

MINUTE BOOK 32, PAGE 046
STATESVILLE CITY COUNCIL WORKSHOP MEETING MINUTES – April 9, 2026
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 3:30 P.M.

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

Council Absent:

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

Others: Hicks

I. Call to Order

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

II. Statesville Housing Authority

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

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

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

HOME Funds

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

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

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

The meeting ended at 4:05.

MINUTE BOOK 32, PAGE 047

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

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

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

Council Absent: None

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

I. Call to Order

Mayor Hendrix called the meeting to order.

II. Invocation

III. Pledge of Allegiance

IV. Adoption of the Agenda

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

VI. Presentations & Recognitions

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

VII. Public Comment

VIII. City Manager's Report

IX. CONSENT AGENDA

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I. Consider passing a resolution directing the City Clerk to investigate a petition of annexation AX26-06 Turnersburg Hwy (QuikTrip), filed by Thomas Danton on behalf of QuikTrip Corporation for the parcel(s) located at the intersection of Turnersburg Hwy and Interstate 77, Receive City Clerk's Certificate of Sufficiency, and Consider passing a resolution fixing a date of May 11, 2026, for a public hearing for the petition for annexation. (Campbell)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Council agreed to move this item to the regular agenda.

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

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

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

REGULAR AGENDA

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

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

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

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

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

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

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

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

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

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

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

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

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

XV. Other Business

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

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

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

XVI. Advisory Board Meeting Minutes

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

XVII. Closed Session (After Pre- Agenda)

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

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

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

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

XVIII. Adjournment

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

**MINUTE BOOK 32, PAGE 051
STATESVILLE CITY COUNCIL REGULAR MEETING MINUTES – April 13, 2026
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 6:00 P.M.**

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

Council Absent: None

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

I. Call to Order

Mayor Hendrix called the meeting to order.

II. Invocation

The City Clerk led the invocation.

III. Pledge of Allegiance

Mayor Hendrix led the Pledge of Allegiance.

IV. Adoption of the Agenda

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

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

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

VI. Presentations & Recognitions

1. Arbor Day Proclamation

This item was moved to the Arbor Day Celebration.

2. Lineworkers Appreciation Day Proclamation

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

3. Child Abuse Prevention Month Proclamation

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

4. Recognition of Miss Statesville and Miss Teen Statesville

Mayor Hendrix recognize Miss Statesville and Miss Statesville Teen.

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

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

VII. Public Comment

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

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

VIII. City Manager's Report

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

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

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

IX. CONSENT AGENDA

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

- A. Consider approving the March 12, 2026, Pre-Agenda Meeting Minutes and the March 16, 2026, Regular Meeting Minutes. (E. Kurfees)
- B. Consider approving the second reading of an ordinance as a summary ejection, vacating, and closing both dwelling and accessory structure at 319 Monroe Street as unfit for human habitation. (Marion)
- C. Consider approving the second reading of an ordinance to annex AX26-02: 552 Buffalo Shoals Rd for approximately 3.12 acres located at corner of Buffalo Shoals Rd and Johnson Dr. (Campbell)
- D. Consider approving the second reading of TA26-01 update to the Stormwater Ordinance. (Moore)
- ~~E. Consider approving a request from the Statesville Housing Authority to co-sponsor the Levitt AMP Music Series. (Hicks)~~
This item was removed to the Regular Agenda.
- F. Consider approving a resolution to amend the Regular Meeting Calendar. (E. Kurfees)
- G. Consider approving the Electronic Records and Imaging Policy. (E. Kurfees)
- H. Consider approving an annual request from the Statesville ABC Board to approve the City's adopted Travel Policy. (E. Kurfees)
- I. Consider passing a resolution directing the City Clerk to investigate a petition of annexation AX26-06 Turnersburg Hwy (QuikTrip), filed by Thomas Donton on behalf of QuikTrip Corporation for the parcel(s) located at the intersection of Turnersburg Hwy and Interstate 77, Receive City Clerk's Certificate of Sufficiency, and Consider passing a resolution fixing a date of May 11, 2026, for a public hearing for the petition for annexation. (Campbell)
- J. Consider approving the Henry Street Right of Way Abandonment Order. (Kirkendall)
- K. Consider approving the Interlocal Agreement between the City of Charlotte/CRTPO and the City of Statesville to fund and manage the Microtransit Planning Study for Iredell County using federal transportation funds and local match. (Martin)
- L. Consider cancellation of Professional Services with CodeWright Planners, LLC for any remaining work on the Unified Development Code. (Martin)
- M. Considering approving the lease agreement with the Boys and Girls Club of Piedmont. (Hills)
- N. Consider approving the NCDOT Project U-5964 (Five Points) Utilities Municipal Agreement. (Vaughan)
- ~~O. Consider approving a modification to the reimbursement agreement between the City of Statesville and Prestige Land & Site Works, LLC for the Third Creek Sewer Extension project. (Vaughan)~~
This item was removed to the Regular Agenda.
- P. Consider approving a resolution opposing state legislation limiting local governments' ability to increase property tax. (Smith)
- Q. Consider approving Mayor Hendrix to be the voting member for the NC League of Municipalities. (Smith)

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

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

REGULAR AGENDA

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

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

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

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

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

Mayor Hendrix closed the public hearing.

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

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

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

Mayor Hendrix opened the public hearing.

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

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

He asked if there are additional questions.

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

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

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

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

Kirkendall reviewed the Conditions:

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

Staff recommend approving the request.

Mayor Hendrix asked if the council has any questions.

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

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

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

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

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

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

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

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

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

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

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

Mayor Hendrix opened the public hearing.

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

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

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

Campbell reviewed the Conditions of the project

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

Staff recommend the rezoning for Complete Neighborhood 1.

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

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

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

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

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

Mayor Hendrix closed the public hearing.

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

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

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

Mayor Hendrix reopened the public hearing.

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

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

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

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

Mayor Hendrix closed the public hearing.

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

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

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

Council Member Robertson amended the motion to add the 9th condition of the TIA. Council Member Allison seconded the 9th condition.

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

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

Council member Allison would like to see the TIA done.

Council Member Jones amended his motion to include the 9th condition. Council Member Robertson seconded the amendment motion. The motion passed unanimously.

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

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

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

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

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

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

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

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

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

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

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

This item was removed from the agenda.

XVII. Other Business

XVIII. Advisory Board Meeting Minutes

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

XIX. Closed Session (After Pre- Agenda)

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

XX. Adjournment

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