Sufficiency asnd Resolutions



Location Map (Wards)

**RESOLUTION \_\_\_\_\_**

**A RESOLUTION DIRECTING THE CLERK TO  
INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-31**

**Case No. AX26-07 237 Third Creek Rd  
Parcel #'s 4753-44-6341**

WHEREAS, a petition requesting annexation of the area described in said petition has been received on May 11, 2026, by the City Council; and

WHEREAS, G. S. 160A-31 provides that the sufficiency of the petition shall be investigated by the City Clerk before further annexation proceedings may take place; and

WHEREAS, the City Council of the City of Statesville deems it advisable to proceed and respond to the request for annexation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Statesville:

That the City Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the City Council the results of her investigation.

Adopted this 11th day of May 2026.

SEAL

CITY OF STATESVILLE

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**CERTIFICATE OF SUFFICIENCY**

**Case No. AX26-07 237 Third Creek Rd Parcel #'s 4753-44-6341**

TO THE CITY COUNCIL OF THE CITY OF STATESVILLE, NORTH CAROLINA:

I, Emily Kurfees, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Statesville, this 11th day of May 2026.

SEAL

---

Emily Kurfees, City Clerk

**RESOLUTION \_\_\_\_**

**RESOLUTION FIXING THE DATE OF A PUBLIC HEARING ON THE QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-31**

**Case No. AX26-07 237 Third Creek Rd Parcel #'s 4753-44-6341**

WHEREAS, a petition requesting annexation of the contiguous area described herein has been received; and

WHEREAS, the City Council has by resolution directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, certification by the City Clerk as to the sufficiency of said petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Statesville, North Carolina.

Section 1. That a public hearing on the question of annexation of the contiguous area described herein will be held in the Council Chambers of the Statesville City Hall at 6:00 o'clock p.m. on the 1<sup>st</sup> day of June 2026.

Section 2. The area proposed for annexation is described as follows:

Lying and being in Chambersburg township, Iredell County, North Carolina and being more particularly described as follows:

Beginning at an existing iron pin located in the right-of-way of Third Creek Road, point being the southwest corner of Chandler Watts property (recorded in Deed Book 3132 Page 1222); thence leaving said road with Watts line S. 80-33-00 E. 382.50' to an existing iron pin: thence S. 00-00-20 E. 98.74 to a #4 rebar set: thence with the common line of Jerry Horton property (recorded in Deed Book 2076 Page 2488) N. 84-59-34 W. 394.30' to a point in the right-of-way of Third Creek Road; thence N. 06-56-34 E. 128.06' to the Point and Place of Beginning Containing 1.01 acres more or less according to a survey by Don Allen & Associates PA dated March 12, 2026.

Section 3. Notice of said public hearing shall be published in the Statesville Record and Landmark, a newspaper having general circulation in the City of Statesville, at least 10 days prior to the date of the public hearing.

Adopted this 11<sup>th</sup> day of May 2026.

CITY OF STATESVILLE

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Erika Martin, Planning Director  
**DATE:** 4/24/2026 7:56 AM

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**ACTION NEEDED ON:** May 11, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Consider approving a request to demolish the north elevation drive-thru canopy at 122 North Tradd Street.**

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### **1. Summary of Information:**

The structure located at 122 North Tradd Street is a brick commercial building. According to tax records the building was built in 1999. The structure is owned by LLB Investments Inc. and occupied by Spectrum, an internet, cable television, home phone, and mobile telecommunications business. The parcel is located in the Central Business Perimeter zoning district and not does fall within the boundary of the Commercial National Historic District of Downtown Statesville. The property lies in the Downtown Design Overlay jurisdiction and is subject to review for exterior changes or modifications to the building or site.

The owner of 122 North Tradd Street is requesting to remove drive-thru canopy from the north elevation of the building due to a vehicle hitting the canopy and making the canopy unstable. The applicant states the canopy's structural integrity has been compromised and currently presents a hazard to both the public and the property. The owner does not plan to replace the damaged canopy or construct any other structure in this location.

D.H. Griffin Wrecking Company, Inc., has been contacted to complete the demolition and will use a manlift and lull to perform the removal of the canopy. The ground will not be disturbed with the removal of the canopy.

### **2. Previous Council or Relevant Actions:**

The Design Review Committee recommended to approve the demolition request unanimously at their regularly scheduled meeting on April 9, 2026.

### **3. Strategic Initiatives Supported/Impacted:**

**Developing Our City:** N/A

**Connecting Our City:** N/A

**Connecting Our Communities:** Provide reliable, high-quality public safety to ensure the wellbeing of residents, businesses, and visitors.

**Strategic Plan Values:** N/A

Removing the damaged drive-thru canopy provides assurance that the wellbeing of residents, businesses, and visitors is a priority for the City of Statesville in supporting vibrant communities and

safe neighborhoods.

**4. Budget/Funding Implications:**

N/A

**5. Consequences for Not Acting:**

If demolition is not approved, the canopy would remain standing and in disrepair. The Statesville minimum housing inspector would issue warnings and possible violations if the canopy is not stabilized.

**6. Department Recommendation:**

The Downtown Design Review Guidelines state, "In reviewing a request to demolish a building in the downtown, the Design Review Committee also considers whether the proposed demolition will adversely affect other historic buildings in the downtown area or the overall character of the downtown district."

Since the canopy located at 122 North Tradd Street is not located in the Statesville Commercial National Historic District and has been damaged by a vehicle collision resulting in the canopy being structurally comprised, staff recommends approving the demolition request.

**7. Manager Comments:**

I concur with the department recommendation.

**8. Next Steps:**

If demolition is denied, the owner would be required to make necessary repairs to the canopy and be given six months to show substantial progress in the stabilization of the canopy. If the demolition is approved, the owner would obtain a demolition permit from both the City of Statesville and Iredell County before demolishing the canopy.

**9. Attachments:**

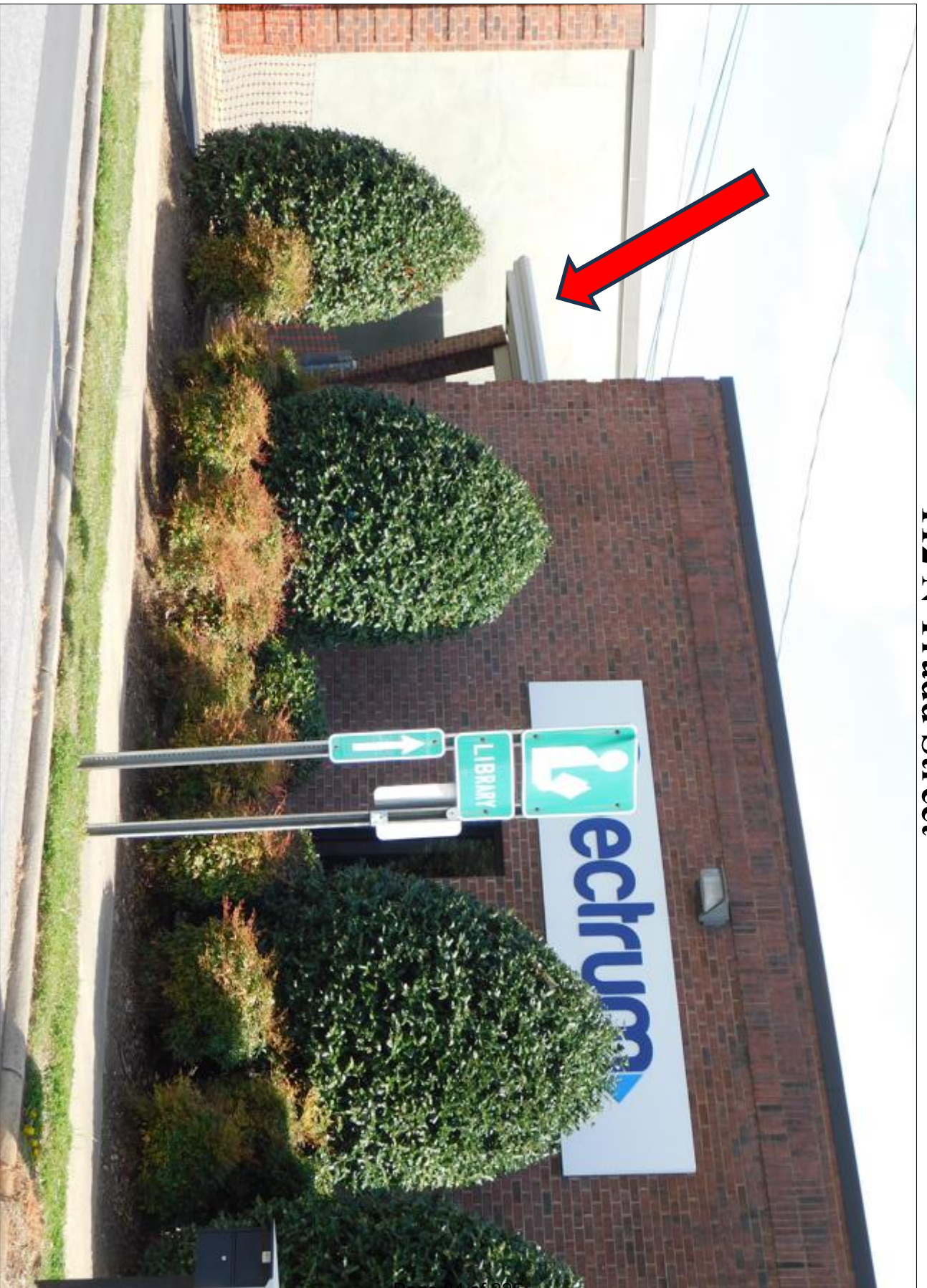
1. 122 N Tradd St Photos

# 112 N Tradd Street



View of Spectrum Cable Building Looking Northeast

112 N Tradd Street



View of Damaged Canopy

# 112 N Tradd Street



View of Damaged Canopy Looking East from N Tradd Street



View of Damaged Canopy Looking Northeast from N Tradd Street (Zoomed In)



View of Damaged Canopy Looking Northeast from N Tradd Street



View of Damaged Canopy Looking East from N Tradd Street

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# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Wm. E. Vaughan, DPA, PE  
**DATE:** 4/24/2026 8:08 AM

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**ACTION NEEDED ON:** May 11, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Consider setting the date of June 15, 2026 to hold a public hearing on an amended system development fee schedule per state statutes.**

---

### **1. Summary of Information:**

NCGS § 162A-203 authorizes local governments to charge System Development Fees (SDFs) to fund water and sewer infrastructure expansion caused by new development. These fees must be based on a formal written analysis using specific methodologies (buy-in, incremental, or combined) and must include credits to prevent "double-dipping." City code addresses SDFs at § 23-259. NCGS § 162A-209 (c) requires a fee analysis to be completed every five years. Statesville's SDFs were last updated in 2021. Adoption of the proposed SDF schedule in the FY 27 budget will comply with the requirement.

The proposed SDF update has been prepared by a financial professional in accordance with the provisions of NCGS § 162-205. Raftelis Financial Consultants, Inc submitted a proposed scope-of-work for the SDF analysis which was accepted by the Public Utilities Director on April 14, 2025. Public Utilities worked closely with Raftelis to provide the financial documentation required per the statute for updating the SDF schedule. The updated SDF schedule is required to be posted for not less than 45 days prior to a public hearing to consider "adoption of the analysis with any modifications or revisions" (NCGS §162-209 [a]). The SDF schedule is required to be published with the annual budget (NCGS § 162A-209 [c]).

### **2. Previous Council or Relevant Actions:**

Last SDF fee schedule was updated in FY 21.

### **3. Strategic Initiatives Supported/Impacted:**

**Developing Our City:** N/A

**Connecting Our City:** Invest in services and critical public infrastructure to align with land use plan goals and accommodate future growth citywide.

**Connecting Our Communities:** N/A

**Strategic Plan Values:** We value Engagement.

### **4. Budget/Funding Implications:**

System development fees are "imposed . . . to fund [the] costs of capital improvements necessitated by and attributable to . . . new development, to recoup costs of existing facilities . . . [and] new development . . . (NCGS § 162A-201 [9]). The assessment of SDFs supports the cost of city procured infrastructure by providing operating funds for the water/sewer enterprise fund.

**5. Consequences for Not Acting:**

1. Violation of state statute (not updated every five years).
2. Loss of revenue stream for the water/sewer enterprise fund.

**6. Department Recommendation:**

Council set June 15 public hearing date to consider adoption of an updated SDF schedule for incorporation into the FY 27 budget.

**7. Manager Comments:**

As this is a mandated action, I recommend setting the public hearing. The goal is to correlate the approval with the adoption of the FY2027 budget, which includes the city's fee schedule. Staff plans to discuss this in more detail at our 3x3 meetings, and we are can also hold a work session before the public hearing if you feel it is necessary.

**8. Next Steps:**

Staff will publish the draft SDF study to the city website (per statute) for public review to accommodate a 45-day review period prior to a June 15th public hearing. Comments, etc. will be provided to the developer for consideration in the final fee schedule.

**9. Attachments:**

1. SDF Memo to CM (15Oct25)

7132  
PUD/113  
15 October 2025

**MEMORANDUM FOR** City Manager

**VIA** Assistant City Manager

Subject: System Development Fee Study

**Definition**

A system development fee (SDF) is defined as “A charge or assessment . . . imposed with respect to new development to fund costs of capital improvements necessitated by and attributable to such new development, to recoup costs of existing facilities which serve such new development, . . . or a combination of those costs” as allowed by state law (NC General Statutes, 2017, § 162A-201 [9]).

***Statutory Requirements***

Statesville addresses SDFs in § 23-259 of the city code. City requirements reference the state laws found in the NC General Statutes at Chapter 162A, Article 8. Statesville is required to “publish the [SDF] in its annual budget” and to update the SDF “analysis at least every five years (sic)” (NC General Statutes, 2017, § 162A-209 [c]); City of Statesville, 2017, § 23-259 [j]). The city’s SDFs were last updated in 2021.

**Implementation of SDFs**

SDFs are assessed by the city when any of the following occur:

- A new development involves the subdivision of land. This fee shall be assessed at the first of either the recording of the development's plat or when the city makes a written commitment to provide the water and/or sanitary sewer service to the development; or
- A development involving construction, reconstruction, redevelopment, conversion, structural alteration, relocation, or enlargement of a new structure, or enlargement of any use or extension of the use of land, which increases the number of service units.

This fee shall be assessed when the developer or property owner applies for connection of an individual unit of development; or

- A development requires the installation of a new meter, or when additional capacity is otherwise triggered. (City of Statesville, Code § 23-259 [b])

### **SDF Update**

The process of updating the city's SDFs has started. The Public Utilities Director accepted a scope-of-work (Appendix A) with Raftelis Financial Consultants, Inc. on April 14, 2025, for the preparation of the required SDF update. The study fee is \$44,870. The city code currently addressed the buy-in method of assessing SDFs (City of Statesville, 2017, § 23-259 [c]). However, the study will address two other methods (incremental cost methodology and combined cost methodology) to determine the most efficacious method for the current economic development currently being experienced by the city. The study requirements (i.e., the supporting analysis) for regulatory compliance are found at § 162A-205 of the general statute. The study will make recommendations for the 2026-2027 budget cycle (City of Statesville, 2017, §§ 23-259 [e], [j]).

/s/ W. E. Vaughan

W. E. Vaughan, PE

Public Utilities Director

### **References**

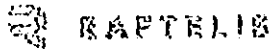
City of Statesville, 2017. City Code § 23-259, System Development Fees.

[https://library.municode.com/nc/statesville/codes/code\\_of\\_ordinances?nodeId=CO\\_CH23  
UT\\_ARTVIWASEEX\\_S23-255INSPOW](https://library.municode.com/nc/statesville/codes/code_of_ordinances?nodeId=CO_CH23_UT_ARTVIWASEEX_S23-255INSPOW)

NC General Statutes, 2017. Chapter 162A, Article 8, System Development Fees.

[https://www.ncleg.net/EnactedLegislation/Statutes/PDF/ByArticle/Chapter\\_162A/Article  
\\_8.pdf](https://www.ncleg.net/EnactedLegislation/Statutes/PDF/ByArticle/Chapter_162A/Article_8.pdf)

**Appendix A**  
**Water and Sewer System Development Fee Study Update for FY 2025**



March 13, 2025

Mr. William E. Vaughan, DPA, PE  
Public Utilities Director  
City of Statesville  
227 S. Center Street  
Statesville, NC 28677

**RE: Water and Sewer System Development Fee Study Update for FY 2025**

Dear Mr. Vaughan:

Raftelis has prepared this engagement letter for the City of Statesville (the "City") to update the water and sewer system development fees. This letter documents our understanding of the project, our proposed work plan, and our estimated fees.

**Understanding of the Project**

System development fees are one-time charges assessed to new water and/or sewer customers for their use of system capacity and serve as an equitable method by which to recover up-front system capacity costs from those using the capacity. North Carolina General Statute 162A Article 8 ("Article 8") provides for the uniform authority to implement system development fees for public water and sewer systems in North Carolina and was passed by the North Carolina General Assembly and signed into law on July 20, 2017 and has been subsequently modified. Under the legislation, there are several methodologies Raftelis can employ to calculate the fees, and which methodology is used depends on the characteristics and dynamics of the City's water system. These methodologies include:

- Buy-in Methodology
- Incremental Cost Methodology
- Combined Cost Methodology

The Buy-In Methodology is most appropriate in cases where the existing system assets currently have extra capacity to provide service to new customers. This approach calculates a fee based upon the proportional cost of each user's share of existing system capacity. The cost of the facilities is based on fixed assets records and usually includes escalation of the depreciated value of those assets to current dollars.

The Incremental Cost (or Marginal Cost) Methodology focuses on the cost of adding facilities to serve new customers. It is most appropriate in situations where existing facilities do not have available capacity to provide service to new customers, and the cost for new capacity can be tied

227 W. Trade Street, Suite 1400 Charlotte, NC 28202  
704.373.1199 [www.raftelis.com](http://www.raftelis.com)

to an approved capital improvement plan ("CIP"), or where additional capacity is currently being added and costs can be tied to an on-going construction program.

The Combined Cost approach is used in cases where the existing assets provide some capacity to accommodate new customers, but where the CIP also identifies significant capital investment to add additional infrastructure to address future growth and capacity needs.

The City would like for Raftelis to update the system development fee study performed for the City in 2020/2021 and consider any impacts from the City's recent master planning efforts, retail/bulk studies, and impact of growth since the last study.

#### **Project Tasks**

We believe the following tasks will be necessary to complete the study.

##### *Task 1: Project Management and Administration*

This task provides for consistent and competent project oversight to ensure all objectives of the study are met efficiently and on schedule. At the beginning of the study, we will develop a schedule and determine when data needs to be provided to Raftelis to be able to meet the schedule.

##### *Task 2: Data Collection and Review*

Raftelis, and its project team, will prepare a detailed data request list that will identify the information needed to complete the study. Examples of data will include the City's most recent master plans, capital improvement plans, detailed fixed asset information, existing debt service (principal and interest), capacity in existing or proposed facilities, annual comprehensive annual reports since the last study, etc. The project team will review the information in detail.

##### *Task 2: Discussions with the City*

Once the City provides the requested data, the project team will have discussion with City staff to understand the following:

- Understand the existing water and sewer systems and service area
- The types of capital improvement projects such as expansion related, regulatory related, etc. and the funding of these projects, as well as the impact of these projects on the existing service area
- Fixed assets added since the last study and the identification of any assets specifically grant funded or develop contributed.
- Existing or future wholesale relationships with nearby communities (in particular if any water or sewer capacity has been purchased by any entity
- Results of the recent rate studies that may show preliminary funding sources of capital projects or other information relevant to the system development fee study

It is our understanding that the City is interested in potentially determining system development charges for specific areas of growth. The project team will need the City's legal counsel to interpret the system development fee legislation, and other legislation regarding developer agreements, and provide guidance to the project team as we evaluate options for funding growth related projects. This will require additional conversations between the project team, City staff, and City's legal counsel.

*Task 3: Data Analysis and Fee Calculation*

Once the project team, City staff, and City's legal counsel have identified viable options under the system development fee legislation, Raftelis will develop a model which will provide the functionality to determine the cost basis for the water and sewer system development fees, determine the capacity supported by the cost basis, and ultimately determine a cost per gallon per day for capacity in assets. This cost of capacity per gallon per day will be multiplied by the level of service needed to serve each customer, which becomes the basis for the utility's fees. For the level of service, the project team will want to understand the level of service assumed in any recent master planning studies or the planning numbers used by the City for identifying any future projects related to the expansion of capacity.

Once all objectives are completed through Task 3, Raftelis will conduct a call to review assumptions, ask any follow up questions, and discuss preliminary results. This will give City staff the opportunity to react to and provide insight on the preliminary results prior to the completion of the study. Raftelis will then make any modifications and finalize the calculation of the system development fees.

*Task 4: Preparation of Letter Report and Presentation of Study Results*

Raftelis will document the study's process and findings in a letter report that will be made available to the City for use during a forty-five (45) day public comment period as required by the legislation. Raftelis will review any responses to public comments regarding the calculation of the fee and will prepare and conduct a presentation regarding the study results to the City Council at a final meeting.

As outlined in the scope of work above, Raftelis is to calculate cost justified water and sewer system development fees using common industry practices. Raftelis shall provide no opinion on the legality of the system development fees implemented by the client. It is the responsibility of the client to ensure compliance of the system development fees with Article 8 System Development Fees. The scope of work does not include any additional work other than the calculation of the system development fees, such as opinions or recommendations on the administration of these fees, the timing and use of revenues from the collection of these fees, etc., as that is the responsibility of the client. Raftelis is also not responsible for verifying the accuracy of the data provided by the City and used by Raftelis in preparation of this study.

**Project Team**

Ms. Elaine Conti will serve as the Project Director and provide quality assurance review of the engagement. Ms. Vanessa Waller will serve as Project Manager, facilitating communication with the City, reviewing analyses, and ensuring the study meets City's objectives and overseeing staff consultants. Ms. Melissa Levin will serve as the technical advisor and will participate in discussions with the City and its legal counsel.

**Project Fees**

Raftelis proposes to complete the scope of work outlined above for fees and expenses of \$44,870.00. It is our practice to bill monthly for fees and expenses as they are incurred during a project. The attached work plan provides only an estimate of the time required to complete each task, and we reserve the right to shift hours among tasks as circumstances may change during the project. Total fees and expenses will be limited to the amount proposed unless specific approval for an adjustment in scope is requested and received from the City.

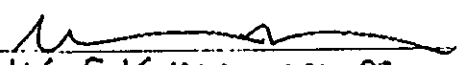
Should you have any questions, please do not hesitate to contact me at (704) 936-4433. If the scope of work and fees outlined in this letter are acceptable, please sign and return one copy of the letter for our files. We are delighted to have this opportunity to work with you again and to provide continued assistance to the City of Statesville.

Sincerely,

**RAFTELIS FINANCIAL CONSULTANTS, INC**



Elaine Conti  
Executive Vice President

Approved: 	Date: <u>14 Apr 25</u>
<u>Wm E. VAUGHAN, CPA, PE</u> <u>Public Utilities Director</u>	

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

*Raftelis is registered with the U.S. Securities Exchange Commission (SEC) and the Municipal Securities Rulemaking Board (MSRB) as a Municipal Advisor. Registration as a Municipal Advisor is a requirement under the Dodd-Frank Wall Street Reform and Consumer Protection Act. All firms that provide financial forecasts that include assumptions about the size, timing, and*

terms for possible future debt issues, as well as debt issuance support services for specific proposed bond issues, including bond feasibility studies and coverage forecasts, must be registered with the SEC and MSRB to legally provide financial opinions and advice. Raftelis' registration as a Municipal Advisor means our clients can be confident that Raftelis is fully qualified and capable of providing financial advice related to all aspects of utility financial planning in compliance with the applicable regulations of the SEC and the MSRB.

Tasks	Web Meetings	In-person Meetings	Hours						Total Fees & Expenses	
			EC	ML	VW	MO	Admin	Total		
1. Project Management and Administration			2		8			2	12	\$3,120
2. Discussions with the City	3		6	6	6				18	\$6,480
3. Data Analysis and Fee Calculation	2		12	4	20	72			108	\$25,800
4. Preparation of Letter Report and Presentation to Study Results		1	10		12	8		4	34	\$9,470
Hourly Billing Rate			\$400	\$400	\$250	\$185	\$100			
Total Professional Fees			\$12,000	\$4,000	\$11,500	\$14,800	\$600		\$42,900	
Total Fees									\$42,900	
Total Expenses									\$1,970	
Total Fees & Expenses									\$44,870	

EC - Elaine Conti  
ML - Melissa Levin  
VW - Vanessa Waller  
MO - Meade Olson  
-  
-  
Admin - Administration

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# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** John Ferguson, Airport Director  
**DATE:** 4/24/2026 11:33 AM

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**ACTION NEEDED ON:** May 11, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Consider approving a hangar lease with Go Consultants.**

---

### **1. Summary of Information:**

The twenty five year ground lease is ending for this hangar next month and ownership will revert to City. Go Consultants is requesting to continue leasing this hangar. The hanger is a 60x60 box with a rental rate of \$4.40 per square foot for an annual income of \$15,840.00.

Go Consultants currently has three aircraft based in the hangar with an estimated value of \$800,000.

### **2. Previous Council or Relevant Actions:**

Approved ground lease with Grier Lackey in May of 2001.

### **3. Strategic Initiatives Supported/Impacted:**

**Developing Our City:** N/A

**Connecting Our City:** N/A

**Connecting Our Communities:** N/A

**Strategic Plan Values:** We value and encourage Opportunity

Provides long term revenue for the airport.

### **4. Budget/Funding Implications:**

If approved, the city will collect an annual rental income of \$15,840 per year.

### **5. Consequences for Not Acting:**

If not approved, the city will not receive any income from this hangar.

### **6. Department Recommendation:**

Airport staff recommends approval

### **7. Manager Comments:**

Concur with department recommendation.

### **8. Next Steps:**

Obtain signatures.

**9. Attachments:**

1. Go Consultants Hangar Lease 2026

NORTH CAROLINA )

:  
IREDELL COUNTY )

**HANGAR LEASE**

THIS LEASE AGREEMENT, made and entered into this the 1<sup>st</sup> day of May 2026, by and between the **CITY OF STATESVILLE**, a municipal corporation, hereinafter called the "Lessor"; and **Go Consultants, LLC**, hereinafter called the "Lessee", both of Iredell County, North Carolina.

**WITNESSETH:** That subject to the terms and conditions herein set out Lessor does hereby let and lease unto the Lessee for the purposes hereinafter set forth, the following described parcel of land located within the Statesville Regional Airport Property in Statesville Outside Township, Iredell County, North Carolina:

**DESCRIPTION:** See attached Description and Plat

**THE TERMS AND CONDITIONS OF THIS LEASE ARE AS FOLLOWS:**

1. Term. The term of this lease shall be for a period of sixty (60) months, to commence on May 1, 2026, and to end on April 30, 2031.

2. Termination by Lessee. In the event the Lessee no longer owns aircraft which can be hangared in the hangar on the leased premises, or no longer wishes to lease the hangar, the lease will terminate without penalty upon sixty (60) days written notice to the Lessor.

3. Rental. The rent to be paid by the Lessee to the Lessor shall be \$15,840.00 per year or \$1,320.00 per month, payable on or before the 15<sup>th</sup>-day of each month. Rental is based on the 3,600 sq. ft hangar at \$4.40 per sq. ft. per year. The annual rent payable by Lessee for the Leased Premises shall be increased (but not decreased) every 36 months of the Commencement Date based upon the change in the Consumer Price Index For All Urban Consumers (CPI-U) published by the Bureau of Labor Statistics of the Department of Labor, All Items Index, U.S. City Average 1982-1984=100.

Rental payments shall be made at the City of Statesville, Post Office Box 1111, Statesville, NC 28687. Payments can be made by mail or in person at the Airport terminal building, 238 Airport Road Statesville, NC.

4. Utilities: The Lessee shall be responsible for the payment of all utilities utilized in conjunction with the operation of the aircraft hangar situated on the leased premises.

5. Maintenance and Upkeep. The Lessor shall be responsible for the maintenance of the roof, heating and air conditioning systems, and the structural integrity of the hangar situated on the leased premises. The Lessee shall be responsible for all other maintenance and upkeep of the hangar. The Lessee shall keep the hangar and the grounds surrounding the hangar in a good state of maintenance and repair. The Lessee

shall keep the premises clean, neat, free from rubbish and in a presentable manner.

6. Alterations to Hangar. The Lessee shall make no alterations to the hangar situated on the leased premises without first obtaining the written consent of the Lessor.

7. Acceptance of Leased Premises. The Lessee accepts the leased premises its existing condition. No representations, statements or warranties, express or implied, have been made by or on behalf of the Lessor as to the condition of the leased premises.

8. Use of Leased Premises. Lessee's use of the leased premises shall be limited to the storage in the hangar of airworthy aircraft owned by the Lessee. The Lessee shall not allow the storage of any aircraft in the hangar not owned by the Lessee. Only aircraft listed at the end of this lease document are allowed to be stored in the hangar.

9. Assignment of Lease - Subletting. This lease shall not be assigned by the Lessee. The Lessee shall not sublet any space within the hangar situated on the leased premises.

10. Fuel. The Lessee is not permitted to store fuel on the leased premises. The Lessee may not store or maintain any toxic, flammable, volatile, hazardous or explosive substance on the leased premises.

11. Other Buildings. The Lessee shall not place any other structures or improvements upon the leased premises without first obtaining the written approval of the Lessor. Any improvements or building permitted upon the leased premises shall be considered a part of the land and shall become the property of the Lessor.

12. Minimum Standard Policy. The Lessee agrees to comply with present and future minimum standard policies developed and implemented for the Statesville Regional Airport by the Lessor.

13. Taxes. During the term of the lease, the Lessee shall pay all Iredell County and City of Statesville ad valorem property taxes if assessed and other assessments imposed upon Lessee's property situated upon the leased premises.

14. Hold Harmless. Lessee shall and hereby does keep, save, and forever hold harmless the Lessor from any liability of any kind for any personal injury or property damage arising from or out of the use or occupancy of the leased premises by Lessee, its agents, employees, guests, invitees, licensees, or others. Moreover, Lessee shall indemnify and defend Lessor and the leased property, at Lessee's expense, against all claims, expenses, and liabilities, including attorney's fees, which may be imposed upon, incurred by, or asserted against Lessor arising out of the use or occupancy of the leased premises. This paragraph shall not be construed to require the Lessee to indemnify or hold the Lessor harmless against any claims resulting from the negligence of the Lessor.

15. Insurance. Lessee shall at all times during the term of the lease keep in effect the following insurance through an insurance company approved by the Lessor insuring the Lessee and naming the Lessor as additional insured, against public liability, property damage, and personal injury for the amounts specified herein. Unless waived in writing by the Lessor, all policies of insurance shall be written on the same insurance

company. Each policy of insurance shall contain a cancellation or non-renewable clause of any policy. Lessee shall cause Lessor to be named as an additional insured on all insurance coverage required hereunder. As a minimum, Lessee shall at all times keep in force the following policies and coverage:

Commercial general liability insurance - bodily injury and property damage liability - as shall protect the Lessee from claims of bodily injury and property damage in amounts acceptable to Lessor, but in no event less than \$2,000,000 for each person, \$2,000,000 for each accident for bodily injury or property damage. This insurance shall include coverage for products/completed operations, personal injury, liability, and contractual liability assumed under the indemnity provision of this lease agreement.

16. Waiver of Liability. The Lessor shall not in any respect be liable for any damage to Lessee's aircraft, fixtures, equipment, or other contents of the Lessee's hangar.

17. Rights of Inspection. Upon reasonable notice, the Lessor shall have the unqualified right to make routine inspections of the interior or exterior of the leased premises and the hangar in order to ensure compliance with the agreement and to perform maintenance and such repairs as may be reasonably required.

18. Signage. The Lessee shall be permitted to place a sign on the leased premises; however, any sign permitted shall be subject to the Lessor's written approval. The design of any proposed sign must be submitted first to the Lessor for approval.

19. Airport Rules and Regulations. The lessee shall abide by all rules and regulations of the Statesville Regional Airport, the FAA, and any other governmental agency having jurisdiction within the airport.

20. Default/Failure to Perform. It is agreed that time is of the essence for the payment of rents and, in the event of the failure to pay any installment of rent on the due date, or upon the breach of any of the covenants or agreements herein contained; or if the Lessee goes into bankruptcy, voluntary or involuntary, or becomes insolvent, or it is placed in the hands of a receiver, or makes a general assignment of this property for the benefit of creditors, or files a petition pursuant to any Federal or State law for the extension of its debts or for reorganization; or if its stock of goods, wares, and merchandise located on the leased premises should be seized under attachment, execution, or other process, and such attachment, execution or other process be not vacated or such property released within fifteen (15) days, then and in any one of such events, Lessor may after five (5) days written notice to Lessee:

- a. *Declare* the full rental for the entire period due and payable immediately and resort to any or all remedies at law or in equity for the enforcement of its rights and to recover damages for breach of the covenants herein contained; and,
- b. *Enter and take possession* of the leased premises and thereafter hold the same free of any rights of the Lessee to use said premises and notwithstanding the taking of possession, Lessor shall have the right to recover from the Lessee all sums which may be due under the terms of this

lease.

21. Casualty. In the event the demised premises are partially destroyed by fire, storm, earthquake, or other casualty, Lessor may at its option repair and restore the premises. In the event Lessor elects to restore and to repair the premises, it shall do so within a reasonable period of time, and during the period in which the premises are untenable, the monthly rental shall be abated to the extent that the use of the premises by Lessee is diminished. In the event Lessor elects not to restore or repair the premises, the lease shall be terminated. Further, in the event of a total destruction of the demised premises by fire, storm, earthquake, or other casualty, then either party to this agreement may elect to terminate same and may do so by giving written notice to the other party within fifteen (15) days of the occurrence of the casualty.

22. First Refusal Option. Should the Lessor desire to re-lease the leased premises following the end of the term of the lease, the Lessee is granted this first refusal option to re-lease the premises upon terms to be offered by the Lessor. Should the Lessee desire to exercise this option, the Lessee must notify the Lessor of its intention in writing at least sixty (60) days prior to the end of the lease term. Upon receiving written notice of the Lessee's desire to exercise this option, the Lessor shall offer a new lease to the Lessee upon terms agreeable to the Lessor within thirty (30) days of the end of the term of the lease, provided the Lessor desires to re-lease the premises. If the Lessee has not accepted the new lease upon the terms offered by the end of the lease term the Lessor shall be free to re-lease the premises to another party for the terms offered to the Lessee.

23. Holdover. Should the Lessee continue to occupy the leased premises after the expiration of the terms of this lease or after a forfeiture of lease by the Lessee has occurred, whether with or without the consent of the Lessor, such tenancy shall be on a month-to-month basis but in all other respects shall be in accordance with the terms of this lease.

24. Attorneys Fees. Should any legal action be necessary by the Lessor to enforce any provisions of this lease, the Lessor shall be entitled to recover of the Lessee all reasonable attorneys fees incurred.

25. Modification or Amendment to Lease. The terms of this lease may not be modified or amended except by written agreement duly executed by the parties.

26. Entire Agreement. This written lease contains the entire agreement of the parties. There are no oral understandings, terms, or conditions between the parties not contained herein. Neither party has relied upon any representations, express or implied, not contained herein, and all prior discussions and understandings between the parties are deemed merged into this written lease agreement.

27. Notices. All notices required herein shall be given by Certified Mail, return receipt requested, to the following addresses:

Lessor: City of Statesville  
Attention: Airport Director  
PO Box 1111  
Statesville, NC 28687

Lessee: Go Consultants  
127 Longfellow Lane  
 Mooresville, NC 28117

IN WITNESS WHEREOF, Lessor and Lessee have caused their proper officers to set their hands and affix appropriate seals hereto on this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

**LESSOR:** The CITY OF STATESVILLE, a municipal corporation

By: \_\_\_\_\_ (LS)  
Doug Hendrix, Mayor

ATTEST: \_\_\_\_\_  
Emily Kurfees, City Clerk

[SEAL]

**LESSEE:** Go Consultants, LLC

By: \_\_\_\_\_ (LS)  
(name) (title)

ATTEST: \_\_\_\_\_  
Secretary

[SEAL]

**DESCRIPTION OF LEASED PREMISES  
TO**

**Go Consultants, LLC**

**HANGAR LEASE PARCEL C-3 - Statesville Municipal Airport**  
**LEGAL DESCRIPTION**

Commencing at NCGS Monument Statesville 000 (formerly Statesport), having NC grid coordinates of 1,420,977.016 feet E, and 738,744.174 feet N, NAD 83/86, average combined factor 0.99986659; thence S 17°56'43"W, a distance of 2976.70 feet to the Point of Beginning of the parcel herein being described;

Thence S72°49'40" East, a distance of 100.00 feet; Thence S17°10'14" West, a distance of 110.00 feet; Thence N72°49'46" West, a distance of 100.00 feet; Thence N17°10'14" East, a distance of 110.00 feet to the Point of Beginning of the parcel herein described;

Containing a metal hangar with a square footage of 3,600 ft<sup>2</sup>;  
Subject to easements and restrictions of record.

Bearings used in this description are based on NC Grid NAD 83/86.

List of Aircraft authorized to be stored:

	Make	Model	Year	N#
1.				
2.				
3.				

Contact information:

Name: Gus Olberding  
Address: 127 Longfellow Lane Mooresville, NC 28117

Phone number: (704) 213-9878

E-Mail: [gus@go-consultants.com](mailto:gus@go-consultants.com)

# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Gina Lawrence, Chief Financial Officer  
**DATE:** 4/24/2026 11:45 AM

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**ACTION NEEDED ON:** May 11, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Consider approving Budget Amendment #2026-22 for funds to support newly established firefighter positions.**

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### **1. Summary of Information:**

Council approved funding for Fire Station #5 in the FY26 budget. Effective January 1, 2026, 15 new firefighters were onboarded to support staffing of the new station. Accordingly, funds should be transferred from the project fund to the Fire Department's operating budget to cover personnel-related costs for the remainder of the fiscal year.

### **2. Previous Council or Relevant Actions:**

None

### **3. Strategic Initiatives Supported/Impacted:**

**Developing Our City:** Attract and retain a talented, engaged workforce responsive to the needs of our growing community.

**Connecting Our City:** Invest in services and critical public infrastructure to align with land use plan goals and accommodate future growth citywide.

**Connecting Our Communities:** Provide reliable, high-quality public safety to ensure the wellbeing of residents, businesses, and visitors.

**Strategic Plan Values:** We value and encourage Opportunity

This aligns with the City's strategic goals by strengthening public safety and emergency response capabilities, supporting continued growth, and preserving the overall quality of life for our residents.

### **4. Budget/Funding Implications:**

Funds transferred from the project fund to the Fire Department's operating budget to will cover personnel-related costs including salaries, FICA, retirement contributions, and group health totaling approximately \$620,000 for the remainder of the fiscal year.

### **5. Consequences for Not Acting:**

The Fire Department's operating budget is projected to experience a shortfall of approximately \$620,000.

### **6. Department Recommendation:**

Approve the transfer as recommended by the Finance department

**7. Manager Comments:**

Recommend for approval.

**8. Next Steps:**

None

**9. Attachments:**

1. BA Form 2026-22 Transfer Funds for Firefighter Positions Fire Station #5

**CITY OF STATESVILLE  
BUDGET AMENDMENT #2026-22**

April 23, 2026

FISCAL YEAR 2025-2026

FUND / ACCOUNT #	ACCOUNT TYPE	DESCRIPTION	CURRENT BUDGET	CHANGE (+ / -)	AMENDED BUDGET
<b>Project Fund 327 Fire Station #5</b>					
327.0000.395.31.00	Revenue	Transfer from General Fund	3,500,000	(620,000)	2,880,000
327.5305.04.00	Expenditure	Professional Services	589,172	(589,000)	172
327.5305.33.01	Expenditure	Supplies-General	76,355	(31,000)	45,355
Total Project Fund 327			<u>4,165,527</u>	<u>(1,240,000)</u>	<u>2,925,527</u>
<b>General Fund</b>					
010.0000.395.55.00	Revenue	Transfer from Other Funds	-	620,000	620,000
010.5300.02.01	Expenditure	Salaries Permanent	5,728,914	352,811	6,081,725
010.5300.03.01	Expenditure	FICA	461,188	17,009	478,197
010.5300.03.02	Expenditure	Group Life	11,592	1,170	12,762
010.5300.03.03	Expenditure	Retirement	1,059,880	107,129	1,167,009
010.5300.03.04	Expenditure	Group Health	1,014,000	141,881	1,155,881
Total Expenditures			<u>8,275,574</u>	<u>1,240,000</u>	<u>9,515,574</u>

*DESCRIPTION: Transfer of funds to support newly established firefighter positions for Fire Station #5*

\_\_\_\_\_  
Budget Officer

*Jina Lawrence*

\_\_\_\_\_  
Chief Finance Officer

APPROVED BY CITY COUNCIL:

\_\_\_\_\_  
City Clerk

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# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** John Hatcher, Grants Manager  
**DATE:** 4/27/2026 8:15 AM

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**ACTION NEEDED ON:** May 11, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Consider approving the proposal (RFP) for a new HOME Funds Administrator.**

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### **1. Summary of Information:**

HUD HOME funds grants are awarded annually and are available for rehabilitation, development, and new construction of properties for financially qualified residents. A RFP was posted and a local group ICARE, Inc. responded with a proposal to partner with the City of Statesville to screen qualified applicants, rehabilitate and build housing projects following HUD and City of Statesville guidelines and work with city staff to maximize local housing impact.

The current HOME funds sub-recipient, Statesville Housing Authority, has completed some preliminary planning activity and architectural renderings for potential projects. However, there are no active projects approved in the IDIS HUD system with the HOME Consortium in Concord, NC. Additionally, there should be no outstanding balances or matching funds payable at this time.

### **2. Previous Council or Relevant Actions:**

Council approved a local partner for HOME funds.

### **3. Strategic Initiatives Supported/Impacted:**

**Developing Our City:** N/A

**Connecting Our City:** N/A

**Connecting Our Communities:** Promote the development of a range of housing types throughout our community and housing stability for residents.

**Strategic Plan Values:** We value and encourage Opportunity

Affordable housing options are needed for residents and business growth.

### **4. Budget/Funding Implications:**

The city provides a 25% match for all awarded funds.

### **5. Consequences for Not Acting:**

No HUD funds will be used for rehabilitation or new construction.

### **6. Department Recommendation:**

Review new applicants' proposal and consider an agreement to work together on allocating and using available funds.

**7. Manager Comments:**

There has been significant discussion about this topic, but no real action has taken place to move the SHA's planned projects forward. In August of last year, in the attached presentation I suggested that we give SHA six months to make some progress. At this point, more than six months have elapsed and nothing of substance has been done.

I would recommend moving forward with ICARE to complete the projects they have planned. When we get to the next round of HOME Funds money, the city can then send out another RFP to level set this process.

**8. Next Steps:**

Consider the provided proposal and make recommendations for partnership.

**9. Attachments:**

1. Aug 2025 HOME Funds presentation
2. RFP
3. ICARE, Inc. 2025 HOME Program funding application (final) I-CARE

# HOME Funds and the Statesville Housing Authority

## Overview

- Discussion began earlier this year with a request from SHA
- Prompted meeting with HOME Consortium Staff
- Presentation identified over \$700,000 in unspent funds
- Subsequent meeting with SHA to discuss planned use of those funds
- Future plan of action regarding HOME Fund administration

## Concerns

- Money is not being spent
- No plans for affordable housing
- City has no seat at the table or influence on the projects
- Financial transparency



# HOME Fund Allocations

Table 1. (Bego)

Funding Year	Amount to Commit	Commitment Deadline	Amount to Draw	Drawdown Deadline
2016	\$ -	8/31/2018	\$ -	9/30/2024
2017	\$ -	10/31/2019	\$ -	9/30/2025
2018	\$ -	waived	\$ -	9/30/2026
2019	\$ 25,510	waived	\$ 25,510	9/30/2027
2020	\$ 114,508	waived	\$ 114,508	9/30/2028
2021	\$ 134,623	waived	\$ 134,623	9/30/2029
2022	\$ 187,139	waived	\$ 187,139	9/30/2030
2023	\$ 141,006	waived	\$ 141,006	9/30/2031
2024	\$ 117,015		\$ 117,015	
<b>Total</b>	<b>\$ 719,801</b>		<b>\$ 719,801</b>	
2025	\$ 159,291			
ARRP	\$ 475,406			
<b>Grand Total</b>	<b>\$1,354,498</b>			

Table 2. (SHA)

Project Year	Project Type	Addresses	Costs	Begin	Completion
2020 & 2021	New Construction SF or MF	1212 Wilson Lee Blvd.	\$ 276,641	Summer 2025	Spring 2027
2022 ARRP & 2022	Courtyard Home & Homeless Prevention	8th St., High Point Ave, or Fayetteville	\$ 662,545	Summer 2025	Summer 2026/Fall 2026
2023, 2024 & 2025	Townhomes (6-15)	Behind Dollar General, Meeting and Mills	\$1,200,000	Summer 2025	Summer 2027
<b>Total</b>			<b>\$2,139,186</b>		

## **Future Prioritization and Moving Forward**

- There is significant value in trying to make this work (Public Housing Capital Funds) – IF the projects move forward...
- SHA is open to City representation in the process
  - Planning Department to help prioritize projects
  - Finance Department to provide financial updates
- Periodic SHA updates (included in resolution)
- Recommend six-months to determine if the projects begin and the process is refined and adhered to

## Alternatives

- Three agencies have agreed that, if asked, they could take on this function
- If Council chooses to go in a different direction:
  - RFP to allow for proposals by eligible/capable agencies
  - Included would be a detailed scope of what the City wants to achieve
  - Details on each agency's credentials and track record
  - Public decision on who to engage
- Phase out the projects currently underway



# Request for Proposals (RFP) HOME Funds – Development

Released \_\_\_\_\_ 2025

## Introduction

The City of Statesville (COS) announces the availability of up to \$1,354,498 in federal funding under the HOME Investment Partnerships Program (HOME) to increase the amount of affordable and attainable housing options for residents residing within the city limits. Proposals are being solicited for the following:

- New construction of affordable and attainable housing (single-family or multifamily)
- Acquisition\* and rehabilitation to preserve affordable and attainable housing (single-family or multifamily)
- Conversion of an existing structure from another use to affordable rental housing
- Demolition as it relates to the new construction, acquisition, or rehabilitation of above
- Other HOME-eligible activities, as related to the above

All organizations responding to this RFP must submit their funding proposal(s), including Request Form (Exhibit A) and Statement of Certification (Exhibit B). Each proposal will be considered on a case-by-case basis.

*\*Acquisition-only proposals will not be accepted.*

---

## Background

The HOME Investment Partnerships Program (HOME) provides formula grants to States and localities that communities use – often in partnership with local nonprofit groups – to fund a wide range of activities including building, buying, and/or rehabilitating affordable and attainable housing for rent or homeownership. HOME is the largest Federal block grant to state and local governments designed

exclusively for this purpose. The U.S. Department of Housing and Urban Development (HUD) manages HOME, and the Community Development Department administers these funds on behalf of COS.

More information about HOME, policy guidance, applicable laws and regulations, waivers and suspensions, rent and income limits, frequently asked questions (FAQs), and other useful information can be found online: [HOME: HOME Investment Partnerships Program - HUD Exchange](#).

*Please note that this RFP is for HOME entitlement funding only.*

## Eligible Activities

The City of Statesville will fund eligible activities in accordance with the [HOME Final Rule 24 CFR Part 92](#) and the City's affordable housing goals as outlined in this RFP. These activities and costs are eligible only if the housing meets the property standards in § 92.251 upon project completion. Only proposals within the city limits will be considered.

## Ineligible Activities

Development teams may not request funding for activities that are not listed in this RFP or activities outside the scope specified in the previous section, however; the COS encourages leveraging and utilizing additional applicable funding sources. Development teams must ensure that funds will not be used for costs that will be reimbursed by other federal funding streams. In addition, development teams should be aware of federal, state, and local laws outside of program requirements. For example, federal civil rights and nondiscrimination laws that prohibit discrimination based on race, color, national origin, sex (including gender and gender identity), religion, disability, age, or familial status (including having children), and any applicable environmental laws, must be followed.

## Monitoring

The City of Statesville will conduct monitoring reviews on a quarterly and/or semi-annual basis in accordance with the aforementioned [HOME Final Rule 24 CFR Part 92](#). City Leadership and City Finance staff may require additional reporting requirements in alignment with Audit, Budget and Risk Management, and/or Community Development needs. Development teams must cooperate fully in any review conducted by the City, its authorized representatives, and/or the federal government. If it is determined corrective actions must be taken, COS will request a written Corrective Action Plan (CAP) detailing actions that will be taken to remedy the deficiencies.

## Funding Details

This RFP will allocate funding from multiple program years (PYS) due to unallocated funds from previous years, changes in funding priorities, and recaptured funding. As projects are committed through Commitment Agreements, these amounts may be reduced. Development teams are encouraged to confirm funding availability.

All grant funding will be paid on a reimbursement basis. Specific grant terms for selected proposals will be negotiated based on an underwriting review. The maximum per-unit subsidy will vary depending on the number of bedrooms and the program year funding source (i.e., PY 2022 funding will need to use 2022 subsidy limits). For more information on subsidy limits, please visit [HOME Maximum Per-Unit Subsidy Limits – HUD Exchange](#).

## Additional Considerations

Please note this is not a comprehensive list of all project requirements; however, it does provide guidance on some common components.

- Applicants are restricted from undertaking any physical or choice-limiting actions, including but not limited to property acquisition, demolition, movement, rehabilitation, conversion, repair, or construction until satisfactory completion of an environmental review, evaluation by City staff, and a receipt of Release of Funds from HUD under CFR Part 58.
- Development applications must be site-specific as funds cannot be committed without an address. Evidence the proposed development is permitted under existing zoning and other development-related documentation may be required. COS planning department will be involved in prioritizing all new project decisions.
- Requirements for the development and implementation of HOME underwriting and subsidy layering must be followed.
- In certain cases, a preliminary or firm financing commitment from a private lender or other financing source may be required prior to award.
- Every contract for construction (rehabilitation or new construction) of housing that includes 12 or more units assisted with HOME funds must contain a provision requiring the payment of not less than the wages prevailing in the locality, as predetermined by the Secretary of Labor pursuant to the Davis-Bacon Act (40 U.S.C. 3141) to all laborers and mechanics employed in the development of any part of the housing. Such contracts must also be subject to the overtime provisions, as applicable, of the Contract Work Hours and Safety Standards Act (40 U.S.C. 3701).
- All construction projects shall be in accordance with Section 3 requirements set forth in the Housing and Urban Development Act of 1968 (12 U.S.C. 1701U), as amended.
- All infrastructure projects shall be in accordance with the Build America, Buy America (BABA) requirements, as applicable. This means all iron, steel, manufactured products, and construction materials used in the infrastructure project have been made in the United States, unless the awarding agency has issued a waiver.
- Successful project references of completed projects funded through grant funding.
- Developments that involve temporary relocation must meet the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970. Projects requiring permanent relocation will not be considered for funding.
- Acquisition and/or rehabilitation of existing housing developments are subject to lead-based paint testing, particularly in units built prior to 1978.

- Organizations must be prepared to meet the following conditions and execute a contract including these provisions:
  - Certify that their insurance coverage is in accordance with North Carolina law and such coverage will remain in effect throughout the period of the contractual agreement.
  - Agree to maintain financial records in accordance with Generally Accepted Accounting Principles (GAAP), to substantiate all expenditures made in connection with this proposal and/or amendments.
  - Certify that their organization will comply with all federal, state, and local laws and services will be rendered without discrimination.
  - Demonstrate evidence of organizational and financial stability and the ability to fund eligible activities prior to seeking reimbursement.

## Contents of the Proposal

To receive full consideration for funding, proposals must include Exhibits A and B included in this document, as well as clearly state skills and experience completing housing related activity. Additional documentation is welcome and encouraged and should be included, as appropriate.

Please provide a jump drive with all contents of your proposal to: City of Statesville Purchasing Department, PO BOX 1111 Statesville, NC 28677

The organization must be available and able to present the proposal to City staff if requested. This presentation would cover topics related to the proposal and may be expanded.

## Invalid Proposals

Submission of proposals from all qualified applicants is encouraged. The COS reserves the right to reject any or all proposals.

## Additional Incentives

HOME funding is often layered with other sources and uses of funds. The COS encourages development teams to consider a variety of funding options and incentives, including those listed below. Prior to committing funding, City representatives will assess the agreement to ensure that it does not invest any more HOME funds (alone or in combination with other funds) than are necessary for projects to be successful and the development team's return in excess of the allowable 10% administrative fee is appropriate and reasonable.

## Additional information

The prospective applicant certifies by submission of their proposal that neither it nor its principals are presently disbarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal, state, or local department or agency. Any party conducting business with HOME funds as part of the eligible activities cannot be listed on the federal debarred list of contractors. The online debarred list can be found on the System Award Management

(SAM) website: <http://www.sam.org>. Any agencies currently out of compliance with any Iredell County or City of Statesville contracts are ineligible to apply.

## Questions

Questions regarding this RFP should be directed to [jhatcher@statesvillenc.net](mailto:jhatcher@statesvillenc.net)

# Exhibit A | Request Summary Form

Please print or type your responses below.

<b>Organization Name</b>	
<b>Organization Address</b>	
<b>Organization Unique Entity Identifier (UEI)</b>	
<b>Organization Tax ID #</b>	
<b>Contact Name</b>	
<b>Contact Email</b>	
<b>Contact Phone</b>	
<b>Date of Application Submittal</b>	
<b>Project Category/Description</b>	
<b>Total Project Cost/Proposal Budget</b>	
<b>HOME Funding Request (% of Proposal Budget)</b>	
<b>HOME Match Contribution (25% of HOME Funding Request)</b>	The City of Statesville provides the 25% match provider
<b>Uses of HOME Funds</b>	
<b>Proposal Timeline, incl. Start Date</b>	
<b># of Households Assisted</b>	
<b>To be completed by eligible CHDOs only:</b>	
<b>CHDO Operating Expenses</b>	
<b>CHDO Operating Fund Request</b>	

# Exhibit B | Statement of Certification

I hereby certify that all statements I have provided on this application and in the attachments herein are true; that I am authorized to sign this application and to make these statements on behalf of the applicant organization and that the organization understands that any representation which leads to the improper allocation and expenditure of public funds may result in legal action against the organization for retrieval of any such funds and appropriate penalties.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date



City of Statesville  
HOME Funds  
RFP Response

December 5, 2025

# Exhibit A | Request Summary Form

Please print or type your responses below.

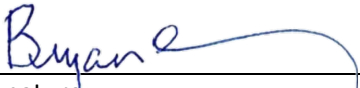
<b>Organization Name</b>	I-CARE, Inc.
<b>Organization Address</b>	1415 Shelton Avenue, Statesville, NC 28677
<b>Organization Unique Entity Identifier (UEI)</b>	X8NKBYKZFGE7
<b>Organization Tax ID #</b>	56-0860841
<b>Contact Name</b>	Bryan Duncan
<b>Contact Email</b>	<a href="mailto:bryan.duncan@icare-inc.org">bryan.duncan@icare-inc.org</a>
<b>Contact Phone</b>	704-872-8141 ext. 121
<b>Date of Application Submittal</b>	December 5, 2025
<b>Project Category/Description</b>	Homeowner Rehabilitation and Homebuyer Assistance per 24 CFR Part 92 HOME regulations
<b>Total Project Cost/Proposal Budget</b>	<p><b>\$1,456,983</b> (projected <b>estimate</b> based on leveraging other funding from Urgent Repair Program and/or the Weatherization Assistance Program contingent upon their eligibility and program regulations)</p> <p><b>Total HOME funds Request Budget: \$1,354,498</b></p> <p><b>Total Units: 11 (10 rehabs + 1 rebuild)</b></p> <p>Owner-Occupied Rehab (10 × \$80,000 = <b>\$800,000</b>)</p> <p>Demo + Rebuild (1 unit = <b>\$215,000</b>)</p> <p>Construction Reserve / Supplemental Rehab = <b>\$98,498</b></p> <p>Inspector Costs (Third-party) = <b>\$11,000</b></p> <p>Environmental &amp; Other Project Soft Costs = <b>\$40,000</b></p> <p>Developer Fee (4.7%) = <b>\$54,551</b> (base = \$1,164,498 allowable eligible hard/soft costs)</p>

	<p>Admin Fee (10%) = <b>\$135,449</b></p> <p><b>Other Funding (Urgent Repair Program) Budget: \$60,000</b> (4 homes per program regulations and agency assistance policy)</p> <p><b>Other Funding (Weatherization Assistance Program) Budget: \$42,485</b> (5 homes per program regulations)</p>
<b>HOME Funding Request (% of Proposal Budget)</b>	93% (estimated 7% from other state and federal resources)
<b>HOME Match Contribution (25% of HOME Funding Request)</b>	The City of Statesville provides the 25% match provider
<b>Uses of HOME Funds</b>	<ol style="list-style-type: none"> <li>1. <b>Homeowner rehab per \$92.251 property standards</b> Ten (10) owner-occupied rehabs</li> <li>2. <b>Homebuyer assistance activities per \$92.254 HOME regulations</b> One (1) acquisition + demo + rebuild for resale</li> <li>3. <b>Development subsidy per \$92.254 HOME regulations</b></li> <li>4. <b>10% administrative fee per \$92.207 HOME regulations</b></li> </ol>
<b>Proposal Timeline, incl. Start Date</b>	<p>The proposal timeline and start date is contingent upon the funding award date. A high-level proposal summary timeline is projected as:</p> <p><b>2025-26:</b> Environmental reviews (ER), procurements, and start rehabs (expected output = 3-4 rehabs)</p> <p><b>2026-27:</b> Full rehab cycles, ER for rebuild, rebuild begins (expected output = 5-7 rehabs + rebuild started)</p> <p><b>2027-28:</b> All rehabs complete, rebuild near completion (expected output = 10 rehabs completed)</p> <p><b>2028-29:</b> Finish rebuild, inspections, final HOME compliance (expected output = 1 rebuild completed)</p> <p><b>2029-30:</b> Final expenditures, closeout, monitoring (expected output = funded program closed)</p>

<b># of Households Assisted</b>	<b>11</b> (this number is based upon the projected budget included in this application. Funds will be maximized to rehab as many homes as possible).
<b><i>To be completed by eligible CHDOs only:</i></b>	
<b>CHDO Operating Expenses</b>	
<b>CHDO Operating Fund Request</b>	

# Exhibit B | Statement of Certification

I hereby certify that all statements I have provided on this application and in the attachments herein are true; that I am authorized to sign this application and to make these statements on behalf of the applicant organization and that the organization understands that any representation which leads to the improper allocation and expenditure of public funds may result in legal action against the organization for retrieval of any such funds and appropriate penalties.

  
\_\_\_\_\_  
Signature

Executive Director  
\_\_\_\_\_  
Title

Bryan Duncan  
\_\_\_\_\_  
Printed Name

December 5, 2025  
\_\_\_\_\_  
Date



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## **Organizational Capacity & Staff Qualifications for HOME-Funded Projects**

I-CARE, Inc. demonstrates strong administrative, financial, and programmatic capacity to manage HOME Investment Partnerships Program funds. The agency's experienced staff, robust internal controls, proven federal grant performance, and diverse tripartite Board structure ensure effective oversight, compliance, and high-quality project execution.

### **1. Staff Expertise in Housing Rehabilitation, Construction Oversight, and Energy Efficiency**

#### **Ronnie Trahan – Energy Auditor / Construction Foreman**

Mr. Trahan brings over 12 years of experience supervising residential remodeling and construction teams, including code compliance, HVAC installation, gas line installation, and roof inspections under I-CARE's Urgent Repair Program. His Energy Auditor training equips him to support HOME-funded inspections, scopes of work, and post-rehabilitation quality checks.

#### **Steve Little – Energy Efficiency Coordinator / BPI-Certified Inspector**

Mr. Little has more than 25 years of construction experience, including carpentry, roofing, electrical work, and whole-house rehabilitation. He holds advanced BPI certifications including Energy Auditor, Quality Control Inspector (QCI), and Infiltration & Duct Leakage. His role includes diagnostic testing, developing scopes of work, contractor oversight, and compliance inspections consistent with HOME property standards.

#### **Cesilia Ramirez – Administrative & Program Assistant**

With more than 20 years of experience at I-CARE and prior work with USDA Rural Development, Ms. Ramirez brings expertise in eligibility verification, case management, homeowner counseling, and federal housing documentation—skills directly aligned with HOME requirements for income verification, documentation retention, and compliant client intake.

#### **Shelton Moore – Director of Family Support Services**

Mr. Moore oversees federal and state grants including WAP, CSBG, and the Urgent Repair Program. His experience includes budget oversight, quality assurance, contractor management, and compliance with DOE/DEQ standards. He manages rehabilitation programs closely aligned with HOME requirements for construction coordination and homeowner communication.

#### **Reba Bowens – Finance Director**

Ms. Bowens manages all federal grant financials, including budgeting, cost allocation, reporting, accounts payable/receivable, and audit preparation. Her experience ensures HOME funds will be

administered with strong internal controls, accurate tracking, and full compliance with 2 CFR 200.

### **Bryan Duncan – Executive Director**

Mr. Duncan has more than 30 years of nonprofit experience and 19 years as Executive Director of I-CARE. He oversees agency compliance across multiple federal programs, manages a \$4.9 million budget, leads strategic planning, and ensures program integrity and federal grant compliance. His leadership ensures HOME-funded activities meet regulatory, financial, and programmatic standards. His national leadership roles—including Chair and Vice-Chair positions with the National Community Action Partnership Board of Directors—demonstrate strong governance, compliance, and operational expertise.

## **2. Board Oversight, Tripartite Governance, and Diverse Community Representation**

I-CARE is governed by a tripartite Board of Directors, ensuring broad community oversight and accountability. This structure includes elected officials or designees, representatives of the low-income community, and private-sector members. This balanced representation ensures federal funds are administered transparently, ethically, and in alignment with community needs.

The Board provides oversight for financial management, procurement, program performance, and strategic direction. Monthly financial reviews, independent annual audits, and required program monitoring strengthen internal controls and compliance with HOME requirements.

The Board's diverse representation—across socioeconomic, racial, professional, and geographic backgrounds—enhances equitable decision-making, improves program responsiveness, and builds community trust. This diversity is an essential asset in designing and implementing effective housing rehabilitation strategies.

## **3. Experience Managing Federal Grants and Maintaining Compliance**

I-CARE has a 60-year history administering complex federal programs including the Weatherization Assistance Program (DOE), Community Services Block Grant (HHS), Head Start/EHS, and USDA CACFP. I-CARE has administered the Urgent Repair Program (North Carolina Housing Finance Agency) for 3 years. These programs require strict compliance with federal and/or state regulations, cost principles, procurement standards, construction oversight, and income eligibility verification—all directly applicable to HOME-funded rehabilitation.

The agency has maintained 19 years of clean annual audits with no material weaknesses or questioned costs, demonstrating sound financial stewardship, strong internal controls, and consistent adherence to 2 CFR 200 requirements.

#### **4. Organizational Readiness for HOME Program Implementation**

I-CARE's experienced staff, strong governance structure, and proven record of federal grant compliance position the agency to effectively implement HOME-funded activities including rehabilitation, reconstruction, property standards compliance, and financial administration. The organization's existing housing rehabilitation infrastructure—developed through decades of delivering the **Weatherization Assistance Program (WAP)** and, more recently, the **Urgent Repair Program (URP)**—provides a seamless operational foundation for HOME-funded work. Through WAP, I-CARE performs comprehensive home energy audits, diagnostic testing, and federally regulated construction oversight, ensuring that homes meet strict health, safety, and building performance standards. Similarly, URP has equipped I-CARE with extensive experience managing homeowner repair projects involving structural stabilization, roof replacement, accessibility modifications, and emergency health and safety interventions. These programs have strengthened I-CARE's capacity in contractor procurement, scope development, cost estimating, project scheduling, and quality control—core competencies required for the successful execution of HOME rehabilitation and reconstruction projects. Together, this integrated experience ensures timely project delivery, rigorous documentation, accurate reporting, and full adherence to HUD, state, and federal regulations, making I-CARE a highly capable and reliable partner for administering HOME funds.

## Narrative Administrative Budget Justification

I-CARE, Inc. will utilize the allocated **\$135,449 in HOME administrative funds** to ensure full compliance with HUD requirements under 24 CFR Part 92, maintain high-quality program oversight, and support the City of Statesville’s long-term affordable housing objectives. Because this program spans a five-year implementation period (2025–2030), administrative resources are necessary to support ongoing coordination, financial management, monitoring, and reporting throughout the life of the grant.

Administrative expenses will be used to support staff responsible for program oversight, reporting, financial accountability, monitoring of construction activities, documentation review, procurement compliance, and environmental coordination. These activities are essential components of the City’s HOME requirements and cannot be billed to project construction or soft costs.

Funds will also support financial administration, including IDIS draws, reconciliation, and monitoring of multi-year project expenditures. Training costs are included to ensure staff maintain required competency in HOME regulations, environmental requirements, and HUD compliance updates. Modest administrative overhead—including communication, supplies, and IT support—ensures the long-term sustainability of the program’s administrative functions.

All activities funded through administrative resources are expressly permitted under **24 CFR §92.207**, which allows HOME funds to be used for eligible administrative and planning expenses, including general management, oversight, coordination, monitoring, and evaluation of HOME-funded activities. The amount requested does not exceed the allowable 10% cap on the HOME allocation.

Because the program will operate over a five-year period, administrative funds will be expended proportionally throughout the term of the grant to ensure sufficient oversight, regulatory compliance, reporting accuracy, and program continuity through project closeout in 2030.

## 2. Combined Administrative + Program Delivery Budget (2025-2030)

Administrative costs (10% cap) are **separate and distinct** from program delivery costs, which are **soft costs tied directly to individual HOME units** under **§92.206(d)** (e.g., inspector fees, work write-ups, environmental file prep, homeowner eligibility, construction oversight).

This table summarizes how both categories will function over the 5-year program.

**A. Administrative Costs (10% Allowable) – Total: \$135,449**

<b>Admin Category</b>	<b>Total 5-Year Cost Projection</b>	<b>Annual Average</b>	<b>HOME Citation</b>
Program Management & Oversight	\$32,000	\$6,400/year	§92.207(a)
Financial Administration & IDIS Compliance	\$28,000	\$5,600/year	§92.207(b)
Monitoring & Regulatory Compliance	\$22,500	\$4,500/year	§92.207(a)(3)
Staff Training & Professional Development	\$7,500	Variable	§92.207(d)
General Administrative Support	\$18,500	\$3,700/year	§92.207(a)(1)
Procurement & Contractor Oversight	\$12,000	\$2,400/year	§92.207(b)(1)
Policy Development, Recordkeeping & Reporting	\$8,949	\$1,790/year	§92.207(a)(4)
<b>TOTAL ADMINISTRATIVE COSTS</b>	<b>\$135,449</b>	—	<b>≤10% cap</b>

**B. Program Delivery Costs (Soft Costs) – Total for Project: \$51,000**

Program delivery costs support direct project implementation and are **NOT counted toward the 10% admin cap.**

<b>Program Delivery Activity</b>	<b>Total 5-Year Cost Projection</b>	<b>Annual Average</b>	<b>HOME Citation</b>
Third-Party Inspector Costs (11 units × \$1,000)	\$11,000	Based on unit schedule	§92.206(d)(1)
Environmental File Preparation & Coordination	\$6,000	\$1,200/year	§92.206(d)(2)
Work Write-Ups, Scopes, Cost Estimates	\$12,000	\$2,400/year	§92.206(d)(1)

<b>Program Delivery Activity</b>	<b>Total 5-Year Cost Projection</b>	<b>Annual Average</b>	<b>HOME Citation</b>
Construction Oversight & Progress Monitoring	\$15,000	Workload-dependent	§92.206(d)(3)
Homeowner Eligibility & Occupancy Verification	\$7,000	\$1,400/year	§92.206(d)(4)
<b>TOTAL PROGRAM DELIVERY COSTS</b>	<b>\$51,000</b>	—	Not capped

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**C. Combined 5-Year Administrative + Program Delivery Budget**

<b>Category</b>	<b>Total 5-Year Cost</b>
Administrative Costs (capped at 10%)	<b>\$135,449</b>
Program Delivery Costs (project soft costs)	<b>\$51,000</b>
<b>TOTAL NON-CONSTRUCTION, NON-DEVELOPER EXPENSES</b>	<b>\$186,449</b>

These categories ensure:

- Full compliance with **HOME admin caps**
- Clear separation between **admin** and **project delivery**
- Transparency for monitoring
- Multiyear capacity to support 11 HOME units through completion and closeout

## Developer Fee

The inclusion of a developer fee is essential to ensuring the successful delivery, financial accountability, and long-term sustainability of the HOME-funded rehabilitation and reconstruction program. As the developer, I-CARE, Inc. assumes substantial responsibilities and financial risk throughout the project lifecycle—responsibilities that extend well beyond basic administrative or program delivery functions. The developer fee compensates I-CARE for undertaking these duties and ensures organizational capacity to deliver a complex, multi-year project that fully complies with 24 CFR Part 92 and the City of Statesville’s HOME Program standards.

I-CARE’s developer responsibilities include:

- **Planning, structuring, and managing the development budget**, ensuring alignment with HOME subsidy limits and cost reasonableness requirements;
- **Procurement and oversight of contractors**, ensuring competitive solicitation, code compliance, and adherence to HOME property standards;
- **Coordinating environmental review milestones**, historic preservation requirements, and state/local regulatory documentation;
- **Managing construction oversight**, addressing unforeseen site conditions, negotiating change orders, and resolving contractor performance issues;
- **Ensuring full compliance with §92.251 Property Standards**, including conducting final inspections, quality control, and certification of completed work;
- **Assuming financial and performance risk**, including potential delays, cost overruns, or federal monitoring findings;
- **Coordinating homeowner engagement**, including eligibility, access agreements, and final acceptance of rehab work;
- **Managing long-term affordability and resale requirements**, ensuring all HOME resale/recapture provisions are documented and properly enforced;
- **Completing all reporting obligations**, IDIS coordination, audit documentation, and HUD monitoring preparation.

## Nonprofit Sustainability & Capacity

As a nonprofit Community Action Agency with a 60-year history of serving low-income households, I-CARE relies on diversified revenue sources to maintain the staffing, technical expertise, and administrative infrastructure required to implement high-quality housing rehabilitation programs. Unlike for-profit developers, nonprofit agencies do not generate earnings through traditional development margins. Instead, developer fees play a critical role in sustaining nonprofit housing capacity, allowing organizations like I-CARE to:

- **Retain skilled construction management and compliance personnel**
- **Invest in staff training on HUD regulations, environmental requirements, and rehabilitation best practices**
- **Maintain internal financial management systems necessary for multi-year federal grants**

- **Strengthen organizational stability, ensuring capacity to address unexpected project needs**
- **Reinvest in mission-aligned housing and community development activities**
- **Build long-term development expertise that can permanently benefit the City and its low-income residents**

Developer fees are one of the few HUD-allowable mechanisms for nonprofit organizations to build sustainable development capacity. Without them, federally funded housing programs place financial strain on nonprofits—limiting their ability to grow, scale, or maintain the professional services required to deliver compliant and high-quality rehabilitation projects.

The proposed developer fee is reasonable, customary, and aligned with best practices nationally and in North Carolina, where HOME developer fees typically range from 5–10% of total development cost. I-CARE’s fee falls below this range and reflects the complexity of an 11-unit rehabilitation and reconstruction program.

# **CITY COUNCIL ACTION REQUEST**

**TO:** Ron Smith, City Manager  
**FROM:** Erika Martin, AICP, Planning Director  
**DATE:** 4/24/2026 8:00 AM

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**ACTION NEEDED ON:** May 11, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Conduct a public hearing for Text Amendment-02 (TA26-02) and consider approving the first reading of the ordinance with the batch 1 text changes to the Unified Development Code.**

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### **1. Summary of Information:**

- **Adult/Child Home Daycare:** Residential daycare capacity is currently limited by locally established numerical caps that conflict with the state's requirements. The proposed text amendment will simply require conformance with the requirements of the North Carolina Department of Health and Human Services.
- **Electronic Signage for Public Use Facilities:** Electronic signage is currently allowed in all commercial districts except for the Central Business (CB) district and Central Business Perimeter (CBP) district. The proposed text amendment will allow public use facilities in the CBP district to utilize Light-Emitting Diode (LED) signage, while keeping such signage from the CB district.
- **Innovation & Flexibility (IF) District:** The UDC is antiquated and may inadvertently discourage proposals that may be in alignment with the 2045 Comprehensive Plan, strategic initiatives of the City, or innovative uses. The proposed text amendment creates opportunities for a conditional zoning district that provides pre-determined flexibility and allows a broad mix of compatible uses or a vital singular use.
- **Public Training Facilities:** The UDC has a minimum distance of 100 ft from Public Training Facilities to residential property lines. The proposed text amendment would revise the measurement from the property line to existing residential structures.
- **Small Scale Mixed Use:** The UDC discourages small-scale mixed-use development (commercial on the bottom floor with upper story residential). The proposed amendment encourages infill, mixed residential by providing a by-right path forward and relaxing requirements for often-constrained sites.
- **Small-Scale Multifamily:** The UDC has provisions for duplexes, requiring the lot size to be significantly greater than the requirements for single-family residential. The UDC is silent on triplexes and considers four (4) or more units to be multi-family or townhomes. The proposed text amendment provides a by-right path forward for infill, missing middle housing.

- Townhomes & Apartments: The UDC provides an option for projects of 4 or more units to obtain a Special Use Permit or a Conditional Rezoning. The proposed text amendment would change the process to Conditional Rezoning to allow community input and more flexible consideration by the City Council.
- Special Use Permits: Special Use Permits are conducted through an evidentiary hearing in which public input is severely limited and facts are reviewed based on criteria established by the state. The proposed amendment would have the Board of Adjustment (instead of City Council) review certain uses to ensure properties are not adversely impacted in accordance with state law.

**2. Previous Council or Relevant Actions:**

NA

**3. Strategic Initiatives Supported/Impacted:**

**Developing Our City:** N/A

**Connecting Our City:** Invest in services and critical public infrastructure to align with land use plan goals and accommodate future growth citywide.

**Connecting Our Communities:** Promote the development of a range of housing types throughout our community and housing stability for residents.

**Strategic Plan Values:** We value Quality and Creativity

These amendments support the City’s strategic goals by promoting economic investment, expanding housing options, enhancing neighborhood livability, and improving transparency and efficiency in the development review process. Collectively, they modernize the Unified Development Code, align local regulations with state law, and implement the vision of the Comprehensive Plan through more flexible, predictable, and context-sensitive development standards.

**4. Budget/Funding Implications:**

NA

**5. Consequences for Not Acting:**

Current regulations will remain in place.

**6. Department Recommendation:**

Planning Board tabled this item at their March 24, 2026, meeting. Staff recommends Option 1, approval as presented or Option 2, approval with modifications.

**7. Manager Comments:**

Recommend in favor of these amendments.

**8. Next Steps:**

The second reading will be held on June 1, 2026.

**9. Attachments:**

1. AmendedTextandTable
2. Ordinance for TA26-02 Batch 1
3. Consistency Statements TA26-02

# City of Statesville Staff Proposed Text Amendments – Batch One

## Key

New text = Yellow highlight

Removed text = Red strikethrough

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## Townhomes from Special Use Permit to Conditional Rezoning

### Article 2. – Development Review Process

#### Section 2.10 – Special Use Permits

##### B. Applicability

1. Special Use Permits for those uses listed in Table 3-1 may be issued by the ~~City Council~~ Board of Adjustment after review and ~~recommendation~~ confirmation by the Technical Review Committee that the UDC has been met. In rendering a decision, the ~~City Council~~ Board of Adjustment shall hold an evidentiary hearing and follow applicable quasi-judicial proceedings.
- ~~2. Special use permits for multi-family and townhome developments may be issued by the City Council after review and recommendation by the Technical Review Committee. In rendering a decision, the City Council shall hold an evidentiary hearing and follow applicable quasi-judicial proceedings.~~

### Article 3. – Zoning

#### Section 3.04 - Zoning District Regulations

Table 3-1 lists the principal uses allowed within zoning districts, ~~and~~ uses permitted by Special Use Permits, and uses permitted with a Conditional Rezoning.

All uses are subject to the standards and regulations within this Code.

#### A. Permitted Uses

A "P" indicates the listed use is allowed by-right within the respective zoning district. Note that some **additional requirements** ~~conditions~~ may be established pursuant to Article 5 **or 6** of this Code.

#### B. Special Uses

A "S" indicates the listed use is allowed within the respective zoning district only after review and approval of a Special Use Permit. Note that some **additional requirements** ~~conditions~~ may be established pursuant to Article 5 **or 6** of this Code.

#### C. Supplemental Regulations

A "SR" indicates the listed use is allowed within the respective zoning district if additional requirements are met. **Wherever any "SR" provision conflicts with local regulation within the UDC, the use-specific requirement shall govern as ~~only after review and approval by City Staff. Note that conditions for some of these uses are~~ established in Article 5 or 6 of this Code. In addition to the "SR" all other applicable provisions of the UDC shall apply.**

#### D. Performance Standards

A "PS" indicates that performance standards have been established in Article 5 **or 6** of this Code. **Wherever any "PS" provision conflicts with local regulation within the UDC, the use-specific requirement shall govern. In addition to the "PS" all other applicable provisions of the UDC shall apply.**

#### E. Prohibited Uses

An empty cell indicates the listed use is not allowed within the respective zoning district, unless otherwise expressly allowed within this Code.

#### F. ~~Reserved.~~ **Conditional**

A “CZ” indicates that the use may be permitted with specific conditions that limit or shape how a property can be developed. Note that additional requirements for some of these uses are established in Article 5 or 6 of this Code. In addition to any conditions placed on the property, all other applicable provisions of the UDC shall apply.

### **Section 3.04 - Zoning District Regulations**

Development within the jurisdiction, including Extraterritorial Jurisdiction (ETJ), shall be consistent with the purposes and standards of the applicable zoning district and all applicable provisions of this Code.

#### **Table 3-1: Use Matrix**

- X — Permitted
- SR — Supplemental Regulations
- SP — Special Use Permit
- PS — Performance Standards
- CZ – Conditional Zoning

### **Article 6. – Development Standards**

#### **Section 6.02 - Density and Dimensional Standards**

##### **B. Residential Density**

##### **2. Multi-Family and Townhomes**

R-8MF maximum nine (9) units per acre for multi-family or townhomes.

All other districts that permit multi-family or townhomes may have a maximum of (20) units per acre.

- a. Parking should be alley-loaded or as a rear parking lot. If front loaded parking is desired, a minimum width of 10ft of retained pervious (grass or landscaped) area shall be required between driveways.
- b. No more than eight (8) townhouse dwelling units shall be constructed in any single continuous row.

~~Townhome units may be increased up to nine (9) units per acre with a Special Use Permit and must meet the following criteria:~~

- ~~c. A Class "C" fifteen-foot buffer will be provided along adjacent residentially-zoned properties.~~
- ~~d. Development will be designed to connect internal streets.~~
- ~~e. Internal and external streets will provide curb, gutter, sidewalks and street trees whether public or private.~~
- ~~f. Entrance to development will be landscaped.~~
- ~~g. Amenities such as walking trails, playgrounds, pools, picnic shelters and community centers will be located centralized in the development.~~
- ~~h. Mix of materials such as brick, stone, stucco, hardi plank and vinyl and architectural features such as gable roof, porches, balconies, variation of height and depth will be provided in elevations.~~
- ~~i. Driveways or streets shall connect to adjoining properties to minimize number of driveways.~~
- ~~j. Development must meet the required Findings of Fact per Section 2.10, Special Use Permits.~~
- ~~k. If requested through conditional zoning, the requirements of this section shall be met and a Special Use Permit is not required.~~

~~R-5MF maximum sixteen (16) units per acre for multi-family.~~

~~Townhome units may be increased up to twenty (20) units per acre with a Special Use Permit and must meet the following criteria:~~

- ~~a. A Class "C" fifteen-foot buffer will be provided along adjacent residentially-zoned properties.~~
- ~~b. Development will be designed to connect internal streets.~~
- ~~c. Internal and external streets will provide curb, gutter, sidewalks and street trees whether public or private.~~
- ~~d. Entrance to development will be landscaped.~~
- ~~e. Amenities such as walking trails, playgrounds, pools, picnic shelters and community centers will be located centralized in the development.~~

- ~~f. Mix of materials such as brick, stone, stucco, hardi plank and vinyl and architectural features such as gable roof, porches, balconies, variation of height and depth will be provided in elevations.~~
- ~~g. Driveways or streets shall connect to adjoining properties to minimize number of driveways.~~
- ~~h. Development must meet the required Findings of Fact per Section 2.10, Special Use Permits.~~
- ~~i. If requested through conditional zoning, the requirements of this section shall be met and a Special Use Permit is not required.~~

### **3. Small-Scale Mixed Use**

- a. Lot size for upper story residential shall be under one (1) acre total site disturbance.
- b. No minimum lot size or width.
- c. Shall not exceed the height limits for the district.
- d. Front and corner yard setbacks for such buildings may be reduced to 10ft if parking is provided to the side or rear.
- e. Side setbacks and rear setbacks may be reduced to 5 ft.
- f. Off-street parking minimum may be reduced by 50%. On-street parking may be provided if approved by the Director of Public Works or City Engineer.
- g. Buffer yards are not required. However, any mechanical equipment and dumpsters shall be screened with vegetation or an opaque fence or wall.
- h. No common open space shall be required.
- i. The building shall contain at least one (1) permissible use listed in the B-1 zoning district on the ground floor and at least (1) one upper-story residential unit.

### **4. Small-Scale Multifamily**

Development must be on a site under one (1) acre or under one (1) acre total site disturbance that is comprised of lot(s) of record that existed on or before May 11, 2026.

- a. No minimum lot width.

- b. Small-scale attached residential may be in multiple forms; such as, but not limited to stacked, side-by-side row style, double-duplexes, fourplexes, converted homes, house-scale multifamily, and accessory dwelling units. However, such forms shall not exceed the height dimensions for the district.
  - c. Shall not exceed four (4) units per existing lot. Upon site plan approval, units may be subdivided into conforming lots or remain on one lot.
  - d. Must meet the setbacks of the underlying zoning district (side setback shall be met for end units, 0' setback for units sharing a wall).
  - e. Parking shall be located on a small parking pad behind the unit, in a garage with a minimum width of 10ft of retained pervious (grass or landscaped) area between driveways, or on a driveway (or shared driveway) with a minimum width of 10ft of retained pervious (grass or landscaped) area between driveways.
  - f. Buffer yards are not required. However, any mechanical equipment and dumpsters shall be screened with vegetation or an opaque fence or wall.
  - g. No common open space shall be required.
- 

## Section 9.02 – Definitions

Dwelling Unit - Multi Family - a building or portion thereof used or designed for ~~three (3)~~ five (5) or more dwelling units; the term includes apartments, townhomes, and condominiums.

Dwelling Unit, Small-Scale Multi-Family- a structure composed of two (2), three (3), or four (4) dwelling units on the same parent parcel. Also, known as missing middle housing, mansion apartments, small footprint apartments, duplex (side by side or stacked), triplex, fourplex, accessory dwelling units, or quadplexes.

Dwelling Unit, Small-Scale Mixed Use- a dwelling unit or units located on a floor above a non-residential use(s) on the ground floor. May include live-work buildings (built to residential code in which the operator lives and works in the same unit) or commercial with upper-story residential.

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# **LED Sign Regulations for Public Use Facilities in the CBP zoning district**

## **Article 6. – Development Standards**

### **Section 6.07 – Sign Regulations**

#### **R. Sign Standards for the CB, CBP, Municipal Service and H-115 Districts**

##### **2. Signs prohibited in the CB, CBP, Municipal Service and H-115 Districts.**

**The following signs shall be prohibited:**

- a. Signs listed in Section H.
- b. Any sign designed to be internally illuminated whether or not it has any electrical or mechanical components that create internal lighting, (halo signs shall be permitted in the CBP District). ~~However, internally illuminated signs are permitted in the H-115 District.~~ However, internally illuminated signs in the H-115 District and LED signs in the CBP for public use facilities shall be permitted.
- c. Billboards.
- d. Signs placed or extending over right-of-way except as otherwise regulated below.

#### **S. Houses of Worship, Schools, Daycare Centers, and Public Use Facilities**

Houses of Worship, Schools, and Daycare Centers ~~and Public Use Facilities~~ are permitted to have changeable copy LED monument sign in all zoning districts except for the CB and CBP zoning district, ~~with the exception of Public Use Facilities in the CBP zoning district~~, but shall be subject to the following conditions:



- 1. The changeable copy portion of the sign may consist of up to one hundred percent (100%) of the total area of the permitted monument sign, the sign cannot

be a flashing, fluttering or a rotating sign. The copy area of the monument sign for Churches, Schools, Daycares and Public Use Facilities are allowed to be thirty-two (32) square feet; All other requirements for monument signs are as stated in the UDC.

2. The text on the changeable copy area cannot change more than once every fifteen (15) seconds. There may be no scrolling of messages from left to right or top to bottom;

3. All signs must be equipped with a dimmer control and photocell that automatically adjusts the display's intensity according to natural ambient light conditions. No electronic message board shall be brighter than is necessary for clear and adequate visibility, and shall not exceed a maximum of five thousand (5,000) Nits during daytime hours (sunrise to sunset) and five hundred (500) Nits during nighttime hours (sunset to sunrise).

~~5.~~ The sign surround shall be clad in brick, stone or stucco matching the principal building.

4. The sign surround shall be clad in brick, stone or stucco matching the principal building.

~~6.~~ No sign shall be located closer than ten (10) feet to any adjacent lot line. A minimum fifteen-foot side-yard setback shall be required if the side lot line abuts a residential district.

5. No sign shall be located closer than ten (10) feet to any adjacent lot line. A minimum fifteen-foot side-yard setback shall be required if the side lot line abuts a residential district.

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## **Adult/Child Home Daycare**

### **Article 9. – Definitions**

#### **Section 9.02 - Definitions**

*Adult/Child Home Day Care* - a residence within which child or adult care and supervision is provided for less than a twenty-four (24) hour period. ~~A family~~

~~childcare home is allowed to provide care for one (1) of the following groups of children, including the operator's own preschool-age children and excluding the operator's own school-age children up to thirteen (13) years of age:~~

~~A. A maximum of eight (8) children, with no more than five (5) children who are from birth to five (5) years of age, plus three (3) school-age children.~~

~~B. A maximum of three (3) children from birth to twenty-four (24) months of age, plus three (3) children from two (2) to five (5) years of age and three (3) school-age children up to thirteen (13) years of age, for a total of nine (9) children.~~

~~C. A maximum of ten (10) children if all children are older than twenty-four (24) months of age.~~

~~Adult care is limited to five (5) adults, unrelated to the caregiver. The childcare or adult care center must meet the requirements of the North Carolina Department of Health and Human Services. in regard to parking, handicap access, building code, fire code, and sanitation.~~

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## **Public Training Facility Regulations**

### **Article 5. – Supplemental Regulations/Performance Standards for Specific Uses**

#### **Section 5.04 – Primary Uses and Structures**

##### **S. Schools**

3. Specific standards, Public Safety Training Facility. May be permitted subject to the following:

- a. Permitted as part of a College, University, Community College land use within the Light Industrial (LI) general use zoning district only.
- b. Land Uses shall be limited to: administrative buildings, classroom/lab training and testing facilities, physical ability test/training including outdoor exercise facilities (including locker room and shower facilities), fire training facilities (burn building, confined spaces, vehicle/airplane fire, fuel fire,

rescue training, etc.), emergency medical training, vehicle extraction training, indoor shooting range, car driving facility (competency course, precision, evasive action, etc.), and customary accessory uses (maintenance garage storage, etc.).

c. Setbacks: Individual training facilities shall observe the following:

i. Driving facility/track: one hundred (100) feet minimum from ~~all~~ **property lines** existing residential structures.

ii. Indoor shooting facility: two hundred (200) feet minimum from ~~all~~ **property lines** existing residential structures.

iii. Burn tower/fire training activities: three hundred (300) feet minimum from ~~all~~ **property lines** existing residential structures.

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## **Innovation & Flexibility (IF) District**

### **Article 3. – Zoning**

#### **A. Base Zoning Districts**

To carry out the purpose and intent of this Code and provide for the orderly growth and development, the jurisdiction of the City is hereby divided into the following zoning districts:

RA Residential Agricultural District

R-20 Suburban Residential District

R-15 Urban Fringe Low Density Residential District

R-15M Urban Fringe Low Density Residential/Manufactured Housing District

R-10 Urban Low Density Residential District

R-10M Urban Low Density Manufactured Housing Residential District

R-8 Medium Density Single-Family Residential District

R-8M Medium Density Single-Family/Manufactured Housing Residential District

R-8MF Medium Density Multi-Family Residential District

R-5 High Density Single-Family Residential District

R-5M High Density Single-Family/Manufactured Housing Residential District

R-5MF High Density Multi-Family Residential District

O-1 Office Single Lot District

O & I-2 Office and Institutional Complex District

B-1 Neighborhood Service District

B-2 Neighborhood Business District

B-3 Shopping Center Business District

B-4 Highway Business District

B-5 General Business District

CB Central Business District

CBP Central Business Perimeter District

LI Light Industrial District

HI Heavy Industrial District

HD Historic District Overlay

PUD Planned Unit Development District

H-115 Highway 115/Shelton Avenue Corridor District

**IF Innovation & Flexibility District**

### 3.04 Zoning Districts

#### AA. Innovation & Flexibility (IF) District

<p><b>Purpose:</b> The <b>Innovation &amp; Flexibility District</b> is intended to encourage creative, adaptable development that supports emerging uses, creative entrepreneurship, evolving business models, and/or strategic higher-density residential opportunities. The district provides a flexible regulatory framework that allows a broad mix of compatible uses or a vital singular use. Development within the district should promote innovation, collaboration, and economic growth while allowing creativity in site design, building form, and land use to accommodate changing market conditions, support housing choice, and deliver vibrant, places within the City.</p> <p><b>Authorized Uses:</b> Uses permitted in this zoning district shall be limited through the Conditional Rezoning process. Uses not expressly listed in the permitted use table may also be considered through the IF district.</p>	Minimum Lot Size	Determined through CZ
	Minimum Lot Width (at front setback line)	Determined through CZ
	Front Setback	Determined through CZ
	Corner Lot Setback (lot with frontage on 2 streets)	Determined through CZ
	Side Setback	Determined through CZ
	Rear Setback	Determined through CZ
	Maximum Height Limit	Determined through CZ
<p><b>Development Notes:</b></p> <ol style="list-style-type: none"> <li>The Concept Plan with written conditions (or written conditions only) shall address: <ul style="list-style-type: none"> <li>Density and Dimensional Standards</li> <li>Parking Standards</li> <li>Landscape &amp; Fencing Standards</li> <li>Lighting Standards</li> <li>Open Space Standards</li> <li>Sign Regulations</li> <li>Design Standards</li> <li>Street Cross-sections</li> </ul> </li> <li>Development may deviate from any local land use and development regulations (with the exception of flood damage prevention, erosion and sedimentation control, stormwater, fire code, and applicable state and federal regulations) expressly requested by the Applicant through the Conditional Zoning process and agreed upon by the City Council.</li> <li>The proposal shall include a purpose statement that clearly demonstrates alignment with the City's Comprehensive Land Use Plan.</li> </ol>		

Use	R-A	R-20	R-15	R-15M	R-10	R-10M	R-8	R-8M	R-8MF	R-5	R-5M	R-5MF	O-1	O&L-2	B-1	B-2	B-3*	B-4*	CB	CBP/H-115	B-5	LI	HI	IF	
Accessory uses and structures,	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	CZ
Accounting office																									CZ
Adult/Child Home Day Care,	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	X	X		X									CZ
Adult Care Center, Section 5.04	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	X	X	X	X									CZ
Adult uses, Section 5.04																									CZ
Advertising agencies													X	X		X									CZ
Airports/Heliports																									CZ
Alcoholic beverage stores																	X								CZ
Amusement arcades, pool halls & billiards (indoor), Section 5.04																X	X		SR	SR					CZ
Amusement parks, Section 5.04																		SR							CZ
Animal hospital, large Section 5.04	SR																								CZ
Animal hospital, small Section															SR	SR	SR	SR							CZ
Animal husbandry	X	X																							CZ
Antique shops															X	X	X	X	X	X	X	X	X	X	CZ
Apparel and footwear																X	X	X	X	X	X	X	X	X	CZ
Appliances < 5000 sq. ft.																X	X	X	X	X	X	X	X	X	CZ
Appliances > 5000 sq. ft.																X	X	X	X	X	X	X	X	X	CZ
Aquariums																	X	X	X	X	X	X	X	X	CZ
Arboreta (see cultural facilities)																									CZ
Architect offices													X	X		X									CZ
Armories																									CZ
Art galleries																X	X	X	X	X	X	X	X	X	CZ
Arts and graphics supplies													X	X	X	X	X	X	X	X	X	X	X	X	CZ
Art studio													X	X	X	X	X	X	X	X	X	X	X	X	CZ
Asphalt, Cement, Concrete, Gypsum, Plaster manufacturing/																									CZ
Auction houses (indoor)																X									CZ
Automatic bank tellers															X	X	X	X	X	X	X	X	X	X	CZ
Auditors and bookkeepers													X	X		X									CZ
Auto rental																									CZ
Auto sales and service																									CZ
Auto, truck, boat, motorcycle &																									CZ
Automotive supplies, retail sale																									CZ
Bakeries																X	X	X	X	X	X	X	X	X	CZ
Bakeries, wholesale																X	X	X	X	X	X	X	X	X	CZ
Banks and finance companies (branch services < 2,000 sq. ft.)													X	X	X	X	X	X	X	X	X	X	X	X	CZ
Baseball hitting ranges, Section																									CZ
Beauty salons, Barber shops & Spa													X	X	X	X	X	X	X	X	X	X	X	X	CZ
Bedding & Carpet Manufacturing,																									CZ
Bed and breakfast, tourist homes,	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR									CZ
Bicycle repair shops																									CZ
Bicycle sales and service																									CZ
Bio-Fuel Plant, Section 5.05																									CZ
Blueprinters and drafting supplies																									CZ
Boarding/ rooming houses,												S	S	S	S	S									CZ
Boat sales and repair																									CZ
Book and stationary stores																									CZ
Botanical gardens (See cultural																									CZ

Use	R-A	R-20	R-15	R-15M	R-10	R-10M	R-8	R-8M	R-8MF	R-5	R-5M	R-5MF	O-1	O&L-2	B-1	B-2	B-3*	B-4*	CB	CBP/H-115	B-5	LI	HI	IF
Bottling plants, Section 5.05																					PS	PS	PS	CZ
Bowling lanes																			X		X			CZ
Breweries w or w/o taprooms																					X	X	X	CZ
Brewpubs																					X	X	X	CZ
Brick, tile and pottery yards																					X	X	X	CZ
Building cleaning and																					X	X	X	CZ
Bus garages/ shelters, Section																					SR	X	X	CZ
Bus terminals																					X	X	X	CZ
Cabinet shops																					X	X	X	CZ
Camera and photo supplies																					X	X	X	CZ
Camps (nonprofit associations),	X	X	SR	SR																				CZ
Camps, Recreational vehicle,	SR																	SR			SR			CZ
Candy, nut and confectionery																					X			CZ
Candy manufacturing, Section																					PS	PS	PS	CZ
Canvas goods manufacturing,																					PS	PS	PS	CZ
Cardboard containers																								CZ
Car wash																					X	X	X	CZ
Car wash, accessory to auto																					X	X	X	CZ
service station within enclosed																								CZ
Car wash, hand wash																					X	X	X	CZ
Case goods, Section 5.05																						PS	PS	CZ
Cemetery, human mausoleum,	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	CZ
Cemetery Animal, Section 5.04																					SR	SR	SR	CZ
Chemical manufacturing, Section																							SP	CZ
Child care center, Section 5.02																								CZ
Child care centers, Section 5.04	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	X	X	X	CZ
Child Care, Drop-In/ Short-term,																								CZ
Child/Adult Home Daycare,	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	CZ
Churches, See Houses of Worship																								CZ
Churches, carnival and fairs, Section																								CZ
Circus, carnival and fairs, Section																								CZ
Clothing and textile																						PS	PS	CZ
Clubs, Civic and Private, Section	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	CZ
Collector vehicle sales																								CZ
Community centers, Section 5.04	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	X	X	X	CZ
Communication tower, Section	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	X	X	X	CZ
Computer and data processing																								CZ
Congregate living facility, Section	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	X	X	X	CZ
Construction Trailers and Mobile																								CZ
Construction Offices, Section 5.03	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	CZ
Consultants, management																								CZ
Contractor's office No outside																					X	X	X	CZ
storage of equipment or material																								CZ
Contractor's office, including yard																					X	X	X	CZ
maintenance and outside storage																								CZ
Convenience stores, Section 5.04																								CZ
Correctional facilities, Section 2.10																						SP	SP	CZ
Country clubs	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	CZ
Crematorium accessory to funeral																					SR	SR	SR	CZ
Cultural facilities	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	CZ
Customary home occupations,	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	CZ

Use	R-A	R-20	R-15	R-15M	R-10	R-10M	R-8	R-8M	R-8MF	R-5	R-5M	R-5MF	O-1	O&L-2	B-1	B-2	B-3*	B-4*	CB	CBP/H-115	B-5	LI	HI	IF	
Dairy bars																									CZ
Dairy, meat and seafood markets																									CZ
Dairy, meat and seafood processing and distribution,																									CZ
Dance schools or classes, Section	SR	SR	SR				SR																		CZ
Delicatessens																									CZ
Dental manufacturing, Section																									CZ
Department stores																									CZ
Designer studios																									CZ
Detective agencies																									CZ
Dance Clubs																									CZ
Distillation of bones, Section 2.10																									CZ
Distilleries																									CZ
Discount stores																									CZ
Disassembly plant																									CZ
Dormitories, Section 5.02	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	X	X	X	X	X	X	X	X	X				CZ
Dressmaking shop																									CZ
Drinking establishments																									CZ
Drive-in theatre																									CZ
Drug stores (prescription drugs)													X												CZ
Drug stores																X									CZ
Dry cleaners, large																	X	X	X	X	X				CZ
Dry cleaners, small																	X	X	X	X	X				CZ
Dry cleaning and laundry pickup																									CZ
Dry cleaning plants, Section 5.05																									CZ
Dwelling Unit																									CZ
Single-family — refer to Sec. 5.04 and 6.02		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	SR	SR				CZ
Access ory Unit— refer to Sec. 5.02(C )		SR	SR	SR	SR	SR	SR																		CZ
Duplex — refer to Sec. 6.02													X	X	X	X									CZ

	R-A	R-20	R-15	R-15M	R-10	R-10M	R-8	R-8M	R-8MF	R-5	R-5M	R-5MF	O-1	O&I-2	B-1	B-2	B-3*	B-4*	CB	CBP/H-115	B-5	LI	HI	IF	
Duplex — Corner lot/2 facade 5— refer to Sec. 6.02								SR	SR		SR	SR								SR	SR				CZ
Small scale mixed use- Refer to 6.02				SR		SR		SR	SR	SR		SR	SR	SR	SR	SR	SR	SR	SR						CZ
Small scale multi- family- refer to 6.02								SR	SR	SR		SR	SR	SR	SR	SR	SR		SR		SR				CZ
Town home — refer to Sec. 5.04(Y, Z) prohib ited along US and NC Routes								SR/CZ	SR/ <del>SP</del> CZ	SR/CZ	SR/CZ	SR/ <del>SP</del> CZ	SR/ <del>SP</del> CZ	SR/ <del>SP</del> CZ	SR/ <del>SP</del> CZ	SR/ <del>SP</del> CZ	SR/ <del>SP</del> CZ	SR/ <del>SP</del> CZ	SR/ <del>SP</del> CZ		SR	SR			CZ







	Use	R-A	R-20	R-15	R-15M	R-10	R-10M	R-8	R-8M	R-8MF	R-5	R-5M	R-5MF	O-1	O&I-2	B-1	B-2	B-3*	B-4*	CB	CBP/H-115	B-5	LI	HI	IF															
Jewelry and button manufacturing, Section 5.05																										PS	PS	CZ												
Jewelry stores																													PS	PS	CZ									
Junkyards, automobile graveyard, Section 2.10																														SP	CZ									
Kennels, Section 5.05																													PS	PS	CZ									
Knitting mills, Section 5.05																													PS	PS	CZ									
Labs, research Section 5.04																													SR	SR	CZ									
Landfills, Beneficial			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	CZ								
Landfills, Class A, Section 2.10																													SP	SP	CZ									
Landfills, Class B, Section 2.10																													SP	SP	CZ									
Landfills, Clean Material, Section 5.04																													SR	SR	SR	CZ								
Laundry, coin- operated (automatic)																																CZ								
Lawn and garden care services																																X	CZ							
Lawn and garden supplies																																X	CZ							
Leather products, manufacturing, Section 5.05																																PS	PS	CZ						
Legal services																																		CZ						
Libraries (See cultural facilities)																																		CZ						
Life care treatment facility																																			CZ					
Linen and uniform supply services																																			X	CZ				
Liquor stores																																				CZ				
Livestock sales, Section 2.10																																				SP	SP	CZ		
Locksmith																																					CZ			
Luggage manufacturing, Section 5.05																																				PS	PS	CZ		
Lumber and building material sales																																					X	CZ		
Machine and welding shops, Section 5.05																																					PS	PS	CZ	
Machine tools, Section 5.05																																					PS	PS	CZ	
Mail order offices (no pick-up/delivery)																																						X	CZ	
Mail order offices																																						X	CZ	
Manufactured home park, Section 5.04			SR																																				SR	CZ
Manufactured or mobile homes and recreational vehicle sales, minimum lot size 40,000 sq. ft.																																							X	CZ
Manufacturer's showrooms																																							X	CZ
Meatpacking plants																																							X	CZ
Medical and dental offices excluding primary treatment of drug, alcohol, psychotic																																							X	CZ







Use	R-A	R-20	R-15	R-15M	R-10	R-10M	R-8	R-8M	R-8MF	R-5	R-5M	R-5MF	O-1	O&L-2	B-1	B-2	B-3*	B-4*	CB	CBP/H-115	B-5	LI	HI	IF		
Colleg e, Univer s-ity, Comm-unity Colleg e		SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR		X	X	X	X	X	X	X	X	SR	CZ	
Sculptor's studio																			X	X	X	X	X	X	CZ	
Seamstress shops																X	X	X	X	X	X	X	X	X	CZ	
Second hand stores and swap shops																		X	X	X	X	X	X	X	CZ	
Service stations																	X	X	X	X	X	X	X	X	CZ	
Sewer treatment plant/facility, Section 5.04		SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR					SR	SR	SR	SR	SR	SR	CZ	
Sheetmetal shops, Section 5.05																							PS	PS	CZ	
Shoe repair and shining																X	X	X	X	X	X	X	X	X	CZ	
Shoe stores																	X	X	X	X	X	X	X	X	CZ	
Shooting/Firing Ranges (Indoor), Section 5.04																							SR	SR	CZ	
Shopping centers 25,000 sq. ft. or less																	X	X	X	X	X	X	X	X	CZ	
Shopping centers 25,000 sq. ft. or greater																	X	X	X	X	X	X	X	X	CZ	
Sign painting shops																						X	X	X	CZ	
Slaughter- houses, stockyards, Section 2.10																								SP	CZ	
Smelting of tin, copper, zinc or iron ores, Section 2.10																								SP	CZ	
Sporting goods stores																	X	X	X	X	X	X	X	X	CZ	
Springs manufacturing, Section 5.05																								PS	PS	CZ
Stables, Section 5.04	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR											CZ	
Stadiums, (see places of assembly)																									CZ	
Stone and clay products manufacturing, no extraction, Section 5.05																								PS	PS	CZ
Surgical manufacturing, Section 5.05																								PS	PS	CZ
Surveyor offices																	X	X	X	X	X	X	X	X	CZ	
Swimming pools, Tennis courts, etc. (see accessory amenities), Section 5.02	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR											CZ	
Tank farms (gas, oil, natural gas, propane), Section 2.10																								SP	CZ	
Tattooing, Body Art																X	X	X	X	X	X	X	X	X	CZ	



ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE, ARTICLE 2 DEVELOPMENT REVIEW PROCESS, SECTION 2.10 SPECIAL USE PERMITS, ARTICLE 3 ZONING, SECTION 3.04 ZONING DISTRICT REGULATIONS, ARTICLE 5 SUPPLEMENTAL REGULATIONS/PERFORMANCE STANDARDS FOR SPECIFIC USES, SECTION 5.04 PRIMARY USES AND STRUCTURES, ARTICLE 6 DEVELOPMENT STANDARDS, SECTION 6.02 DENSITY AND DIMENSIONAL STANDARDS, SECTION 6.07 SIGN REGULATIONS, AND ARTICLE 9 DEFINITIONS, SECTION 9.02 DEFINITIONS**

**TA26-02: Batch 1 Text Amendments**

WHEREAS, a request has been made to amend the Unified Development Code regarding adult/child home daycares, electronic signage, public training facilities, small-scale mixed uses, small-scale multi-family uses, townhome and multi-family uses, processes within the permitted use table, processes related to conditional rezoning and special use permits, creation of Innovation & Flexibility (IF) district, and related definitions.

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of Statesville that the UDC be amended as follows:

**Townhomes from Special Use Permit to Conditional Rezoning**

**Article 2. – Development Review Process**

**Section 2.10 – Special Use Permits**

B. Applicability

1. Special Use Permits for those uses listed in Table 3-1 may be issued by the Board of Adjustment after review and confirmation by the Technical Review Committee that the UDC has been met. In rendering a decision, the Board of Adjustment shall hold an evidentiary hearing and follow applicable quasi-judicial proceedings.

**Article 3. – Zoning**

**Section 3.04 - Zoning District Regulations**

Table 3-1 lists the principal uses allowed within zoning districts, uses permitted by Special Use Permits, and uses permitted with a Conditional Rezoning.

All uses are subject to the standards and regulations within this Code.

A. Permitted Uses

A "P" indicates the listed use is allowed by-right within the respective zoning district. Note that some additional requirements may be established pursuant to Article 5 or 6 of this Code.

#### B. Special Uses

A "S" indicates the listed use is allowed within the respective zoning district only after review and approval of a Special Use Permit. Note that some additional requirements may be established pursuant to Article 5 or 6 of this Code.

#### C. Supplemental Regulations

A "SR" indicates the listed use is allowed within the respective zoning district if additional requirements are met. Wherever any "SR" provision conflicts with local regulation within the UDC, the use-specific requirement shall govern as established in Article 5 or 6 of this Code. In addition to the "SR" all other applicable provisions of the UDC shall apply.

#### D. Performance Standards

A "PS" indicates that performance standards have been established in Article 5 or 6 of this Code. Wherever any "PS" provision conflicts with local regulation within the UDC, the use-specific requirement shall govern. In addition to the "PS" all other applicable provisions of the UDC shall apply.

#### E. Prohibited Uses

An empty cell indicates the listed use is not allowed within the respective zoning district, unless otherwise expressly allowed within this Code.

#### F. Conditional

A "CZ" indicates that the use may be permitted with specific conditions that limit or shape how a property can be developed. Note that additional requirements for some of these uses are established in Article 5 or 6 of this Code. In addition to any conditions placed on the property, all other applicable provisions of the UDC shall apply.

### **Section 3.04 - Zoning District Regulations**

Development within the jurisdiction, including Extraterritorial Jurisdiction (ETJ), shall be consistent with the purposes and standards of the applicable zoning district and all applicable provisions of this Code.

#### **Table 3-1: Use Matrix**

X — Permitted

SR — Supplemental Regulations

SP — Special Use Permit  
PS — Performance Standards  
CZ – Conditional Zoning

## **Article 6. – Development Standards**

### **Section 6.02 - Density and Dimensional Standards**

#### **B. Residential Density**

##### **2. Multi-Family and Townhomes**

R-8MF maximum nine (9) units per acre for multi-family or townhomes.

All other districts that permit multi-family or townhomes may have a maximum of (20) units per acre.

- a. Parking should be alley-loaded or as a rear parking lot. If front-loaded parking is desired, a minimum width of 10ft of retained pervious (grass or landscaped) area shall be required between driveways.
- b. No more than eight (8) townhouse dwelling units shall be constructed in any single continuous row.

##### **2. Small-Scale Mixed Use**

- a. Lot size for upper story residential shall be under one (1) acre total site disturbance.
- b. No minimum lot size or width.
- c. Shall not exceed the height limits for the district.
- d. Front and corner yard setbacks for such buildings may be reduced to 10ft if parking is provided to the side or rear.
- e. Side setbacks and rear setbacks may be reduced to 5 ft.
- f. Off-street parking minimum may be reduced by 50%. On-street parking may be provided if approved by the Director of Public Works or City Engineer.
- g. Buffer yards are not required. However, any mechanical equipment and dumpsters shall be screened with vegetation or an opaque fence or wall.
- h. No common open space shall be required.
- i. The building shall contain at least one (1) permissible use listed in the B-1 zoning district on the ground floor and at least (1) one upper-story residential unit.

##### **3. Small-Scale Multifamily**

Development must be on a site under one (1) acre or under one (1) acre total site disturbance that is comprised of lot(s) of record that existed on or before May 11, 2026.

- a. No minimum lot width.
- b. Small-scale attached residential may be in multiple forms; such as, but not limited to stacked, side-by-side row style, double-duplexes, fourplexes, converted homes, house-scale multifamily, and accessory dwelling units. However, such forms shall not exceed the height dimensions for the district.
- c. Shall not exceed four (4) units per existing lot. Upon site plan approval, units may be subdivided into conforming lots or remain on one lot.
- d. Must meet the setbacks of the underlying zoning district (side setback shall be met for end units, 0' setback for units sharing a wall).
- e. Parking shall be located on a small parking pad behind the unit, in a garage with a minimum width of 10ft of retained pervious (grass or landscaped) area between driveways, or on a driveway (or shared driveway) with a minimum width of 10ft of retained pervious (grass or landscaped) area between driveways.
- f. Buffer yards are not required. However, any mechanical equipment and dumpsters shall be screened with vegetation or an opaque fence or wall.
- g. No common open space shall be required.

**Section 9.02 – Definitions**

Dwelling Unit - Multi Family - a building or portion thereof used or designed for five (5) or more dwelling units; the term includes apartments, townhomes, and condominiums.

Dwelling Unit, Small-Scale Multi-Family- a structure composed of two (2), three (3), or four (4) dwelling units on the same parent parcel. Also, known as missing middle housing, mansion apartments, small footprint apartments, duplex (side by side or stacked), triplex, fourplex, accessory dwelling units, or quadplexes.

- h. Dwelling Unit, Small-Scale Mixed Use- a dwelling unit or units located on a floor above a non-residential use(s) on the ground floor. May include live-work buildings (built to residential code in which the operator lives and works in the same unit) or commercial with upper-story residential.

**LED Sign Regulations for Public Use Facilities in the CBP zoning district**

**Article 6. – Development Standards**

**Section 6.07 – Sign Regulations**

**R. Sign Standards for the CB, CBP, Municipal Service and H-115 Districts**

**2. Signs prohibited in the CB, CBP, Municipal Service and H-115 Districts. The following signs shall be prohibited:**

- a. Signs listed in Section H.
- b. Any sign designed to be internally illuminated whether or not it has any electrical or mechanical components that create internal lighting, (halo signs shall be permitted in the CBP District). However, internally illuminated signs in the H-115 District and LED signs in the CBP for public use facilities shall be permitted.
- c. Billboards.
- d. Signs placed or extending over right-of-way except as otherwise regulated below.

**S. Houses of Worship, Schools, Daycare Centers, and Public Use Facilities**

Houses of Worship, Schools, and Daycare Centers are permitted to have changeable copy LED monument sign in all zoning districts except for the CB and CBP zoning district, with the exception of Public Use Facilities in the CBP zoning district, but shall be subject to the following conditions:



1. The changeable copy portion of the sign may consist of up to one hundred percent (100%) of the total area of the permitted monument sign, the sign cannot be a flashing, fluttering or a rotating sign. The copy area of the monument sign for Churches, Schools, Daycares and Public Use Facilities are allowed to be thirty-two (32) square feet; All other requirements for monument signs are as stated in the UDC.
2. The text on the changeable copy area cannot change more than once every fifteen (15) seconds. There may be no scrolling of messages from left to right or top to bottom;
3. All signs must be equipped with a dimmer control and photocell that automatically adjusts the display's intensity according to natural ambient light conditions. No electronic message board shall be brighter than is necessary for clear and adequate visibility, and shall not exceed a maximum of five thousand (5,000) Nits during daytime hours (sunrise to sunset) and five hundred (500) Nits during nighttime hours (sunset to sunrise).
4. The sign surround shall be clad in brick, stone or stucco matching the principal building.

5. No sign shall be located closer than ten (10) feet to any adjacent lot line. A minimum fifteen-foot side-yard setback shall be required if the side lot line abuts a residential district.
- 

### **Adult/Child Home Daycare**

#### **Article 9. – Definitions**

##### **Section 9.02 - Definitions**

*Adult/Child Home Day Care* - a residence within which child or adult care and supervision is provided for less than a twenty-four (24) hour period. The childcare or adult care center must meet the requirements of the North Carolina Department of Health and Human Services.

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### **Public Training Facility Regulations**

#### **Article 5. – Supplemental Regulations/Performance Standards for Specific Uses**

##### **Section 5.04 – Primary Uses and Structures**

##### **S. Schools**

3. Specific standards, Public Safety Training Facility. May be permitted subject to the following:
    - a. Permitted as part of a College, University, Community College land use within the Light Industrial (LI) general use zoning district only.
    - b. Land Uses shall be limited to: administrative buildings, classroom/lab training and testing facilities, physical ability test/training including outdoor exercise facilities (including locker room and shower facilities), fire training facilities (burn building, confined spaces, vehicle/airplane fire, fuel fire, rescue training, etc.), emergency medical training, vehicle extraction training, indoor shooting range, car driving facility (competency course, precision, evasive action, etc.), and customary accessory uses (maintenance garage storage, etc.).
    - c. Setbacks: Individual training facilities shall observe the following:
      - i. Driving facility/track: one hundred (100) feet minimum from existing residential structures.
      - ii. Indoor shooting facility: two hundred (200) feet minimum from existing residential structures.
      - iii. Burn tower/fire training activities: three hundred (300) feet minimum from existing residential structures.
- 

### **Innovation & Flexibility (IF) District**

#### **Article 3. – Zoning**

##### **A. Base Zoning Districts**

To carry out the purpose and intent of this Code and provide for the orderly growth and development, the jurisdiction of the City is hereby divided into the following zoning districts:

RA Residential Agricultural District

R-20 Suburban Residential District

R-15 Urban Fringe Low Density Residential District

R-15M Urban Fringe Low Density Residential/Manufactured Housing District

R-10 Urban Low Density Residential District

R-10M Urban Low Density Manufactured Housing Residential District

R-8 Medium Density Single-Family Residential District

R-8M Medium Density Single-Family/Manufactured Housing Residential District

R-8MF Medium Density Multi-Family Residential District

R-5 High Density Single-Family Residential District

R-5M High Density Single-Family/Manufactured Housing Residential District

R-5MF High Density Multi-Family Residential District

O-1 Office Single Lot District

- O & I-2 Office and Institutional Complex District
- B-1 Neighborhood Service District
- B-2 Neighborhood Business District
- B-3 Shopping Center Business District
- B-4 Highway Business District
- B-5 General Business District
- CB Central Business District
- CBP Central Business Perimeter District
- LI Light Industrial District
- HI Heavy Industrial District
- HD Historic District Overlay
- PUD Planned Unit Development District
- H-115 Highway 115/Shelton Avenue Corridor District
- IF Innovation & Flexibility District

**3.04 Zoning Districts**

AA. Innovation & Flexibility (IF) District

<p><b>Purpose:</b> The <b>Innovation &amp; Flexibility District</b> is intended to encourage creative, adaptable development that supports emerging uses, creative entrepreneurship, evolving business models, and/or strategic higher-density residential opportunities. The district provides a flexible regulatory framework that allows a broad mix of compatible uses or a vital singular use. Development within the district should promote innovation, collaboration, and economic growth while allowing creativity in site design, building form, and land use to accommodate changing market conditions, support housing choice, and deliver vibrant, places within the City.</p> <p><b>Authorized Uses:</b> Uses permitted in this zoning district shall be limited through the Conditional Rezoning process. Uses not expressly listed in the permitted use table may also be considered through the IF district.</p>	Minimum Lot Size	Determined through CZ
	Minimum Lot Width (at front setback line)	Determined through CZ
	Front Setback	Determined through CZ
	Corner Lot Setback (lot with frontage on 2 streets)	Determined through CZ
	Side Setback	Determined through CZ
	Rear Setback	Determined through CZ
	Maximum Height Limit	Determined through CZ

**Development Notes:**

1. The Concept Plan with written conditions (or written conditions only) shall address:
  - Density and Dimensional Standards
  - Parking Standards
  - Landscape & Fencing Standards
  - Lighting Standards
  - Open Space Standards
  - Sign Regulations
  - Design Standards
  - Street Cross-sections
2. Development may deviate from any local land use and development regulations (with the exception of flood damage prevention, erosion and sedimentation control, stormwater, fire code, and applicable state and federal regulations) expressly requested by the Applicant through the Conditional Zoning process and agreed upon by the City Council.
3. The proposal shall include a purpose statement that clearly demonstrates alignment with the City's Comprehensive Land Use Plan.

**Application of ordinance:** This ordinance shall apply only to applications submitted after the date this ordinance is approved.

This ordinance was introduced for first reading by Council member \_\_\_\_\_, seconded by Council member \_\_\_\_\_, and unanimously carried on the \_\_\_\_\_ day of \_\_\_\_\_, 2014.

AYES:

NAYS:

The second and final reading of this ordinance was heard on the \_\_\_\_\_ day of \_\_\_\_\_, 2026 and upon motion of Council member \_\_\_\_\_, seconded by Council member \_\_\_\_\_, and unanimously carried, was adopted.

AYES:

NAYS:

This ordinance is to be in full force and effect from and after the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF STATESVILLE

\_\_\_\_\_  
Doug Hendrix, Mayor

APPROVED AS TO FORM

ATTEST:

\_\_\_\_\_  
Leah Messick, City Attorney

\_\_\_\_\_  
Emily Kurfees, City Clerk



To: Ron Smith, City Manager  
From: Erika Martin, AICP, Planning Director  
Date: May 11, 2026  
Subject: Batch 1 Text Amendments  
Case: TA26-02

**Option 1: Approve as Presented (Staff Recommendation)**

The proposed text amendments are **hereby approved** as presented and are consistent with the City's 2045 Comprehensive Land Use Plan. Specifically, the Plan encourages new development opportunities that set the City on a more resilient path for the future. Furthermore, the Batch 1 text amendments are reasonable and in the public interest, because they provide a greater variety of housing types, offer flexibility, and support the business community.

**Option 2: Approve with Modifications (Staff Recommendation)**

The proposed text amendments are **hereby approved with the following modification(s)** \_\_\_\_\_. With this modification, Batch1 is consistent with the City's 2045 Comprehensive Land Use Plan. Specifically, the Plan encourages new development opportunities that set the City on a more resilient path for the future. Furthermore, the Batch 1 text amendments are reasonable and in the public interest, because they provide a greater variety of housing types, offer flexibility, and support the business community.

**Option 3: Deny**

The proposed text amendments are **hereby denied** and are not consistent with the City's 2045 Comprehensive Land Use Plan. Specifically, the amendments fail to provide new development opportunities that set the City on a more resilient path for the future. Furthermore, the Batch 1 text amendments are not reasonable and not in the public interest, because they miss the mark on providing a greater variety of housing types, offering flexibility, and supporting the business community.

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Date: Doug Hendrix, Mayor

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Date: Erika Martin, Planning Director

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# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Erika Martin, AICP - Planning Director  
**DATE:** 4/24/2026 11:44 AM

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**ACTION NEEDED ON:** May 11, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Conduct a public hearing for Text Amendment-03 (TA26-03) and consider adopting Batch 2 text changes to the Unified Development Code.**

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### **1. Summary of Information:**

The City of Statesville is proposing a couple of text amendments (Batch 2) to the Unified Development Code (UDC) that are intended to implement the Comprehensive Plan, add flexibility to everyday residential needs and to respond directly to housing affordability pressures.

- **Carports:** The only accessory structure allowed in the front yard in the UDC are gazebos. The proposed text amendment would allow carports in the front yard to reflect how people actually use their property. If adopted, restrictive covenants associated with Home Owners Associations that restrict such structures would still hold.
- **Affordable Housing Incentive:** The UDC does not have any incentives to encourage affordable housing. The proposed amendment creates a targeted incentive that allows reduced lot widths and setbacks to support small-scale single-family detached development, provided the homes are deed-restricted for affordability based on income limits. To ensure the program remains modest in scale and compatible with existing neighborhoods, eligibility is limited to eight (8) or fewer units and limited to projects disturbing less than an acre.

### **2. Previous Council or Relevant Actions:**

N/A

### **3. Strategic Initiatives Supported/Impacted:**

**Developing Our City:** N/A

**Connecting Our City:** N/A

**Connecting Our Communities:** Promote the development of a range of housing types throughout our community and housing stability for residents.

**Strategic Plan Values:** We value Quality and Creativity

The 2045 Land Development Plan supports "missing middle" and housing choice throughout the City.

### **4. Budget/Funding Implications:**

N/A

**5. Consequences for Not Acting:**

Current regulations remain in place.

**6. Department Recommendation:**

The Planning Board had not met to provide a recommendation at the time of this report. Recommendation will be available at the Council's May 11th meeting. Staff recommends Option 1, approval as presented or Option 2, approval with modifications.

**7. Manager Comments:**

The carport amendment is one based on current conditions. Many homes in certain areas of Statesville have added these structures in front yards, which creates non-conformities. Many of these date back many years and enforcement would be difficult on the homeowner and the city. I recommend in favor of both amendments.

**8. Next Steps:**

The second reading will be held on June 1, 2026.

**9. Attachments:**

1. CC Batch 2 Amended Text
2. Consistency Statements TA26-03
3. Ordinance for TA26-03 Batch 2

# City of Statesville Staff Proposed Text Amendments – Batch Two

## Key

New text = Yellow highlight

Removed text = ~~Red strikethrough~~

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## Carports

### Section 5.02 Accessory Uses and Structures

#### A. Generally

1. No permit for an accessory use or structure shall be issued until and unless a permit has been issued for the principal use or structure.
2. An accessory building or structure is a subordinate building or structure, the use of which is secondary to and supports the principal building.
3. Accessory structures shall not be located between the front of a principal building and the street right-of-way or front property line with the exception of gazebos and carports which shall meet a ten (10) foot front setback, five (5) foot side setbacks, and be located outside the site distance triangle.
4. Accessory structures shall conform to the setback requirements of the underlying zoning district, except as herein modified.
  - a. Maximum building coverage of a required rear yard shall not exceed thirty percent (30%).
  - b. The required side and rear yard setback shall be increased two (2) feet for every one (1) foot an accessory structure exceeds twenty (20) feet in height, provided the accessory structure shall not exceed the height of the principal building.
  - c. An accessory structure intended for human occupancy shall conform to the requirements of Section 5.02C.

d. Accessory structures in residential districts may be allowed a side and rear yard setback of three (3) feet, in Historic Districts zero (0) feet (to be verified by submittal of a property boundary survey), provided the accessory structure is located entirely behind the principal building, and is no closer than five (5) feet to another structure on same lot. Corner lots must meet front setbacks. Accessory structures in non-residential districts O&I, B-1, B-2, B-3, CB and CBP shall be located on the same lot as the principal structure and all storage shall be within an enclosed structure; any type of outdoor storage is prohibited. Accessory structures in non-residential districts B-4 and B-5 shall be located on the same lot as the principal structure. In B-4, B-5, LI and HI districts outdoor storage is permitted in the side and rear yards provided that the area devoted to outdoor storage is screened from view with vegetation.

e. When an accessory structure is located on a lot abutting more than one (1) public right-of-way, it shall comply with setbacks in the underlying zoning district along all streets.

5. Accessory structures may be used for a home occupation provided the requirements of Section 5.02 I. can be met.

## **Affordable Housing Incentives**

### **Section 6.02 Density & Dimensional Standards**

#### **B. Residential Density**

1. Density (except in PUDs) shall be calculated by dividing the number of residential dwellings by the gross acreage of the site minus the acreage used for commercial or industrial uses, as shown in Figure 6-1. For a mixed-use building, the non-residential area need not be deducted from total area.

#### **2. Affordable Housing Incentive**

a. In the R5, R5M, R5MF, R8, R8M, R8MF, and R10 districts, the minimum lot width and setbacks may be reduced per the section below for affordable housing development in compliance with the following requirements:

- i. Dwellings must be single-family detached.
  - ii. A Declaration of Affordable Housing Restrictions and an Affordable Housing Agreement must be entered into with the City before receiving a Certificate of Occupancy for the dwelling(s).
  - iii. Development shall not exceed 8 units per project.
  - iv. Development must be on a site under one (1) acre or under one (1) acre total site disturbance that is comprised of lot(s) of record that existed on or before May 11, 2026.
- b. Minimum lot width at the building line may be reduced to thirty (30) feet.
  - c. Minimum setbacks: 5' for the front setback if driveways are located to side or rear (25' required for driveway in the front yard), 5' for the sides, and 20' for rear.
  - d. Up to 50 percent of the total housing units in a development utilizing this option may be market-rate.
  - e. No open space shall be required.

## Section 9.02 Definitions

Single Family Dwelling, Affordable Housing: Residential units encumbered by a recorded deed restriction requiring occupancy and pricing to be limited to households at or below a specified percentage of Area Median Income (AMI), for a defined affordability period, consistent with US Housing and Urban Development (HUD) income limits.



To: Ron Smith, City Manager  
From: Erika Martin, AICP, Planning Director  
Date: May 11, 2026  
Subject: Batch 2 Text Amendments  
Case: TA26-03

**Option 1: Approve as Presented (Staff Recommendation)**

The proposed text amendments are **hereby approved** as presented and are consistent with the City's 2045 Comprehensive Land Use Plan. Specifically, the amendments support development patterns and housing opportunities that help the City grow in a more resilient, inclusive, and sustainable manner. Furthermore, the proposed changes are reasonable and in the public interest because they provide flexibility and help address the community's need for attainable residential options.

**Option 2: Approve with Modifications (Staff Recommendation)**

The proposed text amendments are **hereby approved with the following modification(s)** \_\_\_\_\_. With this modification, the amendments are consistent with the City's 2045 Comprehensive Land Use Plan. Specifically, the amendments support development patterns and housing opportunities that help the City grow in a more resilient, inclusive, and sustainable manner. Furthermore, the proposed changes are reasonable and in the public interest because they provide flexibility and help address the community's need for attainable residential options.

**Option 3: Deny**

The proposed text amendments are **hereby denied** and are not consistent with the City's 2045 Comprehensive Land Use Plan. Specifically, the amendments fail to adequately support inclusive development patterns. Furthermore, the proposed amendment is not reasonable, nor in the public interest because it does not sufficiently advance housing choice.

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Date: Doug Hendrix, Mayor

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Date: Erika Martin, Planning Director

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT CODE,  
ARTICLE 5, SECTION 5.04 ACCESSORY USES AND STRUCTURES AND ARTICLE  
6, SECTION 6.02 DENSITY AND DIMENSIONAL STANDARDS, AND ARTICLE 9,  
SECTION 9.02 DEFINITIONS**

**TA26-03: Batch 2 Text Amendments**

WHEREAS, a request has been made to amend the Unified Development Code regarding carports and affordable housing incentives.

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of Statesville that the UDC be amended as follows:

**Carports**

**Section 5.02 Accessory Uses and Structures**

**A. Generally**

1. No permit for an accessory use or structure shall be issued until and unless a permit has been issued for the principal use or structure.
2. An accessory building or structure is a subordinate building or structure, the use of which is secondary to and supports the principal building.
3. Accessory structures shall not be located between the front of a principal building and the street right-of-way or front property line with the exception of gazebos and carports which shall meet a ten (10) foot front setback, five (5) foot side setbacks, and be located outside the site distance triangle.
4. Accessory structures shall conform to the setback requirements of the underlying zoning district, except as herein modified.
  - a. Maximum building coverage of a required rear yard shall not exceed thirty percent (30%).
  - b. The required side and rear yard setback shall be increased two (2) feet for every one (1) foot an accessory structure exceeds twenty (20) feet in height, provided the accessory structure shall not exceed the height of the principal building.
  - c. An accessory structure intended for human occupancy shall conform to the requirements of Section 5.02C.
  - d. Accessory structures in residential districts may be allowed a side and rear yard setback of three (3) feet, in Historic Districts zero (0) feet (to be verified by submittal of a property boundary survey), provided the accessory structure is located entirely behind the principal building, and is no closer than five (5) feet to another structure on same lot. Corner lots must meet front setbacks. Accessory structures in non-residential districts O&I, B-1, B-2, B-3, CB and CBP shall be located on the same lot as the principal structure and all storage shall be within an enclosed structure; any type of outdoor storage is prohibited. Accessory structures in non-residential districts B-4 and B-5 shall be located on the same lot as the principal structure. In B-4, B-5, LI and HI districts outdoor storage is permitted in the side and rear yards provided that the area devoted to outdoor storage is screened from view with vegetation.

- e. When an accessory structure is located on a lot abutting more than one (1) public right-of-way, it shall comply with setbacks in the underlying zoning district along all streets.
5. Accessory structures may be used for a home occupation provided the requirements of Section 5.02 I. can be met.

**Affordable Housing Incentives**

**Section 6.02 Density & Dimensional Standards**

**B. Residential Density**

1. Density (except in PUDs) shall be calculated by dividing the number of residential dwellings by the gross acreage of the site minus the acreage used for commercial or industrial uses, as shown in Figure 6-1. For a mixed-use building, the non-residential area need not be deducted from total area.

2. Affordable Housing Incentive

a. In the R5, R5M, R5MF, R8, R8M, R8MF, and R10 districts, the minimum lot width and setbacks may be reduced per the section below for affordable housing development in compliance with the following requirements:

- i. Dwellings must be single-family detached.
- ii. A Declaration of Affordable Housing Restrictions and an Affordable Housing Agreement must be entered into with the City before receiving a Certificate of Occupancy for the dwelling(s).
- iii. Development shall not exceed 8 units per project.
- iv. Development must be on a site under one (1) acre or under one (1) acre total site disturbance that is comprised of lot(s) of record that existed on or before May 11, 2026.

b. Minimum lot width at the building line may be reduced to thirty (30) feet.

c. Minimum setbacks: 5' for the front setback if driveways are located to side or rear (25' required for driveway in the front yard), 5' for the sides, and 20' for rear.

d. Up to 50 percent of the total housing units in a development utilizing this option may be market-rate.

e. No open space shall be required.

**Section 9.02 Definitions**

Single Family Dwelling, Affordable Housing: Residential units encumbered by a recorded deed restriction requiring occupancy and pricing to be limited to households at or below a specified percentage of Area Median Income (AMI), for a defined affordability period, consistent with US Housing and Urban Development (HUD) income limits.

**Application of ordinance:** This ordinance shall apply only to applications submitted after the date this ordinance is approved.

This ordinance was introduced for first reading by Council member \_\_\_\_\_, seconded by Council member \_\_\_\_\_, and unanimously carried on the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

AYES:

NAYS:

The second and final reading of this ordinance was heard on the \_\_\_\_\_ day of \_\_\_\_\_, 2026 and upon motion of Council member \_\_\_\_\_, seconded by Council member \_\_\_\_\_, and unanimously carried, was adopted.

AYES:

NAYS:

This ordinance is to be in full force and effect from and after the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

CITY OF STATESVILLE

\_\_\_\_\_  
Doug Hendrix, Mayor

APPROVED AS TO FORM

ATTEST:

\_\_\_\_\_  
Leah Messick, City Attorney

\_\_\_\_\_  
Emily Kurfees, City Clerk

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# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Joseph Campbell, Planner II  
**DATE:** 4/27/2026 8:08 AM

---

**ACTION NEEDED ON:** May 11, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Conduct a public hearing for conditional rezoning request ZC26-06 Turnersburg Hwy (Quick Trip) to rezone from Iredell County GB CUD (General Business) Conditional Use District and Iredell County HB CUD (Highway Business) Conditional Use District to City of Statesville B-4 CZ (Highway Business) Conditional Zoning District.**

---

### **1. Summary of Information:**

This request, initiated by Mr. Thomas Donton on behalf of the property owner(s) James and Sandra Faw is to conditionally rezone 6 properties, approximately 24.1 acres. The parcels are currently zoned by Iredell County HB CUD (Highway Business) Conditional Use District and Iredell County GB CUD (General Business) Conditional Use District. The request is to rezone to City of Statesville B-4 CZ (Highway Business) Conditional Use District to construct a convenience store/fueling station, allow the continuation of an existing fast-food restaurant, and allow for future commercial with several use restrictions. This is a conditional rezoning; therefore, it is subject to conditions agreed upon by the applicant and City Council.

The surrounding zoning districts and current land uses are as follows:

North of the Site: Iredell County HB (Highway Business).

East of the Site: Iredell County HB (Highway Business) & Interstate 77

South of the Site: Iredell County R-20 (Single-Family Residential)

West of the Site: Iredell County RA (Residential Agriculture)

Department Feedback:

- Ward: If annexed into the City, this property should be designated as Ward 4.
- Engineering: Turnersburg Highway is maintained by NCDOT.
- Stormwater: No concerns currently.
- Planning: The site is currently located in Iredell County's Zoning Jurisdiction. The 2045 Land

Development Plan shows the property to be in an area suitable for Activity Corridor which includes commercial uses. This is within the Tier 2 Growth Area, indicating it is a preferred area for utility and service extension, and where expansion is expected in the planning horizon.

- Fire: The site is outside of the 4-minute response time even with Station 5 opening. Once operational, Station 5 will cover this area. Additionally, staff will eventually need another station in the 21 North area, potentially around Strawberry Lane and I-77.
- Police: No concerns at this time, additional staffing will be requested as population rises.
- Water/Sewer: Water will be serviced by Iredell Water Corporation and City of Statesville Sewer will be available January 2027. Sewer flow for this site would be approximately 4,800 gpd (gallons per day).
- Electricity: Serviced by Duke Energy.

**2. Previous Council or Relevant Actions:**

The Planning Board recommended approval of the rezoning request at their regular meeting on March 24, 2026.

**3. Strategic Initiatives Supported/Impacted:**

**Developing Our City:** N/A

**Connecting Our City:** N/A

**Connecting Our Communities:** N/A

**Strategic Plan Values:**

The 2045 Land Development Plan shows the property to be in an area suitable for Activity Corridor which supports a variety commercial uses. This area is in Tier 2 of the Tiered Growth Map.

**4. Budget/Funding Implications:**

N/A

**5. Consequences for Not Acting:**

The owner could explore by-right options for development in Iredell County.

**6. Department Recommendation:**

The 2045 Land Development Plan is supportive of this request, as it shows these parcels to be in the Activity Corridor intent area, which provides opportunities for a mix of commercial retail along the corridor. The Tier 2 Growth Area shows this site as suitable for development which supports this request; however, these parcels are currently beyond the Fire Department's preferred response time.

Therefore, staff and the planning board recommend option 1 - approval of this rezoning request with the agreed upon conditions.

**7. Manager Comments:**

I concur with the department recommendation. I would also like to point out that this user will not have a significant impact on sewer capacity in the 4th Creek WWTP. Flows are projected to be relatively low.

**8. Next Steps:**

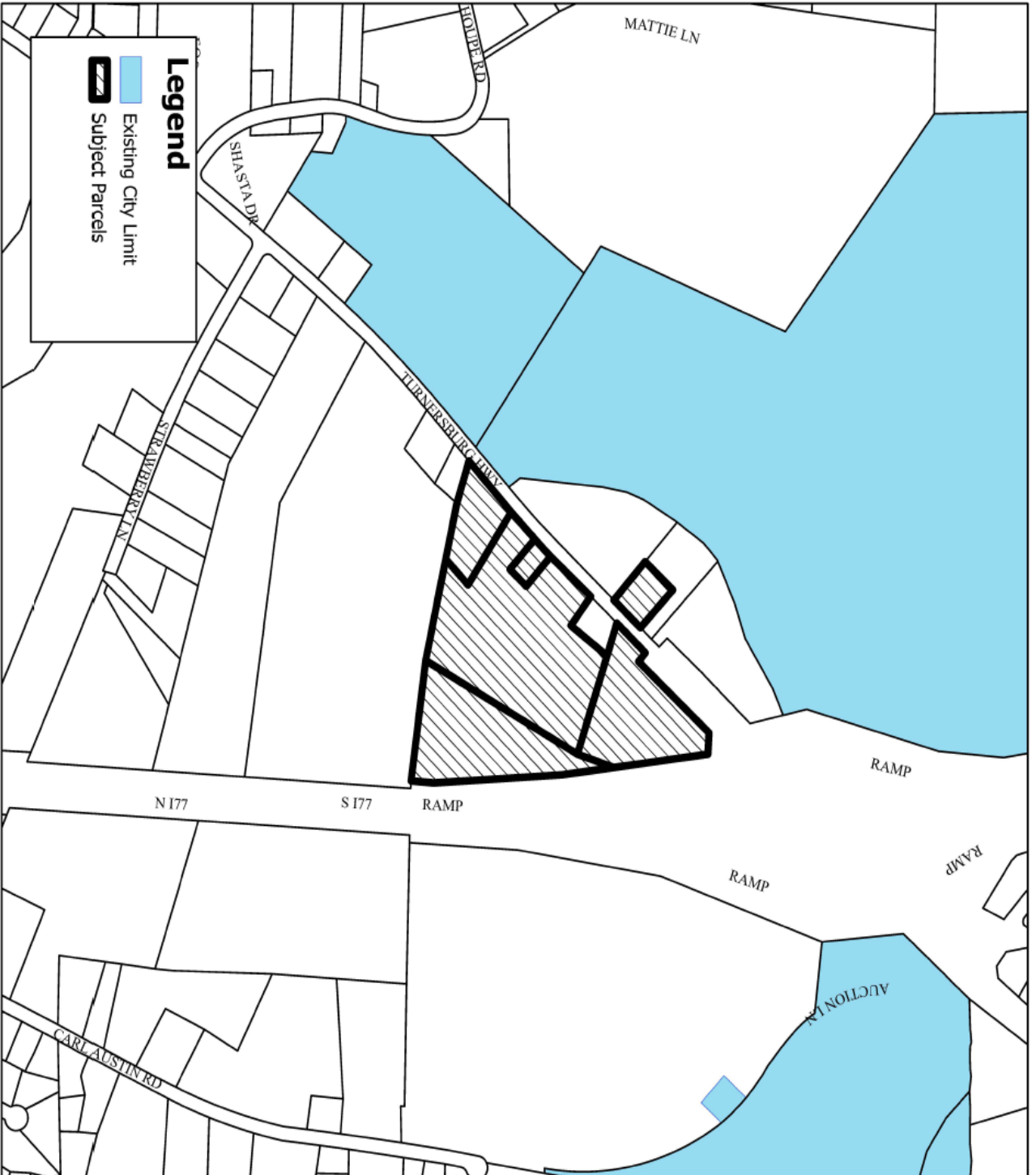
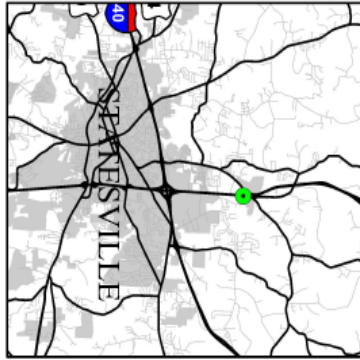
If approved, the second reading will be June 1, 2026.

**9. Attachments:**

1. CAR Attachments
2. Ordinance

# City of Statesville Planning Department

ZC 26-06:  
Turnersburg Highway - QuikTrip  
4746-88-5198, 4746-87-2662,  
4746-77-9629, 4746-87-6475,  
4746-77-7443, and 4746-88-0197

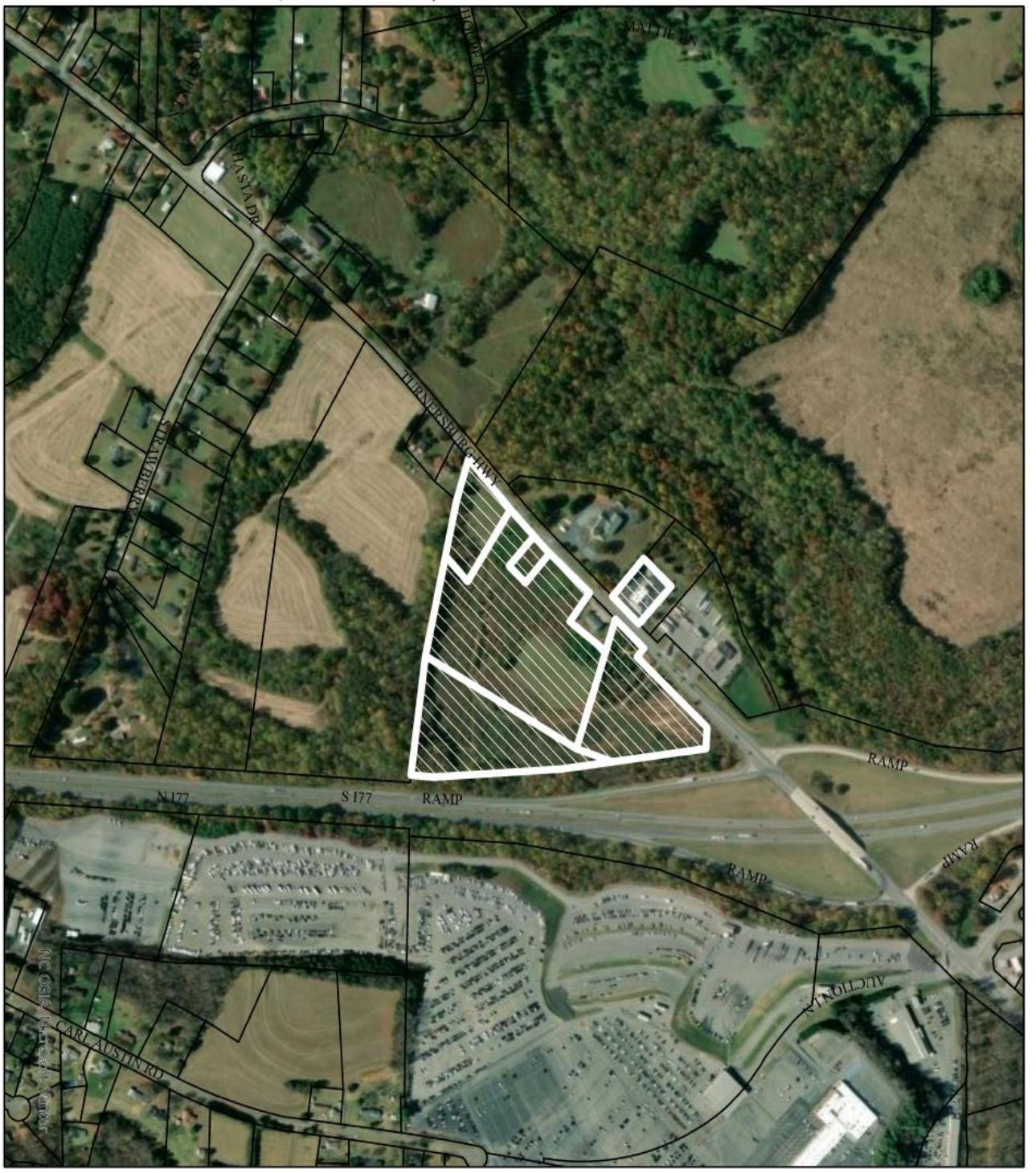
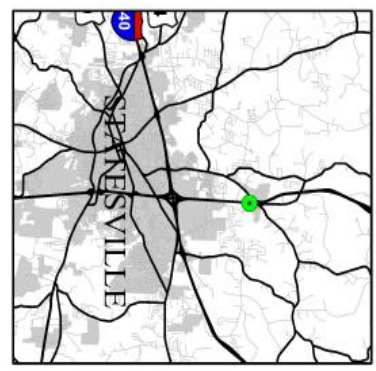


**Legend**

- Existing City Limit
- Subject Parcels

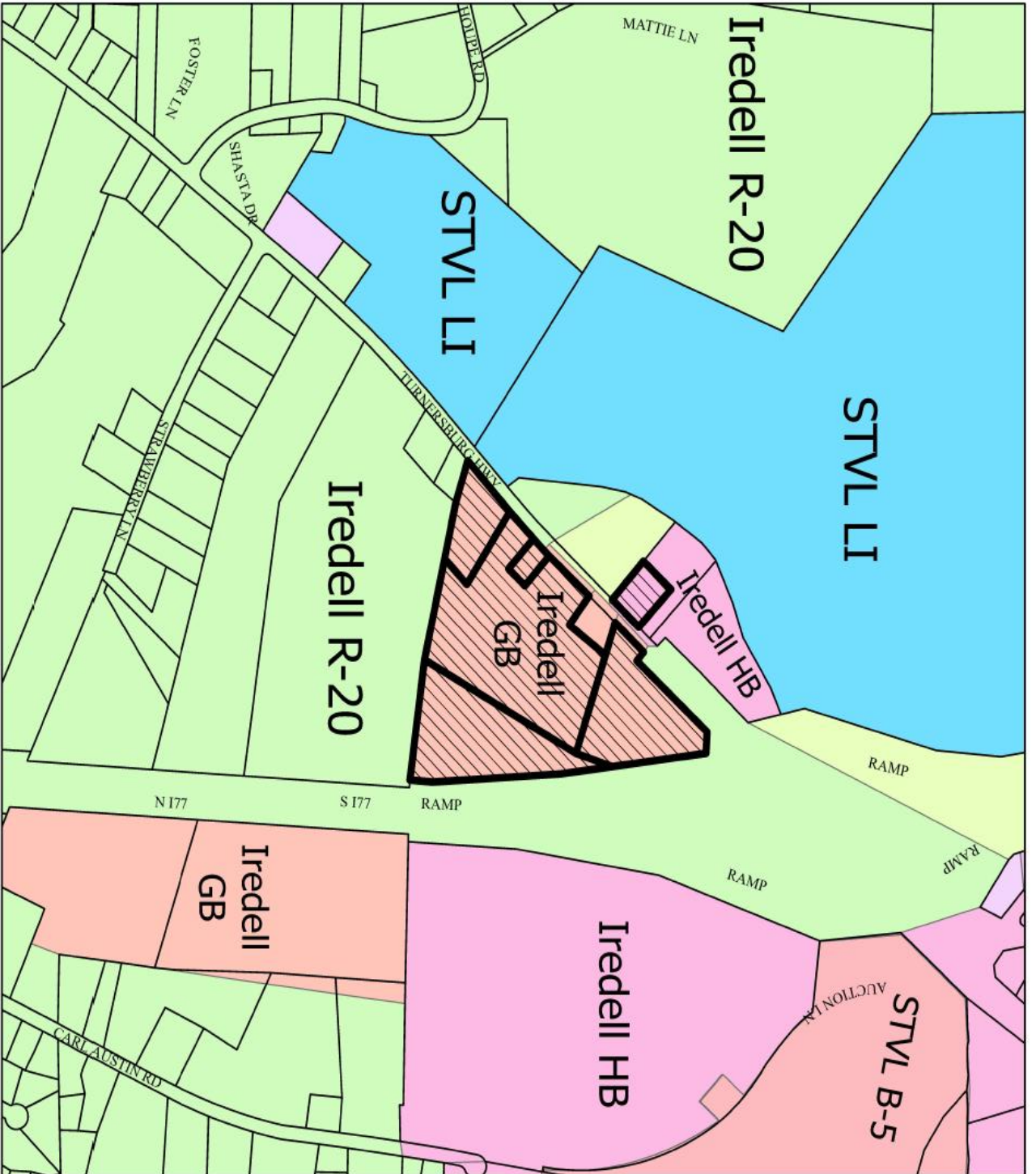
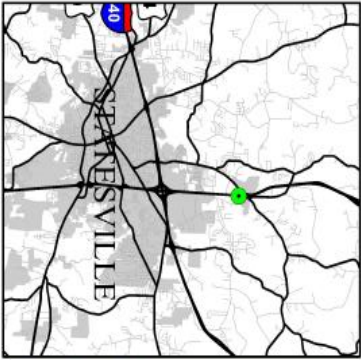
**City of Statesville  
Planning Department**

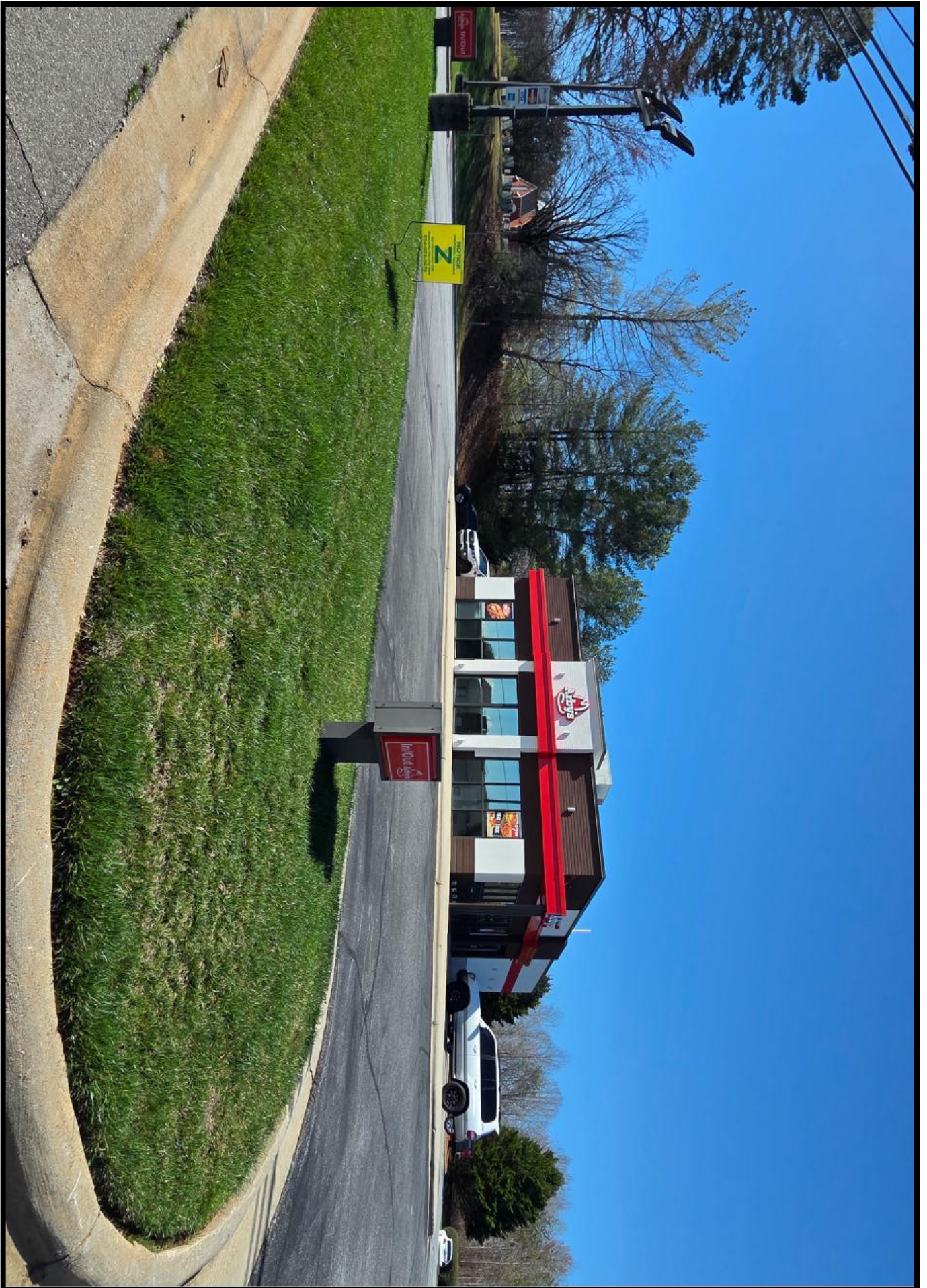
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**City of Statesville  
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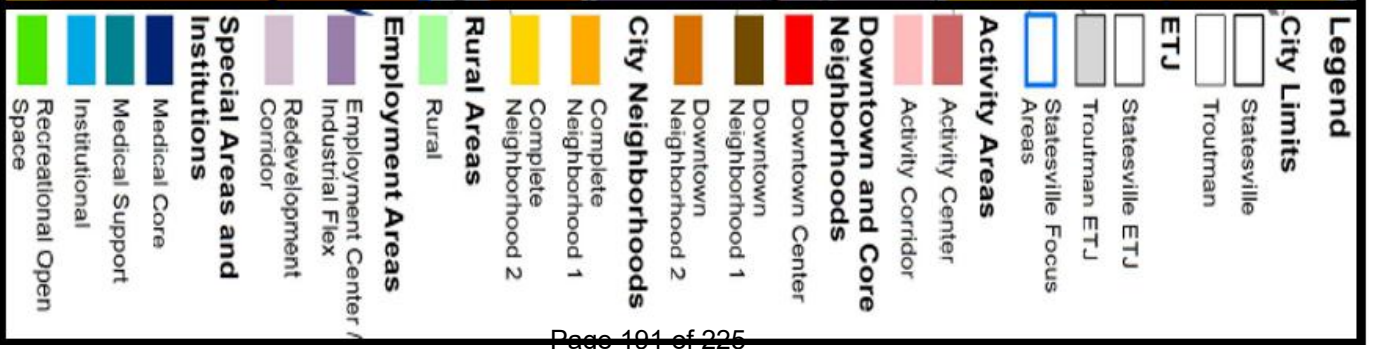
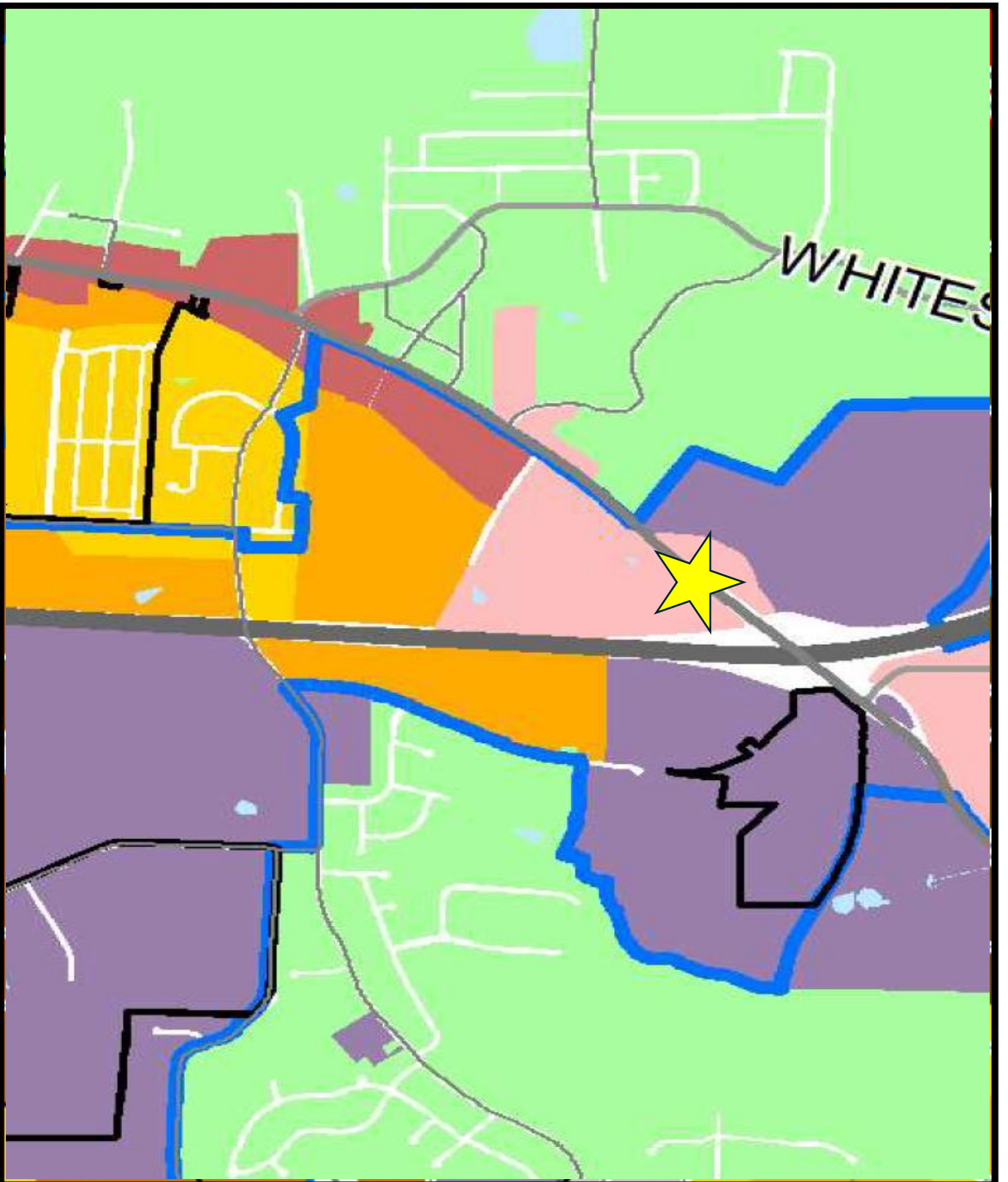




AX26-06 Turnersburg Hwy (QuikTrip) – Site Photo – 862 Turnersburg Hwy



AX26-06 Turnersburg Hwy (QuikTrip) – Site Photo – Vacant Parcels



# Activity Corridor

## Character Intent

Activity Corridors provide opportunities for a mix of retail commercial and office uses along several of the city’s main commercial corridors. Activity Corridors are opportunities to develop new commercial spaces within strategic focus areas or redevelop existing strip commercial centers that serve as gateways into Statesville. The unifying characteristic of future uses within this area is an attractive frontage toward the primary street and connectivity between adjacent uses through sidewalks or internal walkways. Joint planning of adjacent sites along corridors is recommended to achieve design cohesion, connectivity, and to maximize use of land. Developments should face the primary gateway street and present an attractive facade or landscaping with parking located to the side or rear. Driveways and parking lots should be consolidated with adjacent uses and maximize shared parking opportunities. Residential uses are not preferred for this character area.

## Pattern & Form

Mid-length blocks of commercial uses separated by parking or side streets.

## Opportunities

Redevelopment of strip commercial centers, new office and commercial space; improved visual quality of city gateway streets, transit supportive designs.

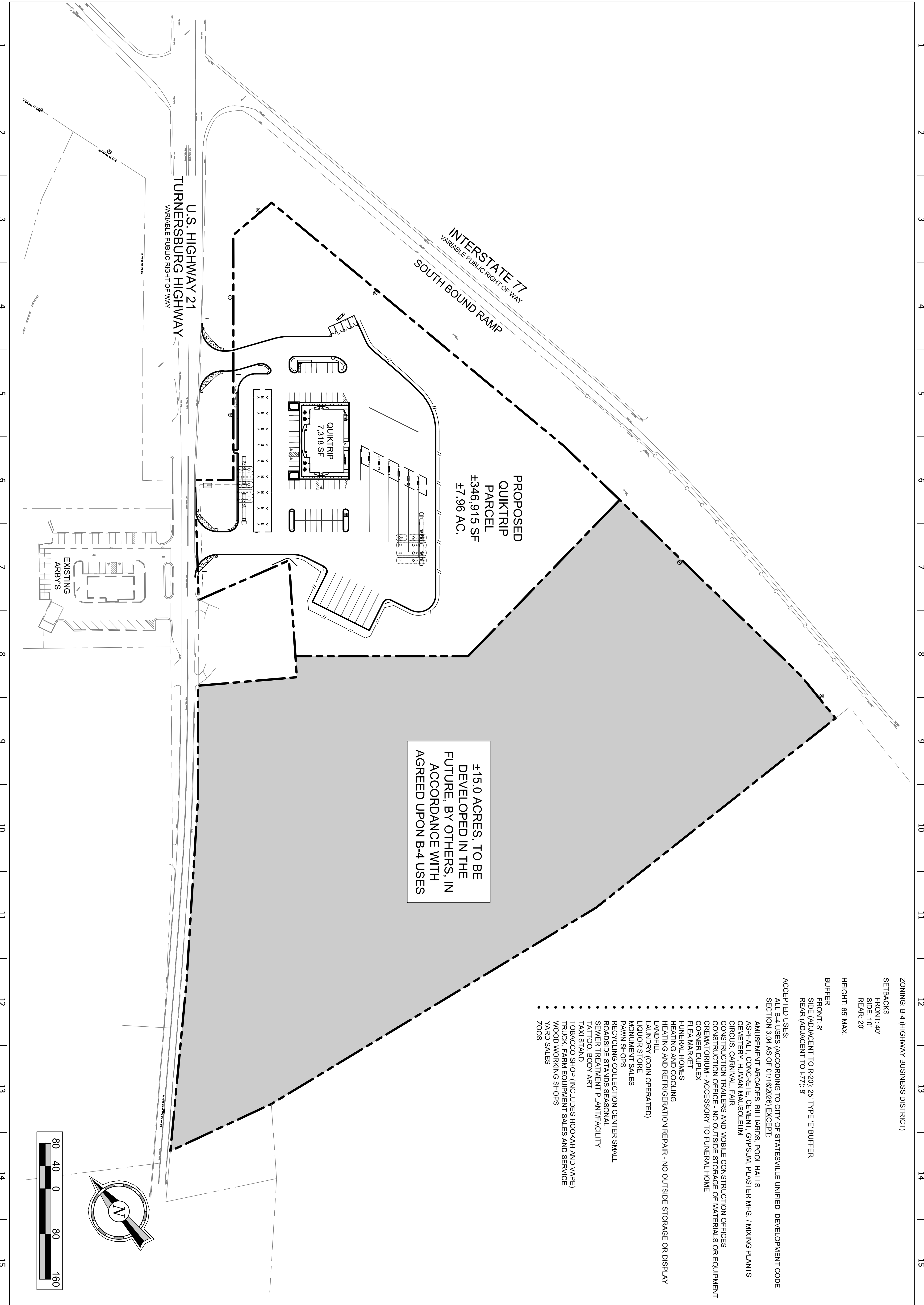
## Primary Uses

Retail, restaurants and bars, breweries and distilleries, hotels, entertainment, personal services, and office.

### Form Characteristics

<b>Building Height</b>	One to three stories
<b>Building Orientation</b>	Front of buildings oriented to the gateway street, setbacks allow for sidewalks and necessary driveways, 5-30 ft setbacks
<b>Building Types</b>	Large and small footprint office or commercial
<b>Street Character</b>	Arterial and access streets, with pedestrian facilities along the main frontage
<b>Parking Character</b>	Parking to the side or rear of buildings, street parking on side streets as appropriate





±15.0 ACRES, TO BE DEVELOPED IN THE FUTURE, BY OTHERS, IN ACCORDANCE WITH AGREED UPON B-4 USES

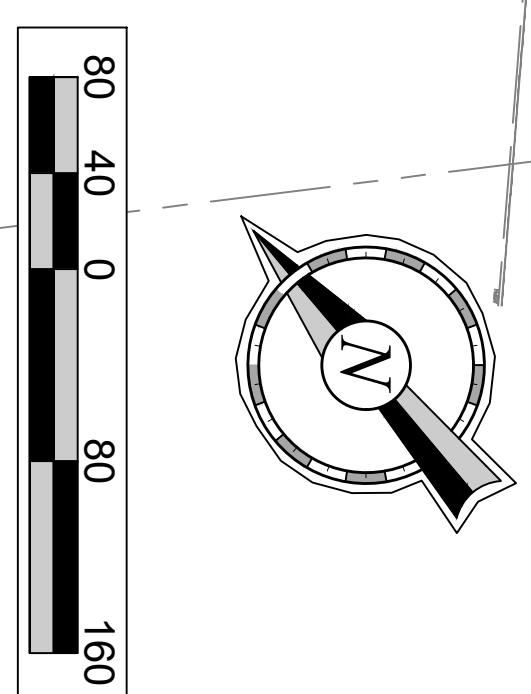
PROPOSED  
QUIKTRIP  
PARCEL  
±346,915 SF  
±7.96 AC.

EXISTING  
ARRAYS  
7,318 SF

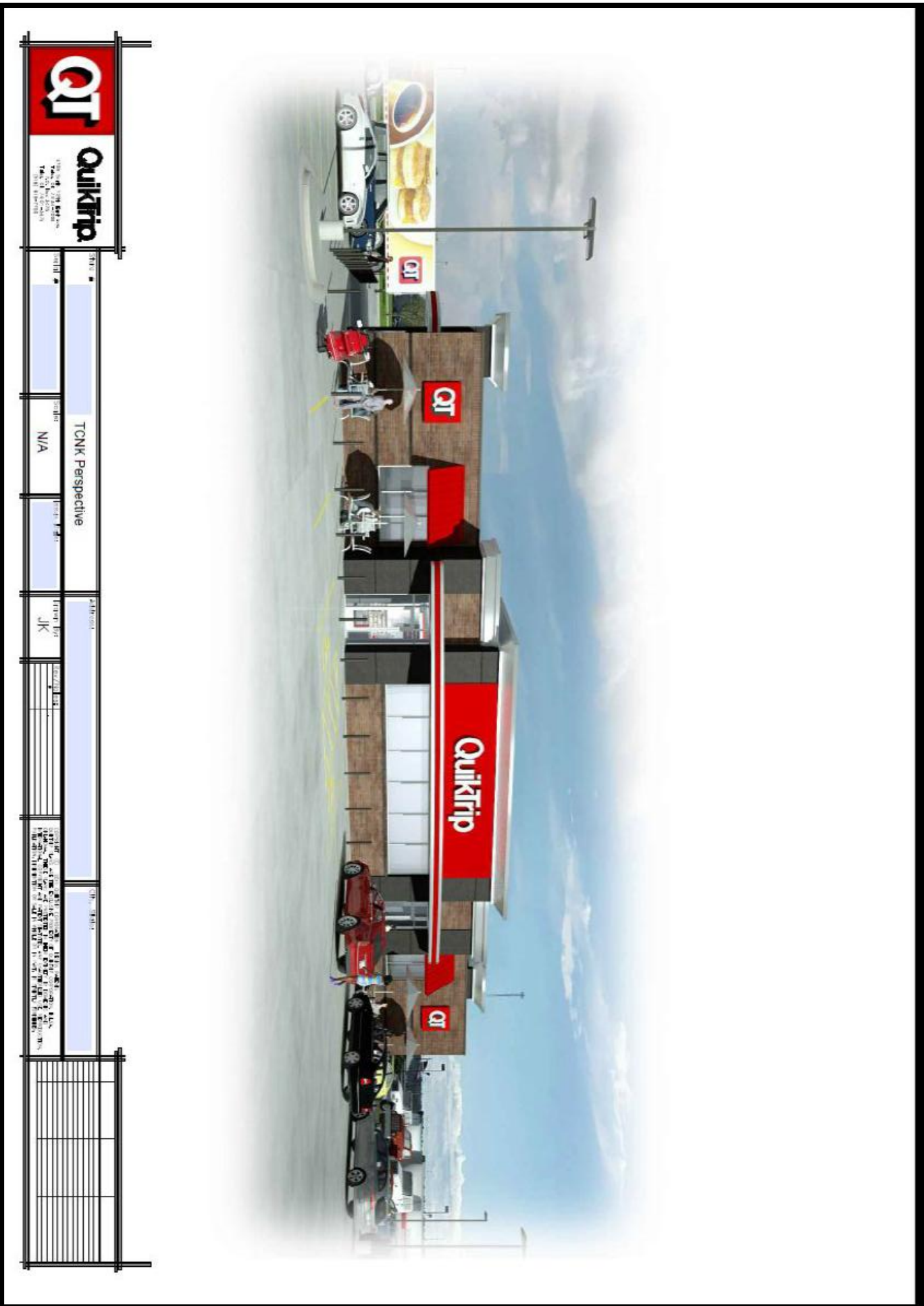
U.S. HIGHWAY 21  
TURNERSBURG HIGHWAY  
VARIABLE PUBLIC RIGHT OF WAY


INTERSTATE 77  
VARIABLE PUBLIC RIGHT OF WAY  
SOUTH BOUND RAMP

- ZONING: B-4 (HIGHWAY BUSINESS DISTRICT)
- SETBACKS  
FRONT: 40'  
SIDE: 10'  
REAR: 20'
- HEIGHT: 65' MAX.
- BUFFER  
FRONT: 8'  
SIDE (ADJACENT TO R-20): 25' TYPE 'E' BUFFER  
REAR (ADJACENT TO I-77): 8'
- ACCEPTED USES:  
ALL B-4 USES (ACCORDING TO CITY OF STATESVILLE UNIFIED DEVELOPMENT CODE SECTION 3.04 AS OF 01/16/2026) EXCEPT:
- AMUSEMENT ARCADES, BILLIARDS, POOL HALLS
  - ASPHALT, CONCRETE, CEMENT, GYPSUM, PLASTER MFG. / MIXING PLANTS
  - CEMETERY, HUMAN MUSOLEUM
  - CIRCUS, CARNIVAL, FAIR
  - CONSTRUCTION TRAILERS AND MOBILE CONSTRUCTION OFFICES
  - CONSTRUCTION OFFICE - NO OUTSIDE STORAGE OF MATERIALS OR EQUIPMENT
  - CREMATORIUM - ACCESSORY TO FUNERAL HOME
  - CORNER DUPLEX
  - FLEA MARKET
  - FUNERAL HOMES
  - HEATING AND COOLING
  - HEATING AND REFRIGERATION REPAIR - NO OUTSIDE STORAGE OR DISPLAY
  - LANDFILL
  - LAUNDRY (COIN OPERATED)
  - LIQUOR STORES
  - MONUMENT SALES
  - PAWN SHOPS
  - RECYCLING COLLECTION CENTER SMALL
  - ROADSIDE STANDS SEASONAL
  - SEWER TREATMENT PLANT/FACILITY
  - TANNING, BODY ART
  - TAXI STAND
  - TRUCK/SHIP EQUIPMENT SALES AND SERVICE
  - WOODWORKING SHOPS
  - YARD SALES
  - ZOOS



<p>PROJECT NO.: #####</p>	<p><b>QuikTrip No. 1097</b></p> <p>TURNERSBURG HIGHWAY STATESVILLE, NC</p>	<p><b>FREELAND and KAUFFMAN, INC.</b></p> <p><i>Engineers &amp; Landscape Architects</i></p> <p>209 West Stone Avenue Greenville, South Carolina 29609 864-233-5497</p>												
<p>SHEET TITLE: OVERALL SITE PLAN</p> <p>SHEET NUMBER: <b>2</b></p>	<p>PROTOTYPE: P-123 (08/01/25)</p> <p>DIVISION: VERSION: 001</p> <p>DESIGNED BY: DRAWN BY: REVIEWED BY:</p>	<p>© COPYRIGHT 2026 BY FREELAND AND KAUFFMAN, INC. ALL RIGHTS RESERVED. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p>												
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>ORIGINAL ISSUE DATE:</p>	REV	DATE	DESCRIPTION											
REV	DATE	DESCRIPTION												



 <b>QuikTrip</b> <small>10000 S. 10th St. Suite 100          Tulsa, OK 74106          Tel: 918.438.1234          Fax: 918.438.1235</small>	DATE:	PROJECT:	CLIENT:	SCALE:
	08/11	TONK Perspective	JK	1/8" = 1'-0"
	SCALE:	PROJECT:	CLIENT:	SCALE:
	N/A	JK		
<small>           QUICKTRIP IS A REGISTERED TRADEMARK OF QUICKTRIP, INC. ALL RIGHTS RESERVED. © 2011 QUICKTRIP, INC. ALL RIGHTS RESERVED. THIS IS AN ARCHITECTURAL RENDERING AND NOT A CONTRACT DOCUMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN OF THE BUILDING AND THE ARCHITECT DOES NOT PROVIDE ENGINEERING, PLUMBING, MECHANICAL, ELECTRICAL, OR OTHER PROFESSIONAL SERVICES. THE ARCHITECT'S DESIGN IS SUBJECT TO THE APPROVAL OF THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE ARCHITECT'S DESIGN IS SUBJECT TO THE APPROVAL OF THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE ARCHITECT'S DESIGN IS SUBJECT TO THE APPROVAL OF THE LOCAL, STATE, AND FEDERAL AUTHORITIES.         </small>				

ZC26-06 Turnersburg Hwy (QuikTrip) – Illustrative Rendering



MARCH 16, 2026

QUICK TRIP COMMUNITY MEETING

NAME

ADDRESS

EMAIL

Cassi Kuttz	122 N. Mulberry St 28677	ckuttz@papermillan.com
Chad Nicholson	726 Stockton St 28677	cnicholson67@gmail.com
Briana Nicholson	869 Blackwell Dr. 28625	Nicholsonp43@gmail.com
Chip Weddington	778 TURNERSBURG HWY	mcWeddington@yahoo.com
Kitty Weddington	"	"
GILBERT PEACOCK	738 TURNERSBURG HWY	coru4fan@yahoo.com
Beverly Etheridge	712 Turnersburg Hwy	bevetheridge@yahoo.com
JIM FAW	1836 W US Hwy 421, Wilkesboro <sup>28697</sup>	Jim@FawandAssociates.com
Thomas Danton	3701 Arco Corporate Dr Suite 500, NC	tdanton@quiktrip.com

## Quick Trip Community Meeting

### Questions

3/16/26

1. Who will own the property?
  - Quick Trip will own all the land at first, then will carve out 15+/\_ acres to sell to a developer. Only uses listed in the B-4 district minus those listed as prohibited will be available to choose from.
2. How far does the property go?
  - The engineer for Quick Trip showed citizens a map.
3. Where will the sewer main run to?
  - The Quick Trip and Costi Kutteh, (attorney) explained the path of the sewer main to those in attendance.
4. Can we tie on to sewer?
  - Only if it runs in front of your house or if you want to pay to extend the main line to your house.
5. Will I be annexed?
  - NO, the City of Statesville only takes voluntary satellite annexations.
6. What is happening with the 192 acres behind Arby's?
  - A developer plans to build a large distribution center there. They are more than likely waiting until the sewer is available in 2027.
7. Do you have any businesses that are interested in building on the additional 15+/\_ acres?
  - No, but we have not started marketing the property yet. We do not own it yet. (Quick Trip Engineer).
8. Will you be clearing the entire property when you begin construction?
  - The Quick Trip engineer stated that they would only clear the acreage that the Quick Trip would be built on.
9. Will there be a buffer between the developed property and mine?
  - Yes, a Type C 15' buffer is required between commercial and residential properties.
10. How far will NCDOT widen Hwy. 21 toward I-77?
  - They will widen from Jane Sowers Rd. to Fort Dobbs Rd. The project has recently been pushed back by NCDOT to 2031.



To: Statesville City Council  
From: Joseph Campbell, Planner II  
Date: May 11, 2026  
Subject: Rezoning  
Case: ZC26-06 Turnersburg Hwy (QuikTrip)  
Address: Six properties located along Turnersburg Hwy.

**Option 1: Approve (Staff and Planning Board Recommendation)**

The zoning amendment is **approved** with the agreed-upon conditions and is consistent with the City's comprehensive land use plan, as the 2045 Land Development Plan designates this area as an Activity Corridor supporting mixed commercial uses. The proposal is also reasonable and in the public interest, as it brings commercial services to a gateway corridor.

**Option 2: Approve with modifications**

The zoning amendment is **approved** with modifications to the conditions, specifically, \_\_\_\_\_ and is consistent with the City's comprehensive land use plan, as the 2045 Land Development Plan designates this area as an Activity Corridor supporting mixed commercial uses. The proposal is also reasonable and in the public interest, as it brings commercial services to a gateway corridor.

**Option 3: Deny**

The zoning amendment is **denied** even though it is consistent with the City's comprehensive land use plan. Specifically, the plan identifies this area for redevelopment as an Activity Corridor. However, the proposed development is not reasonable and is not in the public interest due to the lack of available services, including fire protection, and the significant distance from contiguous city limits. The subject property lies well beyond the City's current serviceable boundaries, making efficient service provision impractical. Allowing this type of commercial development under these conditions would conflict with the City's long-term growth and infrastructure goals.

---

Date: Doug Hendrix, Mayor

---

Date: Joseph Campbell, Planner II

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF THE AFTER DESCRIBED PROPERTIES FROM IREDELL COUNTY GB (GENERAL BUSINESS) CONDITIONAL ZONING DISTRICT AND IREDELL COUNTY HB (HIGHWAY BUSINESS) CONDITIONAL ZONING DISTRICT TO CITY OF STATESVILLE B-4 (HIGHWAY BUSINESS) CONDITIONAL ZONING DISTRICT.**

**ZC26-06 Turnersburg Hwy (QuikTrip)  
24.1 acres off of Turnersburg Hwy, Statesville, NC  
Iredell County Tax Map Parcel #'s 4746-88-5198, 4746-87-2662, 4746-77-9629, 4746-87-6475, 4746-77-7443, and 4746-88-0197**

WHEREAS, A NOTICE TO THE GENERAL PUBLIC AND PARTICULARLY THE CITIZENS OF THE CITY OF STATESVILLE'S PLANNING JURISDICTION WAS DULY GIVEN, notifying them of a public hearing to be held on May 11, 2026 at 6:00 p.m. in the Council Chambers at City Hall, 227 South Center Street, Statesville, North Carolina, for the purpose of considering a proposed ordinance to change the zoning classification of the after described properties from Iredell County GB CUD (General Business) Conditional Use District and Iredell County HB CUD (Highway Business) Conditional Use District to City of Statesville B-4 CZ (Highway Business) Conditional Zoning District; said notice having been published in the Statesville Record and Landmark, a newspaper having general circulation in this area on April 30, 2026 and May 7, 2026, all in accordance with the procedure set forth in N.C.G.S. 160D-601; and

WHEREAS, said public hearing was duly held in accordance with law, and all persons present were given an opportunity to be heard on said proposed ordinance prior to any action being taken thereon by the City Council;

NOW, THEREFORE, BE IT ORDAINED, that the zoning classification of the after described properties be changed as particularly set out below, said property being more particularly described as follows:

1. Provide an enhanced landscape buffer (30' Type F) along property adjacent to I-77.
2. Reserve 55' of ROW from centerline along Turnersburg Hwy (except for landscaping, parking, paving, and signage).
3. The Concept Plan and subsequent submittals to the City for plan review shall list the approved conditions as listed in this Ordinance.
4. Convenience Store/Fueling Station site to stub to future development (location to be determined at time of construction document submittal).
5. Any use that requires Traffic Impact Analysis (TIA) shall construct improvements as identified in the Mitigations Measures Agreement (MMA).
6. All B-4 uses may be permitted with the exception of the following prohibited uses: (Amusement Arcades, Billiards, Pool Halls), (Asphalt, Concrete, Cement, Gypsum, Plaster Manufacturing/Mixing Plants), Cemetery/Human Mausoleum,

(Circus, Carnival, Fair), Construction Trailers and Mobile Construction Offices, Crematorium and Funeral Homes, Corner Duplex, Flea Market, Heating and Cooling, Heating and Refrigeration Repair, Pawn Shops, Landfill, Laundry (Coin Operated), Liquor Store, Monument Sales, Recycling Collection Center (Small), Seasonal Roadside Stands, Sewer Treatment Plant/Facility, Tattoo (Body Art), Taxi Stand, Tobacco Shop (Including Hookah and Vape), Truck/Farm Equipment Sales and Services, Wood Working Shops, Yard Sales, and Zoos.

## **Description**

Lying and being situated in Statesville, Iredell County, North Carolina, and being more particularly described as follows:

### **Tract 1**

**BEGINNING** at an existing iron rod having coordinates of North: 767,612.68' and East: 1,447,708.50' being on the southeastern right of way of U.S. Highway 21 (variable public right of way) and also being the northwestern corner of James C. Faw as described in Deed Book 3110, Page 2057 (Tract 2) recorded in the Iredell County Register of Deeds and running with the southeastern right of way of U.S. Highway 21 the following two (2) courses and distances:

- 1) North 46°22'24" East a distance of 323.43' to a new iron rod;
- 2) North 42°53'35" East a distance of 199.38' to an existing iron pipe being the southwestern corner of Flying C Ranch Properties, LLC as described in Deed Book 2862, Page 130 (Tract 10); thence with the line of Flying C Ranch Properties, LLC the following three (3) courses and distances:
  - 1) South 52°08'35" East a distance of 174.88' to an existing iron pipe;
  - 2) North 38°56'48" East a distance of 206.79' to an existing iron pipe;
  - 3) North 70°53'36" West a distance of 174.29' to a new iron rod being on the southeaster right of way of aforementioned U.S. Highway 21; thence with the southeastern right of way of U.S. Highway 21 the following four (4) courses and distances:
    - 1) North 41°02'26" East a distance of 211.84' to a new nail;
    - 2) South 47°12'03" East a distance of 67.92' to a new iron rod;
    - 3) North 42°47'28" East a distance of 233.30' to a new iron rod;
    - 4) North 42°45'40" East a distance of 199.81' to a new iron rod being on the western right of way margin of Interstate 77; thence with the western right of way of Interstate 77 the following five (5) courses and distances:
      - 1) South 87°14'37" East a distance of 88.52' to an existing iron rod;
      - 2) South 07°22'39" East a distance of 485.79' to a new iron rod;
      - 3) South 07°32'38" East a distance of 187.01' to a new iron rod;
      - 4) South 03°06'33" East a distance of 580.87' to a new iron rod;
      - 5) South 03°40'48" West a distance of 97.70' to an existing iron rod being on the northern line of C. Preston & Marsha Cornelius as described in Deed Book 1897, Page 824; thence with the northern line of C. Preston & Marsha Cornelius the following two (2) courses and distances:
        - 1) North 85°33'07" West a distance of 539.24' to an existing iron rod;
        - 2) North 78°21'26" West a distance of 409.68' to an existing iron rod being the southeastern corner of aforementioned James C. Faw as described in Deed Book 3110, Page 2057 (Tract 2); thence with the line of Tract 2 the following two (2) courses and distances:

- 1) North 48°11'26" East a distance of 144.74' to an existing iron rod;
- 2) North 56°23'05" West a distance of 391.30' to the **POINT OF BEGINNING**, having an area of 913,878 Sq.Ft. square feet, or 20.9797 acres of land as shown on a survey prepared by Cornerstone Professional Land Surveying, PLLC dated August 18, 2025 (Job Number 2025-247).

## **Tract 2**

**BEGINNING** at an existing iron rod having coordinates of North: 767,612.68' and East: 1,447,708.50' being on the southeastern right of way of U.S. Highway 21 (variable public right of way) and also being a southwestern corner of James C. Faw as described in Deed Book 3110, Page 2057 (Tract 1) recorded in the Iredell County Register of Deeds and running with the line of Tract 1 the following two (2) courses and distances:

- 1) South 56°23'05" East a distance of 391.30' to an existing iron rod;
- 2) South 48°11'26" West a distance of 144.74' to an existing iron rod being on the northern line of C. Preston & Marsha Cornelius as described in Deed Book 1897, Page 824; thence with the northern line of C. Preston & Marsha Cornelius North 78°22'36" West a distance of 260.60' to an existing iron rod being on the northern line of Glenn & Mary Weddington as described in Deed Book 629, Page 657; thence with the northern line of Glenn & Mary Weddington North 72°09'40" West a distance of 196.65' to an existing iron pipe being on the southeastern right of way of U.S. Highway 29; thence with the right of way of U.S. Highway 29 North 48°14'46" East a distance of 300.89' to the **POINT OF BEGINNING**, having an area of 87,163 Sq.Ft. square feet, or 2.0010 acres of land as shown on a survey prepared by Cornerstone Professional Land Surveying, PLLC dated August 18, 2025 (Job Number 2025-247).

**BEGINNING** at an existing iron pin on the northern right of way line of Turnersburg Highway, U. S. Highway 21, the southeast corner of Rose Chapel United Methodist Church as described in Deed Book 911 at Page 1580 in the Iredell County Registry, said iron pin being located S 42-15-26 W 1,347.17 feet and S 42-50-30 W 292.14 feet from North Carolina Geodetic Survey

(NCGS) monument "ONE (1983)" which has North Carolina Grid coordinates of North = 769,276.75 feet and East = 1,449,193.13 feet, thence running with the eastern boundary line of Rose Chapel United Methodist Church N 47-47-12 W 224.53 feet to an iron pin set in the eastern boundary line of Rose Chapel United Methodist Church, a new corner of J. C. Faw; thence running with a new line of J. C. Faw N 43-13-53 E 176.18 feet to an iron pin set, a new corner of

J. C. Faw; thence running with a new line of J. C. Faw S 47-09-34 E 223.32 feet to an iron pin set on the northern right of way line of Turnersburg Highway, a new corner of J. C. Faw; thence running with the northern right of way line of Turnersburg Highway S 42-50-30 W 173.72 feet to the point and place of BEGINNING, containing 0.899 acres, more or less, and being a portion of the property conveyed from John Robert Graham and wife, Louise O. Graham to J. C. Faw in Deed Book 800 at Page 214 dated February 28, 1990, in the Iredell County Registry and being drawn according to a Survey Map prepared by Gerald V. Grant, Professional Surveyor, dated January 28, 2003.

This ordinance was introduced for first reading by Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and unanimously carried on the 11th day of May 2026.

Ayes:

Nayes:

The second and final reading of this ordinance was heard on the 1st day of June 2026 and upon motion of Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and unanimously carried, was adopted.

Ayes:

Nayes:

This ordinance is to be in full force and effect from and after the 1st day of June, 2026.

CITY OF STATESVILLE

\_\_\_\_\_  
Doug Hendrix, Mayor

APPROVED AS TO FORM:

By: \_\_\_\_\_  
City Attorney

ATTEST:

\_\_\_\_\_  
City Clerk

# **CITY COUNCIL ACTION REQUEST**

**TO:** Ron Smith, City Manager  
**FROM:** Joseph Campbell, Planner II  
**DATE:** 4/24/2026 11:46 AM

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**ACTION NEEDED ON:** May 11, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Conduct a public hearing and consider passing the first reading of an ordinance of annexation petition AX26-06 Turnersburg Hwy (QuikTrip), filed by Thomas Danton of QuikTrip Corporation on behalf of the property owners, James and Sandra Faw, for six parcels located at the intersection of Turnersburg Hwy and Interstate 77.**

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### **1. Summary of Information:**

The property(s) are approximately 24.1 acres located at the intersection of Turnersburg Hwy (US Hwy 21) and Interstate 77. The applicant is requesting the annexation of the properties concurrently with a conditional rezoning request to build a new convenience store/fueling station and future commercial development.

- **Ward:** If annexed into the City, this property should be designated as Ward 4.
- **Engineering:** Turnersburg Highway is maintained by NCDOT.
- **Stormwater:** No concerns currently.
- **Planning:** The site is currently located in Iredell County's Zoning Jurisdiction. The 2045 Land Development Plan shows the property to be in an area suitable for Activity Corridor which includes commercial uses. This is within the Tier 2 Growth Area, indicating it is a preferred area for utility and service extension, and where expansion is expected in the planning horizon.
- **Fire:** The site is outside of the 4-minute response time even with Station 5 opening. Once operational, Station 5 will cover this area. Additionally, staff will eventually need another station in the 21 North area, potentially around Strawberry Lane and I-77.
- **Police:** No concerns at this time, additional staffing will be requested as population rises.
- **Water/Sewer:** Water will be serviced by Iredell Water Corporation and City of Statesville Sewer will be available January 2027.
- **Electricity:** Serviced by Duke Energy.

### **2. Previous Council or Relevant Actions:**

City Council will hear the public hearing and consider passing the first reading of the annexation petition

(AX26-06) on May 11, 2026.

**3. Strategic Initiatives Supported/Impacted:**

**Developing Our City:** N/A

**Connecting Our City:** N/A

**Connecting Our Communities:** N/A

**Strategic Plan Values:** N/A

**4. Budget/Funding Implications:**

N/A

**5. Consequences for Not Acting:**

N/A

**6. Department Recommendation:**

The department recommends passing the resolutions and setting a date of May 11, 2026, for a public hearing on this annexation request.

**7. Manager Comments:**

I concur with the department recommendation.

**8. Next Steps:**

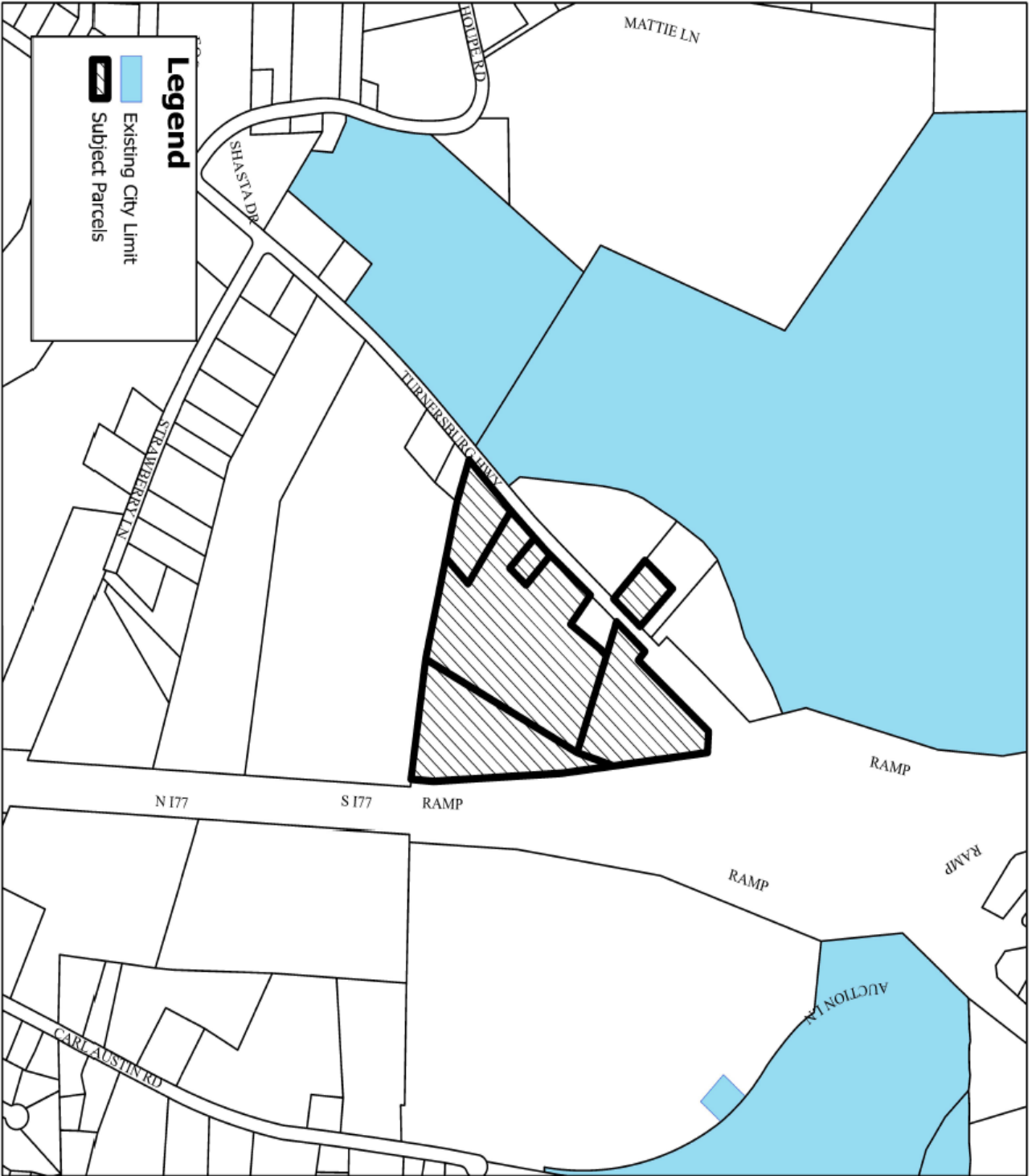
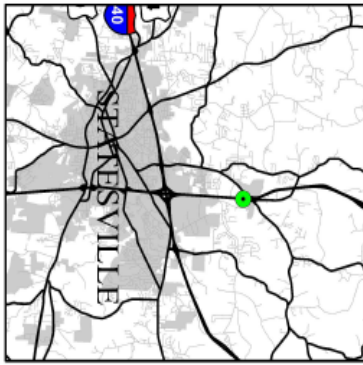
If approved, the second reading will be June 1, 2026.

**9. Attachments:**

1. AX26-06 Turnersburg Hwy (QuikTrip) maps
2. Certificate of Sufficiency and resolutions

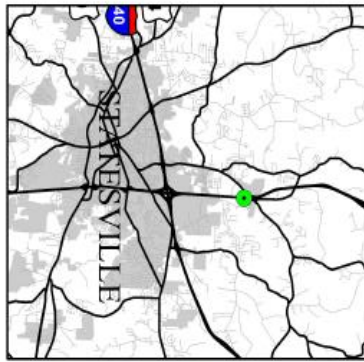
# City of Statesville Planning Department

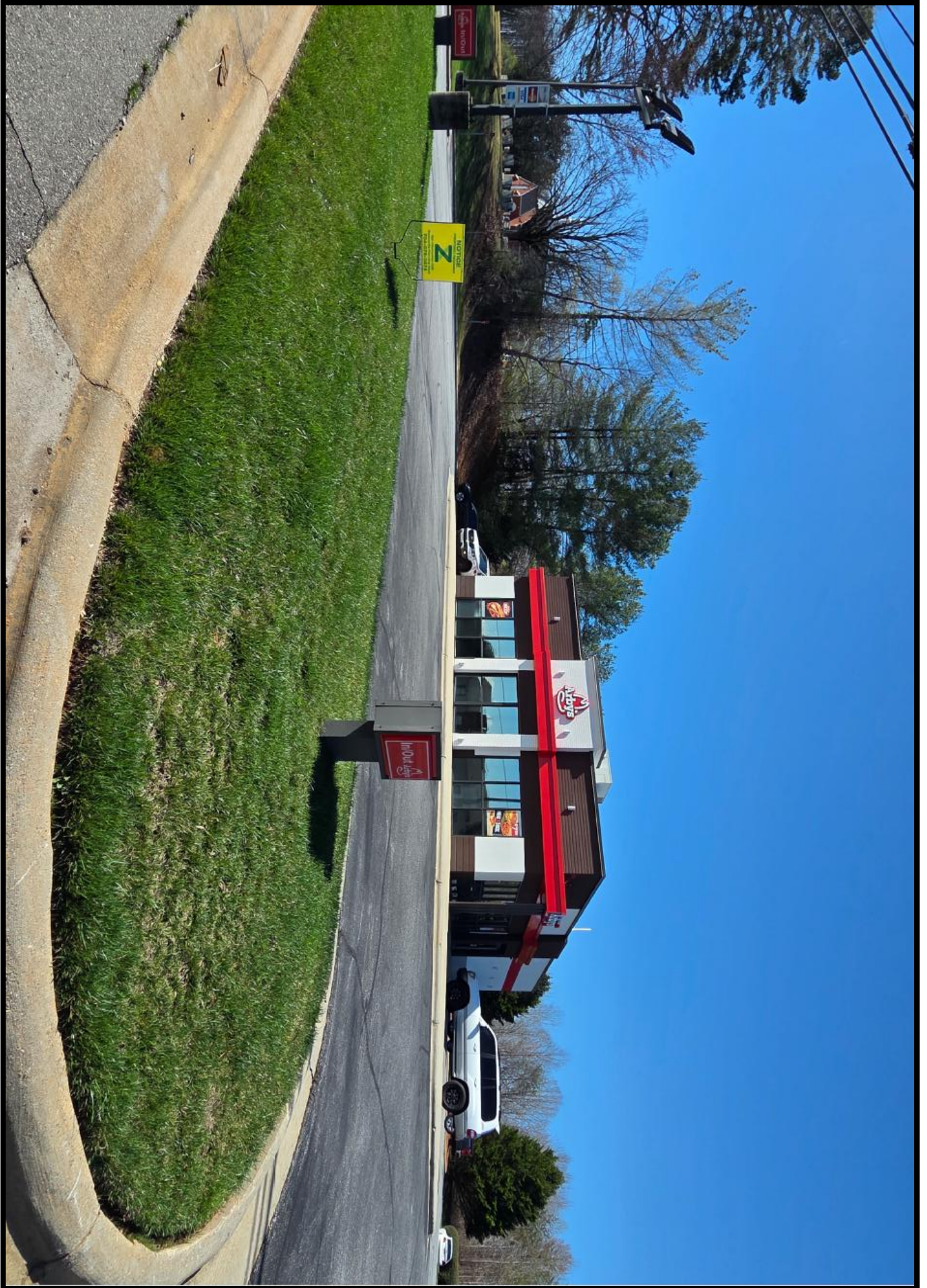
AX26-06:  
Turnersburg Highway (QuikTrip)  
4746-88-5198, 4746-87-2662,  
4746-77-9629, 4746-87-6475,  
4746-77-7443, and 4746-88-0197



**City of Statesville  
Planning Department**

AX26-06:  
Turnersburg Highway (QuikTrip)  
4746-88-5198, 4746-87-2662,  
4746-77-9629, 4746-87-6475,  
4746-77-7443, and 4746-88-0197





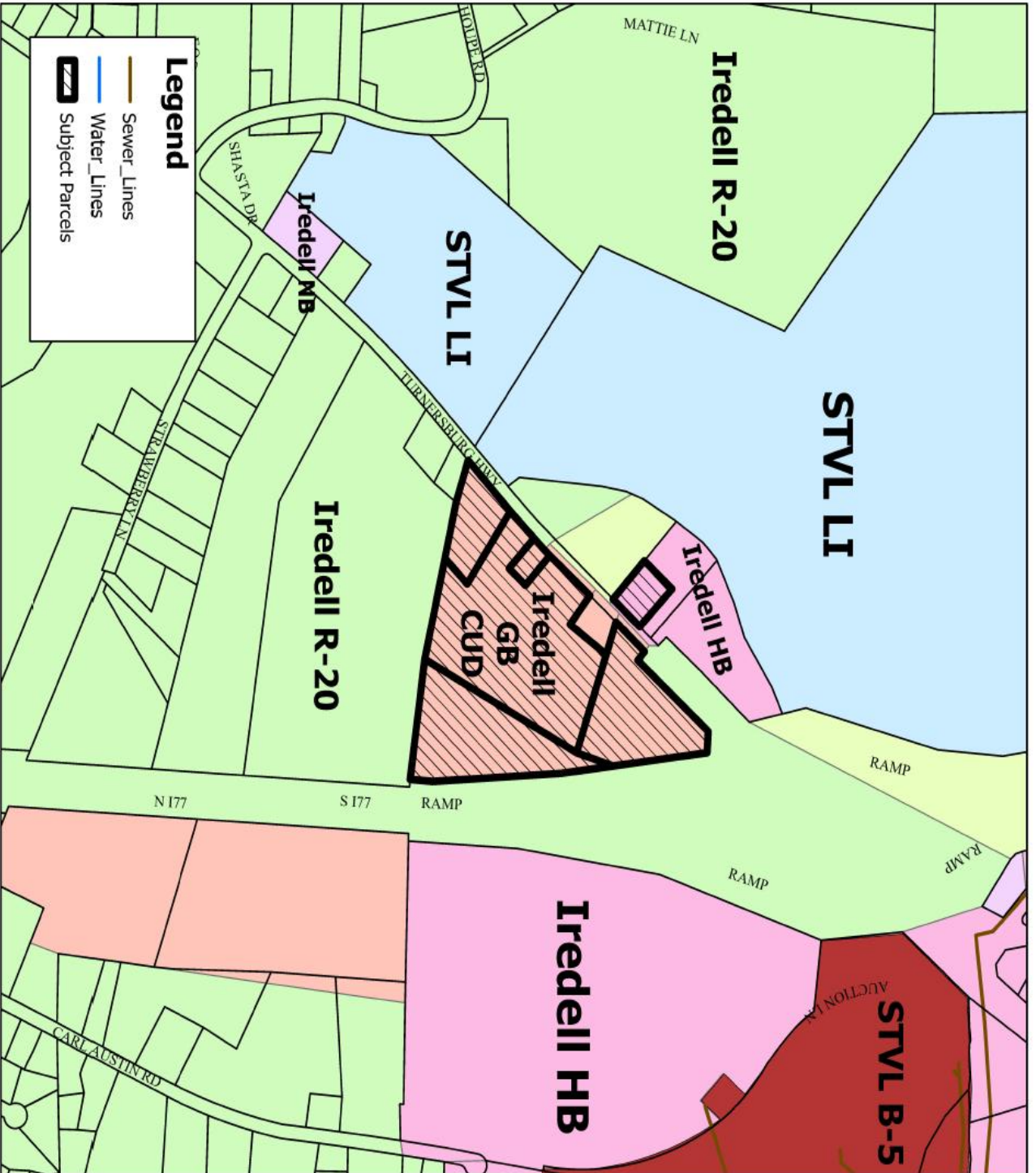
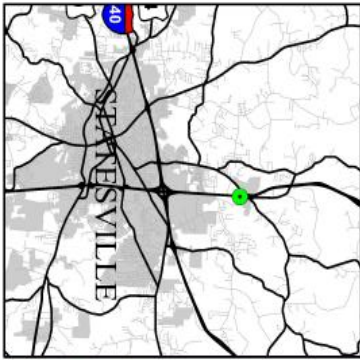
AX26-06 Turnersburg Hwy (QuikTrip) – Site Photo – 862 Turnersburg Hwy

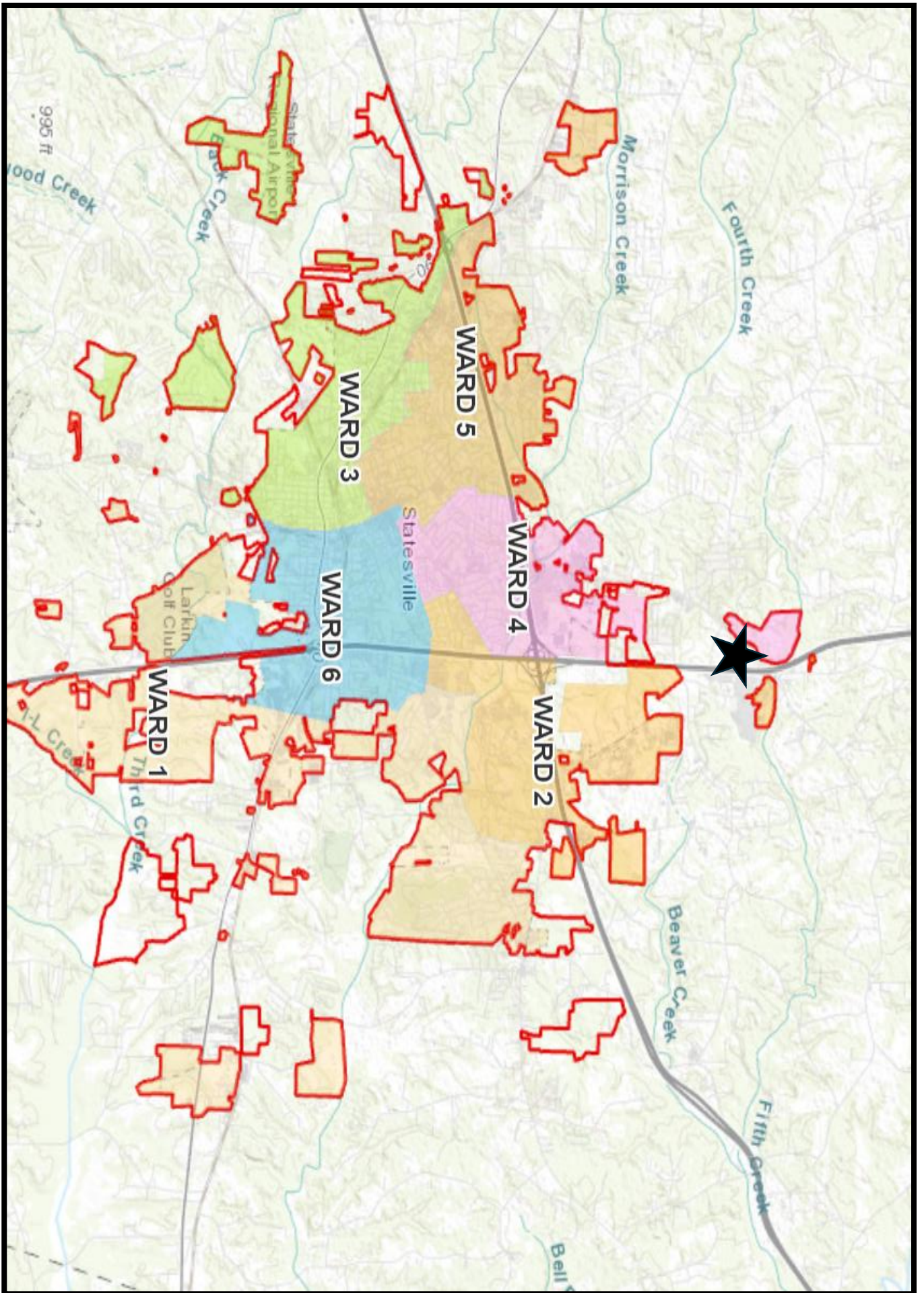


AX26-06 Turnersburg Hwy (QuikTrip) – Site Photo – Vacant Parcels

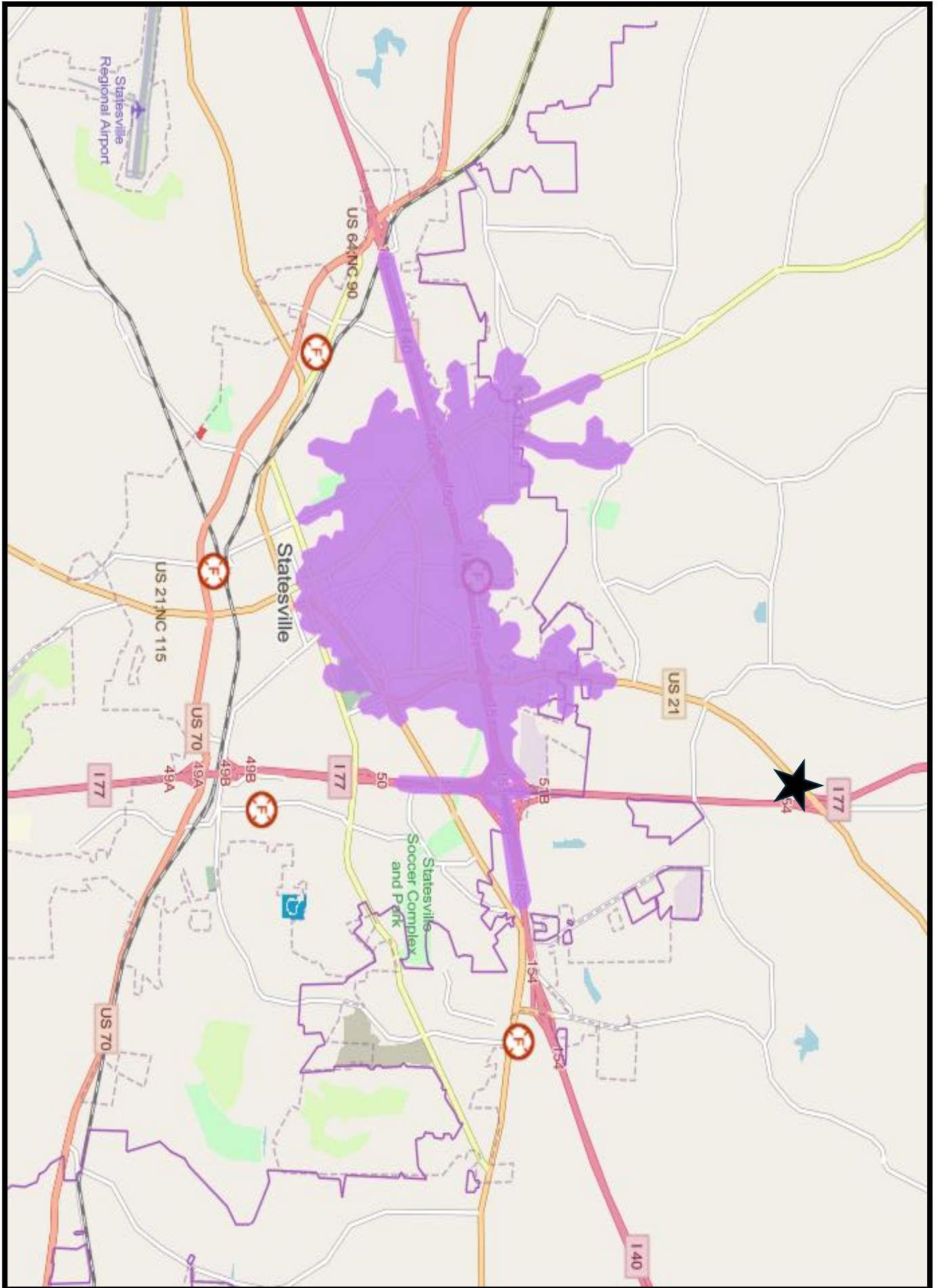
**City of Statesville  
Planning Department**

AX26-06:  
Turnersburg Highway - QuikTrip  
4746-88-5198, 4746-87-2662,  
4746-77-9629, 4746-87-6475,  
4746-77-7443, and 4746-88-0197





Location Map (Wards)



Fire Station 5 – 4 minute response time

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF STATESVILLE, NORTH CAROLINA**

**Case No. AX26-06 Turnersburg Hwy (QuikTrip)**

**Parcel #'s: 4746-88-5198, 4746-87-2662, 4746-77-9629, 4746-87-6475, 4746-77-7443, and 4746-88-0197**

WHEREAS, the Statesville City Council has petitioned under G.S. 160A-58.1, to annex the non-contiguous area described below; and

WHEREAS, the Statesville City Council has by resolution directed the Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Statesville City Hall at 6:00 o'clock p.m. on the 11<sup>th</sup> day of May 2026 after due notice by publication on the 30<sup>th</sup> day of April 2026; and

WHEREAS, the Statesville City Council finds that the petition meets the requirements of G.S. 160A-58.1:

WHEREAS, the Statesville City Council further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the Statesville City Council further finds that the petition is otherwise valid, and that the public health, safety, and welfare of the City and of the area proposed for annexation will be best served by annexing the area described.

NOW, THEREFORE, BE IT ORDAINED BY the Statesville City Council of the City of Statesville, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-58.1, the following described contiguous territory is hereby annexed and made part of the City of Statesville, as of June 30, 2026, at 11:59 p.m.

Lying and being situated in Statesville, Iredell County, North Carolina, and being more particularly described as follows:

**Tract 1**

**BEGINNING** at an existing iron rod having coordinates of North: 767,612.68' and East: 1,447,708.50' being on the southeastern right of way of U.S. Highway 21 (variable public right of way) and also being the northwestern corner of James C. Faw as described in Deed Book 3110, Page 2057 (Tract 2) recorded in the Iredell County Register of Deeds and running with the southeastern right of way of U.S. Highway 21 the following two (2) courses and distances:

- 1) North 46°22'24" East a distance of 323.43' to a new iron rod;
- 2) North 42°53'35" East a distance of 199.38' to an existing iron pipe being the

southwestern corner of Flying C Ranch Properties, LLC as described in Deed Book 2862, Page 130 (Tract 10); thence with the line of Flying C Ranch Properties, LLC the following three (3) courses and distances:

- 1) South 52°08'35" East a distance of 174.88' to an existing iron pipe;
- 2) North 38°56'48" East a distance of 206.79' to an existing iron pipe;
- 3) North 70°53'36" West a distance of 174.29' to a new iron rod being on the southeaster right of way of aforementioned U.S. Highway 21; thence with the southeastern right of way of U.S. Highway 21 the following four (4) courses and distances:

- 1) North 41°02'26" East a distance of 211.84' to a new nail;
- 2) South 47°12'03" East a distance of 67.92' to a new iron rod;
- 3) North 42°47'28" East a distance of 233.30' too a new iron rod;
- 4) North 42°45'40" East a distance of 199.81' to a new iron rod being on the western right of way margin of Interstate 77; thence with the western right of way of Interstate 77 the following five

(5) courses and distances:

- 1) South 87°14'37" East a distance of 88.52' to an existing iron rod;
- 2) South 07°22'39" East a distance of 485.79' to a new iron rod;
- 3) South 07°32'38" East a distance of 187.01' to a new iron rod;
- 4) South 03°06'33" East a distance of 580.87' to a new iron rod;
- 5) South 03°40'48" West a distance of 97.70' to an existing iron rod being on the northern line of C. Preston & Marsha Cornelius as described in Deed Book 1897, Page 824; thence with the northern line of C. Preston & Marsha Cornelius the following two (2) courses and distances:

- 1) North 85°33'07" West a distance of 539.24' to an existing iron rod;
- 2) North 78°21'26" West a distance of 409.68' to an existing iron rod being the southeastern corner of aforementioned James C. Faw as described in Deed Book 3110, Page 2057 (Tract 2); thence with the line of Tract 2 the following two (2) courses and distances:

- 1) North 48°11'26" East a distance of 144.74' to an existing iron rod;
- 2) North 56°23'05" West a distance of 391.30' to the **POINT OF BEGINNING**, having an area of 913,878 Sq.Ft. square feet, or 20.9797 acres of land as shown on a survey prepared by Cornerstone Professional Land Surveying, PLLC dated August 18, 2025 (Job Number 2025-247).

## **Tract 2**

**BEGINNING** at an existing iron rod having coordinates of North: 767,612.68' and East: 1,447,708.50' being on the southeastern right of way of U.S. Highway 21 (variable public right of way) and also being a southwestern corner of James C. Faw as described in Deed Book 3110, Page 2057 (Tract 1) recorded in the Iredell County Register of Deeds and running with the line of Tract 1 the following two (2) courses and distances:

- 1) South 56°23'05" East a distance of 391.30' to an existing iron rod;
- 2) South 48°11'26" West a distance of 144.74' to an existing iron rod being on the northern line of C. Preston & Marsha Cornelius as described in Deed Book 1897, Page 824; thence with the northern line of C. Preston & Marsha Cornelius North 78°22'36" West a distance of 260.60' to an existing iron rod being on the northern line of Glenn & Mary Weddington as described in Deed Book 629, Page 657; thence with the northern line of Glenn & Mary Weddington North 72°09'40" West a distance of 196.65' to an existing iron pipe being on the southeastern right of way of U.S. Highway 29; thence with the right of way of U.S. Highway 29 North 48°14'46" East a distance of 300.89' to the **POINT OF BEGINNING**, having an area of 87,163 Sq.Ft. square feet, or 2.0010 acres of land as shown on a survey prepared

by Cornerstone Professional Land Surveying, PLLC dated August 18, 2025 (Job Number 2025-247).

**BEGINNING** at an existing iron pin on the northern right of way line of Turnersburg Highway, U. S. Highway 21, the southeast corner of Rose Chapel United Methodist Church as described in Deed Book 911 at Page 1580 in the Iredell County Registry, said iron pin being located S 42-15-26 W 1,347.17 feet and S 42-50-30 W 292.14 feet from North Carolina Geodetic Survey (NCGS) monument "ONE (1983)" which has North Carolina Grid coordinates of North = 769,276.75 feet and East = 1,449,193.13 feet, thence running with the eastern boundary line of Rose Chapel United Methodist Church N 47-47-12 W 224.53 feet to an iron pin set in the eastern boundary line of Rose Chapel United Methodist Church, a new corner of J. C. Faw; thence running with a new line of J. C. Faw N 43-13-53 E 176.18 feet to an iron pin set, a new corner of J. C. Faw; thence running with a new line of J. C. Faw S 47-09-34 E 223.32 feet to an iron pin set on the northern right of way line of Turnersburg Highway, a new corner of J. C. Faw; thence running with the northern right of way line of Turnersburg Highway S 42-50-30 W 173.72 feet to the point and place of BEGINNING, containing 0.899 acres , more or less, and being a portion of the property conveyed from John Robert Graham and wife, Louise O. Graham to J. C. Faw in Deed Book 800 at Page 214 dated February 28, 1990, in the Iredell County Registry and being drawn according to a Survey Map prepared by Gerald V. Grant, Professional Surveyor, dated January 28, 2003.

Section 2. Upon and after June 30, 2026, at 11:59 p.m., the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Statesville and shall be entitled to the same privileges and benefits as other parts of the City of Statesville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.1.

Section 3. The Mayor of the City of Statesville shall cause to be recorded in the office of the Register of Deeds of Iredell County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Iredell County Board of Elections, as required by G.S. 163-288.1.

The Ordinance was introduced by a first reading by Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and carried on the 11<sup>th</sup> day of May 2026.

AYES:

NAYES:

The second and final reading of this ordinance was heard on the 1<sup>st</sup> day of June 2026 and upon motion of Councilmember \_\_\_\_\_, seconded by Councilmember \_\_\_\_\_, and unanimously carried, was

adopted. AYES:

NAYES:

The Ordinance to be in full force and effect from and after the 30<sup>th</sup> day of June 2026 at 11:59 p.m.

City of Statesville

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

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# CITY COUNCIL ACTION REQUEST

**TO:** Ron Smith, City Manager  
**FROM:** Gina Lawrence, Chief Financial Officer  
**DATE:** 4/24/2026 8:22 AM

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**ACTION NEEDED ON:** May 11, 2026  
(Date of Council Meeting)

## **COUNCIL ACTION REQUESTED:**

**Receive the Fiscal Year 2026-2027 recommended budget, including the budget message, from the City Manager and Staff, set a public hearing for the budget on June 1, 2025 at 6:00 p.m, and set the Budget Workshop session on May 14, 2025 at 3:30 p.m.**

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### **1. Summary of Information:**

The proposed budget will be presented at the meeting.

### **2. Previous Council or Relevant Actions:**

Council annually approves the City's Operating Budget as required by NCGS159-13.

### **3. Strategic Initiatives Supported/Impacted:**

**Developing Our City:** N/A

**Connecting Our City:** N/A

**Connecting Our Communities:** N/A

**Strategic Plan Values:** N/A

The budget enables the City to meet all of the Strategic Plan Goals and Strategies.

### **4. Budget/Funding Implications:**

This action sets forth the expected revenues balanced against the expected expenditures for the City's operating funds for Fiscal Year 2026-2027.

### **5. Consequences for Not Acting:**

Violation of NCGS159-13. The City would have to begin the path to an interim budget under NCGS 159-16.

### **6. Department Recommendation:**

Receive the budget as presented, set the public hearing, and determine the workshop dates.

### **7. Manager Comments:**

You will receive the proposed budget immediately after the meeting on May 11th (budget books will be in the City Manager's office). This is due to the need to present the budget message first, which provides the necessary context in which to review the bigger document.

Staff is setting the calendar to allow for at least one budget session, which is scheduled for May 14th.

If we cannot get to an agreement at that session, we will continue that meeting to an agreeable time to finish the review.

The public hearing is scheduled for June 1st. If the Council is able to finish their review prior to the 1st we will also set the adoption date for that meeting. If there are public comments that give the Council pause, and the body wants to make changes, we will then move the adoption to June 15th to allow time for those changes to be made.

**8. Next Steps:**

Instruct the City Clerk to make the Fiscal Year 2026-2027 Manager's Recommended Budget available for public viewing, advertise for the Public Hearing, and place the budget on the City's website.

**9. Attachments:**

None

**DESIGN REVIEW COMMITTEE MEETING  
CITY HALL COUNCIL CHAMBERS  
APRIL 9, 2026 - 2:00 PM**

**Members Present:** John Furlow, Bryan George, Chuck Goode, Elena Sollazzo

**Absent:** John Marshall

**Staff Present:** Marci Sigmon, Lori Deal, Joseph Campbell, Matthew Pierce

Chairman George welcomed everyone and called the meeting to order.

**Meeting Minutes**

**Goode made a motion to approve the February 12, 2026 DRC meeting minutes, seconded by Sollazzo. The motion carried unanimously.**

**Consider Design Review Application DRC 26-04 from Tanisha Schoolfield, owner of Creations by TYS, to renovate the exterior front façade of 105 Cooper Street.**

Joseph Campbell introduced the case and stated 105 Cooper Street is a single-story commercial building that occupies the back portion of a commercial row (118, 120, and 122 E. Broad Street). While physically attached to this row of commercial buildings, 105 Cooper Street is partitioned off and not found in the 1980 or 1995 Historical Surveys. From the 1960's to the 1990's this space has been occupied by multiple hair salons.

The upper façade features a straight parapet roof with terra cotta coping and decorative brick work with diamond motifs. The storefront retains its original brick bulkheads and wood/metal storefront with large display windows, a recessed center entry and fill lite double leaf wood doors. The transom area has been covered with plywood. A loading dock entry is present to the left of the storefront and has also been covered with plywood on the exterior and covered with drywall on the interior.

**Request**

The applicant, Tanisha Schoolfield, utilized the Department of Interior Architecture at The University of North Carolina at Greensboro to research and propose exterior design options for 105 Cooper Street. With the guidance from the School of Interior Architecture, the applicant chose Proposed Design One (1) from the Design Proposal Packet.

Based on the proposed design, the applicant is requesting to add a new awning, paint the doors and window frames, new lighting, and replace the front door hardware.

- The requested awning would be made of canvas material from Sunbrella, colored Paxton Dew.
- Doors and window trim will be painted Sherwin Williams Peacock Plume (0020).
- Lighting will be mounted directly above doorway and beneath the awning. The lights will be from the Weldon Collection, colored Bronze/Dark with a Two Light Flush Mount. (Item number: P550042-129).
- Door hardware will be from Rocky Mountain Hardware colored Silicon Bronze Light with customizable pull or level options.

Additionally, the applicant is planning to install a window decal and a blade sign for signage (staff reviewed).

### **Staff Recommendation**

The Downtown Design Review Guidelines emphasize that storefronts should be preserved, maintained, and restored rather than replaced, which this proposal supports. Side elevations are also identified as important character-defining elements of the downtown, and the design appropriately carries key elements and details from the primary façade onto the side elevation. The proposed awning complies with guidelines by being installed between the transom and display windows without obscuring architectural features. In addition, the restrained color palette—limited to no more than four colors—and the use of a verified Sherwin-Williams Historic Color are consistent with the Paint Guidelines. Finally, the proposed flush-mounted lighting above the entryway and beneath the awning meets standards by minimizing glare onto neighboring buildings and adjacent traffic.

Therefore, staff recommends approving the request to add a new awning, paint the doors and window frames, install new lighting, and replace the front door hardware at 105 Cooper Street.

Sollazzo asked if the louvers and grates over the bulkhead are active and Matthew Pierce stated they are not active and there is a drop ceiling behind it. It will be covered by the awning and not visible from the street. Pierce asked the board if dark glass or a solid surface is preferred to cover the transom that is not being used for ventilation and Goode and George agreed Hardie board cement siding is budget friendly, durable, and holds paints well.

George asked for speakers on behalf of the application and there were none.

**Goode made a motion to approve Design Review Application DRC 26-04 to add a new awning, paint the doors and window frames, install new lighting, replace the front door hardware at 105 Cooper Street. The transom area above the existing storefront glass and doors can be replaced with a Hardie Board cementitious material with a smooth finish and painted. Since it is a long panel, it can be in sections vertical with the existing window corners and framing, seconded by Furlow.**

**Goode amended his motion to include the Hardie board material, if painted will be Sherwin Williams Peacock Plume. The motion carried unanimously.**

**Consider Design Review Application DRC 26-05 from D.H. Griffin Wrecking Company, Inc. to remove the rear elevation canopy from the building located at 122 North Tradd Street.**

Marci Sigmon introduced the case and stated the structure located at 122 North Tradd Street, is a brick commercial building. According to tax records the building was built in 1999. Currently the structure is occupied by Spectrum, an internet, cable television, home phone, and mobile telecommunications business. The parcel is located in the Central Business Perimeter zoning district and not does fall within the boundary of the Commercial National Historic District of Downtown Statesville. The property lies in the Downtown Design Overlay jurisdiction and is subject to review for exterior changes or modifications to the building or site.

### **Request**

The applicant, D.H. Griffin Wrecking Company, Inc., is requesting to remove the drive-thru canopy from the north elevation of the building due to a vehicle hitting the canopy and making the canopy unstable. The applicant states the canopy's structural integrity has been comprised and currently

presents a hazard to both the public and the property. The ground will not be disturbed with the removal of the canopy.

D.H. Griffin Wrecking Company, Inc., has been contacted to complete the demolition and will use a manlift and lull to perform the removal of the canopy. The ground will not be disturbed with the removal of the canopy.

#### **Staff Recommendation**

The Downtown Design Review Guidelines state, "In reviewing a request to demolish a building in the downtown, the Design Review Committee also considers whether the proposed demolition will adversely affect other historic buildings in the downtown area or the overall character of the downtown district."

Since the canopy located at 122 N Tradd Street is not located in the Statesville Commercial National Historic District and has been damaged by a vehicle collision resulting in the canopy being structurally comprised, staff recommends approving the demolition request.

Sigmon stated the Design Review Committee will recommend a decision to City Council to approve or deny and they will make the final decision regarding the canopy removal.

George asked for speakers on behalf of the application. Goode asked if the structure has a pocket into the brick and Nick Perkins, D.H. Griffin Wrecking Company, Inc, stated no, it is free leaning with a couple bolts and it will be removed piece by piece. Goode asked if there will be brick repair and Perkins stated not by them. Sollazzo asked if the gutters will remain and Perkins stated yes.

**Furlow made a motion to approve Design Review Application DRC 26-05 from D.H. Griffin Wrecking Company, Inc. to remove the rear elevation canopy from the building located at 122 North Tradd Street, seconded by Goode. The motion carried unanimously.**

#### **New Business**

Sigmon stated the next meeting will be May 14, 2026 at 2:00 pm.

George stated the meeting is adjourned.



**Historic Preservation Commission Meeting Minutes  
April 23, 2026 - City Hall Council Chambers - 7:00 p.m.**

**Present:** Anna Campbell, Erika Gottholm, Dea Mozingo-Gorman, Matthew Key, Barry Edwards, Scott Stevenson, Nathan Morgan, Glenn Setzer

**Absent:** Steven Haber

**Staff:** Erika Martin, Christopher Hooper, Lori Deal, Joseph Campbell

**Others:** Lisa Pearson

**Roll Call**

Chairperson Mozingo-Gorman called the meeting to order, called the roll, and asked the board members if there was any ex-parte communication regarding the case on the agenda. Hearing none, she swore in those who planned to speak.

**Approval of minutes**

**Setzer made a motion to approve the March 26, 2026 minutes, seconded by Campbell. Chairwoman Mozingo-Gorman called for a vote on the motion.**

**Ayes: Mozingo-Gorman, Gottholm, Campbell, Key, Morgan, Stevenson, Setzer**

**Abstain: Edwards**

**The motion carried 7 to 0.**

**Edwards made a motion to approve the May 22, 2025 minutes with a correction, seconded by Stevenson. The motion passed unanimously.**

**Campbell made a motion to approve the September 25, 2025 minutes, seconded by Key. Chairwoman Mozingo-Gorman called for a vote on the motion.**

**Ayes: Edwards, Campbell, Key, Morgan, Stevenson, Setzer**

**Abstain: Mozingo-Gorman, Gottholm**

**The motion carried 6 to 0.**

Erika Martin, Planning Director requested to continue COA26-05 to the May meeting since the applicant is not present and Mozingo-Gorman stated procedure is for staff to present the case and move into commission discussion, then reach a decision to continue.

**Consider Certificate of Appropriateness (COA26-05) from D and J State Trust to replace the existing wood window sash packs in the structure with new wood window sash packs on property located at 211 West Bell Street.**

Christopher Hooper presented the following staff report:

### **Action Requested**

Conduct a Historic Preservation Commission public hearing for COA 26-05, 211 West Bell Street, Statesville, NC. The owners are requesting to remove the existing wood windows from the building and replace them with new windows.

### **Summary of Information**

The house located at 211 West Bell Street is a one-and-a-half-story brick-veneered bungalow with shingle trim, paired and tripled windows. The front porch has paired Doric posts set on brick plinths. A garage accessory structure is located in the rear yard.

The owners of 211 West Bell Street, D and J State Trust, represented by Mr. Jim Adams and Ms. Denise Mannion, are requesting to replace all the wood window sashes in the structure with new wood window sashes. Twenty-seven windows will be replaced if approved by the commission. The owner has chosen to use windows by VictorBilt Traditions Double Hung Windows. The new sashes will be the same design as the current windows in the home and be double hung, four over one, Low E simulated divided glass.

The series selected by the owner is Traditions Series Primed Double Hung (see attached window description with application). The exterior and interior sashes will be wood and primed in the factory. The simulated divided glass will not have shadow bars. The owners stated in their application that due to age, wear, tear, cost to repair existing windows, and inefficient heat and air insulation with the single pane glass, they are requesting to replace the wood window sashes with new wood window sashes.

The Statesville Historic Preservation Standards state in Chapter 3: Changes to Building Exteriors, #7:

When repair is not feasible, true divided light wood windows are an appropriate replacement product for original wood windows, when designed to match the original in appearance, detail, material, profile, and overall size as closely as possible. Double-paned glass may be considered when they are simulated true divided and can accurately resemble the original window design.

- A. It is not appropriate to replace true divided light windows with vinyl windows or windows with snap-in muntins.
- B. Window products will be reviewed on an individual basis using the following criteria:
  1. Kind and texture of materials
  2. Architectural and historical compatibility
  3. Comparison to original window profile
  4. Level of significance of original windows to the architectural style of the building
  5. Existence of lead paint or other safety hazards
  6. Material performance and durability

### **Previous or Relevant Actions**

None known.

### **Strategic Initiative Supported**

Strategic Initiative 3: Investment in Critical Home Repair and Weatherization. A key tool for stabilizing households is to ensure their homes are energy efficient and safe for habitation.

Financial support of area non-profits performing weatherization and critical repair would improve housing stability, especially for vulnerable populations like the elderly.

### **Budget/Funding Implications**

None for the City of Statesville.

### **Consequences For Not Acting**

The owners will not be able to replace the existing windows, the windows will continue to deteriorate in the house, and the occupants will continue to have heat and air conditioning issues due to the single pane glass in the current windows.

### **Department Recommendation**

The Statesville Historic Preservation Standards state in Chapter 3: Changes to Building Exteriors, #7:

When repair is not feasible, true divided light wood windows are an appropriate replacement product for original wood windows, when designed to match the original in appearance, detail, material, profile, and overall size as closely as possible. Double-paned glass may be considered when they are simulated true divided and can accurately resemble the original window design.

Therefore, staff recommends approving the requested window sash replacement as described in the Historic Preservation application from D and J State Trust.

### **Findings of Fact**

The Historic Preservation Commission must either answer all five (5) Findings of Fact in the affirmative or determine that such finding does not apply to the specific project under consideration:

1. The historic character of the property will be retained and preserved.
2. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of distinctive features, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features has been substantiated by documentary, physical, or pictorial evidence.
3. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest method possible.
4. Archeological resources will be protected and preserved in place. If such resources must be disturbed, the applicant has shown that mitigation measures will be undertaken.
5. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work will be differentiated of the old and will be compatible with the massing, size, scale, and architectural features to protect the integrity of the property and its environment.

### **Manager Comments**

N/A

### **Next Steps**

If the request for Certificate of Appropriateness 26-05 is approved by the Historic Preservation Commission, an order will be written by the city attorney citing the approval of the request and then be signed by the Historic Preservation Commission Chair. The signed order will be mailed to the applicant and once the signed order is received, the applicant can move forward with replacing the existing window sashes with new window sashes. If the request for Certificate of Appropriateness 26-05 is denied by the Historic Preservation Commission, an order will be written by the city attorney citing the denial and then be signed by the Historic Preservation Commission Chair. The signed order will be mailed to the applicant and the existing window sashes will be required to remain in the house.

Edwards asked if the guidelines regarding windows and spacer bars in chapter G: New Construction, page 82 were referenced and he read this portion to the board. Martin stated a former employee prepared the staff report, so she and Mr. Hooper will not be able to answer staff questions. Mozingo-Gorman asked if the applicant was contacted and Hooper stated he called and left a voicemail for the applicant. Martin stated she was told the applicant's representative was going to be present at this meeting.

**Campbell made a motion to continue Certificate of Appropriateness (COA26-05) to the next meeting, May 28, 2026 and the applicant to be present for questions. Seconded by Gottholm. The motion carried unanimously.**

### **Other Business**

Chairperson Mozingo-Gorman stated the next HPC meeting is scheduled for May 28, 2026.

Chairperson Mozingo-Gorman stated she will contact a commission member regarding consecutive absences as defined in the by-laws.

**Edwards made a motion to adjourn, seconded by Campbell. The motion carried unanimously.**