

**MINUTE BOOK 32, PAGE 035  
STATESVILLE CITY COUNCIL PRE-AGENDA MEETING MINUTES – March 12, 2026  
227 S. CENTER STREET – STATESVILLE CITY HALL – 4:00 PM**

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

**Council Absent:** Jones

**Staff Present:** Ron Smith, Messick, E. Kurfees, Bridges, G. Kurfees, Nesbit, Martin, Kirkendall, Caulder, Lawrence, Hatcher, Harrell, Hills, Hubert, Leis, Wiles,

**I. Call to Order**

Mayor Hendrix called the meeting to order.

**II. Invocation (Only at the Regular meeting)**

**III. Pledge of Allegiance (Only at the Regular meeting)**

**IV. Adoption of the Agenda (Only at the Regular meeting)**

**V. 2026 Code of Ethics and the Front and Center Strategic Plan (Only at the Regular meeting)**

**VI. Presentations & Recognitions (Only at the Regular meeting)**

**1. Recognition of the Garfield/Green Street Historic District National Register Listing**

Council Member Pearson stated that she thanked everyone for their support.

**VII. Public Comment (Only at the Regular meeting)**

**VIII. CONSENT AGENDA**

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

**A. Consider approving the February 19-20 Winter Retreat Meeting Minutes, February 26, 2026, Pre-Agenda Meeting Minutes and the March 2, 2026, Regular Meeting Minutes. (E. Kurfees)**

Smith stated that we are working on the priorities and the Strategic Plan.

**B. Consider approving the second reading of an Urban Archery Ordinance and allowing the Police Department to submit a letter on behalf of the City of Statesville to participate in the Urban Archery Season. (Onley)**

Council Member Nicholson asked if this could be for cayotes or just deer. Chief Onley said only deer.

**C. Consider approving the second reading of an ordinance that authorizes the City to enter into an Amended and Restated Project Power Sales Agreement with North Carolina Municipal Power Agency 1. (Leis)**

Mayor Hendrix thanked Mr. Jones for presenting.

**D. Consider approving the second reading of an Ordinance that authorizes the City to enter into an Amended and Restated Supplemental Power Sales Agreement with North Carolina Municipal Power Agency 1. (Leis)**

**E. Consider approving the second reading of rezoning request, ZC26-05 initiated by Mr. Richard Alan Lewis on behalf of TKC Land Development II, LLC, to rezone three parcels located along Dover Road. (Caulder)**

**F. Consider approving the second reading of an ordinance to annex AX26-05: Dover Road, filed by Mr. Richard Alan Lewis on behalf of TKC Land Development II, LLC, for approximately 10 acres located on Dover Road inside the Larkin Commerce Park. (Caulder)**

**REGULAR AGENDA**

**IX. Conduct the continued public hearing and consider approving the first reading of the rezoning request ZC25-15 Japul Road (Harmony Vistas) Subdivision, filed by Mr. Mark Miserocchi of Harmony Investing LLC, for two parcels located at the end of Japul Road and along Beauty Street. (Kirkendall)**

Mayor Hendrix stated that this public hearing was continued to March 16. Council Member Pearson asked about the connectivity. Martin said that it is a pre-mature development. Council member Pearson would like the development to upgrade Japul Road.

Martin stated that this is just a developer and they do not build the land. Council Member Pearson is concerned about this issue.

Council Member Nicholson asked about the rezoning. Smith stated that the development is tied to the conditions and the concept plan. They are going to commit the end user to making the upgrades.

Martin stated that the road is a public road but it is not a publicly maintained road. It is an orphaned street. She said that planning would recommend that Japul Road should be upgraded and turned over to the City.

Council member Pfeufer asked how long the road needed to be upgraded. Bridges said it would be before.

Council Member Nicholson asked why the connection was removed. Martin stated that the community members came to the Planning Board and that board removed it.

Council Member Pfeufer asked if Crouch Street would be upgraded. Bridges stated no.

Council Member Pressly asked if the neighbors know about the change. Martin said they are resending letters.

Mayor Hendrix asked about the stormwater. Moore stated that the Beauty street culvert is getting upgraded and the area flooded during Helene.

Council member Robertson would like to see Japul Road upgraded to City standards. Martin stated that it is staff recommendation as well.

Hubert stated that they are making the easiest plan possible. They need to upgrade the Stormwater pipe.

Smith asked for Martin to review the options if it is denied. Martin stated that the developer can submit a new application the next day and go back through the process with a community meeting. If a builder does not like a condition, then they will also have to go back through the whole process.

Pressly asked where the conditions come from. Martin stated that some are standard, and others are from feedback from staff, council, and neighbors.

Martin said that Japul Road needs to be updated, and if they are not willing to do so then staff would recommend denial.

**X. Conduct the continued public hearing and consider approving the first reading of the petition of annexation AX26-01 Japul Road. (Kirkendall)**

**XI. Conduct a public hearing regarding the dilapidated dwelling located at 319 Monroe Street and consider approving the first reading of an ordinance as a summary ejectment vacating and closing both dwelling and accessory structure as unfit for human habitation. (Marion)**

Marion stated that there are some friends who are going to be in attendance in support of her.

Council Member Allison thanked staff for helping her.

**XII. Conduct a public hearing and consider passing the first reading of an ordinance to annex AX26-02: 552 Buffalo Shoals Rd, filed by Mr. Bobby Koehler of Elite Ready-Mix LLC, for approximately 3.12 acres located at corner of Buffalo Shoals Rd and Johnson Dr. (Campbell)**

Campbell stated that half the property lies in the City Limits. In April 2024, the Council approved the Special use Permit for the Elite Ready-Mix Concrete Plant.

**XIII. Conduct a public hearing and consider approving the first reading of TA26-01 update to the Stormwater Ordinance. (Moore)**

Moore stated that there are only a little change following the Planning Board. The Planning Board would like to keep the stormwater review in TRC and allow up to 5000 square feet of new impervious for redevelopment before post construction stormwater is required. Council Member Pearson asked if Staff Recommendation is to remove from TRC. Moore stated that the Stormwater Plan Review is in the TRC. Everything goes to a Planner and they are not looking for complete stormwater. The process is being slowed down.

Smith stated that this is a complaint we get all the time.

**XIV. Other Business**

Boys and Girls Club

Smith stated that there are 30 day legal notice for a lease of the Bentley Center. On April 13, the lease will be on the agenda. We are going to add the purchase of the building on Monday night. Staff has worked with the executive agreement to draft a press release.

Smith stated that they have hired a new director and we are working on some solution to run the summer camp.

**XV. Advisory Board Meeting Minutes**

1. ABC Board January 27, 2026 Meeting Minutes
2. Stormwater Advisory Commission February 19, 2026 Meeting Minutes

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

1. There was no closed session.

**XVII. Adjournment**

**Council Member Allison made a motion to adjourn the meeting, Council Member Pfeufer seconded the motion. It passed unanimously.**

**MINUTE BOOK 32, PAGE 038  
STATESVILLE CITY COUNCIL REGULAR MEETING MINUTES – March 16, 2026  
227 S. CENTER STREET – STATESVILLE CITY HALL – 6:00 PM**

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

**Council Absent:** None

**Staff Present:** Ron Smith, Messick, E. Kurfees, Bridges, G. Kurfees, Nesbit, Martin, Kirkendall, Caulder, Lawrence, Hatcher, Harrell, Hills, Hubert, Leis, Wiles,

**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 we added Item XIV.

**Council Member Allison made a motion to adopt 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**

Mayor Hendrix stated that the Council strives to follow the Code of Ethics and Front and Center Strategic Plan.

**VI. Presentations & Recognitions**

**1. Recognition of the Garfield/Green Street Historic District National Register Listing**

Mayor Hendrix reviewed the Historic District. He asked for Council Member Pearson to come forward to say a few words.

Council Member Pearson asked the board members of the African American Historic Black Historic Preservation. She thanked the board and others who helped make this possible.

**VII. Public Comment**

Mayor Hendrix stated that no one signed up for public comment.

**VIII. CONSENT AGENDA**

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

**A. Consider approving the February 19-20 Winter Retreat Meeting Minutes, February 26, 2026, Pre-Agenda Meeting Minutes and the March 2, 2026, Regular Meeting Minutes. (E. Kurfees)**

**B. Consider approving the second reading of an Urban Archery Ordinance and allowing the Police Department to submit a letter on behalf of the City of Statesville to participate in the Urban Archery Season. (Onley)**

**C. Consider approving the second reading of an ordinance that authorizes the City to enter into an Amended and Restated Project Power Sales Agreement with North Carolina Municipal Power Agency 1. (Leis)**

**D. Consider approving the second reading of an Ordinance that authorizes the City to enter into an Amended and Restated Supplemental Power Sales Agreement with North Carolina Municipal Power Agency 1. (Leis)**

**E. Consider approving the second reading of rezoning request, ZC26-05 initiated by Mr. Richard Alan Lewis on behalf of TKC Land Development II, LLC, to rezone three parcels located along Dover Road. (Caulder)**

**F. Consider approving the second reading of an ordinance to annex AX26-05: Dover Road, filed by Mr. Richard Alan Lewis on behalf of TKC Land Development II, LLC,**

for approximately 10 acres located on Dover Road inside the Larkin Commerce Park. (Caulder)

Mayor Hendrix asked for a motion on the consent agenda.

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

**REGULAR AGENDA**

- IX. Conduct the continued public hearing and consider approving the first reading of the rezoning request ZC25-15 Japul Road (Harmony Vistas) Subdivision, filed by Mr. Mark Miserocchi of Harmony Investing LLC, for two parcels located at the end of Japul Road and along Beauty Street. (Kirkendall)**

**Mayor Hendrix opened the public hearing.**

Kirkendall stated that this property is 28 acres to rezone the property to R8-CZ. He stated that the project is looking to develop a cluster subdivision with 70 single family units. They would be required to have buffers, sidewalks and street trees.

The Land Development Plan projects this as Complete Neighborhood 2. The property is in the ETJ.

The original concept plan showed a connection to Japul Road. This connection is the Staff Recommendation, but the applicant is not interested in this plan. Kirkendall stated that the community members were concerned about increased traffic, the street condition of Japul Road, and the ponds flooding. Thus, the applicant removed the Japul Road connection. The Planning Board supported removal of the connection.

Planning Staff is concerned that if the project is approved, the site will not have a publicly maintained road.

Kirkendall reviewed the Conditions of the rezoning request.

1. 70 single family detached homes
2. Mixed of materials
3. HOA will maintain the open space
4. PD approved security cameras
5. 20 ft easement with the 10 ft greenway
6. Concept plan will have the conditions listed.
7. The project shall connect to Verde Way which is currently being developed in the adjacent Greenbriar Ridge subdivision.
8. If the development of Japul Road access is required due to the inability to connect to Verde Way, the developer shall improve the unmaintained portion of Japul Road per the City's street standards but not requiring curb, gutter and sidewalk. The unmaintained portion of Japul Road is defined as the segment.

Council member Jones is concerned that Japul Road does not have sidewalks.

Council Member Pressly is concerned about the neighbors not knowing about the new conditions. Kirkendall stated that the conditions were discussed today. Council Member Allison is concerned about that the developers did not tell the neighbors about the conditions.

Messick stated that option 3 reads very broadly. She would like the Japul Road to be improved to more specific and standard. Martin asked for the specific and they will improve the pavement from 415 Japul road to the neighborhood up to City Standards.

Mr. Anderson is the civil engineer for the project. He stated that he is the engineer for the Greenbriar Ridge subdivision. He stated that the project is 10 to 11 months out. It will be a very similar project to Greenbriar Ridge. He stated that the neighborhood will connect by sidewalk to the Greenbriar Ridge Development. The greenway will also connect to Greenbriar Ridge subdivision. The Community Meeting had all the neighbors attended the meeting.

Council Member Allison asked about the resident's concern for safety. Anderson stated that the police asked for a camera and the developer was fine with it.

Council Member Pearson stated that the concern is Japul Road. Anderson stated that there will be no construction on Japul Road. He said there will be no construction until there is access through Greenbriar Ridge.

Council Member Pressly stated that there is no signaling on Broad Street. He asked if the connection could be removed from the condition.

Mr. Anderson stated that the designer will sell the plans to a builder.

Council Member Jones is concerned about the road conditions, like the Larkin development. He is also concerned that there is no TIA for this project. Bridges stated that there could be additional improvements if the homes were included in Greenbriar Ridge. He stated that the Greenbriar Ridge is updating the signal at Greenbriar and Eastside Drive. He would like to have a condition about having a TIA.

Council Member Allison asked who would be responsible for the roads. Bridges stated that the developer has to maintain the road until the City takes the roads over.

Council Member Pearson is concerned about the traffic on Eastside Drive.

Smith asked if the TIA would take another subdivision into account. Bridges stated that the TIA takes approved subdivisions into account. He stated that he could request a TIA for the project. Bridges stated that the engineer could ask for a TIA.

Council Member Pfeufer asked if the pipe was in a good condition. Anderson stated that the pipe is blocked and there is a need for a culvert. If the Road needed to be improved, then you would need to improve the pipe.

Marie Martin, 620 Japul road, he property owner gave the right of way to a lumber company and they have not repaired the road. She is concerned about the animals who come to the pond. It is not fair for the City of Statesville.

Edith Futch, 620 Japul Rd, owner of the roads and pond. She stated that the road cannot take additional traffic.

Jim Dobson, 415 Japul Road, stated that he came before to the Planning Board and the revised plan without the connection. They are concerned with the connection and was under the impression it was not included.

Council Member Allison asked who would maintain the roads.

Helen Dobson, 415 Japul Road, stated she was unaware that the connection was in play.

**Mayor Hendrix closed the public hearing.**

**Council Member Jones made a motion to deny the zoning amendment. He read the consistency statement denial:**

**The zoning amendment is hereby denied, although the residential use is consistent with the City's future land use designation. The denial is appropriate because the development is not reasonable, nor in the public interest, as the project does not improve connectivity for the broader area nor provide improvements to Japul Rd.**

**Council Member Lawton seconded the motion.**

Council Member Pressly suggested the developer to come back to the City. Council Member Pressly stated that Japul Road should not be included.

**Council Member Robertson called the question.**

**Mayor Hendrix called for a vote on the motion. The motion passed unanimously.**

**X. Conduct the continued public hearing and consider approving the first reading of the petition of annexation AX26-01 Japul Road. (Kirkendall)  
This item was pulled by the applicant.**

**XI. Conduct a public hearing regarding the dilapidated dwelling located at 319 Monroe Street and consider approving the first reading of an ordinance as a summary ejection vacating and closing both dwelling and accessory structure as unfit for human habitation. (Marion)**

**Mayor Hendrix opened the public hearing.**

Marion stated that we are asking for an ordinance as a summary ejectment vacating and closing both dwelling and the accessory structure. She reviewed the location of the property. The property appeared on the 2020 Housing Inventory List. She stated that there has been long term element exposure to the home since 2022. The tree was not moved from the property for over a year. The City Records go back to 2014 for utilities, there has been no electricity or water to the home since. To reconnect, it will cost over \$5,000.

Staff has made multiple attempts to find her additional housing. Staff contacted 5<sup>th</sup> Street, Housing Authority, and Partners. They are just waiting on her to apply. She will be moved up the list with Housing Authority because of this violation.

Staff recommend to vacate the property, post as unfit for human habitation, board and secure both the dwelling and accessory structure.

Council Member Lawton asked how long she will have to vacate the property. Marion stated that it will take some time since the City Attorney will have to take this to a magistrate.

Council member Allison thanked staff for their work.

Council Member Lawton asked if she filled out applications for alternative housing. Marion stated that she has not. Marion stated that someone is here from 5<sup>th</sup> Street Ministries about some place to live.

Council Member Pearson stated that the home is inhabitable. It is becoming an environmental issue. She stated that she has some mental issues.

Council Member Allison stated that she graduated with her and she is unsure about her mental status.

Messick stated that she has to go through the process through the Court system.

**Mayor Hendrix called the public hearing.**

Marilyn Sexton, \_\_\_\_\_, is a friend of Theresa. She stated that Theresa wants to stay at the home, but she stays in the building that is infested with bugs and rats. She is very concerned about Theresa. She takes her food and her to events at the church. Theresa is determined to get an attorney but to her knowledge, she has not talked to the attorney.

Elliot Blackwell, 5<sup>th</sup> Street Ministries, he is part of the PATH Program that helps citizens transitioning from homelessness with serious mental illness. The program has specific requirements established by HUD. He stated that he speaks with the individual and begin a case plan. They provide case management and refer them to housing, mental health, and treatment programs. They spoke in January 2025. He reached out to her and noticed some mental disorder. He provided her opportunities to apply for housing and she refused. She declined to receive benefits and declined. She declined services through multiple case workers.

**Mayor Hendrix closed the public hearing and asked for a motion.**

**Council Member Pressly made a motion to approve the first reading of the ordinance. Council Member Allison seconded the motion.**

Council Member Jones asked for an estimate to demo and clean. Marion stated that there was no estimate for demolition. Demolition will come back to the Council.

Council member Allison asked if she would be charged with trespassing. It will have to go with the court process then the Sheriff's office has to change the locks and has to leave the property.

**Mayor Hendrix called vote on the motion. The motion passed unanimously.**

- XII. Conduct a public hearing and consider passing the first reading of an ordinance to annex AX26-02: 552 Buffalo Shoals Rd, filed by Mr. Bobby Koehler of Elite Ready-Mix LLC, for approximately 3.12 acres located at corner of Buffalo Shoals Rd and Johnson Dr. (Campbell)**

**Mayor Hendrix opened the Public Hearing.**

Campbell stated that the applicant is requesting annexation that was a contingency of a Special Use Permit. The property is on the southern edge of City Limits. The property is partially in the

city limits. Campbell reviewed the City Services. The property is moving through the TRC process. Staff has recommended to annex the property.

Mayor Hendrix stated that no one has signed up to speak, so he closed the public hearing.

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

- XIII. Conduct a public hearing and consider approving the first reading of TA26-01 update to the Stormwater Ordinance. (Moore)  
Mayor Hendrix opened the public hearing.**

Moore stated that he is recommending an amendment to the Unified Development Code. The MS4 permit requires the City to update the Stormwater Ordinance with a low-density development option for post-construction.

Mayor Hendrix stated that there was no one who signed up to speak at the public hearing. He closed the public hearing.

He asked for a motion on this item.

**Council Member Pearson approve the staff recommendation for the text amendment. Council Member Allison seconded the motion. The motion carries unanimously.**

- XIV. Consider approving a resolution and budget amendment to purchase the property at 1001 Cohran Street.**

Hills stated that we are looking to look at purchasing the 4.4 acre property with the recreational facility. The property is currently owned by the Boys and Girls Club. They are looking to sell to increase their programing. Purchasing this property will provide equitable services for our city's growth. The approval of this request includes a budget amendment from fund balance to pay the downpayment.

Mayor Hendrix asked for a motion.

**Council Member Allison made a motion to approve the resolution and budget amendment. Council Member Nicholson seconded the motion. The motion carries unanimously.**

- XV. Other Business**

- XVI. Advisory Board Meeting Minutes**

1. ABC Board January 27, 2026 Meeting Minutes
2. Stormwater Advisory Commission February 19, 2026 Meeting Minutes

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

- XVIII. Adjournment**

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