

AGENDA

DATE: July 21, 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 July 28, 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 June 23, 2026, Planning Board Meeting.
2. Election of Officers for 2026-2027
3. Conduct a courtesy hearing and make a recommendation to City Council for rezoning case ZC26-12 Turnersburg Hwy (Fourth Crescent PI) Properties.
4. Adjourn

**Planning Board Meeting Minutes
City Hall Council Chambers – 227 S. Center Street
June 23, 2026 – 6:00 p.m.**

Members Present: Bernard Robertson, Alisha Cordle, Corina Iyooob, Joel Mashburn, Darrin Rucker

Members Absent: Roger Bejcek, Mark Tart, Cory Sloan

Staff: Matthew Kirkendall, Erika Martin, Lori Deal, Joseph Campbell

Chairperson Cordle called the meeting to order.

Approval of Minutes

Robertson made a motion to approve the May 19, 2026 Planning Board minutes. Seconded by Rucker. The motion carried unanimously.

Chairperson Cordle asked for a motion to amend the agenda to hear item 3. ZC26-11 Japul Road next.

Iyooob made a motion to approve the amended agenda, Robertson seconded the motion. The motion passed unanimously.

Conduct a courtesy hearing and make a recommendation to City Council for rezoning case ZC26-11 Japul Road 2 (Harmony Vistas) Major Subdivision.

Matthew Kirkendall introduced the case to 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.

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. An enhanced landscaping will be provided at the entrance off Japul Road.
3. A minimum of two (2) building materials will be utilized on the front of homes.
4. The HOA will maintain all common areas and SCM ponds
5. A 20' easement with 10' wide paved trail for Greenway trail to be maintained by the City of Statesville. Greenway to be constructed as part of Phase 1 or if development is not phased, prior to approval of final plat recordation.
6. A roadway connection will be provided to the existing stub on the north side of the adjacent Greenbriar Ridge subdivision. Harmony Vistas will not be issued Certificates of

Occupancy for any homes until the Greenbriar Ridge roadway connection is constructed and accepted by the City of Statesville.

7. A 30' wide Emergency Access Easement and 20' roadway will be provided per North Carolina Fire Prevention Code Appendix D extending from the cul-de-sac on Road A to Japul Road where it is contiguous with the northwest corner of the property.
8. The project shall not be subdivided for sale of any lots until "Verde Way" within Greenbriar Ridge subdivision is constructed and bonded for completion or constructed and accepted by the City of Statesville as a publicly maintained street. The property owner reserves the right to sell the property and construct horizontal improvements including site clearing, grading, utilities, roadways, and other horizontal infrastructure prior to Verde Way being constructed and accepted by the City. Construction access is restricted to Verde Way only.

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.

Ian Anderson, a Landscape Architect representing the applicant stated the site is not accessible from other areas except Greenbriar Ridge. The change from the original plan is to remove the vehicle connection to Japul Road per the residents request at the community meeting. They are proposing pedestrian only greenway trails to link neighborhoods and add connectivity.

Robertson asked how many access points there are and Anderson stated there is one access point from Verde Way which is being constructed now and will be completed later this year.

Chairperson Cordle opened the public hearing.

Marie Martin stated it is not feasible for vehicles to cross the two culverts on Japul Road. It is not wide enough due to the two ponds and large vehicles cannot turn around. Pedestrian or golf cart access to Japul Road will be on private property and there is no fence around the two ponds for safety.

Edith Futch stated it will be dangerous for pedestrians and children to be in this area.

Jim Dobson, 415 Japul Road showed a video of the condition of Japul Road and the ponds after a three day rain and stated there should not be connectivity to this road. The road and bridge are privately maintained and serve a small number of homes. The bridge is routinely flooded during significant rain due to the limitations of infrastructure. Staff from the Mooresville NCDEQ office have visited the site and expressed concerns regarding the integrity of the bridge and surrounding waterway environment. The two ponds are privately owned and maintained and creating a greenway or trail creates a risk of trespassing, unauthorized fishing, and burdens on private property owners.

Helen Washburn, 415 Japul Road stated she is concerned the ponds are not safe for children, Japul Road is not maintained, and there are no sidewalks for pedestrians.

Katherina Weddington, 618 Japul Road stated Japul Road is privately maintained and bicycles and pedestrians will be on their driveway. It is not safe for children as a walkway due to the ponds so please do not allow the connection.

Dale Weddington, 618 Japul Road stated they have lived there 33 years and the driveway at the culvert has washed out three times. This area is dangerous due to flooding at the ponds and the road is privately maintained and no one has taken over maintenance of Japul road.

Shauna Wehlmann yielded her time to Jim Dobson.

Chairperson Cordle asked for the necessity of the walking trail and Erika Martin, Planning Director stated Japul Road is a future connection and a portion became an orphan street and was never accepted by the City. Connectivity is an important planning principle because of access, congestion, and service. Since vehicular access is not an option pedestrian access is a staff recommendation for connectivity and it is the board's decision to remove or keep the walking trail.

Robertson asked if this area is annexed to the city and Martin stated it is not, but they are requesting annexation for the 70 homes in the application. Cordle asked what the greenway connects to and Martin stated there is a vast development to the north and would be a pedestrian neighborhood connector. Rucker asked if the development can have the greenway without connecting to Japul Road and Martin stated yes and the Planning Board can make a recommendation to City Council different from the staff recommendation. Iyooob asked how far the HOA will maintain the pedestrian connector and Martin stated the portion within their property and the remaining portion will remain an orphan street.

Chairperson Cordle closed the public hearing.

Mashburn made a motion to approve rezoning case ZC26-11 Japul Road 2 (Harmony Vistas) Major Subdivision Option 1 with the following modifications to remove option 6 and add option 8. 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 and public access will be achieved by Verde Way. Seconded by Robertson. The motion carried unanimously.

Conduct a courtesy hearing and make a recommendation to City Council for rezoning case ZC26-09 Moose Club Road (Novel Holdings) Major Subdivision.

Matthew Kirkendall introduced the case to 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 13, 2026.

Chairperson Cordle opened the public hearing.

No one spoke for or against the case.

Chairperson Cordle closed the public hearing.

Robertson made a motion to approve rezoning case ZC26-09 Moose Club Road (Novel Holdings) Major Subdivision Option 1. The zoning amendment is recommended for approval with the agreed upon conditions and is consistent with the City's comprehensive land use plan, is reasonable, and in the public interest because the 2045 Future Land Use Plan supports this area as suitable Complete Neighborhood 2, which includes residential uses. In addition, this property is adjacent to the Wildewoode Subdivision, which is within City limits, and city services are available. Seconded by Mashburn. The motion carried unanimously.

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



Staff Report

To: Planning Board Members
From: Matthew Kirkendall, Senior Planner
Date: July 28, 2026
Re: ZC26-12 Turnersburg Highway Properties

Action Requested: Conduct a courtesy hearing for a rezoning request, initiated by Melissa Galarza, on behalf of Free Nancy LLC, for an approximately 1-acre site located along Turnersburg Highway between Cowan Lane and 4th Crescent Place.

Summary of Information: The request is to rezone the site from R-5 (High Density Single-Family Residential) District to B-4 (Highway Business) Zoning District. This is a straight rezoning, meaning all permitted uses (180) within the B-4 Zoning District would be allowed and no conditions may be applied. The properties are not located within the city limits (ETJ) and the annexation is running concurrently for city sewer. Iredell Water Corporation will provide water.

The 2045 Land Development Plan shows the property to be in an area suitable for Activity Center Character Intent which includes commercial uses. This is also with the Tier 1 Growth Area.

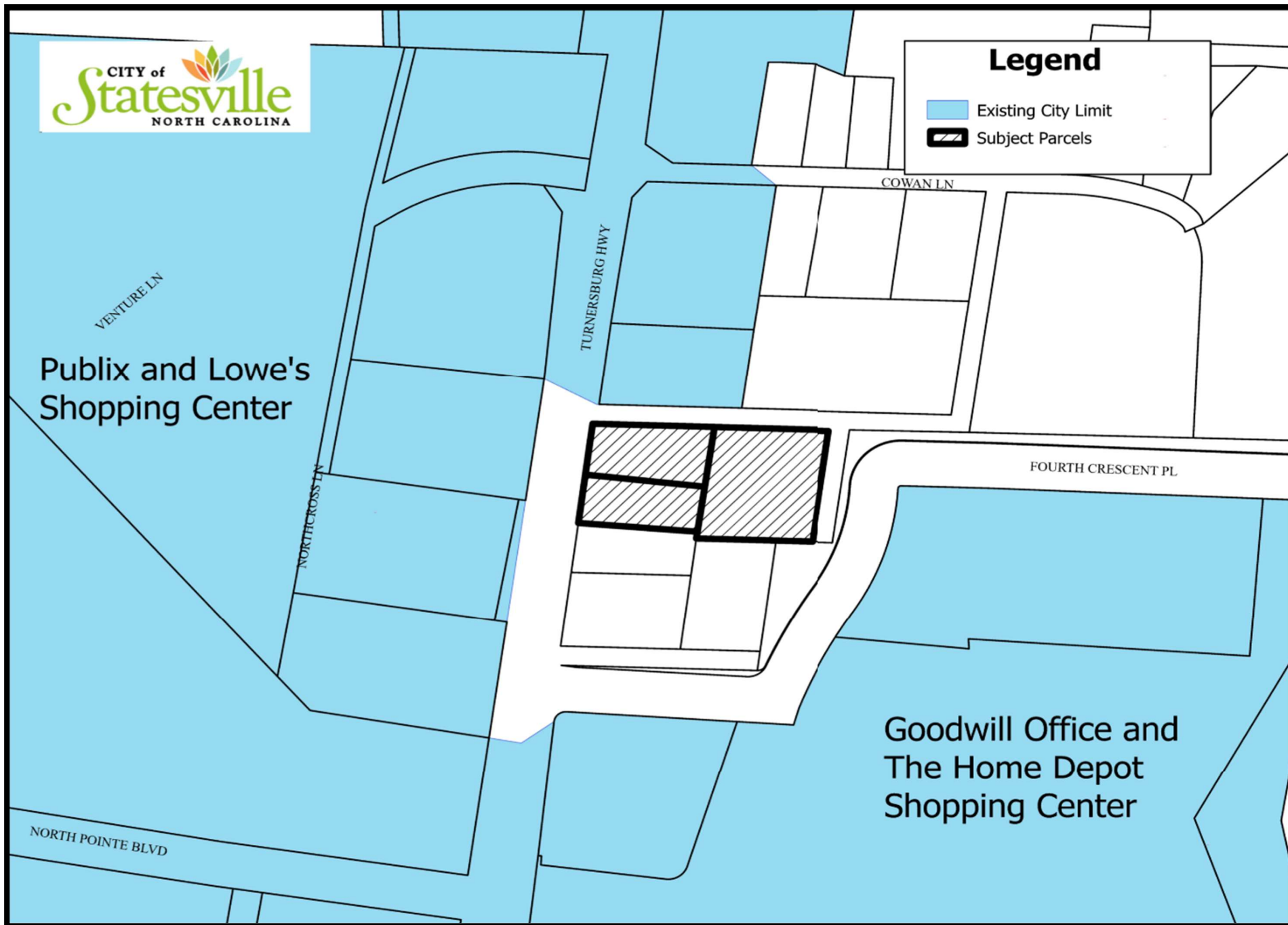
The surrounding zoning districts and land uses are as follows:

<u>North of the Site:</u>	B-4 (Highway Business) District with O'Reilly Auto Parts and R-5 (High Density Single-Family Residential) District with existing single-family homes along Cowan Lane.
<u>East of the Site:</u>	B-4 (Highway Business) District with Home Depot and Goodwill Office.
<u>South of the Site:</u>	B-4 (Highway Business) District with an existing single-family home and a commercial building with an urgent care, Verizon and Jersey Mike's.
<u>West of the Site:</u>	B-4 (Highway Business) District across Turnersburg Hwy. with the North Pointe Shopping Center with Lowes, Publix, and some outparcels.

Departmental Recommendation: The 2045 Land Development Plan is supportive of these parcels being rezoned, as it calls for this area to be Activity Center. Therefore, staff recommends **approval** of this request.

Attachments:

1. Location Map
2. Aerial Photo Map
3. Site Photo
4. Current Zoning & Utilities Map
5. 2045 LDP Land Use & Character Map
6. Activity Center Character Intent
7. Zoning Consistency Statement



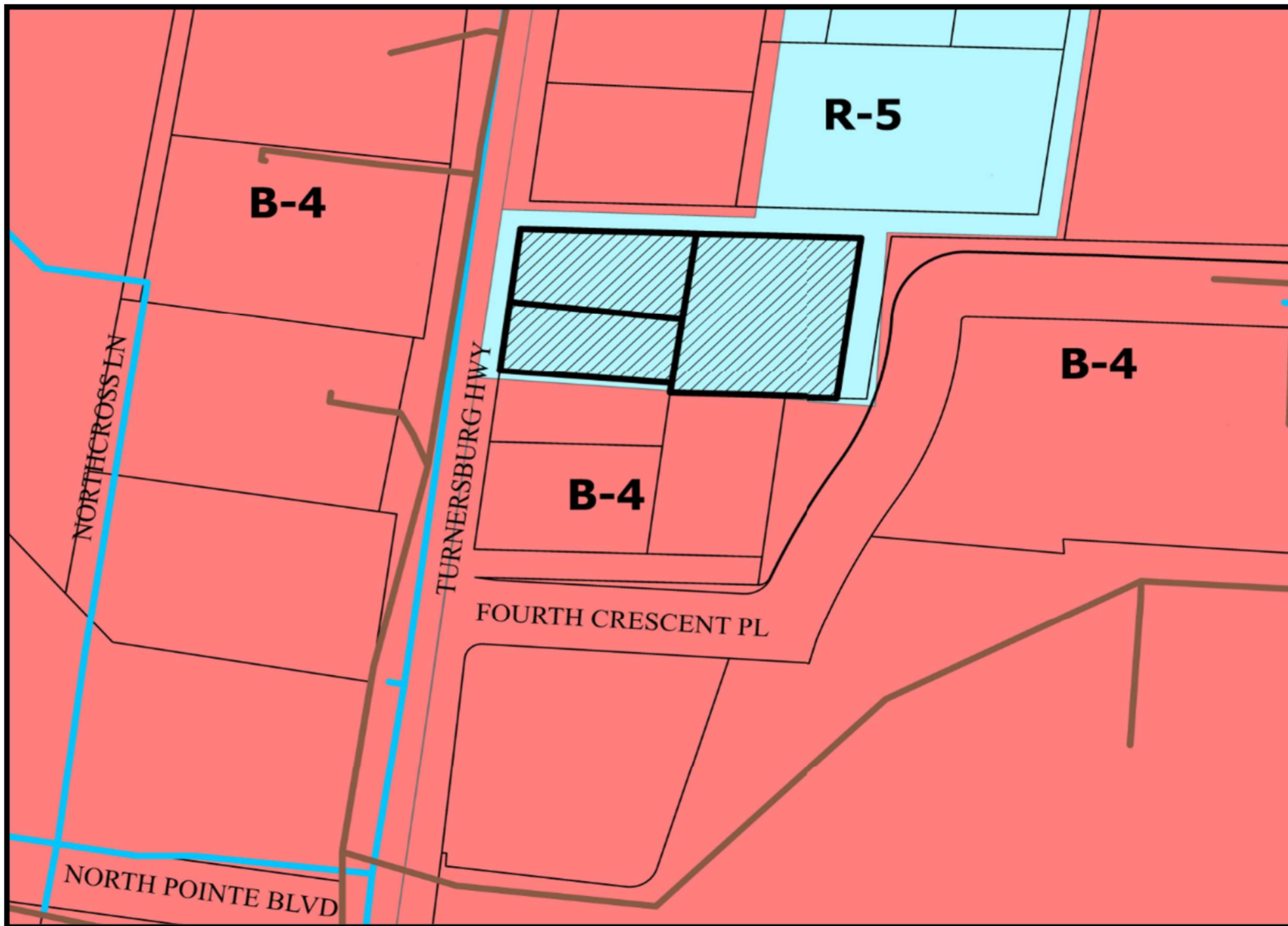
Location Map



Aerial Photo



Site Photo



Current Zoning and Utilities



ZC26-12 Turnersburg Hwy Properties

Legend

2045 LDP

Activity Areas

- Activity Center
- Activity Corridor

Downtown and Core Neighborhoods

- Downtown Center
- Downtown Neighborhood 1
- Downtown Neighborhood 2

City Neighborhoods

- Complete Neighborhood 1
- Complete Neighborhood 2

Rural Areas

- Rural

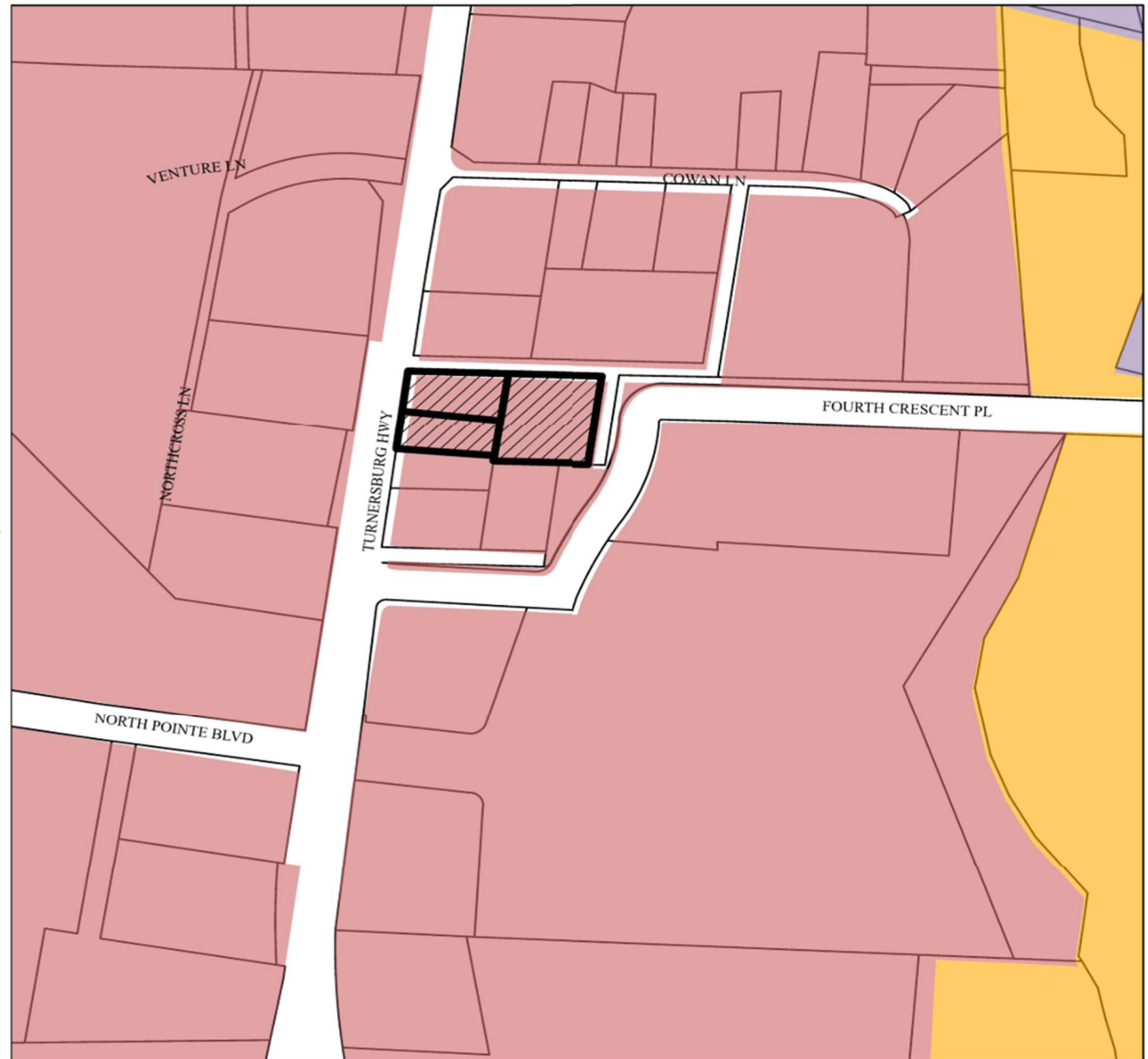
Employment Areas

- Employment Center / Industrial Flex
- Redevelopment Corridor

Special Areas and Institutions

- Medical Core
- Medical Support
- Institutional
- Recreational Open Space

- Subject Parcels





To: Statesville Planning Board
From: Matthew Kirkendall, Senior Planner
Date: July 28, 2026
Subject: Rezoning
Case: ZC26-12 Turnersburg Hwy Properties
Address: Properties located along Turnersburg Hwy and Fourth Crescent Place

☐ **Option 1: Approve (Staff Recommendation)**

The zoning amendment is **recommended for approval** and is consistent with the City's comprehensive land use plan because the 2045 Land Development Plan supports commercial uses in this area. Furthermore, this request is reasonable and in the public interest because this site is partially zoned B-4 (Highway Business),

☐ **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 Activity Corridor. However, it is not reasonable, nor in the public interest because of the existing residential development adjacent to the property and in the area.

Date: Alisha Cordle, Chairperson

Date: Matthew Kirkendall, Senior Planner