

**MINUTE BOOK 32, PAGE 058  
STATESVILLE CITY COUNCIL PRE-AGENDA MEETING MINUTES – May 7, 2026  
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 3:00 P.M.**

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

**Council Absent:** None

**Staff Present:** Ron Smith, Messick, E. Kurfees, Bridges, Nesbit, G. Kurfees, Martin, Leis, Bridges, Amos, Lawrence, Harrell, Vaughan, Campbell, Ivarsson, Leis, Hubert, Hatcher, Ferguson

- 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. **ALS Awareness Month Proclamation**
  - 2. **National Police Week Proclamation**
- VII. **Public Comment**
- VIII. **CONSENT AGENDA**  
All items below are considered to be routine by City Council and will be enacted by one motion. There will be no separate discussion on these items unless a Council member requests, in which event, the item will be removed from the Consent Agenda and considered with the other items listed in the Regular Agenda.
  - A. **Consider approving the April 9, 2026, Workshop and Pre-Agenda Meeting Minutes and the April 13, 2026, Regular Meeting Minutes.** (E. Kurfees)  
There were no changes to the minutes.
  - B. **Consider approving a modification to the reimbursement agreement between the City of Statesville and Prestige Land & Site Works, LLC for the Third Creek Sewer Extension project.** (Vaughan)  
Smith stated that we are recognizing that we may receive more money from the state. This agreement does not change anything for the City. We put in a credit bond in case Prestige does not finish the project.  
  
Council Member Jones asked about condemnation. Messick stated that if we have to go to condemnation, then Prestige will have to pay for it.  
  
Council Member Jones asked if Prestige do not want to do the work, can we use the funds for another project. Smith stated that this was for economic development and the second set of funds may be only used for economic development.  
  
Council decided to move this to the Regular Agenda.
  - C. **Consider approving the second ordinance to demolish 409 Monroe Street as unsafe and dangerous condition.** (Marion)
  - D. **Consider approving the second reading of an ordinance to demolish the dwelling at 1115 Old Charlotte Road as unsafe and dangerous condition.** (Marion)
  - E. **Consider approving the second reading of the rezoning request ZC26-08 Killington Reserve Apartments, to rezone from CU B-5 Conditional Zoning District to R-5MF CZ Conditional Zoning District.** (Kirkendall)
  - F. **Consider passing the second reading of the rezoning request: ZC26-07 James Farm Rd (Ochre Hill Apartments) to rezone from B-5 CZ Conditional Zoning District to R-5MF CZ Conditional Zoning District.** (Campbell)

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

Council Member Pressly asked if there was water and sewer available. Vaughan stated that some of the lines will need to be expanded. The developers are having to put the infrastructure in. The developers in the area are working together to expand the project.

Martin stated that this is a single parcel for a single-family home.

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

Campbell stated that this is for one lot with one single family home proposed.

- I. Consider a request to demolish the north elevation drive-thru canopy at 122 North Tradd Street.** (Martin)

Martin stated that this is demolishing the drive-thru canopy at Spectrum.

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

Vaughan stated that we must update our system development fees every 5 years. The fees will go up probably. There is a 45 day notification requirement.

- K. Consider approving a hangar lease with Go Consultants.** (Ferguson)

Ferguson said this hangar is now owned by the City, and we will be leasing it to the current residents. It is just a hangar for airplanes, there are no offices.

Council Member Jones asked if the city has received any requests from private planes currently at the Charlotte Airport. Ferguson said no.

- L. Consider approving Budget Amendment #2026-22 to move funds to support newly established firefighter positions.** (Lawrence)

Council Member Pressly asked when the station will open. Chief Kurfees said they are hoping to have people in the station starting July 6<sup>th</sup>.

- M. Consider approving the Proposal (RFP) for a new HOME Funds Administrator.** (Hatcher)

Hatcher stated that there was only 1 proposal. ICARE will be the new subrecipient of the City's funds.

Smith stated that that Housing Authority has not contacted the City in regard to these funds. ICARE was the only respondent to the RFP.

## **REGULAR AGENDA**

- IX. Conduct a public hearing for Text Amendment-02 (TA26-02) and consider approving the first reading of the ordinance with the batch 1 text changes to the Unified Development Code.** (Martin)

Martin reviewed the current batch amendments. Council Member Allison asked about the electronic signage. Martin stated that the Event Center wants an electronic sign.

Council Member Jones asked why the BOA instead of Planning Board. Martin stated that the Board of Adjustment is more quasi-judicial.

- X. Conduct a public hearing for Text Amendment-03 (TA26-03) and consider approving the first reading of the ordinance with the batch 2 text changes to the Unified Development Code.** (Martin)

Martin reviewed the second batch. She stated that there is some feedback to change the name of the affordable housing incentive.

Council Member Pfeufer stated that she would like to remove the R-10 from the affordable housing amendment. She stated that the incentive does not need to be in R-10 districts. She would like to craft some of the other language in the R-10.

Council Member Pressly agreed with removing R-10 from the ordinance.

Council Member Allison asked who would qualify for the homes. Martin said Council could make that decision.

Council Member Pfeufer would be to remove the ADU ordinance. She would like to see more design restrictions.

Council agreed to remove the ADUs from the batch.

**XI. Conduct a public hearing for conditional rezoning request ZC26-06 Turnersburg Hwy (Quick Trip) to rezone from Iredell County GB Conditional Use District and Iredell County HB Conditional Use District to City of Statesville B-4 Conditional Zoning District.** (Campbell)  
Campbell stated that this is a rezoning for 6 parcels to rezone to B-4 CZ District. The majority of the parcels are undeveloped besides the Arby's. The Arby's will stay the same. The second parcel will be a fuel/convenient store. The third section will be developed in the future.

**XII. Conduct a public hearing and consider passing the first reading of an ordinance of annexation petition AX26-06 Turnersburg Hwy (QuikTrip), filed by Thomas Donton on behalf of QuikTrip Corporation for the parcel(s) located at the intersection of Turnersburg Hwy (Us Hwy 21) and Interstate 77.** (Campbell)

**XIII. Receive the Fiscal Year 2026-2027 recommended budget from the City Manager, set the public hearing for the budget on June 1, 2026 at 6:00 p.m, and set the Budget Workshop session on May 14, 2026 at 3:30 p.m.** (Smith)  
Smith thanked the Finance Staff for their work on the budget. He stated the Council will receive the budget on Monday night.

**XIV. Other Business**

**XV. Advisory Board Meeting Minutes**

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

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

Mayor Hendrix stated that we needed to go into closed session for the following items:

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

Council Member Allison made a motion to go into closed session. The motion was seconded by Council Member Lawton. The motion passed unanimously.

Coming out of closed session, Mayor Hendrix stated that the Council discussed an attorney-client privilege matter and a land acquisition. There were no decisions made.

**XVII. Adjournment**

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

**MINUTE BOOK 32, PAGE 061  
STATESVILLE CITY COUNCIL REGULAR MEETING MINUTES – May 11, 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, Bridges, Nesbit, G. Kurfees, Martin, Leis, Bridges, Amos, Lawrence, Harrell, Vaughan, Campbell, Ivarsson, Hatcher, Ferguson, Hills, Francica

**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 the Item B was moved to the regular agenda.

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

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

**1. ALS Awareness Month Proclamation**

Mayor Hendrix read the proclamation into the record and asked Mr. Scott to come to the podium.

**2. National Police Week Proclamation**

Mayor Hendrix read the proclamation into the record and asked Chief Onley to come forward.

**VII. Public Comment**

Vanessa Davidson, Wallace Springs Road, is concerned about firearm discharge in the ETJ. She is concerned about the issues in Statesville. Her main concern with the Police Department.

Kelly Standish, Mountain View, is concerned about the Lenar Homes. The VA is talking about revoking his loan because the home has a fraudulent CO. He believes the home is not up to code. Mr. Smith stated that the inspections are done at the County.

Tom Snyder, 237 Sundance Circle, is concerned about additional homes coming to the City. He would like to see more commercial development come through the planning department.

**VIII. CONSENT AGENDA**

Mayor Hendrix stated that all items below are considered to be routine by City Council and will be enacted by one motion.

**A. Consider approving the April 9, 2026, Workshop and Pre-Agenda Meeting Minutes and the April 13, 2026, Regular Meeting Minutes. (E. Kurfees)**

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

This item was moved to the Regular Agenda.

**C. Consider approving the second ordinance to demolish 409 Monroe Street as unsafe and dangerous condition. (Marion)**

**D. Consider approving the second reading of an ordinance to demolish the dwelling at 1115 Old Charlotte Road as unsafe and dangerous condition. (Marion)**

- E. Consider approving the second reading of the rezoning request ZC26-08 Killington Reserve Apartments, to rezone from CU B-5 Conditional Zoning District to R-5MF CZ Conditional Zoning District. (Kirkendall)
- F. Consider passing the second reading of the rezoning request: ZC26-07 James Farm Rd (Ochre Hill Apartments) to rezone from B-5 CZ Conditional Zoning District to R-5MF CZ Conditional Zoning District. (Campbell)
- G. Consider passing a resolution directing the City Clerk to investigate a petition of annexation AX26-04 1006 Wall Street, filed by Mr. Garrison Davis of TruNorth Homes LLC, for the parcel located at 1006 Wall Street, receive City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of June 1, 2026, for a public hearing for the petition for annexation. (Campbell)
- H. Consider passing a resolution directing the City Clerk to investigate a petition of annexation AX26-07 237 Third Creek Rd, filed by Mr. Robert Helms of Husky Homes and Land LLC, for the parcel located at 237 Third Creek Rd, receive City Clerk's Certificate of Sufficiency, and consider passing a resolution fixing a date of June 1, 2026, for a public hearing for the petition for annexation. (Campbell)
- I. Consider a request to demolish the north elevation drive-thru canopy at 122 North Tradd Street. (Martin)
- J. Consider setting the date of June 15, 2026 to hold a public hearing on an amended system development fee schedule per state statutes. (Vaughan)
- K. Consider approving a hangar lease with Go Consultants. (Ferguson)
- L. Consider approving Budget Amendment #2026-22 to move funds to support newly established firefighter positions. (Lawrence)
- M. Consider approving the Proposal (RFP) for a new HOME Funds Administrator. (Hatcher)

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

#### **REGULAR AGENDA**

- IX. Conduct a public hearing for Text Amendment-02 (TA26-02) and consider approving the first reading of the ordinance with the batch 1 text changes to the Unified Development Code. (Martin)  
Mayor Hendrix opened the public hearing.

Martin reviewed the 8 text amendments in this batch.

1. Adult/Child Home Daycare
2. Public Facilities Signage- **this has been removed for further review**
3. Public Training Facilities
4. Special Use Permits – transitions to conditional zoning to incorporate community meetings
5. Town Homes and Apartments- clarifies standards in the code
6. New Small Scale Mixed Use development option to encourage walkable neighborhoods
7. Small Scale Multi-Family attached, to support missing middle housing
8. Innovation and Flexibility zoning district to encourage creative and high quality development

Staff and the planning board recommend approving the 7 text amendments

Council Member Pressly asked about the changes since Pre-Agenda.

Martin stated that the removal of the R-10 district from attached multi-family, removal of the electronic signage, and requirement that the small scale multi-family to be attached.

**Mayor Hendrix closed the public hearing.**

Council member Robertson made a motion to approve the first reading of batch 1 text amendment as amended and presented.

He read the consistency statement into the record: The proposed text amendments are hereby approved with the modification Erika stated. With this modification, Batch1 is consistent with the City's 2045 Comprehensive Land Use Plan. Specifically, the Plan encourages new development opportunities that set the City on a more resilient path for the future. Furthermore, the Batch 1 text amendments are reasonable and in the public interest, because they provide a greater variety of housing types, offer flexibility, and support the business community.

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

- X. **Conduct a public hearing for Text Amendment-03 (TA26-03) and consider approving the first reading of the ordinance with the batch 2 text changes to the Unified Development Code.** (Martin)

**Mayor Hendrix opened the public hearing.**

Martin stated that carports and workforce housing are the two amendments in this batch. She stated that the amendment would allow front yard carports.

Build SVL is a new workforce housing text amendment. If approved, affordable housing agreements would need to be determined outside the Unified Development Code.

Martin stated that the new ordinance removes the R-10 from Build SVL and adds additional regulations on carports.

Mayor Hendrix stated that no one signed up to speak during the public hearing. Hearing none, he closed the public hearing. He asked for a motion on the text amendment.

**Council Member Robertson made a motion to approve the first reading. He read the consistency statement into the record.**

**The proposed text amendments are hereby approved as presented and are consistent with the City's 2045 Comprehensive Land Use Plan. Specifically, the amendments support development patterns and housing opportunities that help the City grow in a more resilient, inclusive, and sustainable manner. Furthermore, the proposed changes are reasonable and in the public interest because they provide flexibility and help address the community's need for attainable residential options.**

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

- XI. **Conduct a public hearing for conditional rezoning request ZC26-06 Turnersburg Hwy (Quick Trip) to rezone from Iredell County GB Conditional Use District and Iredell County HB Conditional Use District to City of Statesville B-4 Conditional Zoning District.** (Campbell)

**Mayor Hendrix opened the public hearing.**

Campbell stated that the rezoning request is for parcels north of town. One parcel has an existing restaurant. There is Iredell County Residential, highway business, and Statesville Industrial.

829 Turnersburg Hwy is one parcel. It is planned to be unchanged. There is a proposed convenience store/fuel station, on 8 acres, and a future proposed development, compatible with highway business and will be restricted to uses.

7 attendees attended the community meetings with no raised concerns.

Campbell reviewed the conditions:

1. Provide an enhanced landscape buffer (30' Type F) along property adjacent to I-77.
2. Reserve 55' of ROW from centerline along Turnersburg Hwy (except for landscaping, parking, paving, and signage).
3. The Concept Plan and subsequent submittals to the City for plan review shall list the approved conditions as listed in this Ordinance.
4. Convenience Store/Fueling Station site to stub to future development (location to be determined at time of construction document submittal).

5. Any use that requires Traffic Impact Analysis (TIA) shall construct improvements as identified in the Mitigations Measures Agreement (MMA).
6. The following uses shall be excluded from the proposed site: Amusement Arcades, Billiards, Pool Halls, Asphalt, Concrete, Cement, Gypsum, Plaster Manufacturing/Mixing Plants, Cemetery/Human Mausoleum, Circus, Carnival, Fair, Construction Trailers and Mobile Construction Offices, Crematorium and Funeral Homes, Corner Duplex, Flea Market, Heating and Cooling, Heating and Refrigeration Repair, Pawn Shops, Landfill, Laundry (Coin Operated), Liquor Store, Monument Sales, Recycling Collection Center (Small), Seasonal Roadside Stands, Sewer Treatment Plant/Facility, Tattoo (Body Art), Taxi Stand, Tobacco Shop (Including Hookah and Vape), Truck/Farm Equipment Sales and Services, Wood Working Shops, Yard Sales, and Zoos.

Campbell stated that Staff and Planning Board recommend approval of the request contingent upon agreeing to the conditions listed on the concept plan.

Council Member Allison asked if the current tenants need to connect to water and sewer. Campbell stated that both parcels will be commercial properties. Tom Snyder, Sundance, stated that he is happy to see the project coming.

**Mayor Hendrix closed the public hearing.**

**Council Member Pressly made a motion to approve first reading. He read the consistency statement into the record.**

The zoning amendment is approved with the agreed-upon conditions and is consistent with the City's comprehensive land use plan, as the 2045 Land Development Plan designates this area as an Activity Corridor supporting mixed commercial uses. The proposal is also reasonable and in the public interest, as it brings commercial services to a gateway corridor.

**Council Member Lawton seconded the motion. The motion passed unanimously.**

- XII. Conduct a public hearing and consider passing the first reading of an ordinance of annexation petition AX26-06 Turnersburg Hwy (QuikTrip), filed by Thomas Donton on behalf of QuikTrip Corporation for the parcel(s) located at the intersection of Turnersburg Hwy (Us Hwy 21) and Interstate 77. (Campbell)**  
**Mayor Hendrix opened the public hearing.**

Campbell stated that this is 6 parcels near 77 on Hwy 21. The parcels are non-contiguous annexation. It is adjacent to Ward 4. Water served by Iredell Water and Sewer can be served after 2027. He stated that Fire Station 5 will serve the area once established. Smith stated that the area will be served by Ebenezer fire department

Staff have reviewed that the request and determined that the site meets statutory requirements.

**Mayor Hendrix closed the public hearing.**

**Council Member Nicholson made a motion to approve the first reading of the annexation request, Council Member Pfeufer seconded the motion. The motion passed unanimously.**

- XIII. 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 agreement is to construct the 3<sup>rd</sup> Creek Sewer extension. The revised agreement acknowledges the additional funds since the project will be more costly. Because of State Funds, the city must be the construction administrator. The bid opening is Friday at 2 pm.

Council Member Pearson asked if the city is going to front the funds and then be reimbursed by the State. Vaughan stated that the entire cost will be reimbursed by the State. Council Member Pearson is concerned because the General Assembly cannot pass a budget.

Smith stated that the funds are going to be pulled from an Iredell County project. The sureties that we put in place in the agreement, we do not have any liability. Prestige is signing it to cover the cost of the project whether we receive the funds or not. This is an economic development project to allow Origin Foods to expand. The City has not been going after the funds.

Council Member Jones asked if the City asked for the funds, either time. Smith stated that the city did not ask for the funds. He asked if the development agreement is between the City and Prestige. Messick asked if he meant the reimbursement agreement. He said either. Smith stated that Origin is not a part of the reimbursement agreement. The funds are going to Prestige to build the line.

Messick stated that the reimbursement agreement discusses who is responsible if the State funds do not completely cover the cost of the project.

Council Member Jones asked if the funds could go to a different project. Vaughan stated that the funds were for economic development. So, it could go to any economic development project.

Council Member Lawton asked if we should wait till we receive the bids. Vaughan stated that the funds have to be in the budget. We have the funds in the bank either way.

Council Member Pearson is concerned about the state reimbursing the funds.

Council Member Lawton is concerned that the economic development plan not come to terms.

Council Member Robertson stated that there will be a bond in the reimbursement agreement, which covers the City. Vaughan stated that we have to manage the project because we have to receive the funds.

Council Member Nicholson asked Messick if the reimbursement agreement protects the city. Messick stated that the bond protects the city and her recommendation to approve the amended agreement.

Council Member Allison stated that we do not know what the economy is going to do. She does not want to take the risk.

**Council Member Jones makes a motion to approve the amended reimbursement agreement. Council Member Allison seconded the motion. The motion carries unanimously.**

**XIV. Receive the Fiscal Year 2026-2027 recommended budget from the City Manager, set the public hearing for the budget on June 1, 2026 at 6:00 p.m, and set the Budget Workshop session on May 14, 2026 at 3:30 p.m. (Smith)**

Smith reviewed the Budget Retreat Takeaways. Employees were top priority, building firefighter salaries in the budget without a tax increase, add additional street paving funds, the MOC, and Wastewater Treatment Planning.

Smith reviewed the General Fund, which is funded by tax revenues. He also reviewed the Enterprise Funds.

Smith stated that the budget workshop will be Thursday at 3:30 pm.

**XV. Other Business  
House Bill 1119**

Smith reviewed House Bil 1119 who is proposed by Representative McNeely and it will only be for Iredell County. It is a bill that limits annexations. The bill states that the land is in present use value, and non-contiguous, in order to annex, then there will be a mandatory consult with Iredell County Board of Commissioners. If it is over 100% school capacity, then the city could have to pay to expand the school.

Council Member Pearson stated that there is restraints because the commissioners do not want to speak to us. She is opposed to the bill.

Council Member Allison stated that the public has a choice to come to the City and it is taking the rights.

**PAGE 066**

**Council Member Allison made the motion to approve the resolution. Council Member Lawton seconded the motion.**

**Council Member Robertson asked to table the motion until the meeting.** Smith stated that it has an effective date of July 1. Council Member Jones is in agreement with Robertson. He does not like the bill.

Messick stated that the tabling motion overrules the first motion and we need to vote on it with no debate.

**Council Member Pfeufer seconded the motion to table the discussion until following the meeting on Friday.**

**Mayor Hendrix called for a vote.:**

**Ayes: Robertson, Pfeufer**

**Nays: Jones, Allison, Lawton, Nicholson, Pearson, Pressly**

**The motion fails 2 to 6.**

Messick stated we can now vote on the motion to approve the resolution.

**Mayor Hendrix called for a vote:**

**Ayes: Jones, Allison, Pfeufer, Lawton, Nicholson, Pearson, Pressly**

**Nay: Robertson**

**The motion passed 7 to 1.**

**XVI. Advisory Board Meeting Minutes**

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

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

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

**XVIII. Adjournment**

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