



AGENDA

DATE: May 13, 2026

TO: Statesville Planning Board

FROM: Matthew Kirkendall, Senior Planner

CC: Erika Martin, Planning Director
Herman Caulder, Assistant Planning Director

SUBJECT: Planning Board Meeting

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The Statesville Planning Board will hold a meeting on Tuesday, May 19, 2026, at 6:00 p.m. in the Council Chamber of City Hall, 227 South Center Street, Statesville, NC.

1. Welcome and approval of the agenda and minutes from the March 24, 2026, and April 28, 2026, Planning Board Meetings.
2. Review proposed Planning Board Rules of Procedure (ROP).
3. Conduct a courtesy hearing and make a recommendation to City Council for rezoning case ZC26-03 Moose Club Road – Kingdom Townhomes.

**Planning Board Meeting Minutes
City Hall Council Chambers – 227 S. Center Street
March 24, 2026 – 6:00 p.m.**

Members Present: Alisha Cordle, Bernard Robertson, Cory Sloan, Roger Bejcek, Corina Iyob, Mark Tart

Members Absent: Joel Mashburn, Darrin Rucker

Staff: Joseph Campbell, Herman Caulder, Erika Martin, Trey Robertson – City Council Liaison

Chairwoman Cordle called the meeting to order.

Approval of Minutes

Robertson made a motion to approve the February 9, 2026 and February 24, 2026 Planning Board minutes. Seconded by Bejcek. The motion carried unanimously.

ZC26-06 Turnersburg Hwy (QuikTrip)

Joseph Campbell introduced the case to conduct a courtesy hearing for 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 Zoning District to City of Statesville B-4 CZ (Highway Business) Conditional Zoning District and consider making recommendations to City Council.

Summary of Information

This request, initiated by Mr. Thomas Donton on behalf of QuikTrip Corporation, is to rezone six parcels located along Turnersburg Highway adjacent to the adjacent to Interstate 77. The request to construct a convenience store/fueling station and for future development for the vacant parcels adjacent.

This is a conditional rezoning, meaning the project will be tied to the concept plan (see attached), along with any conditions agreed upon by the applicant and City Council. There are six parcels included in this request totaling approximately 24.1 acres. Five contiguous parcels create the site where the future convenience store/fueling station will be developed along with future development not yet proposed. The future developments use will be aligned with its zoning designation, with conditions. One other parcel with an existing food establishment is also being included in the commercial rezoning. The request is to rezone from Iredell County GB CUD (General Business) Conditional Use District and Iredell County HB CUD (Highway Business) Conditional Zoning District to City of Statesville B-4 CZ (Highway Business) Conditional Zoning District. The B-4 district allows intensive retail sales and services that depend upon high traffic volumes. The applicant is also seeking annexation concurrently into the City of Statesville.

The 2045 Land Development Plan shows the property to be in a Tier 2 Growth Area suitable for Activity Corridor character intent.

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)

Draft conditions proposed are:

1. Provide an enhanced landscape buffer (30' Type F) along property adjacent to I-77.
2. Dedicate 55' of ROW from centerline along Turnersburg Hwy.
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. 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, Motor Repairs (Small/Minor), 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.

Previous or Relevant Actions

Two parcels adjacent to these properties (Statesville Logistics Park) was rezoned and annexed in April 2022.

Strategic Initiative Supported

Connecting our City.

Budget/Funding Implications

Unknown.

Consequences For Not Acting

The properties would remain in Iredell County's jurisdiction.

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 recommends **approval – option 1** to approve the requested rezoning.

Manager Comments

N/A

Next Steps

Recommendation from the Planning Board and City Staff moves to City Council for the first reading of ZC26-06 Turnersburg Hwy (QuikTrip) and public hearing running concurrent with the annexation petition on May 4, 2026.

Campbell stated staff and the developer have agreed to change condition 2 requesting to dedicate 50' of ROW from centerline along Turnersburg Hwy. to the developer's request not to dedicate that land and instead to reserve that area with no vertical building for future involvement with the NCDOT.

Bejcek asked why a stub was not required to the other property and Campbell stated there is a connection but it is not shown on the site plan.

Robertson asked if there are enhancements to US Hwy 21 and Costi Kutteh, representing Thomas Danton, stated the TIS (traffic impact analysis) has been requested but is not back yet. The DOT has agreed the entrance to this property will match up with the Arby's and the 7-Eleven across the street. The same person owns this property and the Arby's so it is included in the rezoning and annexation requests since it is consistent with the Tier 2 Growth Area and the 2045 Plan and Quick Trip is willing to add connectivity wherever necessary to maximize the site.

Campbell stated the developer agreed a stub will be added but did not want to be tied to a specific location that does not work for future development. Erika Martin, Planning Director stated the condition is they will show where the connection is at construction document submittal.

lyoob asked for the minimum response time for fire and Campbell stated he does not have that information, but normally they like to stay within a four minute response time. Kutteh stated a large tract rezoned to LI for warehousing is in the same vicinity and fire response time has been addressed and is satisfactory while it is outside of the four minute response time. Martin stated commercial buildings will be sprinkled.

Tart asked if construction trailers and offices are prohibited and Campbell stated they are not allowed as a primary use of the property as a storage yard for temporary construction mobile offices, trucks or trailers, but are allowed during construction.

Chairwoman Cordle opened the public hearing and being no speakers Chairwoman Cordle closed the public hearing.

Bejcek made a motion to approve ZC26-06 Turnersburg Hwy (QuikTrip) with staff recommendation Option 1. The zoning amendment is recommended for approval with the agreed upon conditions and is consistent with the City's comprehensive land use plan, 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, Seconded by Robertson. The motion carried unanimously.

ZC26-08 Buffalo Shoals Road (Killington Reserve Apartments)

Matthew Kirkendall introduced the case to conduct a courtesy hearing and consider making a recommendation for rezoning ZC26-08 Buffalo Shoals Road (Killington Reserve Apartments) to rezone from CU B-5 (Conditional Use General Business) District to R-5 MF CZ (High Density Multi-Family Residential) Conditional Zoning District.

Summary of Information

Ms. Karen Perry of KRP Investments, LLC requests a total of 5.284 acres to be rezoned from 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.

Planning Staff have recommended the following conditions:

1. This will be an income restricted family-oriented community.
2. The landscaping buffer along Gardner Bagnal Blvd. will be increased from an 8ft Street Yard Standard to a 25ft Type E Buffer.
3. Dedicate sewer easement(s) to the City of Statesville.
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.

Department Recommendation

Therefore, staff recommends **Option 1 - Approval** of this request, contingent upon annexation and the applicant agrees on the conditions.

Iyoob asked if sidewalks would be allowed on Garner Bagnal Blvd. to implement more pedestrian access and Kirkendall stated because Garner Bagnal is partial access control NCDOT will not allow a sidewalk within the right of way so there is no proposed sidewalk to the north, but there is existing sidewalk on Buffalo Shoals Road. Iyoob asked if a crosswalk is proposed and Martin stated it is a signalized intersection with a sidewalk north of Garner Bagnal Blvd. but will need to work with DOT to implement if it is possible.

Chairwoman Cordle opened the public hearing and being no speakers Chairwoman Cordle closed the public hearing.

Tart made a motion to approve ZC26-08 Buffalo Shoals Road (Killington Reserve Apartments) with staff recommended Option 1. The zoning amendment is recommended for approval 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, Seconded by Bejcek. The motion carried unanimously.

ZC26-07 James Farm Rd (Ochre Hill Apartments)

Campbell introduced the case to conduct a courtesy hearing for ZC26-07 James Farm Rd (Ochre Hill Apartments) from B-5 CZ (General Business) Conditional Zoning District to R- 5MF CZ (High Density Multi-Family Residential) Conditional Zoning District and consider making recommendations to City Council.

Summary of Information

This request, initiated by Catherine Connors on behalf of Solstice Partners LLC, is to rezone 2 parcels, approximately 8.42 acres, to construct 4 apartment buildings with 72 units.

This is a conditional rezoning, meaning the project will be tied to the concept plan (see attached), along with any conditions agreed upon by the applicant and City Council. 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 applicant is applying to rezone the properties to build multi-family apartment buildings.

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 indicated in Table 3-1, which includes attached and detached residential uses.

A neighborhood impact meeting was held on March 9, 2026, at the Statesville Fitness and Recreation Center. Three members of the public were in attendance and had no issues with the proposed development. A member of Iredell County Water Corporation was in attendance and requested the developer install fencing around the Iredell Water-owned parcel adjacent to the proposed site.

Draft conditions proposed are:

1. This will be a family-orientated community for affordable housing.
2. The development will include a maximum of 72 multi-family units. A reduction in units up to 10% may occur due to engineering and/or other factors; such a decrease will be approved 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 centerline along James Farm Rd.
6. Public Utilities requesting a 20' easement for existing sewer line on 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.

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 choices (see page 37 of 2045 LDP) 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 single-family homes.
- South of the Site:** O + I-2 (Office and Institutional Complex) District, with existing single-family homes.
- West of the Site:** R-10 (Urban Low Density) District, with existing single-family homes.

Previous or Relevant Actions

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.

Strategic Initiative Supported

Connecting our City.

Budget/Funding Implications

Estimated value at full build out will be approximately \$5.88M.

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.

Department Recommendation

The 2045 Land Development Plan is supportive of this request, as it shows these parcels to be in a Tier 1 Growth Area with a Complete Neighborhood 1 intent area, which supports this request.

Therefore, staff recommends **approval – option 1** to approve the requested rezoning.

Manager Comments

N/A

Next Steps

Recommendation from the Planning Board and City Staff moves to City Council for the first reading of ZC26-07 James Farm Rd (Ochre Hill Apartments) on April 13, 2026.

Campbell stated condition 2 has been revised to the development will include a minimum of 64 and 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. This means a variance outside this range of units will be required to go through this process again.

Bejcek asked about the well on the site plan and Campbell stated there is an easement to it on the parcel. Tart asked about the active open space and Campbell stated they are required to have ≈ 36,200 sq. ft. of active open space and they have submitted ≈ 37,500 sq. ft. and this will be checked by TRC to confirm if requirements have been met.

Tammy Stern with Solstice Partners summarized their request presented by Campbell. Robertson asked for the siding material used with the brick and Stern stated vinyl. Bejcek asked for the timeline and Stern stated they should have the tax credit funding award at the end of summer and if fully funded then civil engineering construction documents would begin.

Chairwoman Cordle opened the public hearing and being no speakers Chairwoman Cordle closed the public hearing.

Robertson made a motion to approve ZC26-07 James Farm Rd (Ochre Hill Apartments) with option 1. The zoning amendment is recommended for approval with the agreed upon conditions and is consistent with the City's comprehensive land use plan, 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, Seconded by Iyob. The motion carried unanimously.

ZC26-04 Wall Street (Havenwood Subdivision)

Matthew Kirkendall introduced the case to conduct a courtesy hearing and consider making a recommendation for rezoning ZC26-04 Wall Street (Havenwood Subdivision), for three parcels located at the end of Wall Street to rezone from LI (Light Industrial) District to R-5 MF CZ (High Density Multi-Family Residential) Conditional Zoning District.

Summary of Information

This is a conditional rezoning filed by Matt Dent of Smith Douglas Homes. If approved, the project will be tied to the concept plan (see attached), along with any conditions approved by the Planning Board and City Council. The properties are located within the city limits, and the proposed project site is approximately 139 acres located at the end of Wall Street. The applicant is applying to rezone the properties to build a subdivision with both single-family detached and duplex homes.

A community input meeting was held on January 28, 2026, attended by 11 members of the community. Concerns voiced at this meeting include the current condition of Wall Street and what improvements would be required as well as the proposed location of utility line extensions.

The project is required to provide an 8ft wide (Type A) street yards landscaping buffer along all streets and a 15ft wide (Type C) vegetative buffers on all sides.

The 2019 Mobility and Development Plan calls for a 10ft greenway (20ft easement) to be constructed by the developer and will be maintained by the City.

The concept plan shows 14.03 acres of active open space (13.95 acres required) which includes a community pool and cabana, grass play areas, and benches. The active open space does include the greenway that will be dedicated to the city.

The 2045 Land Development Plan shows the property to be in an area suitable for Complete Neighborhood 2 Character Intent which includes single-family residential uses. In addition, water, sewer, and Statesville Public Power will serve the site.

The surrounding zoning districts and land uses are as follows:

There are existing residential zoning districts to the south, west and northwest of the site with undeveloped land, the Larkin Subdivision, and the proposed Highland Acres subdivision.

Northeast of the site is zoned light industrial with undeveloped land. East of the site is I-77.

The applicant has committed to the following conditions:

1. The concept plan and subsequent submittals to the City for plan review shall list the approved conditions as listed in this ordinance.
2. The total number of dwelling units on the property shall not exceed ten percent 302 dwelling units, a reduction in units up to (10%) may occur due to engineering and/or other factors; such a decrease will be approved by staff. by the Planning Director.
3. A Traffic Impact Analysis will be required and any mitigations in the TIA will be constructed at the developers expense.
4. A 10ft paved greenway shall be provided, in accordance with the City of Statesville Greenway Standards and an associated 20ft greenway easement shall be dedicated to the City of Statesville.
5. Primary front elevations shall include a mix of materials that includes, but is not limited to vinyl, brick, stone, masonry, fiber-cement siding, engineered wood, or materials of comparable durability and appearance.
6. Development amenities shall include but are not limited to: a community pool, cabana, grass play areas, and benches.

Previous Council/Relevant Actions: the properties were rezoned to Light Industrial in 2022.

Department Recommendation: Therefore, staff recommends **Option 1 - Approval** of this request, contingent upon agreeing to the conditions listed on the concept plan.

Robertson asked if Wall Street will be widened and Kirkendall stated it will meet the minimum pavement width of the Engineering requirements. Bejcek asked how properties to the south will be accessed and Kirkendall stated the two properties to the south is a creek and a floodplain so the concept plan does provide stubs.

Logan Creech with Smith Douglas Homes introduced Andrew Allison of the Timmons Group and Thomas Shirley with Kimley Horne and stated this is the first community in Statesville. Allison stated there are 2.17 units per acre, 52ft minimum lot width, and homes will be 38ft wide. Shirley stated he is working on the TIA for this project with city staff and the NCDOT. Creech stated when all approvals are received, construction documents could begin July 2026 and break ground in the fall of 2027.

Bejcek asked if the stub outs to the south will adjoin Larkin and Creech stated due to the wetlands and topography they are not planning to pursue these properties, but another developer could. Iyob asked about a phase I and phase II and Creech stated it has not been broken into phases, but the TIA will be tied to the completion of the improvements by the 50th home and go from there.

Chairwoman Cordle opened the public hearing.

Laury Brown asked if there is one way in and one way out for fire service and Martin stated this will be verified with the Fire Marshall's office for their recommendation.

Chairwoman Cordle closed the public hearing.

There was discussion regarding concerns for high density development in this area, one way in for fire access, and R-5 is not harmonious with existing neighborhoods.

Bejcek made a motion to approve ZC26-04 Wall Street (Havenwood Subdivision) with option 1. The zoning amendment is recommended for approval 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 supports this area to be Complete Neighborhood 2, which includes residential uses.

There was not a second to this motion.

Tart made a motion to deny ZC26-04 Wall Street (Havenwood Subdivision) with option 2. The zoning amendment is recommended for denial even though it is consistent with the City's comprehensive land plan. However, it is not reasonable, nor in the public interest to approve this residential proposal as it was rezoned to Light Industrial in 2023. Furthermore, Iredell Economic Development Corporation has indicated this area is a strategic area for industrial. Therefore, as part of this action, the Planning Board recommends updating the 2045 Land Use Plan to support an Employment Center / Industrial Flex land use designation, seconded by Robertson.

The vote on the motion was as follows:

Ayes: Tart, Robertson, Iyob

Nays: Cordle, Bejcek

Motion Carried 3 to 2

TA26-02 Text Amendments Batch 1

Erika Martin introduced the case to conduct a courtesy hearing for Text Amendment-02 (TA26-02) and consider making a recommendation to the City Council for Batch 1 text changes to the Unified Development Code.

1. **Summary of Information:** The City of Statesville is proposing several text amendments (Batch 1) to the Unified Development Code to provide thoughtful flexibility to a variety of uses as outlined below and reflect feedback from the City Council.
 - **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 be inadvertently discouraging 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
- **Small-Scale Multi-family:** 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 the City Council) review certain uses to ensure properties are not adversely impacted.

2. **Previous Council or Relevant Actions:** NA
3. **Strategic Initiatives Supported:** Connecting Our City/Connecting Our Community
4. **Budget/Funding Implications:** NA
5. **Consequences for Not Acting:** NA
6. **Department Recommendation:** Option 1, approval as presented.
7. **Manager Comments:** NA
8. **Next Steps:** Recommendation from the Planning Board and City Staff moves to City Council for the 1st Reading of the TA26-02 and public hearing on April 13, 2026.
9. **Attachments:**
 - Proposed Amendments (working copy)
 - Proposed Amendments to Permitted Use Table (working copy)
 - Consistency Statement

Tart asked for more information on small scale mixed use and Martin stated it is one commercial building with one residence on the upper story similar to downtown up to one acre so it does not trigger stormwater and encourages infill development and less sprawl. Bejcek asked if this becomes the new zoning for this property and Martin stated yes and this is why it is important to show how it aligns with the comprehensive plan. Tart asked if this is spot zoning and Martin stated it is not spot zoning if you show how it aligns with the Comprehensive plan. Tart stated it is a tract here and there as opposed to a large area and Martin stated conditional zoning is like that now so spot zoning is not illegal in North Carolina.

Cordle and Bejcek stated they are opposed to LED signs in downtown and neighborhoods. Martin stated this opens the door to allow the Statesville Event Center, Fire Department, and Police Department to have LED signs in the CBP. Tart stated this opens the door to businesses in CB to request these signs.

Cordle asked how close a burn tower can be to a property line and Martin stated it would be measured from the existing residence.

Chairwoman Cordle opened the public hearing.

Cory Sloan stated the Event Center should request a variance for a special sign. He has heard many are in favor of Infill development but parking from an alley in the existing street blocks does not work because of the townhome driveway minimum width requirement. He would change to when creating a new street for proposed townhomes they should be rear loaded.

Laury Brown, who lives in Beverly Heights, asked the board not to recommend the transfer of special use permits from City Council to the Board of Adjustment. Removing special use permits from City Council removes a layer of accountability and transparency for the citizens. Her concerns are the disparity of resources and the interpretation of the long term vision. She asks for removal of the transfer of authority from the proposed text amendment with a modification to the proposed text amendment.

Martin stated that regarding alley parking the code has a lot of connection points so a conflict statement is included that additional requirements are spelled out in the proposals governs so small multi-family does allow parking in front as long as there is a grass strip between the driveways. City Council and staff are in alignment this is not taking anything away but giving the public the ability to speak to this board and to the City Council directly regarding special use permits. If there is a special use permit you cannot speak to city council and hire an expert where this process allows anyone to speak to the board and speak their views, which can become conditions to mitigate concerns. Her recommendation if there is a concern with one of the uses is that it be moved from a special use permit to a conditional zoning request.

Brian Jones, NYP Construction, stated they are in favor of the small-scale mixed-use for small business to add housing and bring in more residents.

Laury Brown stated her concern is there are 29 uses in the matrix that require special use permits and there are things that need to be removed from that list but they will not be heard by City Council.

Chairwoman Cordle closed the public hearing.

Bejcek asked for the difference between conditional use and special use and Martin stated conditional zoning allows the public to express their opinion and special use requires experts to provide testimony, documents, and studies. They cannot talk about traffic and the board cannot consider anything the average citizen is saying. The long-term recommendation is to update the permitted use table and council wanted to make sure apartments and townhomes come to them.

Robertson made a motion to table TA26-02 Text Amendments Batch 1 for further review and discussion, seconded by Tart.

The vote on the motion was as follows:

Ayes: Tart, Robertson, Bejcek

Nays: Cordle, Iyob

Motion Carried 3 to 2

Martin asked what the board is requesting next month for the Text Amendment and Iyob stated special use permits and what should be removed from the list.

Robertson left the meeting so the meeting was adjourned.

Planning Board Meeting Minutes
City Hall Council Chambers – 227 S. Center Street
April 28, 2026 – 6:00 p.m.

Members Present: Alisha Cordle, Bernard Robertson, Roger Bejcek,
Corina Iyob, Joel Mashburn, Darrin Rucker

Members Absent: Cory Sloan, Mark Tart

Staff: Joseph Campbell, Herman Caulder, Matthew Kirkendall

Chairwoman Cordle called the meeting to order.

Robertson made a motion to approve the agenda, seconded by Bejcek. The motion carried unanimously.

TA26-02 Batch 1 Text Amendments (Old Business)

Herman Caulder introduced the case that was tabled at the previous meeting for Text Amendment-02 (TA26-02) and consider making a recommendation to the City Council for Batch 1 text changes to the Unified Development Code.

1. **Summary of Information:** The City of Statesville is proposing several text amendments (Batch 1) to the Unified Development Code to reflect feedback from the City Council
 - **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.

2. **Previous Council or Relevant Actions:** NA
3. **Strategic Initiatives Supported:** Connecting Our City/Connecting Our Community
4. **Budget/Funding Implications:** NA
5. **Consequences for Not Acting:** Current regulations remain in place.
6. **Department Recommendation:** Option 1, approval as presented.
7. **Manager Comments:** NA
8. **Next Steps:** The item regardless of Planning Board action shall move forward to the City Council for the 1st reading and public hearing on May 11th.
9. **Attachments:**
 - Proposed Amendments (working copy)
 - Consistency Statement

Robertson made a motion to approve TA26-02 Batch 1 Text Amendments as presented: The proposed text amendments are recommended for approval 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. Seconded by Bejcek. The motion carried unanimously.

TA26-03 Batch 2 Text Amendments – Conduct a courtesy reading

Herman Caulder introduced the case to conduct a courtesy hearing for Text Amendment-03 (TA26-03) and consider making a recommendation to City Council for Batch 2 text changes to the Unified Development Code.

1. **Summary of Information:** The City of Statesville is proposing a couple of text amendments (Batch 2) to the Unified Development Code to allow carports in front yards and include an incentive for small, affordable housing developments.

- **Carports:** The UDC prohibits accessory structures in front yard, except gazebos. However, many homes in Statesville have carports. The proposed amendment would legally allow carports in front yards.
- **Affordable Housing Incentive:** The proposed amendment provides a by-right incentive for small, affordable housing developments to construct up to eight (8) single-family detached units on lots that are under one (1) acre.

2. **Previous Council or Relevant Actions:** NA
3. **Strategic Initiatives Supported:** Connecting Our City/Connecting Our Community
4. **Budget/Funding Implications:** NA
5. **Consequences for Not Acting:** Code Compliance staff will enforce the code as written, requiring carports to be attached to homes (principal structure) or requiring their removal.
6. **Department Recommendation:** Option 1, approval as presented.
7. **Manager Comments:** NA
8. **Next Steps:** Recommendation from the Planning Board and City Staff moves to City Council for the 1st reading of the TA26-03 and public hearing on May 11, 2026.
9. **Attachments:**
 - Proposed Amendments (working copy)
 - Proposed Amendments to Permitted Use Table (working copy/see Batch 1)
 - Consistency Statement

Caulder stated carports shall meet a ten (10) foot front setback and five (5) foot side setbacks. Iyob asked if there are restrictions for the type, size, or material and Caulder stated carports cannot be taller than the main structure and there is a 35' height restriction. Cordle asked for clarification of the location in the front yard and Caulder stated in the driveway. Mashburn asked if this applies to a garage and Campbell stated it is specifically carports. Mashburn asked what if it is attached to the principal structure and Campbell stated it does not apply because it is not an accessory structure but becomes part of the principal structure footprint that must meet zoning district setbacks.

Caulder stated the affordable housing incentive will allow for reduced lot size and setbacks. It is limited to a maximum of eight single-family detached houses on a lot no more than one acre. There must be a declaration of affordable housing restrictions and an affordable Housing agreement and with the City and is proposed in R5, R5M, R5MF, R8, R8M, R8MF, and R10 zoning districts. Maximum lot width at the building line may be reduced to 30 feet, minimum setbacks are 25 feet for the front, five feet for the sides, and 20 feet for the rear. Up to 50% of the total housing units in a development utilizing this option may be market rate and no open space will be required.

Iyob asked if pedestrian access can be a requirement since there is no open space and Caulder stated these districts are located toward the center-city area with sidewalks and infrastructure already in place for walkability. Iyob stated there have been concerns regarding streets that do not have sidewalks or only have a sidewalk on one side and Caulder stated curbs and gutters are required with new development, but there can be areas where sidewalks do not connect. Mashburn asked about an affordable development in Mooresville and Doug Johnson, Mooresville Developer, stated they encounter sidewalks that do not connect and topography can prevent sidewalks that will require a fee in lieu of.

Chairwoman Cordle opened the public hearing and asked for speakers for or against the text amendment.

Laury Brown, lives in Beverly Heights, distributed a handout to the Planning Board members and stated she is not in favor of the carports because the amendment should specify they are not allowed in the front yard and they will be used for open storage instead of cars. She is opposed to the affordable housing incentive due to the by-right incentive

Chairwoman Cordle closed the public hearing.

Robertson made a motion to approve Batch 2 Text Amendments, Seconded by Iyob. The motion carried unanimously.

Rucker made a motion to adjourn, seconded by Robertson. The motion carried unanimously.

DRAFT

**REVISED RULES OF PROCEDURE
CITY OF STATESVILLE PLANNING BOARD**

ARTICLE I – Name

1-1 The official name of this body shall be the *City of Statesville Planning Board*, hereafter referred to as the “Planning Board.”

ARTICLE II – Objective and Purpose

2-1 The primary objective of the Planning Board is to develop and maintain a continuing, cooperative planning program to benefit the residents of the City of Statesville and its extraterritorial jurisdiction (ETJ).

2-2 The purposes of the Planning Board are:

- a. To make studies of the area within its jurisdiction;
 - b. To determine objectives to be sought in the development of the study area;
 - c. To prepare and adopt plans to achieve those objectives;
 - d. To develop and recommend policies, ordinances, administrative procedures, and other means for carrying out plans in a coordinated and efficient manner;
 - e. To exercise any functions in the administration and enforcement of various means for creating or carrying out plans as directed by the City Council;
 - f. To conduct courtesy hearings and make recommendations on plan amendments, conditional uses, special uses, planned unit development, subdivisions, and site plans as applicable;
 - g. To recommend changes and amendments to the Zoning Map and the Code text;
 - h. To review with the City Manager and other City officials and report its recommendations to the City Council upon the extent, location and design of all public structures and facilities, on the acquisition and disposal of public properties, on the establishment of building lines, mapped street lines and proposals to change existing street lines. However, whether or not there is a recommendation from the Planning Board, the City Council may, if it deems wise, take final action on any such matter at any time; and
- (a) To make studies of the area within its jurisdiction; ;
- (b) To determine objectives to be sought in the development of the study area; ;
- (c) To prepare and adopt plans to achieve those objectives;
- (d) To develop and recommend policies, ordinances, administrative procedures, and other means for carrying out plans in a coordinated and efficient manner;
- (e) To exercise any functions in the administration and enforcement of various means for creating or carrying out plans as directed by the City Council;
- (f) To conduct courtesy hearings and make recommendations on plan amendments, conditional uses, special uses, planned unit development, subdivisions, and site plans as applicable;
- i. To perform other related duties as assigned by the Code, the City Charter, or other sections of the City Code or State Law.

ARTICLE III – Membership

3-1 The Planning Board shall consist of **seven (7) regular members** and **two (2) alternate members** appointed as follows:

- a. Six (6) members appointed by the City Council (city residents)
 - b. One (1) ETJ member appointed by the Iredell County Board of Commissioners
 - c. Two (2) alternate members appointed by the City Council
- All members shall serve staggered three (3) year terms.

3-2 Alternate members shall:

- a. Serve in the absence or disqualification of any regular member
- b. Have full voting authority when seated
- c. Be designated by the Chair (or staff if needed) to serve

3-3 Alternate Member Seating Procedure

In the event a regular member is absent or recused from a meeting or agenda item:

- a. An alternate member shall be designated to serve in that member's place
- b. The alternate member shall sit at the dais as a full member for that meeting or item
- c. While seated, the alternate member shall have all rights and responsibilities of a regular member, including voting
- d. Once seated for any matter, and once the public hearing has been opened, the alternate shall remain for the entirety of that case, even if it is continued to a later date.

3-4 Vacancies shall be filled by the appropriate appointing authority for the remainder of the unexpired term.

3-5 Each member shall take and subscribe the oath of office as set out in Article VI, Section 7, of the North Carolina Constitution as the first order of new business in the first meeting after their appointment.

ARTICLE IV – Officers

4-1 The Planning Board shall elect one (1) of its members to act as chairperson and one (1) member to act as Secretary. Officers shall be elected annually in July with at least seven (7) days' notice.

4-2 The Chairperson shall preside at all meetings of the Planning Board, appoint all standing and temporary committees, and have the duties normally conferred on such office. The Chairperson shall have the privilege of directing discussion on all matters before the Planning Board and, as needs arise, place time limitations on individual presentations before the Planning Board. The Chairperson shall also enforce the rules and maintain order and decorum during the Planning Board meetings. The Chairperson has the same duty to vote on all matters before the Planning Board as other members.

4-3 The Vice-Chairperson shall act in the absence of the Chairperson.

4-4 In the event of the absence of both the Chairperson and Vice-Chairperson from a meeting of the Planning Board, the members present may elect a temporary Chairperson for that meeting and proceed with the order of business.

4-5 The Secretary shall work with the Planning Department to ensure that the minutes shall be recorded and maintained by the Planning Department, and available to the public. The Secretary shall also work with the Planning Department to carry out the attendance policy set forth in Article VI.

ARTICLE V – Meetings

5-1 Regular meetings shall be held on the fourth Tuesday of each month at 6:00 p.m., unless otherwise directed.

5-2 Special meetings may be called by the Chair with at least 7 days' notice. All special meetings shall comply with the rules for special meetings set forth in the general statutes for notice. Such meetings shall be limited to the specific items set forth in the agenda for the special meeting.

5-3 A quorum shall consist of **five (5) members**. If a quorum does not exist fifteen (15) minutes after the time a meeting is scheduled to start, the meeting shall be cancelled, and all matters will be continued to the next scheduled meeting without further advertisement.

5-4 The Chair shall rule on procedural matters. Any member of the Planning Board may move to appeal a determination made by the Chairperson, which shall be voted on by the Board if there is a second for the motion. The vote on the appeal shall be through simple majority.

5-5 All meetings shall be open to the public in accordance with North Carolina Open Meetings Law. The Planning Board may enter into closed sessions from which the public is excluded on any of the grounds listed in N.C. General Statute §143-318.11(a) and on a motion and a second which cites the specific grounds serving as the basis for the closed session meeting. The Planning Board shall not vote or take action on any matter in closed session.

5-6 No member who is not physically present may participate in a meeting of the Planning Board by electronic means except in accordance with this rule. However, during any state of emergency declared by the Governor or the General Assembly pursuant to N.C. General Statute §166A-19.20, a meeting of the Planning Board may meet electronically so long as it shall comply with the requirements:

- a. The public notice for any electronically held meeting shall specify how the public can access the electronic meeting in real time.
- b. Each member identifies themselves when roll is taken during the meeting, before taking part in deliberations, before making any motion, and before voting.
- c. All documents being considered during the meeting have been furnished to each Planning Board meeting and available for public inspection.
- d. Each member can hear what is being said during the meeting, and be heard by other Planning Board members.
- e. The meeting is live streamed online so that live audio and video are available to the public.
- f. The public has opportunity to submit written comments.

ARTICLE VI – Attendance

6-1 In order for the Planning Board to carry out its duties and responsibilities, it is necessary for all members to attend the meetings. If any member is absent for two (2) consecutive Planning Board meetings or is absent for 25% of the meetings scheduled in a years' time (July thru June), the Chairperson may direct the Secretary to notify such member in writing of his/her absences and if such member fails to attend the next regular meeting, or exceeds the 25% absence rate, the Planning Board, by a majority vote of the remaining members, may request that the position be vacated and that a replacement be made by the City Council or, if it is the ETJ member, the Iredell County Board of Commissioners.

ARTICLE VII – Order of Business

7-1 The order of business shall be as follows:

- (a) Roll Call and Determination of Quorum
- (b) Approval of the Agenda
- (c) Approval of Previous Minutes
- (d) Old Business
- (e) New Business
- (f) Adjournment

7-2 Business items not listed on the agenda may be considered only upon unanimous consent of members present so long as notice to third-parties is not statutorily required.

ARTICLE VIII – Conflict of Interest

8-1 Every member shall vote unless excused by the remaining members of the Planning Board. A member who wishes to be excused from voting shall inform the presiding officer, who shall take a vote of the remaining members on whether to grant the request. An affirmative vote by a majority to Planning Board, excluding those excused from voting due to the conflict of interest, is required for all decisions of the Planning Board. Said member shall then immediately sit himself/herself apart from the Planning Board panel while the item of business is being discussed.

8-2 No member of the Planning Board shall seek to influence a decision, participate in any action or cast a vote involving any matter that is before the Board which may result in a direct, substantial, and readily identifiable financial impact to themselves, their immediate relatives or their business interest.

No member of the Planning Board shall seek to influence a decision, participate in any action or cast a vote involving any matter that is before the Board wherein the applicant is a person with whom the member has a close, familial, business, or other associational relationship. For purposes of this rule, a "close familial relationship" means a spouse, parent, child, brother, sister, grandparent, or grandchild. The term includes the step, half, and in-law relationships.

8-3 A challenge of the existence of a conflict of interest or a challenge of an undisclosed conflict of interest may be filed by any interested party with the Board. Such a challenge may be an appeal for a review of the finding of the Board or may be for the purpose of alleging an

undeclared conflict or interest. Any challenge made to the Board shall be supported by competent evidence and shall be submitted to a properly convened meeting of the Board. The Board shall hear all evidence and, by majority vote of the membership present (excluding that member in question), shall make a final determination as to the existence of a conflict of interest.

ARTICLE IX – Action by the Planning Board

9-1 All actions of the Planning Board shall have been put before the Planning Board members in a form of a motion, duly seconded, and voted upon by all unexcused members present for a quorum. A simple majority of the Planning Board shall be required to affirm any decision, recommendation, or statement of the Planning Board. The Chairperson shall not have the authority to introduce or second any motion.

9-2 Any member present (not having a conflict of interest) who abstains from voting on a zoning map amendment shall be considered to have voted “yes” on such matter. Any member present (not having a conflict of interest) who abstains from voting on a text amendment shall be considered to have voted “no” on such matter. Any member present who abstains from voting shall be counted toward quorum unless excused due to a conflict of interest.

9-3 Voting shall be done by voice or a show of hands, as directed by the Chairperson. Only members present at the time a vote is taken shall be eligible to vote on that matter.

9-4 All members of the Planning Board have the right to vote on all matters except as specified in Article VIII.

ARTICLE X – Hearings

10-1 The Planning Board may hold public hearings to solicit the public’s input on specific issues. The Planning Board shall hold public hearings in accordance with the North Carolina General Statutes and the City’s Unified Development Code.

10-2 The following rules shall apply during the public hearings:

1. Speakers may only speak on the matter defined in the public hearing notice. All other comments must be made during the regular public comment period.
2. Persons who wish to address the Planning Board during the hearing shall register on a sign-up sheet available on the table outside the entrance door to the Council Chambers indicating contact information and topic. Sign-up sheets will be available beginning thirty (30) minutes before the start of the meeting. The Applicant to any zoning map amendment is not required to sign-up prior to the hearing.
3. The Applicant shall have ___ minutes to make their remarks. Every other person signed up to speak, whether for or against any agenda item, shall have three (3) minutes to make their remarks. Each person signed up to speak will only be entitled to the time allotted to each speaker and one additional time period which may be yielded to them by another individual who has also signed up to speak on a particular topic. The Chairperson may request that one spokesperson be chosen to represent

groups who wish to speak to the public body on a common issue. The Chairperson shall allot time to spokesperson opposing viewpoints on such issues.

4. Speakers will be acknowledged by the Chairperson in the order in which their names appear on the sign-up sheet. Speakers will address the Planning Board from the lectern at the front of the room and begin their remarks by stating their name and address. The Chairperson may deviate from this procedure to allow for an orderly and fair opportunity to accommodate those who wish to be heard.
5. Speakers will be civil and courteous in their language and presentation. Insults, profanity, use of vulgar language or gestures or other inappropriate behavior are not allowed.
6. Speakers who have prepared electronic presentations and/or supporting documents shall leave a copy of such presentations and/or documents with the Planning Department.
7. Speakers are asked to address the public body and to refrain from addressing the audience.
8. Individuals who engage in egregious or repeated violations may be asked to leave the meeting.
9. The Chairperson may remove any person from a meeting if the person is interrupting or disrupting the meeting.

10-3. Robert's Rules. The Planning Board shall conduct meetings pursuant to Robert's Rules of Order Newly Revised, except for the following amendments:

- a. The Planning Board shall not be entitled to make a motion to table any proposed change to the zoning map or text amendment.

10-4. Reference Material. These rules are made with the guidance of the Suggested Procedural Rules for Local Appointed Boards by Trey Allen and A. Fleming Bell, II and published in 2020 by the North Carolina School of Government at the University of North Carolina at Chapel Hill. When confronted with a procedural issue, the Board shall refer to publications and any updates, revisions or amendments to it that may then be published.

ARTICLE XI – Adoption and Amendment

11-1 These Rules of Procedure may be adopted by a majority vote of the Planning Board membership.

11-2 The Rules of Procedure, within the limits set by law, may be amended by an affirmative vote of the membership present at a regular or special meeting provided that such proposed amendment shall have first been submitted to all Planning Board members at least seven (7) days prior to the meeting at which the proposed amendment is to be discussed.



Staff Report

To: Planning Board Members

From: Matthew Kirkendall, Senior Planner

Date: May 13, 2026

Re: ZC26-03 Moose Cub Road (Kingdom Townhomes)

Action Requested

Conduct a courtesy hearing for a rezoning request, initiated by Mr. Hezekiah Walker, of Love Fellowship Tabernacle Inc. to rezone two parcels (approximately 12 acres) located at 185 Moose Club Road from the Town of Troutman's Zoning Jurisdiction to the City of Statesville's R-5MF CZ (High Density Multi-Family) Conditional Zoning District

Summary of Information

This is a conditional rezoning, so the project will be tied to the concept plan (see attached), along with any conditions agreed upon by the Applicant and City Council. The properties are not located within the city limits; therefore, the Applicant has submitted an annexation petition concurrently. The proposed project site is approximately 12 acres located at 185 Moose Club Road. The applicant is applying to conditionally rezone the properties to build 32 townhomes and 9 single-family detached homes. A community input meeting was held on January 21, 2026, and attended by two (2) members of the community that had concerns whether the project would be section 8 housing.

The site is currently outside of the City's 2045 Land Development Plan however the property is located north of the annexation agreement boundary with the Town of Troutman. Per Troutman's Long-Range Plan, the property is shown as Medium-Density Residential. This is 2-3 units per acre for single-family homes. However, the townhomes are consistent with the development at Wakefield.

The project requires a 15ft wide (Type C) vegetative buffers along the perimeter of the site, and an 8ft street yard along Moose Club Road. In addition, there will also be sidewalks, curbs, and gutters as well as street trees along both sides of all streets.

The concept plan shows 3.21 acres of total open space, including active open space that includes but is not limited to the following amenities: a clubhouse, playground/picnic area, dog park, and a community greenway.

The property surrounding is zoned residentially within Troutman's jurisdiction and across

Moose Club Road is the Wakefield (Barium Springs) Project that is zoned Troutman MU (Mixed Use).

Draft conditions proposed are:

1. Dedicate 40' of ROW from centerline along Moose Club Road.
2. The Concept Plan and subsequent submittals to the City for plan review shall list the approved conditions as listed in this Ordinance.
3. The development will include a maximum of 41 dwelling units. A reduction in units up to 10% may occur due to engineering and/or other factors; such a decrease will be approved by staff
4. The following amenities shall be included: a clubhouse playground / picnic area, dog park, and a community (HOA maintained) greenway.

Previous or Relevant Actions

The city adopted the annexation boundary agreement with the Town of Troutman in 2023.

Departmental Recommendation

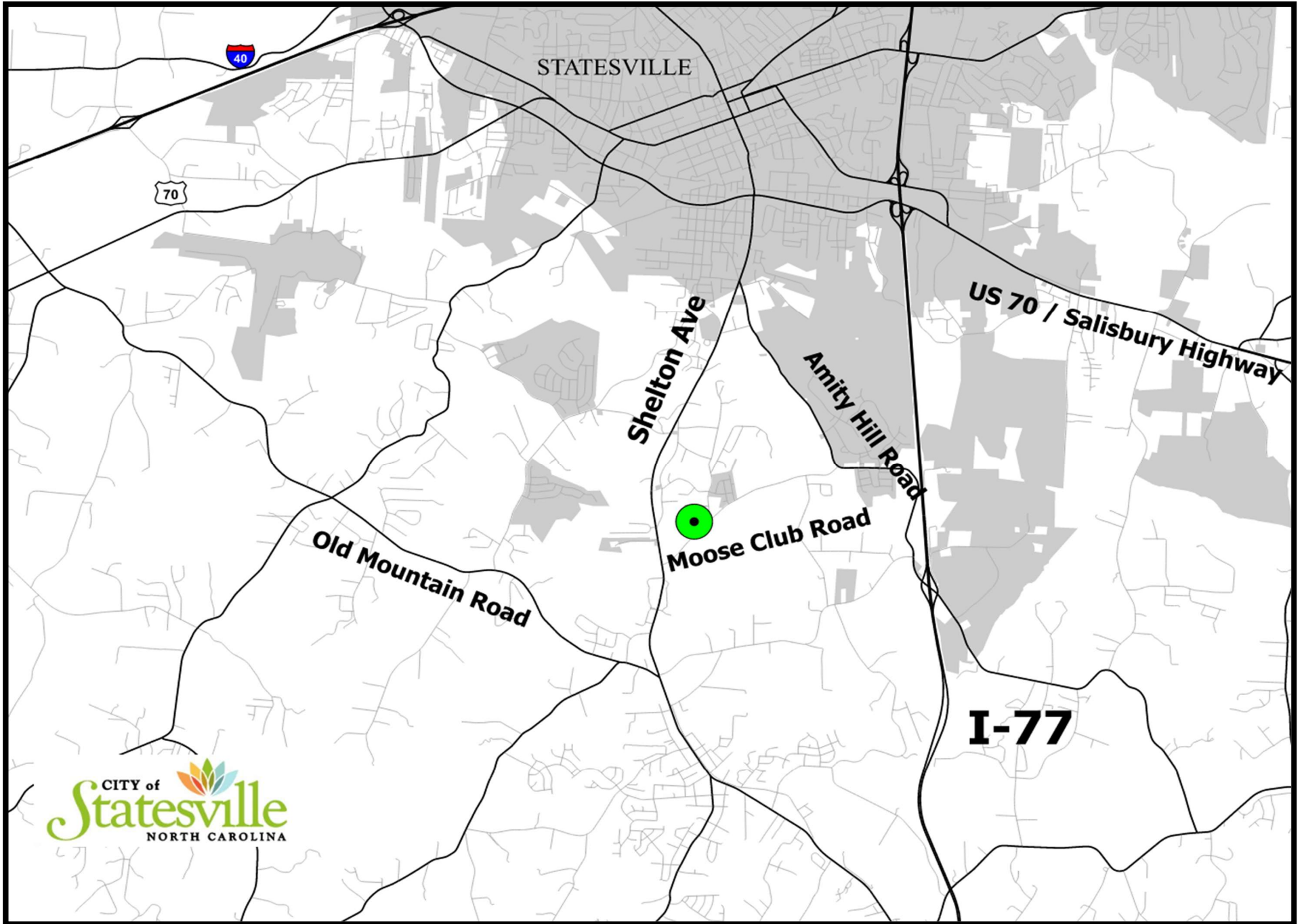
Therefore, staff recommends **Denial – Option 2** as the site would represent an expansion that is inconsistent with the long-range planning objectives and efficient provision of public services.

Next Steps

Recommendation from the Planning Board and City Staff moves to City Council for the first reading and public hearing running concurrent with the annexation petition on June 15th, 2026.

Attachments:

1. Location Map
2. Aerial Photo Map
3. Site Photo(s)
4. Current Zoning & Utilities Map
5. Concept Plan
6. 2045 LDP Land Use & Character Intent Map
7. Activity Corridor Character Intent
8. Plat of Property
9. Zoning Consistency Statement



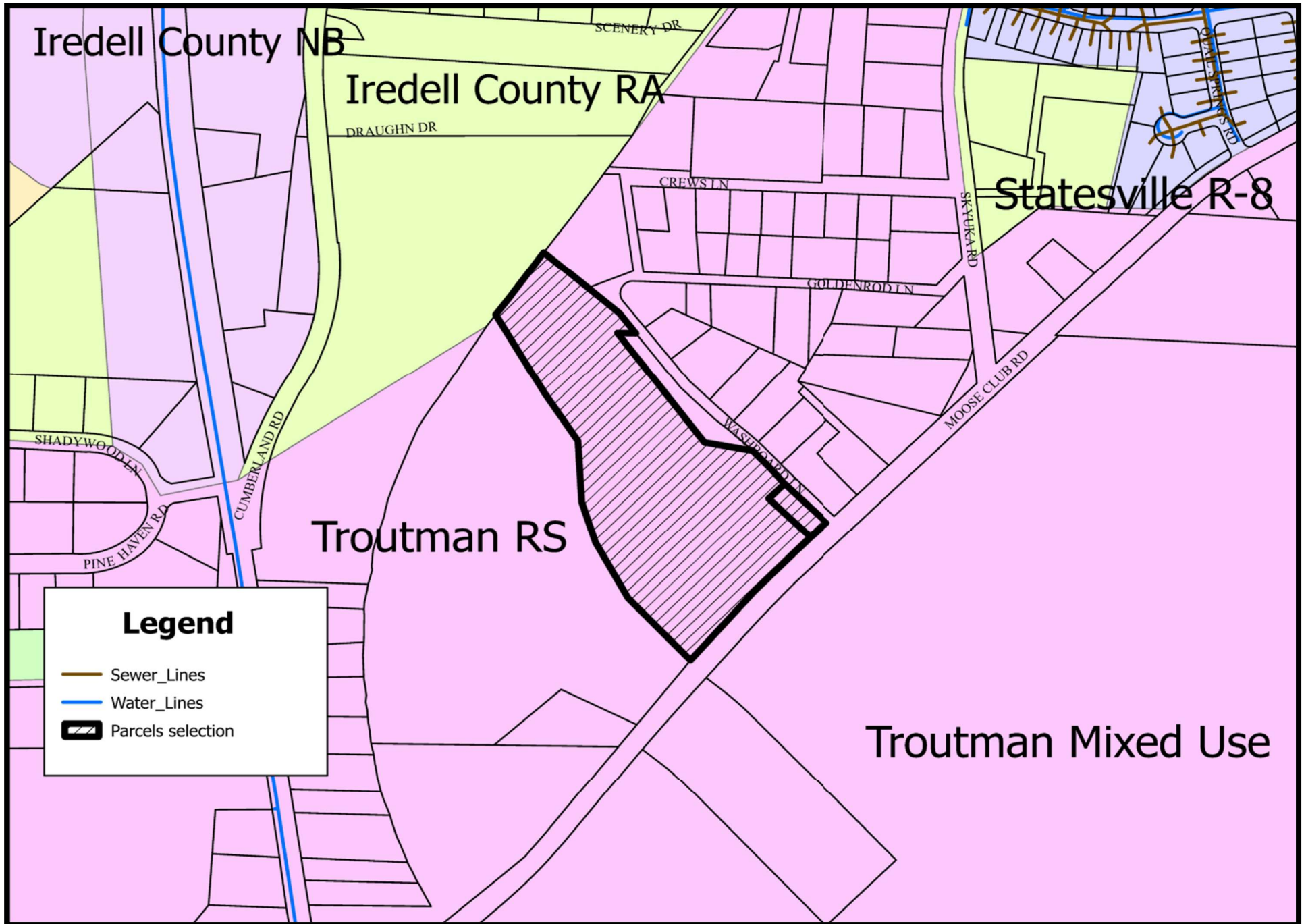
Location Map ZC26-03 Moose Club Road Kingdom Townhomes



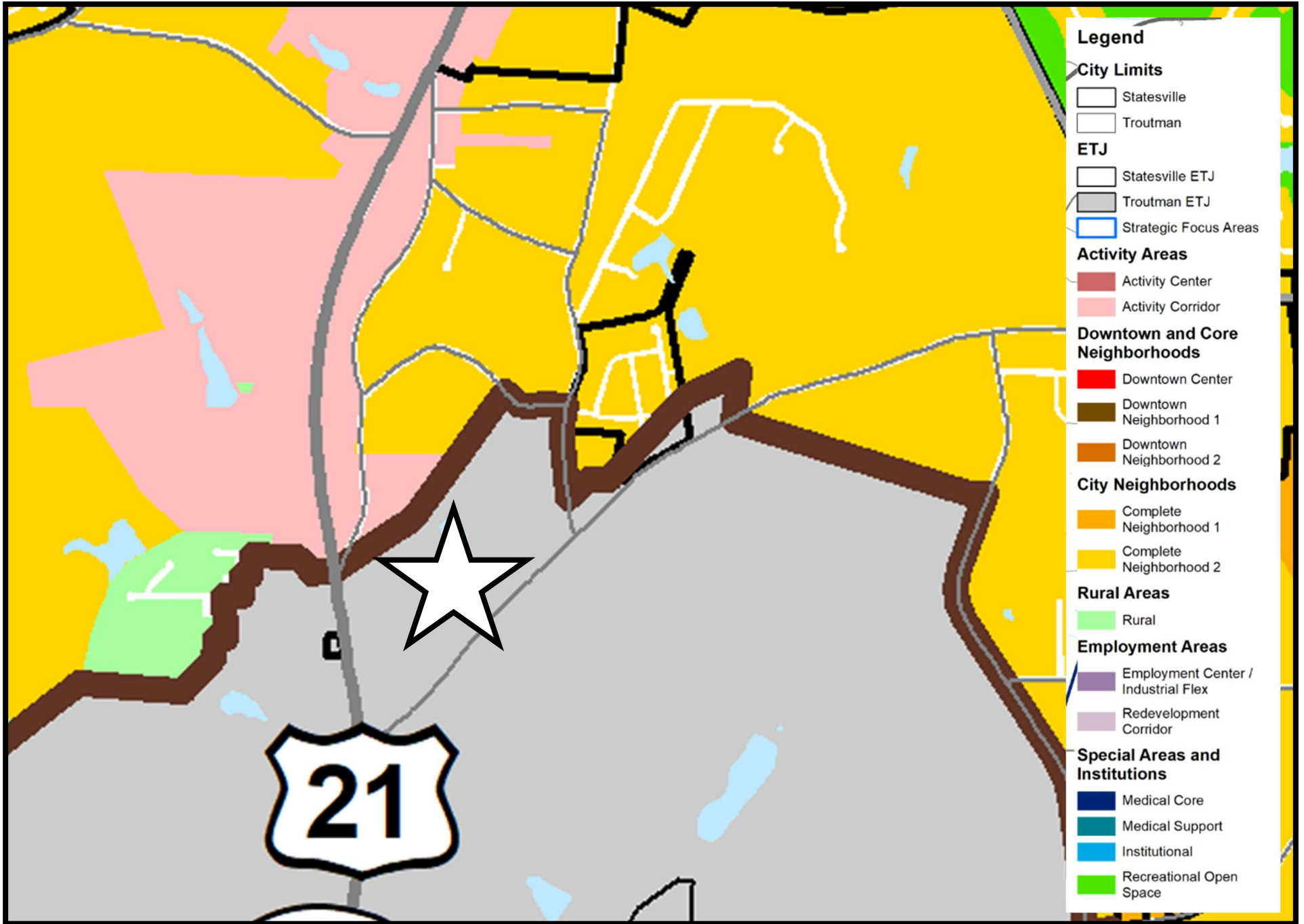
Aerial Photo ZC26-03 Moose Club Road Kingdom Townhomes

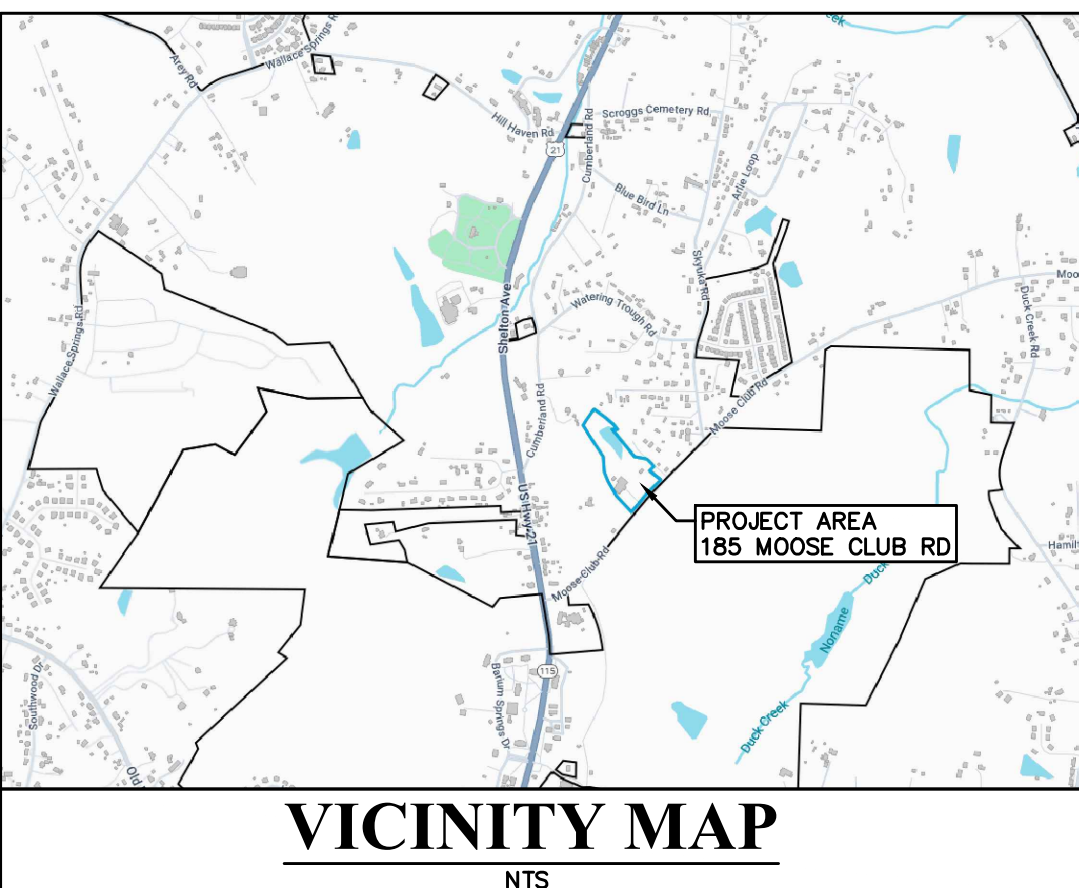


Site Photo ZC26-03 Moose Club Road Kingdom Townhomes



Zoning and Utilities Map ZC26-03 Moose Club Road Kingdom Townhomes





UNIT#	TYPE	WIDTH/FRONT SETBACK (FT)	LOT AREA (SF)	BUILD AREA (SF)
1-6	TOWNHOMES	154	19,071	10,695
7-12	TOWNHOMES	154	19,536	10,934
13-16	TOWNHOMES	119	14,491	7,950
17-22	TOWNHOMES	154	19,631	11,032
23-27	TOWNHOMES	130	16,575	9,225
28-32	TOWNHOMES	130	16,268	9,015
33	SINGLEFAMILY	50	5,002	2,000
34	SINGLEFAMILY	50	5,002	2,000
35	SINGLEFAMILY	50	5,002	2,000
36	SINGLEFAMILY	50	5,002	2,000
37	SINGLEFAMILY	50	5,004	2,002
38	SINGLEFAMILY	50	5,004	2,002
39	SINGLEFAMILY	50	5,004	2,002
40	SINGLEFAMILY	50	5,004	2,002
41	SINGLEFAMILY	50	5,004	2,002



- CONDITIONS:**
- NO PARKING IN ALLEYS.
 - PROVIDE ENHANCED LANDSCAPING AT ENTRANCE.
 - PROVIDE ENHANCED LANDSCAPING BUFFER (WITH TALLER TREES) ALONG MOOSE CLUB ROAD THAT WILL SCREEN THE BACKS OF HOMES FROM STREET VIEW.
 - USE AT LEAST TWO DIFFERENT TYPES OF BUILDING MATERIALS ON THE FRONTS OF HOMES FACING THE PUBLIC STREET.
 - NEED A LOT TABLE THAT SHOWS SQUARE FEET OF EACH LOT. USED TO CALCULATE REQUIRED OPEN SPACE.
 - DEDICATE 40' FROM CENTER RIGHT-OF-WAY ON MOOSE CLUB ROAD TO NCDOT FOR FUTURE ROAD IMPROVEMENTS PER THE CITY OF STATESVILLE MOBILITY PLAN.
 - WASHBOARD LANE SHALL BE PERMITTED THE FOLLOWING VARIANCES FROM THE STATESVILLE STREET SPECIFICATIONS:
 - MAX. GRADE SHALL BE 12%
 - K VALUES SHALL BE 15/15/9 (CREST/SAG/STOP)
 - MAX. GRADE AT INTERSECTION SHALL BE 5% FOR STOP, YIELD AND THROUGH MOVEMENT CONDITION WITHIN 50' OF THE INTERSECTION.

I, _____ APPLICANT, AGREE TO ADHERE TO THE ABOVE CONDITIONS PLACED ON REZONING CASE #ZC _____ AS ADOPTED BY CITY COUNCIL ON THE _____ DAY OF _____, 2022.

APPLICANT (SIGNATURE) _____ DATE _____

ZONING SUMMARY:
 OWNER: LOVE FELLOWSHIP TABERNACLE INC
 PROPERTY ADDRESS: 185 MOOSE CLUB RD
 CIVIL ENGINEER: ELLINGTON DESIGN GROUP, PLLC
 PHONE: 704-650-1311

PARCEL NUMBER: 4732862838.000, 4732866764.000
 CURRENT ZONING DESIGNATION: RS, TROUTMAN
 PROPOSED ZONING DESIGNATION: R-5MF, STATESVILLE
 PARCEL SIZE: 12.42 AC
 JURISDICTION: TROUTMAN / STATESVILLE

SETBACK AND YARD REQUIREMENTS
 FRONT SETBACK: 25'
 SIDE SETBACK: 5'
 REAR SETBACK: 25'
 MAX. HEIGHT: 35'
 MIN. LOT SIZE: 5,000 SF
 MIN. LOT WIDTH: 50'

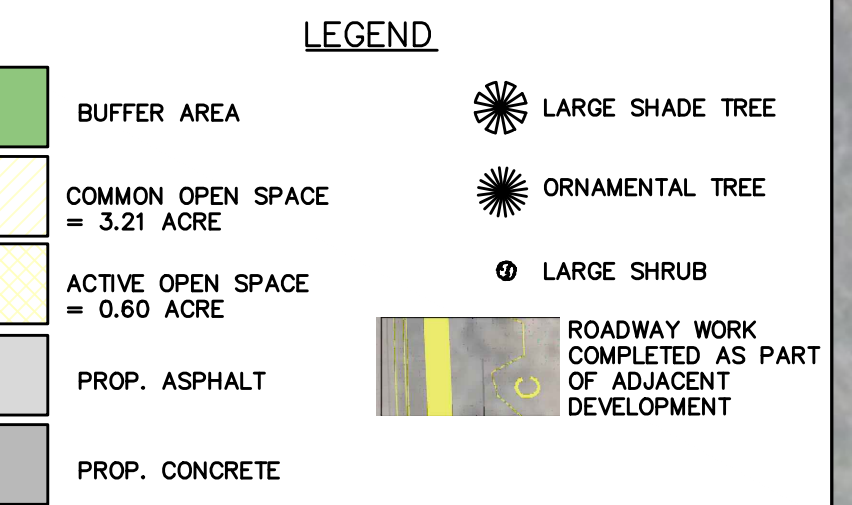
PERMITTED USES
 SINGLE FAMILY DETACHED
 SINGLE FAMILY ATTACHED

PARKING SUMMARY
 TOWNHOMES:
 MIN. REQUIRED = 2.5/UNIT = 75
 PROPOSED (2 CAR GARAGES + ON-STREET) = 64+24 = 88
 SINGLE FAMILY DETACHED:
 MIN. REQUIRED = 2.0/UNIT = 18
 PROPOSED (1 CAR GARAGES + DRIVEWAY) = 18

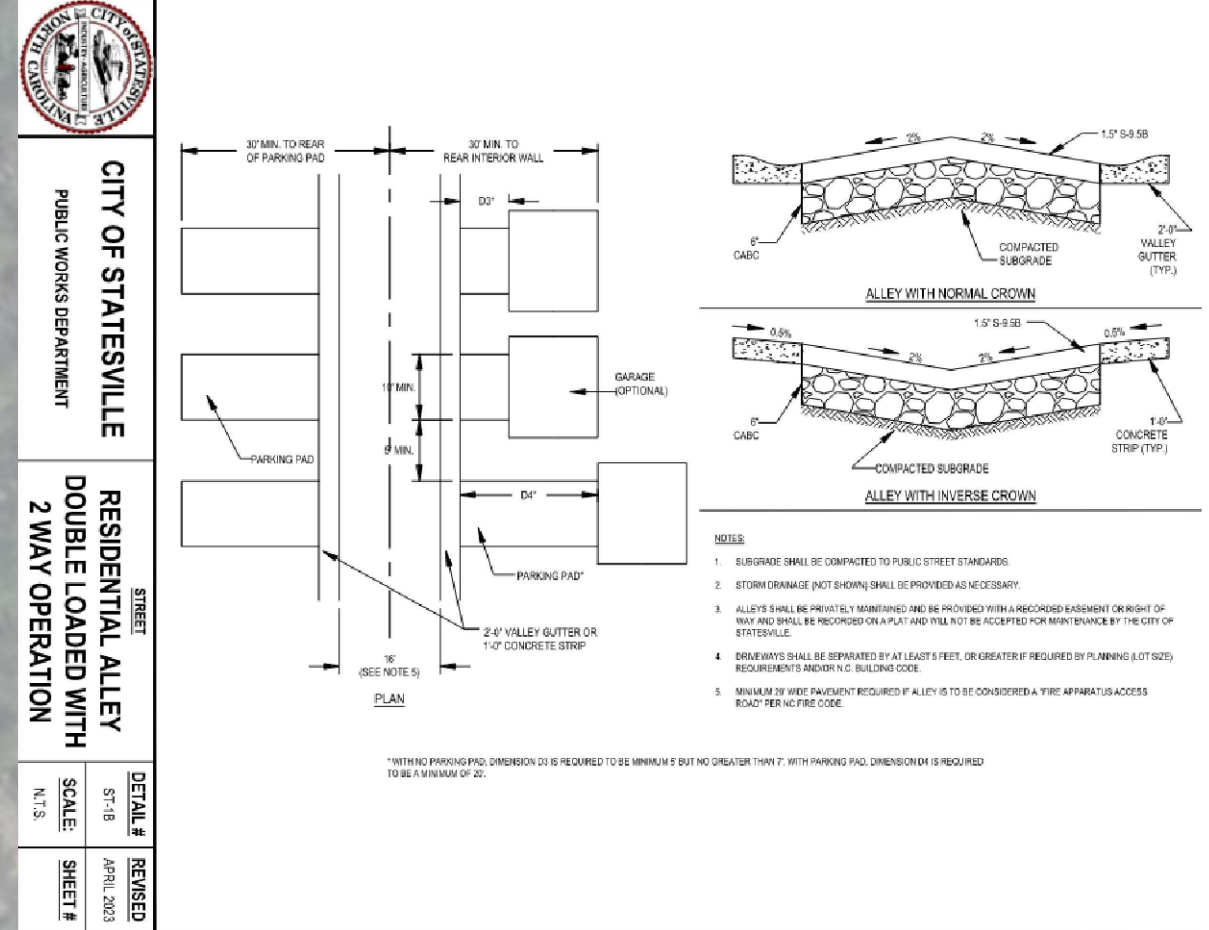
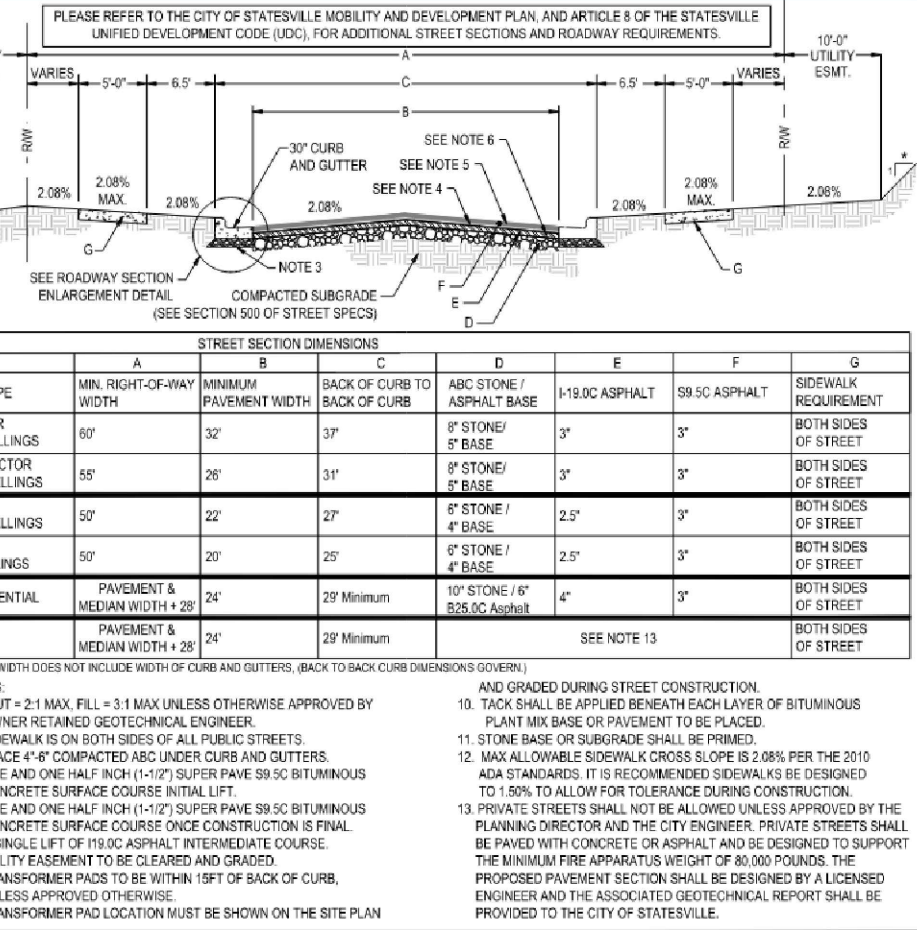
STREET REQUIREMENTS
 35' RIGHT-OF-WAY
 24' PAVEMENT BTWN CURBS
 6.5' PLANTING STRIPS
 5' SIDEWALKS

LANDSCAPING REQUIREMENTS
 15' TYPE C BUFFERS
 STREET YARD - 8' WIDTH

OPEN SPACE REQUIREMENTS
 20% REQUIRED = 2.48 AC
 PROPOSED OPEN SPACE = 3.21 AC
 10% OF OPEN SPACE REQUIRED TO BE ACTIVE = 0.25 AC
 PROPOSED ACTIVE OPEN SPACE = 0.60 AC



UNIT COUNT
 TOWNHOMES: 32
 SINGLE FAMILY HOMES: 9



Ellington Design Group, PLLC

427 E CATAMBA ST. STE. C • BELMONT, NC 28012
 PHONE: 704-650-1311 • EMAIL: EDC@EDG.COM

ELLINGTON DESIGN GROUP, PLLC

REGISTERED ENGINEERING FIRM
 FIRM NO. P-2056
 NORTH CAROLINA
 BELMONT, NC

PRELIMINARY FOR CONSTRUCTION

REVISIONS

NO.	DATE

KINGDOM TOWNHOMES

CONCEPT SITE PLAN OPTION 2

185 Moose Club Road
 Troutman, North Carolina

Project No: 2025-26
 Scale: 1"=50'
 Date Drawn: 4/15/26
 Sheet Number

C1



To: Statesville Planning Board

From: Matthew Kirkendall, Senior Planner

Date: May 19, 2026

Subject: Rezoning

Case: ZC26-03 Moose Club Road (Kingdom Townhomes Subdivision)

Address: Properties located at 185 Moose Club Road.

Option 1: Approve with update to 2045 Plan

The zoning amendment is **recommended for approval** with the agreed upon conditions even though it is inconsistent with the City's comprehensive land use plan. As part of this action, it is recommended that the 2045 Future Land Use Plan be updated to designate this property as Complete Neighborhood 2, which includes residential uses.

Option 3: Deny (Staff Recommendation)

The zoning amendment is **recommended for denial** because it is inconsistent with the City's comprehensive land plan. Specifically, the site was not envisioned to be part of Statesville in the next 20 years and therefore, does not have a future land use designation in the 2045 Land Use Plan. The request is not reasonable, nor in the public interest, because approval at this location would represent an expansion pattern that is inconsistent with the City's long-range planning objectives.

Date: _____
Alisha Cordle, Chairperson

Date: _____
Matthew Kirkendall, Senior Planner