



AGENDA

DATE: June 16, 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 June 23, 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 May 19, 2026, Planning Board Meeting.
2. Conduct a courtesy hearing and make a recommendation to City Council for rezoning case ZC26-09 Moose Club Road (Novel Holdings) Major Subdivision.
3. Conduct a courtesy hearing and make a recommendation to City Council for rezoning case ZC26-11 Japul Road 2 (Harmony Vistas) Major Subdivision.

Planning Board Meeting Minutes
City Hall Council Chambers – 227 S. Center Street
May 19, 2026 – 6:00 p.m.

Members Present: Bernard Robertson, Roger Bejcek, Mark Tart, Corina Iyob, Joel Mashburn, Darrin Rucker

Members Absent: Alisha Cordle, Cory Sloan

Staff: Herman Caulder, Matthew Kirkendall, Lori Deal, City Attorney Leah Messick, Joseph Campbell

Vice-Chairperson Robertson called the meeting to order.

Approval of Minutes

Bejcek made a motion to approve the March 24, 2026 and April 28, 2026 Planning Board minutes. Seconded by Iyob. The motion carried unanimously.

Review proposed Planning Board Rules of Procedure (ROP).

Matthew Kirkendall stated the rules of procedure were updated in 2022. The updates clarify the purpose and duties of the Planning Board, detail procedures are added for the alternate members, Quasi-judicial matters are no longer handled by the Planning Board so it has been removed, and update language like chairperson instead of chairman.

Kirkendall stated there are four questions to be answered by the board:

- Should special meeting notice remain at 7 days or change to 48 hours?
- Should the Vice-Chairperson position be formally added to the UDC?
- Should the Secretary role remain if Planning Staff handles minutes?
- Should speaking time for applicants be specified?

Leah Messick, City Attorney, stated these changes are to align the rules of procedure with the UDC. The UDC does not provide a Vice-Chairperson so that is why it is not in the rules of procedure. The Secretary role was once needed, but those duties are handled by Planning Staff, so her recommendation is to remove the Secretary position and add the Vice-Chairperson position.

Kirkendall asked if the board wanted to specify a speaking time limit for the applicant and Tart stated there should be a 10 to 15 minute time limit for the presentation. Messick stated there should be a provision that the applicant can request to waive the time limit if there is a complicated application or a reason why more time is needed. Messick clarified that questions from the board do not count against the applicant's time limit. There was discussion regarding who grants the additional time and Kirkendall stated it will be granted by the Chairperson. Iyob asked how the applicant will know the time limit and Messick stated the rules will be posted on the website and Kirkendall stated the time limit will be made available at the preliminary meeting with the Planning Department.

Kirkendall asked if the board wanted to reduce the special meeting notice from 7 days in the UDC to 48 hours as required by the state and Messick stated this is an effort align the UDC with the state standards and the time can be more than the state standard but not less.

Vice-Chairperson Robertson asked for a motion.

Tart made a motion to approve the proposed Planning Board Rules of Procedure (ROP) to change the special meeting notice to a minimum of 48 hours, the Vice-Chairperson position will be added and the Secretary will be removed, and add a speaking time limit of 10 minutes for the applicant with the provision additional time can be requested and awarded at the discretion of the board, Seconded by Bejcek.

The vote on the motion was as follows:

Ayes: Bejcek, Rucker, Robertson, Tart, Iyooob

Nays: Mashburn

Motion Carried 5 to 1

Conduct a courtesy hearing and make a recommendation to City Council for rezoning case ZC26-03 Moose Club Road – Kingdom Townhomes Major Subdivision.

Matthew Kirkendall introduced the case to 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/Approval – 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 15, 2026.

There was discussion regarding the options to approve or deny the project and the 2045 Land Use Plan for this location.

Lasharee Rogers, project manager, stated the project is a mixed residential community that fits within the 2045 Land Use Plan. Bishop Hezekiah Walker, Pastor of Love Fellowship Tabernacle, stated after the pandemic they decided not to rebuild the church but do attainable homes instead of building a new church facility. Rogers provided the design of the townhomes with brick and Hardie plank materials, the garages are rear facing the alleys, range from 1,600 sq. ft. to 2,000 sq. ft. and the single-family homes range from 2,000 sq. ft. to 2,500 sq. ft. Rogers presented reasons why the project meets the 2045 Land Use Plan.

Robertson asked if there are more of examples of the housing styles and Rogers stated this is the design being used but will add features like color and stone placement when the plans are ready for approval. Iyob asked how parking is handled for guests and multiple vehicles and Rogers stated it meets the minimum requirement of 2.5 spaces per unit, has 2 car garages and on-street parking for a total of 88 parking spaces.

Vice-Chairperson Robertson opened the public hearing.

Garth Litaker, 177 Moose Club Road, stated he is opposed to the project due to high-density in the area. The Wakefield development will be across the street with hundreds of townhomes and apartments. The existing zoning allows single-family homes, but he is opposed to the density of the proposed townhomes.

Vice-Chairperson Robertson closed the public hearing.

Bejcek stated this project makes sense because of the Wakefield and Wildwood high density subdivisions close by. Robertson asked for prices of the homes and Kirkendall stated \$260,000 to \$300,000 was listed on the application. Tart asked why the project is not rezoned in Troutman and Kirkendall stated due to the boundary agreement with the Town of Troutman. It could be rezoned in Iredell County or the Town of Troutman if city utilities are not needed. Iyoob stated her concern is commercial development is also needed in this area. There are no grocery stores or shopping so it adds road congestion going north and south that needs to be addressed. Tart stated the project does not fit the density of the existing neighborhood and should remain two to three houses per acre and develop the other side of Moose Club Road. Rucker stated this project checks all the boxes of the 2045 Land Use Plan.

Bejcek made a motion to approve ZC26-03 Moose Club Road – Kingdom Townhomes Major Subdivision Option 1 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. Seconded by Rucker.

The vote on the motion was as follows:

Ayes: Mashburn, Bejcek, Rucker, Robertson

Nays: Tart, Iyoob

Motion Carried 4 to 2

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



Staff Report

To: Planning Board Members

From: Matthew Kirkendall, Senior Planner

Date: June 23, 2026

Re: ZC26-09 Moose Cub Road (Novel Holdings)

Action Requested

Conduct a courtesy hearing for a rezoning request, initiated by Shane Seagle, of North State Development, to rezone one parcel (approximately 19 acres) located along Moose Club Road from the Town of Troutman RS (Suburban Residential) and Iredell County RA (Residential Agricultural) Jurisdiction to the City of Statesville's R-8 CZ (Medium Density Single-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 property is not located within the city limits; therefore, the Applicant has submitted an annexation petition concurrently. The proposed project site is approximately 19 acres located along Moose Club Road. The applicant is applying to conditionally rezone the properties to build 56 single-family detached homes. A community input meeting was held on May 28, 2026, and attended by two (2) members of the community that had concerns over landscaping buffer requirements and water pressure concerns.

The City's 2045 Land Development Plan calls for this area to be classified as Complete Neighborhood 2, which includes residential uses.

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 6.86 acres of total open space, including 1.97 acres of active open space that includes a community greenway trail and a fishing pond. No additional amenities have been provided.

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 56 single-family houses. 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. A community (HOA maintained) greenway shall be included.

Previous or Relevant Actions

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

Departmental Recommendation

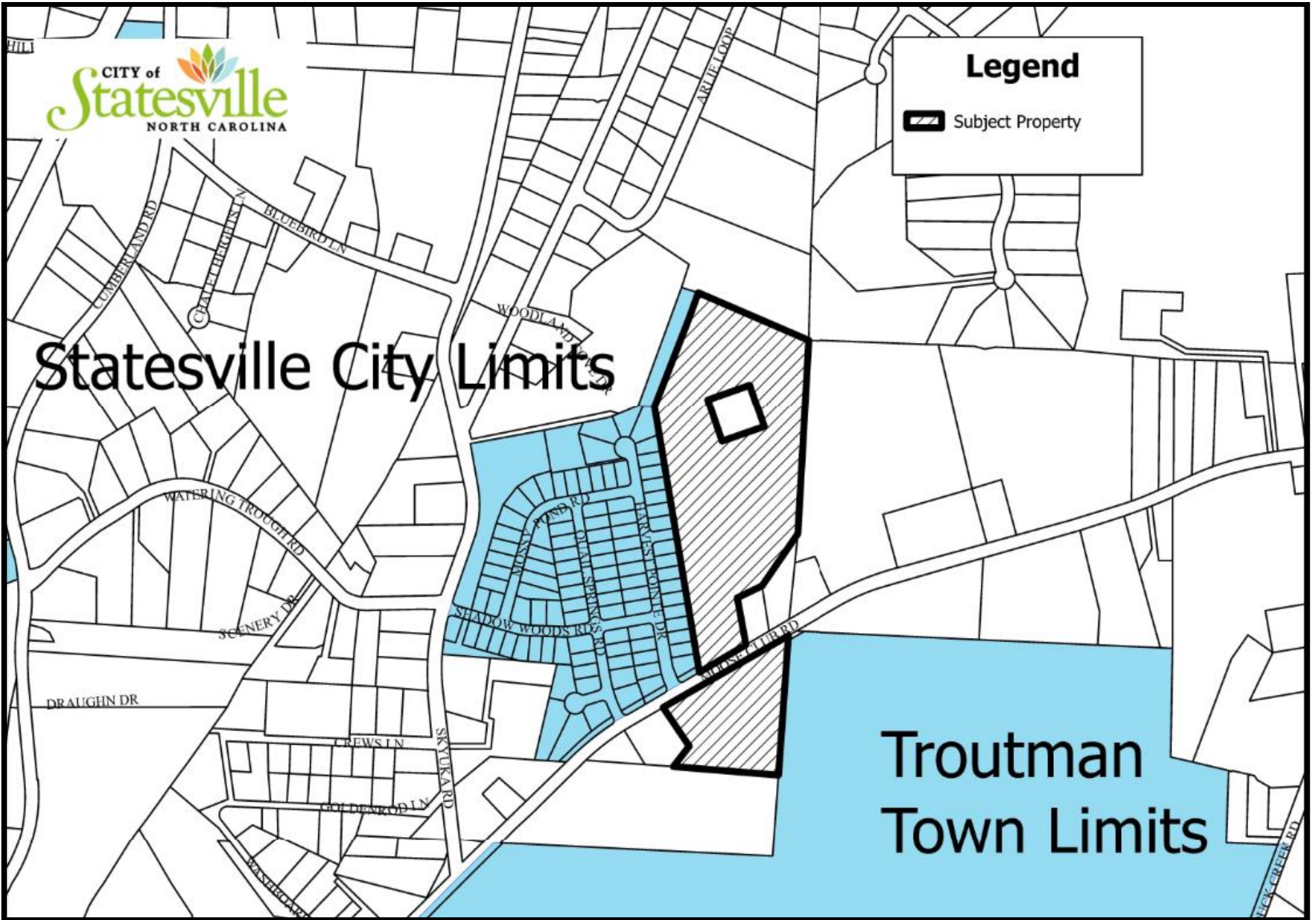
Therefore, staff recommends **Approval – Option 1** as the site would represent an expansion that is consistent with the long-range planning objectives and efficient provision of public services.

Next Steps

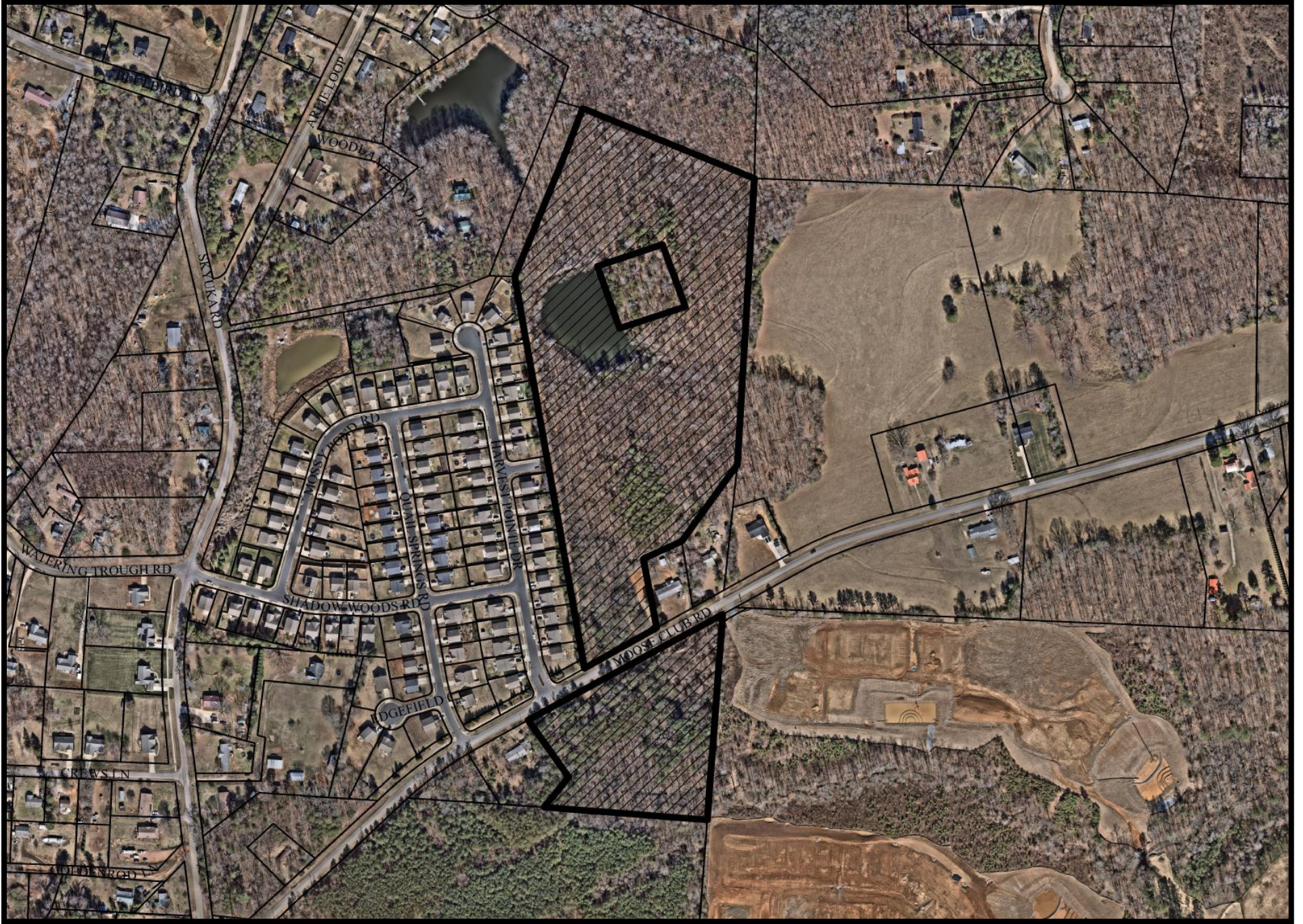
Recommendation from the Planning Board and City Staff moves to City Council for the first reading and public hearing running concurrent with the annexation petition on July 13th, 2026.

Attachments:

1. Location Map
2. Aerial Photo Map
3. Site Photo(s)
4. Current Zoning & Utilities Map
5. 2045 LDP Land Use & Character Intent Map
6. Complete Neighborhood 2 Character Intent
7. Concept Plan
8. Community Meeting Report
9. Zoning Consistency Statement



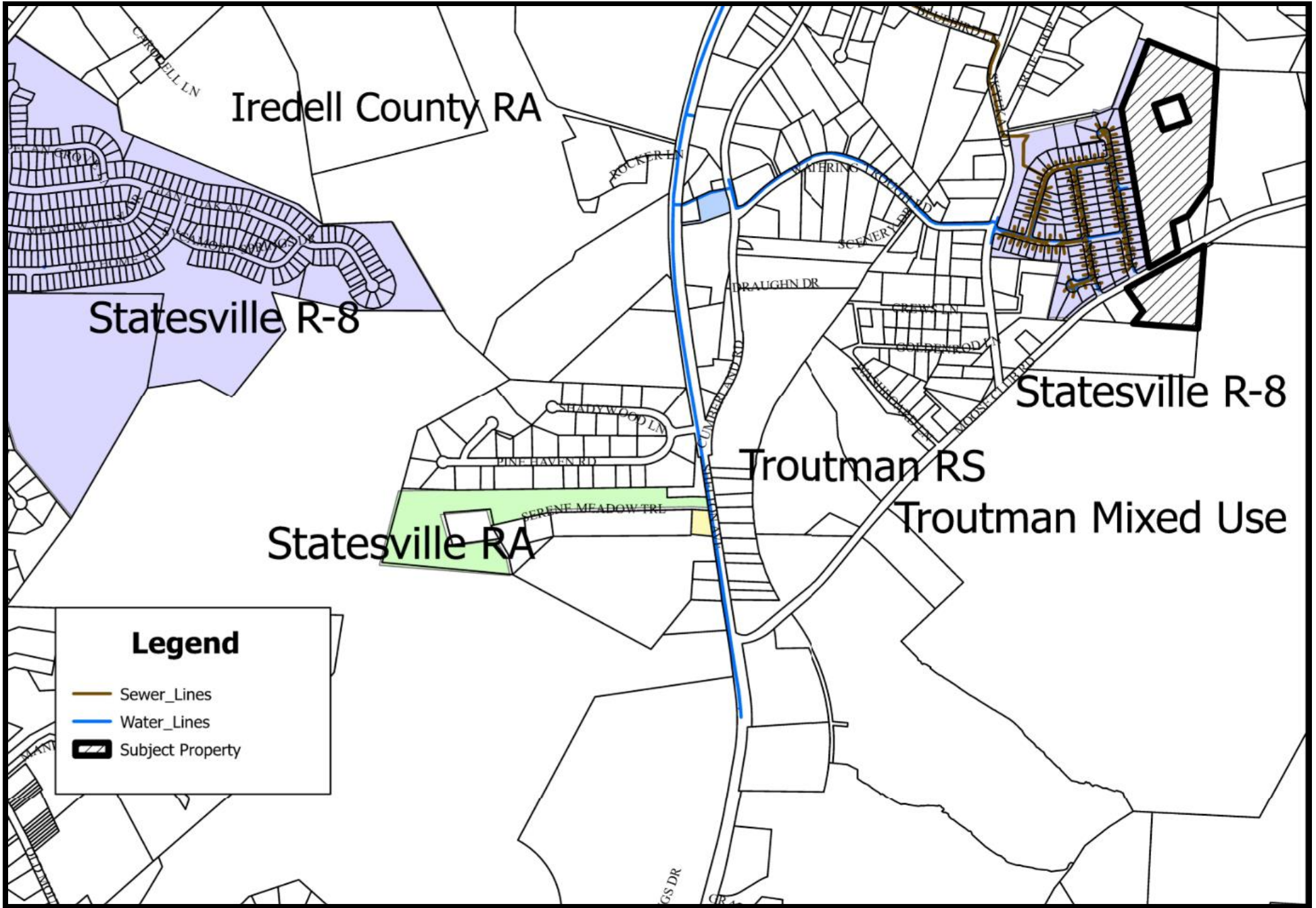
Location Map






Aerial Photo



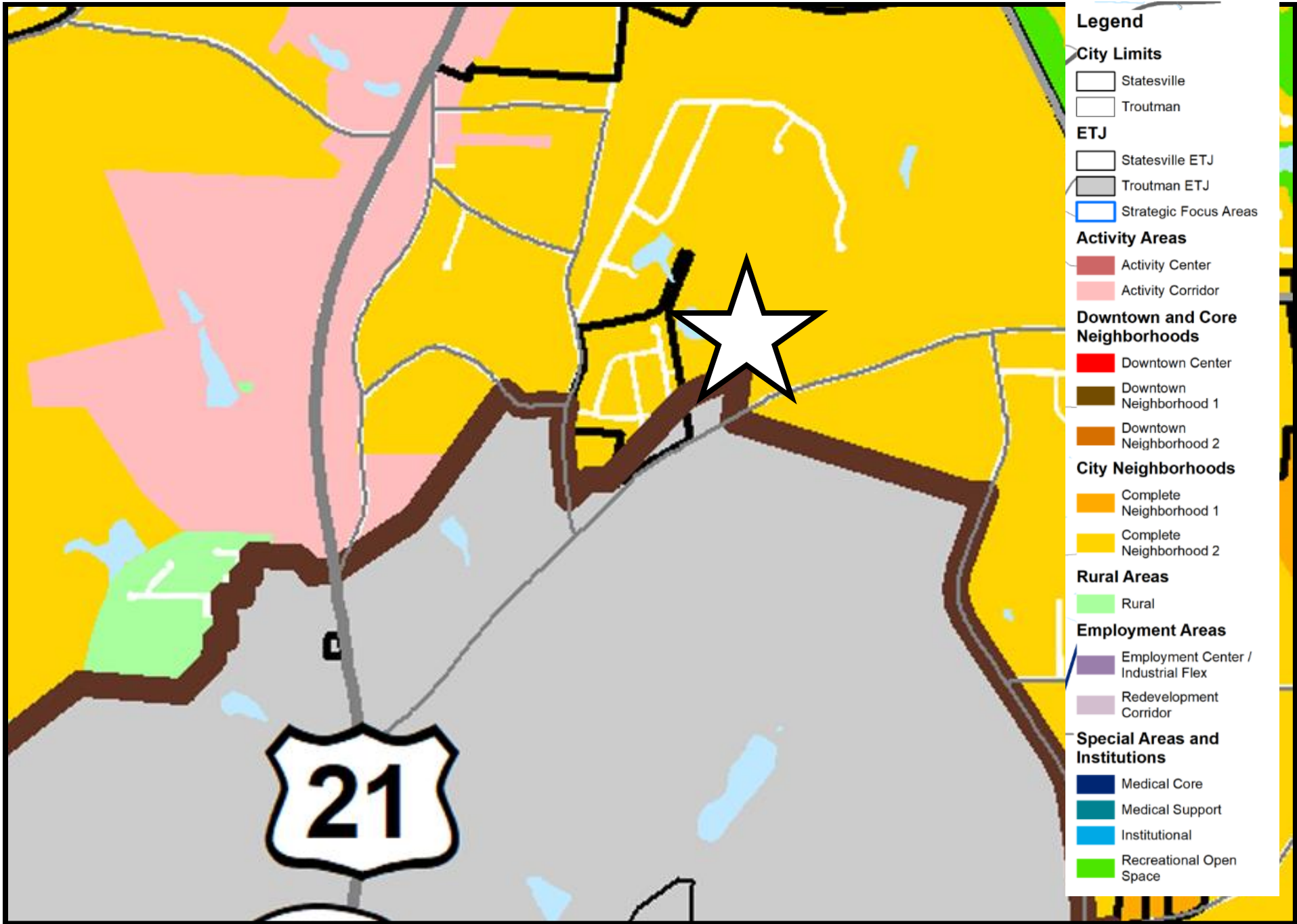
Site Photo



Legend

-  Sewer_Lines
-  Water_Lines
-  Subject Property

Zoning and Utilities Map



Complete Neighborhood 2

Character Intent

Complete Neighborhoods 2 are opportunities for new neighborhoods built using traditional neighborhood designs that provide a mix of residential uses. These neighborhoods are best designed as master planned neighborhoods that use a traditional grid or modified grid network, shorter block lengths, and pedestrian pathways connecting residences to internal and external destinations. Typically, a larger portion of neighborhoods will be dedicated to single-family detached homes. Predominantly single family neighborhoods may be supplemented with a variety of housing type choices (see page 36) and multifamily development, provided that sites are adjacent to commercial centers or nodes that can adequately provide basic retail goods and services, and/or along central thoroughfares that can accommodate the significant traffic impacts associated with the higher density residential development. Supplemental housing type choices and multifamily development may also be appropriate when part of a live-work or mixed-use cluster within a larger planned neighborhood or community, or as a part of a planned effort to build the demand that can bring basic retail goods and services to an area or neighborhood that lacks them where increased services and some multifamily is the goal. Sidewalks, multi-use paths, on-street parking, and narrow street designs prioritize walking and biking through neighborhoods and accommodate connections to adjacent uses. These neighborhoods should also include parks and community open spaces accessible to neighborhood residents and preferably to the public. Pockets of community-serving institutional uses like schools, community centers and churches are also appropriate. Limited use of neighborhood-scale, multistory commercial and office centers is appropriate in this character area when clustered along major thoroughfares and street corners.

Pattern & Form

Grid or modified grid network with short and medium block lengths.

Opportunities

New master planned developments organized around community gathering spaces (commercial or open space).

Primary Uses

Residential

Secondary Uses

Clubhouses and recreation centers, neighborhood scale corner commercial/offices, institutional, park and open space, daycare.

Form Characteristics

Building Height	One to three stories
Building Orientation	Residences oriented towards the primary street, 0-30 ft setbacks
Building Types	Single family detached homes, limited use of a variety of housing type choices (see page 37), and multifamily in centralized locations, limited use of neighborhood-scale and multistory commercial or office centers in centralized locations, and institutional buildings.
Street Character	Local streets with sidewalks on both sides and street trees, off-street pedestrian and bike circulation connections (trails and paths)
Parking Character	Alley parking preferred for residential, some on-street parking, neighborhood nonresidential uses share small surface lots



North State – Moose Club Road Rezoning

Community Meeting Report

Date: May 28, 2026

Time: 5:30 pm – 6:30 pm

Location: Statesville Civic Center, 303 S Center Street, Statesville, NC 28677

Roster of Persons in Attendance: **See attached sign-in sheet**

Agenda:

1. Applicant presentation & rezoning description
2. Attendees' question & answer session

Applicant and the attendees discussed the following comments and questions:

General Discussion

- Applicant introduction, background, and project history.
- The Applicant shared the Site Plan attached to this Community Meeting Report.
- Discussion about how the project complements and fits in with the surrounding area and the annexation process.
- General discussion regarding access, pedestrian walkability, open space, and building style.
- Overview of the rezoning process and upcoming public meetings.
- Attendees voiced positive opinions about the open space of the project and the commitment to keep the pond as a neighborhood amenity.

Questions

***Answers in bold**

- One neighbor mentioned that he and his wife work from home and had questions regarding tree save, noise, and visibility from his neighboring property. **There are tree save and buffer requirements that will be met by the Applicant and many of the trees along the property line will remain. Overall, the buffer and visibility will not be diminished because of this project. Noise will be managed during the construction phase.**
- Will fencing be installed as part of the project? **Individual property owners may install a fence on their property if they so choose. But the Applicant is not planning to install a neighborhood wide fence around the property.**
- Will neighbors be able to access the walking trail and area around the pond? **Yes, there is a road and trail connection located at the north of the project that will allow the adjacent neighborhood to access the walking trail and pond area.**
- Are there any utility and infrastructure upgrades planned for the area? **There will be new internal streets for this project that will connect to the neighboring community. This project will connect to the utilities already in place in the area. Any utility upgrades would most likely be handled by the County.**

May 27, 2026

Moose Club Road Residential Neighborhood Meeting

NAME

ADDRESS

EMAIL

PHONE NUMBER

J. Blakeney

118 Harvest Pointe
Dr.

Stacy.blakeney
@icloud.com

(704) 905-6866

S. Marcotte

112 Harvest Pointe Dr

Steven.marcotte
@icloud.com

578-932-9199

May 18, 2026

Re: Property located on Moose Club Rd, adjacent to Harvest Pointe Drive

Dear Neighbor,

North State Development is a local real estate development firm focused on creating quality residential communities throughout the region. We are currently pursuing a rezoning request for approximately 19.72 acres located on Moose Club Road adjacent to Harvest Pointe Drive in Statesville.

Our intent is to develop a thoughtfully planned single-family residential community designed in accordance with the City of Statesville's current development standards. The proposed neighborhood will include attention to site design, landscaping, and compatibility with the surrounding area. 6.86 acres of the property will remain open space and the existing pond within the property will be retained.

As part of the rezoning process, we would like to invite nearby property owners and residents to attend a Neighborhood Meeting regarding the proposed development. The meeting will be held:

Thursday, May 28, 2026
5:30 PM
Statesville Civic Center
300 S. Center Street
Statesville, NC 28677

This meeting is open to the public, and we welcome your participation and feedback as we move through the planning process.

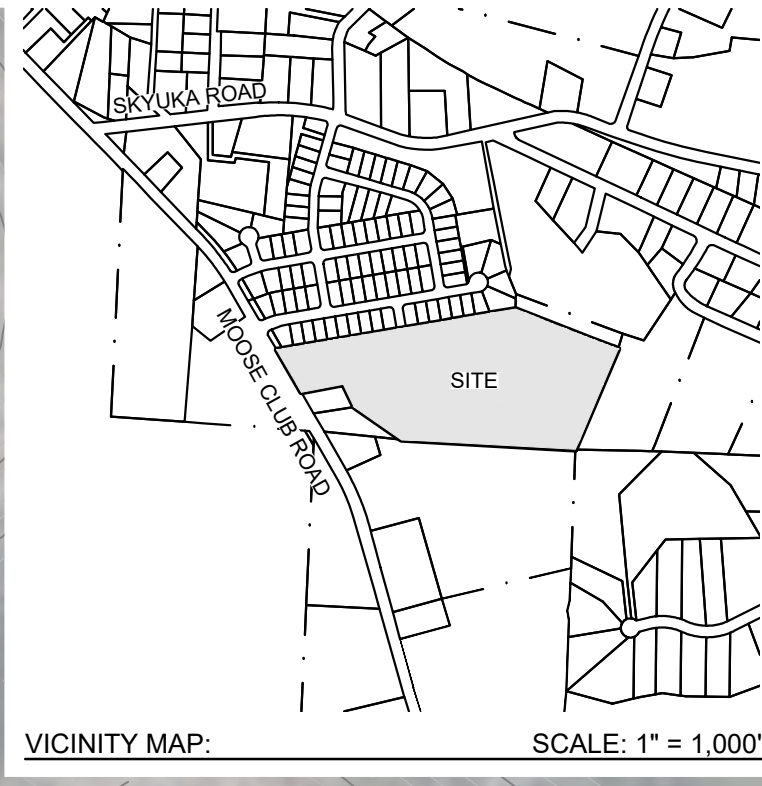
A location map of the subject property is included with this notice. If you have any questions prior to the meeting, please feel free to contact us.

Thank you for your time and consideration.

Sincerely,

Seamon Whiteside
230 E Peterson Dr, Suite B
Charlotte, NC 28217
980-312-5450





SW SEAMON WHITESIDE
 MOUNT PLEASANT, SC 29566
 GREENVILLE, SC 29605
 SUMMERVILLE, SC 29585
 SPARTANBURG, SC 29176
 CHARLOTTE, NC 28202
 RALEIGH, NC 27601
 WWW.SEAMONWHITESIDE.COM

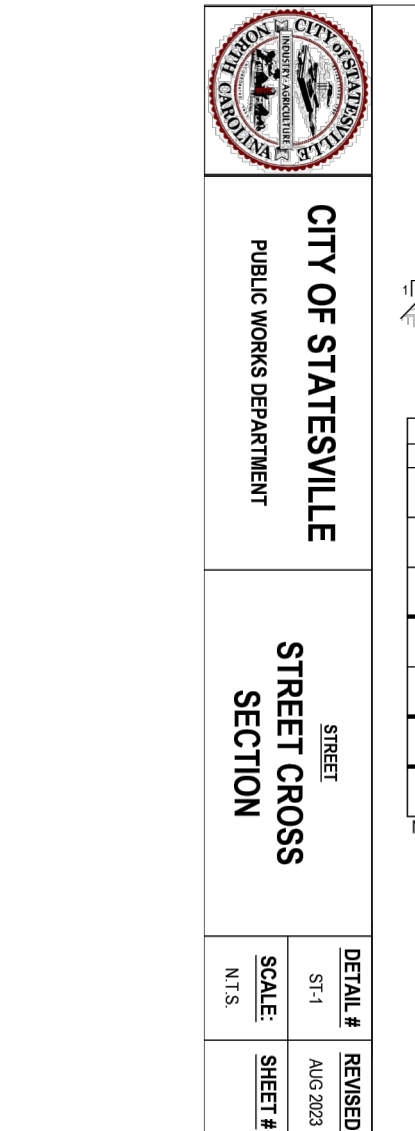


NOT FOR CONSTRUCTION

MOOSE CLUB ROAD RESIDENTIAL
 NORTH STATE DEVELOPMENT
 CITY OF STATESVILLE, NC

OPEN SPACE CALCULATIONS	
ACTIVE OPEN SPACE REQUIRED	10% (1.97 AC)
MIN. LOT SIZE (R-8 CLUSTER)	6,000 SF
MIN. LOT SIZE (R-8 STANDARD)	8,000 SF
TOTAL LOT AREA PROVIDED	374,696 SF
TOTAL LOT AREA REDUCTION	48 UNITS x 8,000 = 384,000 SF 384,000 SF - 374,696 SF = 9,304 SF (0.21 AC)
CLUSTER OPEN SPACE REQUIREMENT	10% PROJECT AREA (ACTIVE OPEN SPACE) + REDUCTION IN R-8 MIN. LOT AREA 1.97 AC + 0.21 AC = 2.18 AC
ACTIVE OPEN SPACE PROVIDED	10% (1.97 AC)
TOTAL OPEN SPACE PROVIDED	6.86 AC

ZONING & PRELIMINARY DUE DILIGENCE CHART	
PARCEL ID NUMBER	474208588
CURRENT OR PROPOSED ZONING	R-8 CZ CLUSTER
NORTH BUFFER	15'
SOUTH BUFFER	15'
EAST BUFFER	15'
WEST BUFFER	15'
FRONT SETBACK	25'
SIDE SETBACK	8'
REAR SETBACK	25'
CORNER SETBACK	16'
MAX. BUILDING HEIGHT	35'
PARKING REQUIREMENT	2 SPACES/DWELLING
MAX. BLOCK LENGTH	1,500 LF
SITE DATA	
TOTAL SITE AREA	19.72 AC
LOT SIZE	54'x120'
PROPOSED LOTS	48
LF OF ROAD	2,250 LF



STREET TYPE	A	B	C	D	E	F	G
1. COLLECTOR (100+ DWELLINGS)	60'	32'	37'	8" STONE / 4" BASE	18" CONC ASPHALT	8" CONC ASPHALT	SEEMAX REQUIREMENT
2. SUB-COLLECTOR (25-99 DWELLINGS)	50'	28'	33'	8" STONE / 4" BASE	-	3"	BOTH SIDES OF STREET
3. LOCAL (10-24 DWELLINGS)	50'	22'	27'	8" STONE / 4" BASE	-	3"	BOTH SIDES OF STREET
4. MINOR (1-9 DWELLINGS)	50'	20'	25'	8" STONE / 4" BASE	-	3"	BOTH SIDES OF STREET
5. NON-RESIDENTIAL (MEDIUM WIDTH + 20')	24'	20' Minimum	25' Minimum	8" STONE / 4" BASE	4"	3"	BOTH SIDES OF STREET
6. PRIVATE	24'	20' Minimum	25' Minimum	SEE NOTE 13	-	-	BOTH SIDES OF STREET

PARCEL AREA DATA			
Parcel #	Area (sf)	Area (ac)	Perimeter
1	7147.31	0.16	362.15
2	6480.00	0.15	348.00
3	6480.00	0.15	348.00
4	6480.00	0.15	348.00
5	6480.00	0.15	348.00
6	6480.00	0.15	348.00
7	6480.00	0.15	348.00
8	6480.00	0.15	348.00
9	6480.00	0.15	348.00
10	6994.16	0.16	349.42
11	6480.00	0.15	348.00
12	6480.00	0.15	348.00
13	6480.00	0.15	348.00
14	7677.13	0.18	374.38
15	9764.50	0.22	425.28
16	9133.24	0.21	424.18

PARCEL AREA DATA			
Parcel #	Area (sf)	Area (ac)	Perimeter
17	9696.19	0.22	436.52
18	6728.16	0.15	352.69
19	6835.97	0.16	354.43
20	6992.68	0.16	357.41
21	6519.57	0.15	349.49
22	7163.47	0.16	360.93
23	10150.74	0.23	421.58
24	7191.64	0.17	388.60
25	9220.40	0.21	409.96
26	10004.37	0.23	429.86
27	11120.72	0.26	452.08
28	10655.14	0.24	442.05
29	8303.79	0.19	406.97
30	8458.15	0.19	402.45
31	7651.55	0.18	374.95
32	7769.85	0.18	373.47

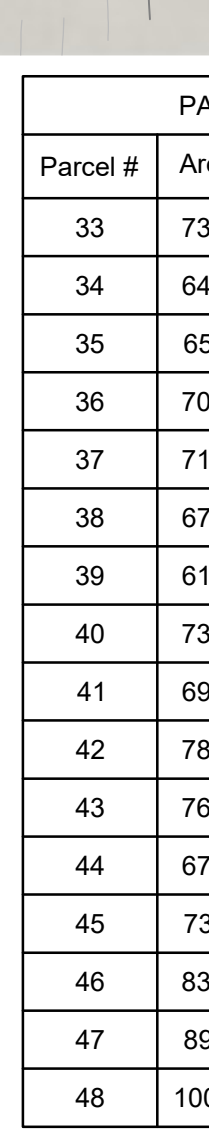
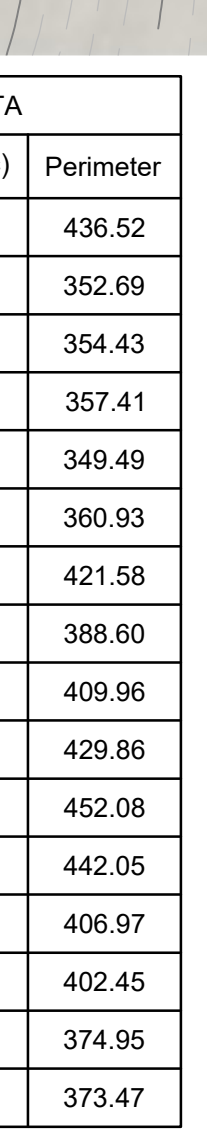
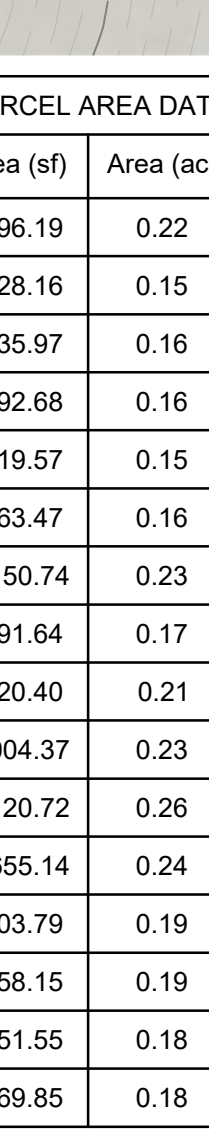
PARCEL AREA DATA			
Parcel #	Area (sf)	Area (ac)	Perimeter
33	7377.30	0.17	367.50
34	6480.00	0.15	348.00
35	6528.21	0.15	348.80
36	7055.06	0.16	352.66
37	7170.50	0.16	343.46
38	6717.20	0.15	330.43
39	6117.80	0.14	333.24
40	7361.98	0.17	360.58
41	6950.07	0.16	357.60
42	7886.64	0.18	379.40
43	7692.35	0.18	377.06
44	6754.29	0.16	353.27
45	7336.41	0.17	366.55
46	8376.87	0.19	397.95
47	8901.01	0.20	411.65
48	10015.20	0.23	418.97

REZONING NOTES:

- ALL INTERNAL STREETS AND PROPERTY FRONTAGE ALONG MOOSE CLUB ROAD SHALL BE IMPROVED WITH STREET TREES, 30" CURB AND GUTTER, AND 2" CONCRETE SIDEWALKS.
- AT LEAST TWO DIFFERENT MATERIALS SHALL BE USED ON EXTERIOR BUILDING FACADES.
- THIS REZONING ACCOUNTS FOR THE PORTION OF THE PROPERTY ON THE NORTHERN PORTION OF MOOSE CLUB ROAD. THE REMAINING PORTION OF THE PROPERTY TO THE SOUTH OF MOOSE CLUB ROAD SHALL BE PARCELED OUT AND EXCLUDED FROM REZONING AND ANNEXATION.

GENERAL NOTES:

- BASE INFORMATION PROVIDED BY PUBLIC GIS DATA AND SHOULD BE VERIFIED FOR ACCURACY.
- ALL SITE PLAN, ZONING AND WETLAND INFORMATION UTILIZED IN THE PREPARATION OF THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
- ALL STREAM AND WETLAND INFORMATION PROVIDED BY PUBLIC GIS DATA, ANY STREAM AND/OR WETLAND INFORMATION SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE AND SHOULD BE VERIFIED BY A JURISDICTIONAL BOUNDARY BY A THIRD-PARTY CONSULTANT.
- ALL ACCESS POINTS, STREETS AND DRIVEWAYS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THESE ITEMS WILL NEED TO BE REVIEWED BY THE AUTHORITY HAVING JURISDICTION TO MEET OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE CODE OF ORDINANCES OR UDO.
- OPEN SPACE AND TREE SAVE REQUIREMENTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. TREE SAVE AREAS ARE BASED ON AERIAL PHOTOGRAPHY AND WILL NEED TO BE VERIFIED BY A SURVEY. ALL TREE SAVE AND OPEN SPACE CALCULATIONS SHALL BE REVIEWED BY THE AUTHORITY HAVING JURISDICTION TO MEET OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE CODE OF ORDINANCES OR UDO.
- STORMWATER AREAS ARE CONCEPTUAL IN NATURE BASED ON 15% DEVELOPED AREA AND SUBJECT TO CHANGE BASED ON PRELIMINARY GRADING AND DRAINAGE STUDIES.
- NO UTILITY AVAILABILITY OR LOCATIONS WERE ACQUIRED PRIOR TO THE CREATION OF THIS CONCEPTUAL STUDY. UTILITY GRID MAPS WILL NEED TO BE OBTAINED FROM THE AUTHORITY HAVING JURISDICTION.
- SEAMON WHITESIDE IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CREATED BY INCORRECT, INCOMPLETE, MISSING OR OUTDATED INFORMATION PROVIDED BY PUBLIC SOURCES.



REZONING PLAN (NOT FOR CONSTRUCTION)
 SW+ PROJECT: 13694
 DATE: 04/01/26
 DRAWN BY: KMA
 CHECKED BY: ATB
REVISION HISTORY

RUMMAGE COLON WESLEY
RUMMAGE DONNA W
125 WOODLAND COVE DR
STATESVILLE, NC 28677

BBC WAKEFIELD LLC
820 FOREST POINT CIR STE 120
CHARLOTTE, NC 28273

TROUTMAN JEFFREY S
NEAL TONA
946 OLD MOCKSVILLE RD
STATESVILLE, NC 28625

TROUTMAN JEFFREY S
NEAL TONA
946 OLD MOCKSVILLE RD
STATESVILLE, NC 28625

WILDEWOOD COMMUNITY ASSOC INC
C/O CEDAR MANAGEMENT
PO BOX 26844
CHARLOTTE, NC 28221

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LOCKHART TONA MEADOWS
C/O JANA LOCKHART
145 WYLIE TRL
STATESVILLE, NC 28677

BYERS CHRISTINA LASHEA
GIBBS PATRICK DESHAWN
106 QUAIL SPRINGS RD
STATESVILLE, NC 28677

SFR JV-1 2021-1 BORROWER LLC
C/O TRICON RESIDENTIAL/RYAN
PO BOX 4900
SCOTTSDALE, AZ 85261

TILLERY GASTON
105 HARVEST POINTE DR
STATESVILLE, NC 28677

MACIAS CARLOS
MACIAS MARLYN
134 HARVEST POINTE DR
STATESVILLE, NC 28677

GIBBS MARTY DALE
GIBBS BAYLEE LAUREN
132 HARVEST POINTE DR
STATESVILLE, NC 28677

CRACKEL JAMES F III
CRACKEL ABREA A
114 HARVEST POINTE DR
STATESVILLE, NC 28677

HARTZELL RYAN L
HARTZELL CHRISTINA H
116 HARVEST POINTE DR
STATESVILLE, NC 28677

BLAKNEY ERVIN II
BLAKNEY STACY
118 HARVEST POINTE DR
STATESVILLE, NC 28677

DZENGELESKI JAMES DAVID
BLALOCK MADISON GRACE
120 HARVEST POINTE DR
STATESVILLE, NC 28677

KNAPP ANDREW R
KNAPP ERIN R
122 HARVEST POINTE DR
STATESVILLE, NC 28677

HEBNER AILEEN
124 HARVEST POINTE DR
STATESVILLE, NC 28677

RUIZ ALFONSO CAMPOS
128 HARVEST POINTE DR
STATESVILLE, NC 28677

SHUFORD ERIC F
130 HARVEST POINTE DR
STATESVILLE, NC 28677

WILDEWOOD COMMUNITY ASSOC INC
C/O CEDAR MANAGEMENT
PO BOX 26844
CHARLOTTE, NC 28221

FERGUSON DE'QUAN SPECIAL NEEDS TRUST
SUNTRUST BANK TRUSTEE
C/O RYAN LLC
PO BOX 460069
HOUSTON, TX 77056

WYATT ANGELA CHAABAN
WYATT JOSHUA DAVID
106 HARVEST POINTE DR
STATESVILLE, NC 28677

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SCOTTSDALE, AZ 85261

MARCOTTE STEVEN JAMES
BELL-MARCOTTE BRITTANY NICOLE
112 HARVEST POINTE DR
STATESVILLE, NC 28677

WINSLOW ELI
LOCKHART-WINSLOW DANA
978 TURNERSBURG HWY
STATESVILLE, NC 28625

CASE AMBER LEIGH
333 MOOSE CLUB RD
STATESVILLE, NC 28677

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HILL JOSEPHINE B
PO BOX 1782
DAVIDSON, NC 28036

TILLER JOHN ROGER
FOUPHT CHELSEA
144 HARVEST POINTE DR
STATESVILLE, NC 28677

DUNNING LORI A
138 HARVEST POINTE DR
STATESVILLE, NC 28677

CAMPBELL TISHA SHAREE
136 HARVEST POINTE DR
STATESVILLE, NC 28677

RUIZ ALVARO CAMPOS SR
140 HARVEST POINTE DR
STATESVILLE, NC 28677

HARRISON GREGORY
142 HARVEST POINTE DR
STATESVILLE, NC 28677

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TROUTMAN JEFFREY S
TROUTMAN KATHRYN D
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SMITH JAMES ALLEN
370 MOOSE CLUB RD
STATESVILLE, NC 28677

MCKEAN TRUST THE
30630 RIVER RD
CLOVERDALE, CA 95425

MARSHALL JOY N REVOCABLE TRUST
208 APPLE VALLEY LN
STATESVILLE, NC 28677

LOCKHART JANA
MARLOWE JACOB
145 WYLIE TRL
STATESVILLE, NC 28677



To: Statesville Planning Board
From: Matthew Kirkendall, Senior Planner
Date: June 23, 2026
Subject: Rezoning
Case: ZC26-09 Moose Club Road (Novel Holdings Subdivision)
Address: Properties located along Moose Club Road.

Option 1: Approve (Staff Recommendation)

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 Future Land Use Plan supports this area as suitable as Complete Neighborhood 2, which includes residential uses. In addition, this property is adjacent to the Wildewood Subdivision, which is within City Limits, and city services are available.

Option 2: Deny

The zoning amendment is **recommended for denial** because it is inconsistent with the City's comprehensive land plan and is not reasonable, nor in the public interest. Specifically, the land use plan calls for this area to be redeveloped as Complete Neighborhood 2, however this development is on the edge of the City's planning area and is not contiguous to the city limits. Therefore, allowing this type of residential development would be in conflict with this long-term goal.

Date: Alisha Cordle, Chairperson Date: Matthew Kirkendall, Senior Planner



Staff Report

To: Planning Board Members

From: Matthew Kirkendall, Senior Planner

Date: June 23, 2026

Re: ZC26-11 Japul Road 2 Harmony Vistas Subdivision

Action Requested: Conduct a courtesy hearing for a rezoning request, initiated by the property owner, Mark Miserocchi of Harmony Investing LLC, for two parcels (approximately 28.42 acres) located at the end of Japul Road and along Beauty Street.

Summary of Information: The request is to rezone them from R-10 (Urban Low Density Single-Family Residential) District to R-8 CZ (Medium Density Single-Family Residential) Zoning District. This is a conditional rezoning, meaning 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 not located within the city limits and will need to be annexed. The proposed project site is approximately 28 acres located at the end of Japul Road and along Beauty Street. The applicant is applying to rezone the properties to build a single-family home subdivision under the Cluster provision.

As a requirement of the conditional rezoning process, a community input meeting was held on June 1, 2026, where 5 members of the public attended. The concern regarding the condition of Japul Road and connectivity remained from the previous submittal.

The applicant has committed to the following conditions:

1. The development will include a maximum of 70 single-family detached homes. A reduction in units up to 10% may occur due to engineering and/or other factors; such a decrease will be approved by staff.
2. A minimum of two (2) building materials will be utilized on the front of homes.
3. The HOA will maintain all common areas and SCM pond
4. Police Department approved security cameras may be provided by others.
5. A 20' wide easement will be dedicated to the City with a 10' wide paved greenway constructed by the development. Upon completion to the City's specifications, the greenway will be maintained by the City.

6. A 6' wide gravel pathway will be provided to connect the proposed cul-de-sac on Road A to the existing section of Japul Road located at the northwest corner of the property and will be maintained by the HOA. Vehicle denial barriers will be installed at either end of the trail to prevent vehicular access.
7. The Concept Plan and subsequent submittals to the City for plan review shall list the approved conditions as listed in this Ordinance.

The purpose of the Cluster Subdivision (Article 7.01 of the UDC) is to provide creative and innovative developments that minimize land disturbance and maximize the preservation and conservation of sensitive natural areas and open space by grouping dwellings in clusters through variation of lot sizes and uses of open space. The minimum lot size in the R-8 Cluster development for single-family homes can be reduced from 8,000 square feet to 6,000, with the difference added to open space. Furthermore, in cluster subdivision proposals, lots must conform to the setback requirements for the underlying zoning district except that no minimum lot width is required (other than a required 10-foot separation between buildings).

The project requires an 8ft wide (Type A) street yard landscaping buffer along all streets and a 15ft wide (Type C) vegetative buffers on all sides.

There is one proposed entrance to the site, be through the Greenbriar Ridge subdivision currently under construction to the South. There will also be sidewalks, curbs, and gutters as well as street trees along both sides of all streets.

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. In addition, there will be privately maintained walking trails on site.

The concept plan shows 2.88 acres of active open space. 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. This is also with the Tier 1 Growth Area. In addition, water, sewer, and Statesville Public Power will serve the site.

The surrounding zoning districts and land uses are as follows:

North of the Site: R-10 (Urban Low Density Single-Family Residential) District, with existing single-family homes within the Jan Joy Acres Subdivision.

East of the Site: RA (Residential Agricultural) and R-15 (Urban Fringe Low Density Residential) Districts, with single-family homes within the Hope Bros

Builders Subdivision.

South of the Site: R-8 CZ (Medium Density Single-Family Conditional Zoning) District, with single-family homes proposed in the recently approved Greenbriar Ridge Subdivision.

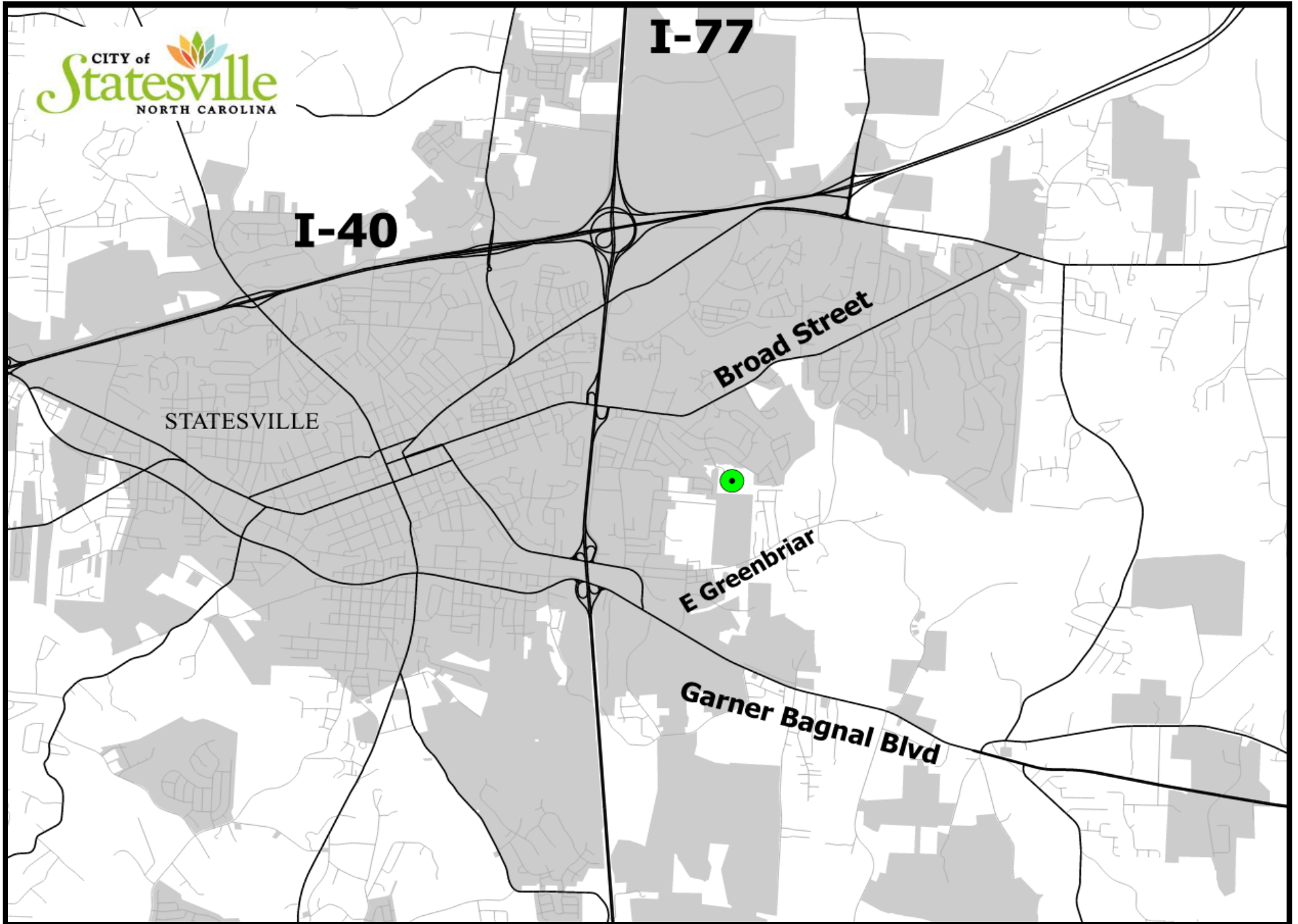
West of the Site: R-8MFM (Medium Density Multi-Family and Manufactured Residential) District, with existing single-family homes within the Lakeridge Subdivision.

Previous Council or Relevant Actions: City Council denied this subdivision request earlier this year (2026). City Council approved the rezoning of the adjacent property to the south to R-8 CZ in 2023, the Greenbriar Ridge Subdivision. The Planning Board previously recommended approval, which included removing the entrance to the site from Japul Road.

Departmental Recommendation: Option 1 - Approval.

Attachments:

1. Location Map
2. Aerial Photo Map
3. Site Photos
4. Current Zoning & Utilities Map
5. 2045 LDP Land Use & Character Map
6. Complete Neighborhood 2 Character Intent
7. Concept Plan
8. Zoning Consistency Statement



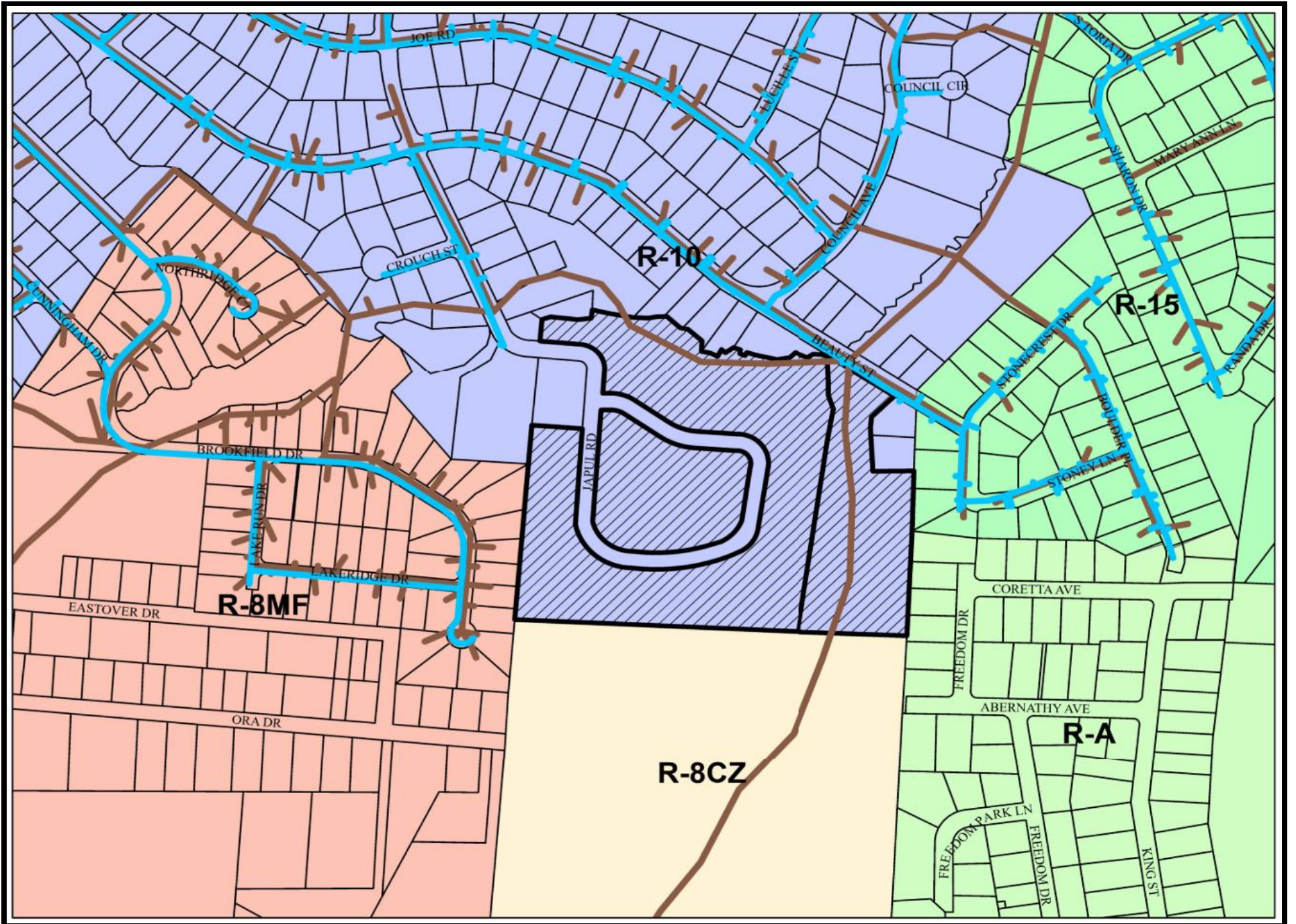
Location Map



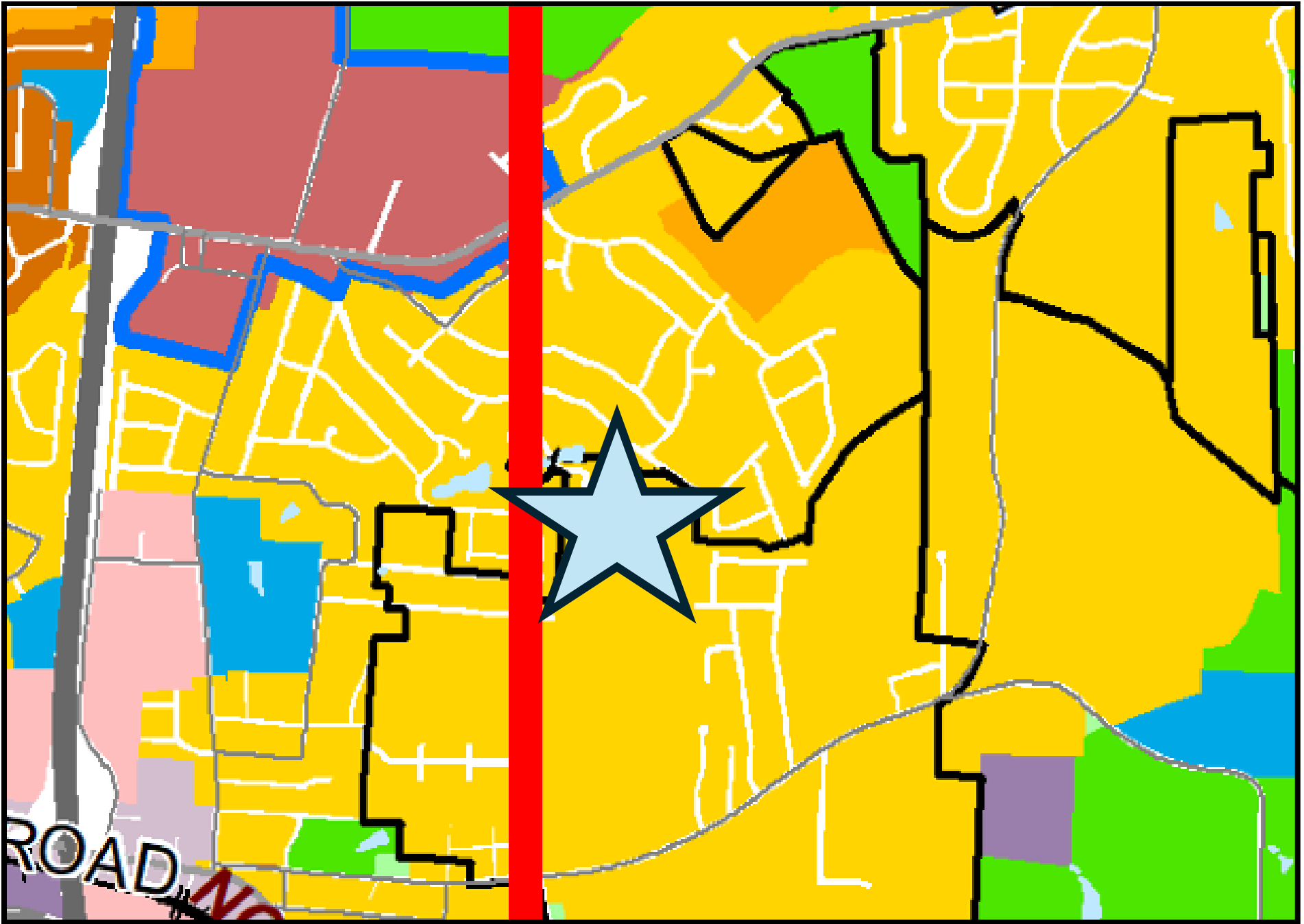
Aerial Photo



Site Photo – View from current end of Japul Road



Current Zoning and Utilities Map



2045 Land Development Plan Map

Complete Neighborhood 2

Character Intent

Complete Neighborhoods 2 are opportunities for new neighborhoods built using traditional neighborhood designs that provide a mix of residential uses. These neighborhoods are best designed as master planned neighborhoods that use a traditional grid or modified grid network, shorter block lengths, and pedestrian pathways connecting residences to internal and external destinations. Typically, a larger portion of neighborhoods will be dedicated to single-family detached homes. Predominantly single family neighborhoods may be supplemented with a variety of housing type choices (see page 36) and multifamily development, provided that sites are adjacent to commercial centers or nodes that can adequately provide basic retail goods and services, and/or along central thoroughfares that can accommodate the significant traffic impacts associated with the higher density residential development. Supplemental housing type choices and multifamily development may also be appropriate when part of a live-work or mixed-use cluster within a larger planned neighborhood or community, or as a part of a planned effort to build the demand that can bring basic retail goods and services to an area or neighborhood that lacks them where increased services and some multifamily is the goal. Sidewalks, multi-use paths, on-street parking, and narrow street designs prioritize walking and biking through neighborhoods and accommodate connections to adjacent uses. These neighborhoods should also include parks and community open spaces accessible to neighborhood residents and preferably to the public. Pockets of community-serving institutional uses like schools, community centers and churches are also appropriate. Limited use of neighborhood-scale, multistory commercial and office centers is appropriate in this character area when clustered along major thoroughfares and street corners.

Pattern & Form

Grid or modified grid network with short and medium block lengths.

Opportunities

New master planned developments organized around community gathering spaces (commercial or open space).

Primary Uses

Residential

Secondary Uses

Clubhouses and recreation centers, neighborhood scale corner commercial/offices, institutional, park and open space, daycare.

Form Characteristics

Building Height	One to three stories
Building Orientation	Residences oriented towards the primary street, 0-30 ft setbacks
Building Types	Single family detached homes, limited use of a variety of housing type choices (see page 37), and multifamily in centralized locations, limited use of neighborhood-scale and multistory commercial or office centers in centralized locations, and institutional buildings.
Street Character	Local streets with sidewalks on both sides and street trees, off-street pedestrian and bike circulation connections (trails and paths)
Parking Character	Alley parking preferred for residential, some on-street parking, neighborhood nonresidential uses share small surface lots





To: Statesville Planning Board

From: Matthew Kirkendall, Senior Planner

Date: June 23, 2026

Subject: Rezoning

Case: ZC26-11 Japul Road 2 (Harmony Vistas Subdivision)

Address: Properties located at the end of Japul Road and along Beauty Street

Option 1: Approve (Staff Recommendation)

The zoning amendment is **recommended for approval** with the agreed upon conditions and is consistent with the City's comprehensive land use plan because the 2045 Land Development Plan supports residential uses in this area.

Furthermore, this request is reasonable and in the public interest because this is an infill site, connectivity will be achieved via a pedestrian access to Japul Road, and services can be provided efficiently.

Option 2: Deny

The zoning amendment is **recommended for denial** even though it is consistent with the City's comprehensive land plan calls for this area to be redeveloped as Complete Neighborhood 2. However, it is not reasonable, nor in the public interest because of concerns with the current condition of Japul Road, especially the culvert near this site and the lack of publicly maintained streets.

Date: Alisha Cordle, Chairperson Date: Matthew Kirkendall, Senior Planner