STATESVILLE CITY COUNCIL MEETING

Statesville City Hall – 227 S. Center Street
October 1, 2026 – 2:00 PM – Special Meeting – 2nd Floor Conference Room
October 1, 2026 - 4:00 p.m. - Pre-Agenda Meeting – 2nd Floor Conference Room
October 5, 2026 – 6:00 p.m. – Regular Meeting – City Council Chambers

I. **Call 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** p. 3

VI. **Presentations & Recognitions** p.9

1. **Statesville Pride Day Proclamation**
2. **Domestic Violence Month Proclamation**
3. **Crime Prevention Month Proclamation**
4. **Fire Prevention Week Proclamation**
5. **Public Power Week Proclamation**
6. **Public Power Awards Presentation**

VII. **City Manager Report**

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 September 10, 2026, Pre-Agenda Meeting Minutes, the September 14, 2026, Regular Meeting Minutes, and the September 22, 2026 Special Meeting Minutes.** (E. Kurfees) p. 15

B. **Consider passing the second reading of rezoning request ZC26-10 238 Airport Rd - Statesville Regional Airport, filed by the City of Statesville for approximately 481.5 acres.** (J. Campbell) p. 31

C. **Consider approving the second reading of an ordinance TA26-06 to amend Chapter 20 - Stormwater & Chapter 21 - Streets and Sidewalks.** (Moore) p. 35

D. **Consider renewing a five-year contract with Parrish and Partners for engineering, planning and consulting services for the Statesville Regional Airport.** (Ferguson) p. 53

E. **Consider approving Budget Amendment 2027-07 to transfer funds identified in the FY27 General Fund to support the amendment for design services for Phases 3 and 4 of the Municipal Operations Center.** (Lawrence) p. 55

F. **Receive and concur with the FY2026-27 recommended Budget for the Statesville Convention and Visitors Bureau.** (Lawrence) p. 59

REGULAR AGENDA

IX. **Conduct a public hearing to consider adoption of the Beverly Heights & Western Heights Small Area Plan.** (Martin) p. 63

X. **Conduct a public hearing and consider approving the first reading of the rezoning request ZC26-12 Turnersburg Hwy for an approximately 1-acre site located along Turnersburg Highway between Cowan Lane and 4th Crescent Place to rezone from R-5 to B-4 zoning district.** (Kirkendall) p. 109

XI. **Conduct a public hearing and consider approving the first reading of an ordinance AX26-11 for an annexation request under the ownership of Free Nancy LLC, James H. Pressley, and David L. Pressly for a 1.8 acre site located along Turnersburg Highway and 4th Crescent Place.** (Kirkendall) p. 121

XII. **Consider passing the first reading of rezoning request ZC26-03 Moose Club Road (Kingdom Townhomes), filed by Mr. Hezekiah Walker of Love Fellowship Tabernacle Inc., for two parcels located at 185 Moose Club Road.** (Kirkendall) p. 131

XIII. **Consider passing the first reading of annexation request AX26-03 Moose Club Road (Kingdom Townhomes), filed by Mr. Hezekiah Walker of Love Fellowship Tabernacle Inc., for two parcels located at 185 Moose Club Road.** (Kirkendall) p. 147

XIV. **Consider approving the second reading of the rezoning request ZC26-04 Wall Street Havenwood Subdivision, to rezone from LI District to R-5MF CZ Conditional Zoning District.** (Martin) p. 157

XV. **Consider approving an annexation waiver for connection to city water service at 172 Arey Road.** (Vaughan) p. 167

XVI. **Advisory Boards Meeting Minutes**

1. Stormwater Advisory Commission August 20, 2026 Meeting Minutes p. 173

XVII. **Other Business**

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

1. G.S. 143-318.11(a)(4) Economic Development

XIX. **Adjournment**

RESOLUTION 01-26

CODE OF ETHICS FOR THE CITY OF STATESVILLE

PREAMBLE

WHEREAS, the Constitution of North Carolina, Article 1, Section 35, reminds us that a "frequent recurrence to fundamental principles is absolutely necessary to preserve the blessings of liberty"; and

WHEREAS, a spirit of honesty and forthrightness is reflected in North Carolina's state motto *Esse quam videri*, "To be rather than to seem"; and

WHEREAS, Section 160A-86 of the North Carolina General Statutes requires local governing boards to adopt a code of ethics; and

WHEREAS, as public officials we are charged with upholding the trust of the citizens of this city, and which obeying the law; and

NOW, THEREFORE, in recognition of our blessings and obligations as citizens of the State of North Carolina and as public officials representing the citizens of the City of Statesville, and acting pursuant to the requirements of Section 160A-86 of the North Carolina General Statutes, we, the Statesville City Council, do hereby adopt the following General Principles and Code of Ethics to guide the City Council in its lawful decision-making.

GENERAL PRINCIPLES UNDERLYING THE CODE OF ETHICS

- The stability and proper operation of democratic, representative government depend upon public confidence in the integrity of the government and upon responsible exercise of the trust conferred by the people upon their elected officials.

- Governmental decisions and policy must be made and implemented through proper channels and processes of the governmental structure.

- Board members must be able to act in a manner that maintains their integrity and independence yet is responsive to the interests and needs of those they represent.

- Board members must always remain aware that at various times they play different roles:

    - As advocates, who strive to advance the legitimate needs of their citizens
    - As legislators, who balance the public interest and private rights in considering and enacting ordinances, orders, and resolutions
    - As decision-makers, who arrive at fair and impartial quasi-judicial and administrative determinations

- Board members must know how to distinguish among these roles, to determine when each role is appropriate, and to act accordingly.

- Board members must be aware of their obligation to conform their behavior to standards of ethical conduct that warrant the trust of their constituents. Each official must find within his or her own conscience the touchstone by which to determine what conduct is appropriate.

CODE OF ETHICS

The purpose of this Code of Ethics is to establish guidelines for ethical standards of conduct for the City of Statesville and to help determine what conduct is appropriate in particular cases. It should not be considered a substitute for the law or for a board member's best judgment.

Section 1. Board members should obey all laws applicable to their official actions as members of the board. Board members should be guided by the spirit as well as the letter of the law in whatever they do.

At the same time, board members should feel free to assert policy positions and opinions without fear of reprisal from fellow board members or citizens. To declare that a board member is behaving unethically because one disagrees with that board member on a question of policy (and not because of the board member's behavior) is unfair, dishonest, irresponsible, and itself unethical.

Board members should endeavor to keep up to date, through the board's attorney and other sources, about new or ongoing and pertinent constitutional, statutory, or other legal requirements

or ethical issues they may face in their official positions. This educational function is in addition to the day-to-day legal advice the board may receive concerning specific situations that arise.

Section 2. Board members should act with integrity and independence from improper influence as they exercise the duties of their offices. Characteristics and behaviors consistent with this standard include the following:

- Adhering firmly to a code of sound values
- Behaving consistently and with respect toward everyone with whom they interact
- Exhibiting trustworthiness
- Living as if they are on duty as elected officials regardless of where they are or what they are doing
- Using their best independent judgment to pursue the common good as they see it, presenting their opinions to all in a reasonable, forthright, consistent manner
- Remaining incorruptible, self-governing, and unaffected by improper influence while at the same time being able to consider the opinions and ideas of others
- Disclosing contacts and information about issues that they receive outside of public meetings and refraining from seeking or receiving information about quasi-judicial matters outside of the quasi-judicial proceedings themselves
- Treating other board members, staff and the public with respect and honoring the opinions of others even when the board members disagree with those opinions
- Not reaching conclusions on issues until all sides have been heard
- Showing respect for their offices and not behaving in ways that reflect badly on those offices
- Recognizing that they are part of a larger group and acting accordingly
- Recognizing that individual board members are not generally allowed to act on behalf of the board but may only do so if the board specifically authorizes it, and that the board must take official action as a body.

Section 3. Board members should avoid impropriety in the exercise of their official duties. Their official actions should be above reproach. Although opinions may vary about what behavior is inappropriate, this board will consider impropriety in terms of whether a reasonable person who

is aware of all of the relevant facts and circumstances surrounding the board member's action would conclude that the action was inappropriate.

If a board member believes that his or her actions, while legal and ethical, may be misunderstood, the member should seek the advice of the board's attorney and should consider publicly disclosing the facts of the situation and the steps taken to resolve it (such as consulting with the attorney).

Section 4. Board members should faithfully perform the duties of their offices. They should act as the especially responsible citizens whom others can trust and respect. They should set a good example for others in the community, keeping in mind that trust and respect must continually be earned.

Board members should faithfully attend and prepare for meetings. They should carefully analyze all credible information properly submitted to them, mindful of the need not to engage in communications outside the meeting in quasi-judicial matters. They should demand full accountability from those over whom the board has authority.

Board members should be willing to bear their fair share of the board's workload. To the extent appropriate, they should be willing to put the board's interests ahead of their own,

Section 5. Board members should conduct the affairs of the board in an open and public manner. They should comply with all applicable laws governing open meetings and public records, recognizing that doing so is an important way to be worthy of the public's trust. They should remember when they meet that they are conducting the public's business. They should also remember that local government records belong to the public and not to board members or their employees.

In order to ensure strict compliance with the laws concerning openness, board members should make clear that an environment of transparency and candor is to be maintained at all times in the governmental unit. They should prohibit unjustified delay in fulfilling public records requests. They should take deliberate steps to make certain that any closed sessions held by the board are lawfully conducted and that such sessions do not stray from the purposes for which they are called.

Section 6. This Code of Ethics should be re-executed by each sitting Council member during the first meeting in January each calendar year.

Section 7. At a Special Meeting held on December 2, 2025, the City Council developed the following list of "Norms", which they agreed to exercise in their duties as elected officials:

- Transparency
- Open-mindedness
- Honesty
- Everyone has a voice
- Dedication
- Respect
- Council self-regulation

The City Council also agreed to the following actions:

- Foster frequent communication and collaboration between the Council and City Manager/staff
- Agree to disagree when necessary
- Attend, be punctual, and prepare for meetings
- Be informed and participate in meetings and events

I affirm that I have read and understand the City of Statesville Code of Ethics

J. Douglas Hendrix, Mayor

David Jones, Mayor Pro Tem – Ward One

Kristi Madison Pfeufer – Ward Two

Doris Allison – Ward Three

Amy Lawton – Ward Four

Tip Nicholson – Ward Five

Lisa Pearson – Ward Six

Trey Robertson – At-Large

James Pressly – At-Large

FRONT & CENTER

VISION

Statesville will be a vibrant regional center that provides a higher quality of life for ALL.

MISSION

City of Statesville will serve with integrity, provide sound resource management, and equitably deliver high-quality public services.

our core values

we value our city staff

we value quality & creativity

we value & encourage opportunity

we value integrity

we value engagement



DEVELOPING OUR TEAM

Description: The City of Statesville recognizes that its employees are its most valuable asset and resource for realizing the city's vision. Capable and professional employees are essential for delivering high-quality customer service and managing the long-term needs of the community.

STRATEGIC INITIATIVES

1. Attract and retain a talented, engaged workforce responsive to the needs of our growing community.
2. Invest in employee professional development to promote continuous learning and improvement in our service delivery.



CONNECTING OUR CITY

Description: The City of Statesville strives to provide high-quality services and utilities for today's needs while also planning for the future needs of residents, businesses, and industry.

STRATEGIC INITIATIVES

1. Proactively maintain existing infrastructure assets and systems to ensure current quality and long-term viability.
2. Invest in critical public infrastructure to align with land use plan goals and accommodate future growth citywide.



CONNECTING OUR COMMUNITIES

Description: The City of Statesville supports vibrant communities and safe neighborhoods with opportunities for employment, recreation, engagement, and housing.

STRATEGIC INITIATIVES

1. Provide reliable, high-quality public safety to ensure the wellbeing of residents, businesses, and visitors.
2. Expand access to enriching cultural, recreational, and open space amenities.
3. Promote the development of a range of housing types throughout our community and housing stability for residents.

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City of Statesville, North Carolina

Office of the Mayor

Proclamation

Pride Day 2026
September 26, 2026

WHEREAS, Pride Day is an opportunity to recognize and celebrate the LGBTQ+ community and to affirm the values of equality, respect, and belonging for all people; and

WHEREAS, the City of Statesville values the diversity of its residents and is dedicated to fostering a community where every individual is welcomed and empowered to participate fully in civic life; and

WHEREAS, organizations such as Statesville Pride Alliance, along with community members, families, and friends, provide support, education, and advocacy that strengthen understanding and promote acceptance throughout our community; and

WHEREAS, Pride Day serves as a reminder of the importance of treating all people with dignity and respect and encourages continued efforts to build a community where everyone feels safe, valued, and included; and

WHEREAS, the Statesville Pride Parade and Festival provides an opportunity for residents and visitors to come together in celebration, fellowship, and appreciation of the diverse experiences and perspectives that enrich our city; and

WHEREAS, the City of Statesville recognizes that a strong community is built through mutual respect, compassion, and a commitment to ensuring that all individuals have the opportunity to live, work, and thrive;

NOW, THEREFORE, I, J. Douglas Hendrix, Mayor of the City of Statesville, do hereby proclaim **September 26, 2026, as PRIDE DAY i**n the City of Statesville and encourage all residents to join in recognizing the contributions of LGBTQ+ individuals, promoting understanding and acceptance, and celebrating the diversity that makes our community stronger.

IN WITNESS WHEREOF I have set my Hand and caused the Great Seal of the City of Statesville to be affixed this 26th day of September 2026



J. Douglas Hendrix, Mayor

City of Statesville, North Carolina

Office of the Mayor

Proclamation

Domestic Violence Awareness Month
October 2026

WHEREAS, domestic violence is a serious and widespread crime that affects individuals, families, and communities across all racial, ethnic, age, gender, and socioeconomic lines, leaving devastating physical, emotional, and financial consequences; and

WHEREAS, since 1989, October has been recognized nationally as Domestic Violence Awareness Month, bringing communities together to raise awareness about domestic violence and uplift the needs, voices, and experiences of survivors; and

WHEREAS, the 2026 Domestic Violence Awareness Month theme, "With Survivors, Always," builds upon the importance of safety, support, and solidarity by calling on communities to move from awareness to action and stand with survivors in meaningful and lasting ways; and

WHEREAS, survivors deserve not only to be heard, but to have access to the resources, services, protections, and support they need to pursue safety and healing; and

WHEREAS, the City of Statesville reaffirms its commitment to standing with survivors of domestic violence, supporting prevention efforts, and promoting a community where all individuals can live free from violence and abuse; and

WHEREAS, we recognize the critical role of local organizations, advocates, law enforcement, service providers, and community members who work to prevent domestic violence, support survivors, provide pathways to safety, and hold offenders accountable; and

WHEREAS, by working together and turning awareness into action, we can strengthen support for survivors, help prevent domestic violence, and build a safer and more compassionate community for all residents of Statesville;

NOW, THEREFORE, I, J. Douglas Hendrix, Mayor of the City of Statesville, **do hereby proclaim October 2026 as Domestic Violence Awareness Month** in the City of Statesville. I urge all citizens, government agencies, public and private institutions, and businesses to stand with survivors, raise awareness, support prevention efforts, and take meaningful action to help end domestic violence.



IN WITNESS WHEREOF I have set my Hand and caused the Great Seal of the City of Statesville to be affixed this 5th day of October 2026

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J. Douglas Hendrix, Mayor

City of Statesville, North Carolina

Office of the Mayor

Proclamation

CRIME PREVENTION MONTH
October 2026

WHEREAS, the safety and well-being of those who live, work, and visit the City of Statesville are essential to a strong and thriving community; and

WHEREAS, crime prevention begins with awareness, including understanding emerging risks, recognizing warning signs, making informed decisions, and taking practical steps to protect ourselves and others; and

WHEREAS, social media can expose individuals and families to cyberbullying, harmful content, illegal drug sales, fraud, and other threats that require greater awareness and open conversations, particularly with young people; and

WHEREAS, fraud and scams continue to target individuals through phone calls, text messages, email, social media, and other methods designed to obtain money or personal information; and

WHEREAS, counterfeit products can pose serious health and safety risks, support criminal activity, and deceive consumers who believe they are purchasing legitimate goods; and

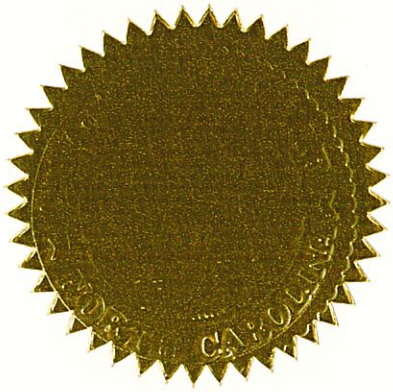
WHEREAS, responsible firearm ownership and secure storage, along with teaching children what to do if they encounter a firearm, can help prevent accidents, theft, and misuse; and

WHEREAS, the Statesville Police Department provides education, outreach, and resources throughout the year to help residents recognize risks, prevent crime, and contribute to the safety of our community; and

WHEREAS, the City of Statesville has selected "Crime Prevention Starts With Awareness" as its 2026 Crime Prevention Month theme, emphasizing that informed individuals and engaged communities play an important role in creating a safer Statesville.

NOW, THEREFORE, I, J. Douglas Hendrix, Mayor of the City of Statesville, do hereby proclaim **October 2026 as Crime Prevention Month in the City of Statesville** and encourage all residents, businesses, schools, organizations, and community partners to learn about current safety risks, share crime prevention information, and take steps to protect themselves and others.

IN WITNESS WHEREOF I have set my Hand and caused the Great Seal of the City of Statesville to be affixed this 5th day of October 2026



J. Douglas Hendrix, Mayor

City of Statesville, North Carolina
Office of the Mayor
Proclamation

Fire Prevention Week 2026
Charge into Fire Safety™

WHEREAS, the Statesville Fire Department is committed to ensuring the safety and security of all those living in and visiting Statesville, North Carolina; and

WHEREAS, fire remains a serious public safety concern both locally and nationally, and the presence of lithium-ion batteries in many household devices introduces fire risks; and

WHEREAS, most of the rechargeable electronics used in homes daily, including smartphones, tablets, laptops, power tools, e-bikes, e-scooters, and toys, are powered by lithium-ion batteries, which if misused, damaged, or improperly charged, can overheat, start a fire, or explode; and

WHEREAS, the National Fire Protection Association® (NFPA®) reports an increase in battery-related fires, underscoring the need for public education on the safe use of lithium-ion batteries and devices; and

WHEREAS, the way lithium-ion battery devices are charged can make a difference in helping prevent home fires; and

WHEREAS, safe charging includes using the cord and charger that came with your device or one approved by the manufacturer, charging on a hard, flat surface, watching for warning signs like devices that are very hot or start to swell, unplugging when fully charged, and charging larger devices like e-bikes outside and away from exits; and

WHEREAS, residents are encouraged to understand that safe charging means making smart choices every time they plug in; and

WHEREAS, Statesville Fire Department first responders remain dedicated to reducing the occurrence of fires through prevention, safety education, and community outreach; and

WHEREAS, the 2026 Fire Prevention Week™ theme, "Charge into Fire Safety™: Safe Charging Is a Superpower," serves to remind all residents that safe charging can help reduce the risk of fires in homes and communities;

NOW, THEREFORE, I, J. Douglas Hendrix, Mayor of the City of Statesville, do hereby proclaim October 4–10, 2026, as Fire Prevention Week in the City of Statesville. I urge all citizens, businesses, schools, and organizations to join in recognizing this week by learning more about battery safety, adopting safe practices in their homes, and sharing this vital information with neighbors, family, and friends.

IN WITNESS WHEREOF I have set my Hand and caused the Great Seal of the City of Statesville to be affixed this 26th day of September 2026

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J. Douglas Hendrix, Mayor

City of Statesville, North Carolina

Office of the Mayor

Proclamation

Public Power Week
October 4-10, 2026

WHEREAS, public power is a crucial component in cities and towns across North Carolina, driving the overall health of communities by providing unmatched electric reliability, affordable and sustainable power, excellent local service, and essential jobs in communities;

WHEREAS, North Carolina's more than 70 public power cities and towns are among more than 2,000 across the country, providing electricity with a reliability rating of 99.99 percent to nearly 1.6 million North Carolinians;

WHEREAS, many of North Carolina's public power cities and towns have been electric providers for more than 100 years, assisting their communities through prosperous times as well as pandemics and economic downturns, maintaining life-saving electricity to homes and businesses;

WHEREAS, North Carolina public power communities are part of a mutual aid network that spans the state and country, providing invaluable support during times of hurricanes and other natural disasters while maintaining a superior safety record;

WHEREAS, North Carolina's public power providers are essential community assets that contribute to the well-being of the community and provide irreplaceable economic development opportunities;

WHEREAS, North Carolina's public power utilities are dependable institutions that provide excellent service, valuable energy solutions, and a commitment to community;

WHEREAS, the City of Statesville recognizes Public Power Week and commends the public power cities and towns across our state and nation for their outstanding contributions to our communities;

NOW, THEREFORE, the City of Statesville hereby proclaims **October 4-10, 2026, as "PUBLIC POWER WEEK"** in Statesville, NC and commends its observation to all citizens.

IN WITNESS WHEREOF I have set my Hand and caused the Great Seal of the City of Statesville to be affixed this 5th day of October 2026

CITY OF STATESVILLE NORTH CAROLINA

J. Douglas Hendrix, Mayor

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MINUTE BOOK 32, PAGE
STATESVILLE CITY COUNCIL PRE-AGENDA MEETING MINUTES – September 10, 2026
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 4:00 P.M.

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

Council Absent: None

Staff Present: Ron Smith, Messick, E. Kurfees, G. Kurfees, Leis, Harrell, Vaughan, Onley, Hubert, Kirkendall, Moosavi, Weeks, J. Campbell, Nesbit, Martin, Hills, Ferguson, Amos Moore, Onley

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. **Constitution Week Proclamation**
2. **Suicide Prevention Month Proclamation**
3. **Hispanic Heritage Month Proclamation**
4. **Statesville Conventions and Visitor's Bureau Annual Report**

Mayor Hendrix discussed that we will have three proclamations. Smith stated that Statesville Public Power received 5 awards and only one of two communities that received all awards.

VII. Public Comment

VIII. <u>CONSENT AGENDA</u>
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 August 6, 2026, Pre-Agenda Meeting Minutes and the August 10, 2026, Regular Meeting Minutes. (E. Kurfees)
Mayor Hendrix stated that Ms. Laury Brown asked for her comments to be changed on the minutes. There were no other changes.

B. Consider approving budget amendment #2027-05 to facilitate the purchase of a remote-controlled mower for use at the Nixon Road Reservoir. (Vaughan)
Vaughan stated that we must mow the embankment due to regulations. There has been one close call for an accident on the embankment. This is a budget amendment goes to purchase the equipment.

Council Member Pressly asked who maintains the bank. Vaughan stated that our staff would maintain the bank. Council Member Pressly asked if we could use pesticide or specific vegetation.

Harrell will review the vegetation and send it to the Council.

C. **Consider approving the second reading of an ordinance to impose a 180-day moratorium on the acceptance, processing, and approval of applications for new telecommunications and data centers within the City of Statesville and its Extraterritorial Zoning Jurisdiction pursuant to NCGS 160D-107.** (Martin)

D. **Consider approving the second reading of an ordinance to amend Article V: Automatic Alarm System Regulations.** (G. Kurfees)

E. **Consider approving budget amendment #2027-04 and appropriating insurance proceeds in the amount of $111,430.00 for repairs to the airport lighting system and perimeter fencing damaged by an aircraft accident on December 18, 2025.** (Ferguson)
Ferguson stated that the fencing and approach lights have been damaged due to an incident. The insurance covers some, but the insurance will go after the estate to reimburse the funds.

F. **Consider approving Work Authorization #30 in the amount of $187,667.00 for professional services in the construction of an aircraft parking apron for West Star Aviation.** (Ferguson)
Ferguson stated that they received an economic development grant to build the parking apron for West Star to build their apron. This is the civil engineering work to do the design and construction management work.

G. **Consider passing a resolution to set the public hearing date of October 5, 2026 for AX26-10 Japul Road, an annexation request filed by Mr. Mark Miserocchi of Harmony Investing LLC, for two parcels located at the end of Japul Road and along Beauty Street.** (Kirkendall)
Kirkendall stated that this property was brought before Council and it was not approved. The only connection would be through Verde Way. Martin stated that staff are asking them to do a tech memo regarding the Greenbriar Ridge.

Council Member Jones is concerned about the road being maintained by the City and then the construction vehicles will tear up the road.

H. **Consider approving budget amendment #2027-06, which appropriates fund balance to support the rollover of outstanding purchase orders for contractual obligations and pending capital projects associated with the Cochran renovation project.** (Lawrence)
Amos stated that these Purchase Orders were left out of the larger roll over. This purchase order was started early to allocate funds from the last fiscal year.

Council Member Pressly asked for an update on Cochran Street. The interior of the facility has been painted and new flooring has been installed.

I. **Consider authorizing the City Manager or his designee to dispose of items declared as surplus in accordance with the North Carolina General Statutes Chapter 160A, Article (160A-270c).** (Lawrence)
Smith stated that we routinely have surplus equipment that we must do through this process by state statutes.

J. **Consider approving the attached resolution opposing the proposed regulatory changes to the Section 106 Review Process of the National Historic Preservation Act of 1966.** (Moosavi)

Moosavi stated that this is about the regulatory changes proposed to Section 106 of the National Historic Preservation Act. Section 106 allows public and local governments to review processes. The proposed changes removes the public and local government review. He stated the resolution suggests three reasons to oppose the changes:

1. Oppose the changes that weaken the review process
2. Encourage regulations that are consistent with Congress's intent
3. Support transparent regulatory process

Council Member Pressly stated that the historic districts are expensive and difficult. Moosavi stated that the Section 106 review are done at the state and federal level. Any federally funded project would need to go through this review.

Council Member Jones stated that he would support the resolution as it is written. He stated that it is difficult to redevelop in the Historic Districts.

K. Consider passing a Resolution of Intent to permanently close the end portion of unopened Dover Rd just after the Dover Rd and Larkin Commerce Pkwy intersection and schedule a public hearing for October 19, 2026. (Weeks)
Weeks stated that the applicant wants to close the road. Martin stated that with this we will need to amend the mobility plan as well.

L. Consider passing a Resolution of Intent to permanently close the west portion of unopened Free Nancy Avenue schedule a public hearing for October 19, 2026. (Weeks)
Weeks stated that the City is the applicant and apart of selling the property, we are supposed to remove this right of way.

M. Consider passing a resolution directing the City Clerk to investigate a petition of annexation AX26-11 Turnersburg Hwy (Fourth Crescent Place), filed by Jen Johnson of Chick-fil-A for the parcels located along Turnersburg Hwy (Us Hwy 21) near Fourth Crescent Place, Receive City Clerk's Certificate of Sufficiency, and Consider passing a resolution fixing a date of October 5, 2026, for a public hearing for the petition for annexation. (Kirkendall)
Kirkendall stated that Chickfila is looking to relocate just north. Council Member Pressly stated that he needed to recuse himself from this vote.

Messick stated that the Mayor will state that Council Member Pressly is recusing himself from the vote.

N. Consider passing the second reading of an Ordinance to establish the Third Creek Sewer Line Project Fund. (Vaughan)

REGULAR AGENDA

IX. Conduct a public hearing and consider passing the first reading of rezoning request ZC26-10 238 Airport Rd - Statesville Regional Airport, filed by the City of Statesville for approximately 481.5 acres. (Campbell)
Campbell stated that when the airport expanded none of the parcels were rezoned. Heavy Industrial is the most compatible with Airport.

X. Conduct a public hearing and consider approving TA26-06 to amend Chapter 20 - Stormwater & Chapter 21 - Streets and Sidewalks, Article I., General, Section 21.21 of the Statesville City Code and Appendix A - Unified Development Code, Article 1 -

Administration, Section 1.04 - Responsibilities for Application of Code, C. Planning Director. (Moore)
Moore stated that the ordinances were adopted in August 2020 and it needs to be updated. We are looking to remove the Certificate of Occupancy from both Chapter 20 and 21.

XI. Conduct a public hearing and consider passing the first reading of the rezoning request ZC26-04 Wall Street Havenwood Subdivision, to rezone from LI (Light Industrial) District to R-5MF CZ (High Density Multi-Family Residential) Conditional Zoning District. (Martin)
Martin stated that the Planning Board denied the request due to the industrial zoning. This project is a mix of duplex and single family homes. Martin stated that it is pre-mature residential development

Council Member Pressly asked about the entrances for fire code. Chief Kurfees stated that it meets the fire code because there are multiple entrances.

Council Member Pressly stated that he is conflicted about this rezoning.

Council Member Pearson asked which zoning would have more traffic.

Smith stated that Craig and Jenn are here with the EDC to provide additional comments. Council Member Pearson asked if anyone was looking at the parcels for industrial.

Craig stated that there has been some movement. This is a prime spot for an industrial site. He stated that they have talked to the property owner and he would never meet with the EDC.

Council Member Allison is concerned about how the traffic could affect the Wall Street Community.

Council Member Robertson is concerned about the parcel R5MFCZ and the traffic concerns of the community.

Council Member Pfeufer asked if the light industrial to the south and we rezone this to residential, then the industrial traffic will have to go through the neighborhood. Smith stated that if this is rezoned, then you are taking the light industrial out of the area.

Council Member Pressly would like to see a map of the industrial sites.

XII. Conduct a public hearing and consider passing the first reading of rezoning request ZC26-09 Moose Club Road (Novel Holdings) Subdivision, filed by Mr. Shane Seagle of North State Development for approximately 19 acres located along Moose Club Road. (Kirkendall)
Kirkendall stated that this parcel is adjacent to Wildwood Subdividison. They would like to rezone to R8CZ. They reduced the number of lots by 10 since the Planning Board.

Council Member Pressly asked Vaughan about lower water pressure. Vaughan stated that there is a new water line now.

Council Member Allison stated that there are people in that area are having water pressure issues now.

XIII. Conduct a public hearing and consider passing the first reading of annexation request AX26-09 Moose Club Road (Novel Holdings) Subdivision, filed by Mr. Shane Seagle of North State Development for an approximately 19 acre site located along Moose Club Road. (Kirkendall)

XIV. Consider authorizing Amendment 1 for design services for Phases 3 & 4 of the Municipal Operations Center Project. (Harrell)

Harrell stated that we were planning to renovate buildings, but they were not suitable for renovation. Funds were budgeted for the amended scope, and this is putting the funds in the contract. These funds get you to the end of the design phase and gets us the Guaranteed Maximum Price.

Smith stated that when we complete this Phase, we will have completed the entire project. He stated that we cannot go out for debt until we have the GMP and we can't get that until without this process moving forward.

Council Member Pressly asked if we are operating out of the building. Harrell stated that we are currently operating. We contracted with a space needs study to discuss what we need.

XV. Other Business

Council Member Allison thanked Leis for his staff work on fixing the street lights. She stated that she spoke with the manager at Dollar General. She also spoke to the United Way to help get water to the areas. Salvation Army and Yokefellow stated that they need additional help. She is asking that the Council to give the public a voice. She would like to do a survey or public engagement event in October or November regarding this process.

XVI. Closed Session

Mayor Hendrix stated that we need to move into closed session.

1. **G.S. 143-318.11(a)(4) – Economic Development**
2. **G.S. 143-318.11(a)(3) – Attorney Client Privilege**
3. **G.S. 143-318.11(a)(6) – Personnel**

Council Member Robertson 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 that an Economic Development matter and a personnel matter was discussed. No decisions were made.

XVII. Advisory Board Minutes

1. **ABC Board July 28, 2026 Meeting Minutes**

XVIII. Adjourn

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

MINUTE BOOK 32, PAGE
STATESVILLE CITY COUNCIL REGULAR AGENDA MEETING MINUTES – September 14, 2026
CITY HALL – 227 S. CENTER STREET, STATESVILLE, NC – 6:00 P.M.

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

Council Absent: None

Staff Present: Ron Smith, Messick, E. Kurfees, G. Kurfees, Leis, Harrell, Vaughan, Onley, Hubert, Kirkendall, J. Campbell, Nesbit, Martin, Hills, Ferguson, Lawrence, Moore, Onley, Lindon, Hamby, Deal, 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 in the invocation.

IV. Adoption of the Agenda
Council Member Allison made a motion to approve the agenda. Council Member Robertson seconded the motion. The motion passed unanimously.

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

VI. Presentations & Recognitions

1. **Constitution Week Proclamation**
Mayor Hendrix invited the Members of the Daughters of the American Revolution to receive the Constitution Week Proclamation. He read the proclamation into the record.

2. **Suicide Prevention Month Proclamation**
Mayor Hendrix invited Susan to the podium to receive the proclamation and read it into the record.

Susan thanked the community for their support of suicide prevention.

3. **Hispanic Heritage Month Proclamation**
Mayor Hendrix invited the Hispanic and Latino residents to come forward and receive the proclamation. He read the proclamation into the record.

She invited the community to attend a Hispanic Heritage Festival at the Unity Center on October 3rd.

4. **Statesville Conventions and Visitor's Bureau Annual Report**
Mayor Hendrix introduced Cindy Sutton, the Executive Director of the Statesville Tourism Development Authority.

She explained that the Occupancy Tax is a tax only on hotel stays, not property tax. She spoke about getting on the Civil Rights Trail. She stated that their goal is to represent Statesville the best they can.

Mayor Hendrix thanked the board for their work to help the community.

VII. Public Comment

Emam Tamir Mutakabbir, spiritual leader of the Muslim community in Statesville, came to speak about the history of Muslim community in America. He would like to be able to continue to support the City of Statesville.

Robert Bryden 281 Jo Monni Loop, is concerned about the Flock Camera Automatic License plate readers. He is concerned about the abuse of the flock camera technology. He stated that he submitted a public record request for data on the flock cameras.

Jeff Tucker, 211 Ashbrooke Road, he would like to see a county wide study regarding data centers. He stated that there are data centers all around us.

Emily Bosshart, Community Resource at Yokefellow, stated that Dollar General is closed and is concerned about the food desert. Within a mile of Yokefellow, there is 256 housing authority homes and people with food insecurity. She invited the Council and community to Yokefellow and meet the community. She also invited the City Council to attend the next Statesville Housing Authority Meeting.

Erin Most, Troutman, is supporting the Data Center Moratorium. She is concerned that the conditions were not in the ordinance. She would like the following codified noise caps, independent fiscal impact studies, and the conditions attached to the ordinance.

Tamera Roche, 5th Street Ministries Executive Director, stated that their mission moves beyond shelter to help people achieve self-sufficiency. Their goal is for the individual to stop being homeless.

Todd Folwer, Director of Philography of 5th Street Ministries, stated that the City currently gives a Special Appropriation of $10,000 and are asking the City to provide $45,000. Last year, they had a $90,000 funding gap.

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 August 6, 2026, Pre-Agenda Meeting Minutes and the August 10, 2026, Regular Meeting Minutes.** (E. Kurfees)

B. **Consider approving budget amendment #2027-05 to facilitate the purchase of a remote-controlled mower for use at the Nixon Road Reservoir.** (Vaughan)

C. **Consider approving the second reading of an ordinance to impose a 180-day moratorium on the acceptance, processing, and approval of applications for new telecommunications and data centers within the City of Statesville and its Extraterritorial Zoning Jurisdiction pursuant to NCGS 160D-107.** (Martin)

D. **Consider approving the second reading of an ordinance to amend Article V: Automatic Alarm System Regulations.** (G. Kurfees)

E. **Consider approving budget amendment #2027-04 and appropriating insurance proceeds in the amount of $111,430.00 for repairs to the airport lighting system and perimeter fencing damaged by an aircraft accident on December 18, 2025.** (Ferguson)

F. **Consider approving Work Authorization #30 in the amount of $187,667.00 for professional services in the construction of an aircraft parking apron for West Star Aviation.** (Ferguson)

G. **Consider passing a resolution to set the public hearing date of October 5, 2026 for AX26-10 Japul Road, an annexation request filed by Mr. Mark Miserocchi of Harmony Investing LLC, for two parcels located at the end of Japul Road and along Beauty Street.** (Kirkendall)

H. **Consider approving budget amendment #2027-06, which appropriates fund balance to support the rollover of outstanding purchase orders for contractual obligations and pending capital projects associated with the Cochran renovation project.** (Lawrence)

I. **Consider authorizing the City Manager or his designee to dispose of items declared as surplus in accordance with the North Carolina General Statutes Chapter 160A, Article (160A-270c).** (Lawrence)

J. **Consider approving the attached resolution opposing the proposed regulatory changes to the Section 106 Review Process of the National Historic Preservation Act of 1966.** (Moosavi)

K. **Consider passing a Resolution of Intent to permanently close the end portion of unopened Dover Rd just after the Dover Rd and Larkin Commerce Pkwy intersection and schedule a public hearing for October 19, 2026.** (Weeks)

L. **Consider passing a Resolution of Intent to permanently close the west portion of unopened Free Nancy Avenue schedule a public hearing for October 19, 2026.** (Weeks)

M. **Consider passing a resolution directing the City Clerk to investigate a petition of annexation AX26-11 Turnersburg Hwy (Fourth Crescent Place), filed by Jen Johnson of Chick-fil-A for the parcels located along Turnersburg Hwy (Us Hwy 21) near Fourth Crescent Place, Receive City Clerk's Certificate of Sufficiency, and Consider passing a resolution fixing a date of October 5, 2026, for a public hearing for the petition for annexation.** (Kirkendall)

N. **Consider passing the second reading of an Ordinance to establish the Third Creek Sewer Line Project Fund.** (Vaughan)

Mayor Hendrix stated that Council Member Pressly will recuse himself from Item M and his vote will not count for that item.

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

REGULAR AGENDA

IX. **Conduct a public hearing and consider passing the first reading of rezoning request ZC26-10 238 Airport Rd - Statesville Regional Airport, filed by the City of Statesville for approximately 481.5 acres.** (Campbell)

Mayor Hendrix opened the public hearing.

Campbell stated that when the airport expanded none of the parcels were rezoned. Heavy Industrial is the most compatible with Airport.

Mayor Hendrix said that only one person signed up to speak and then he decided to not speak. Therefore, he closed the public hearing

Council Member Robertson made a motion to approve the rezoning request and read the consistency statement into the record.

The zoning amendment is hereby approved and is consistent with the City's Land Development Plan. Specifically, the Airport/I-40 Area New Development Strategic Focus Area. The Plan supports maximizing the economic development potential of the Statesville Regional Airport and encourages aviation supportive uses. Furthermore, this request is reasonable and in the public interest because rezoning this site aligns the existing airport/helipad use with the appropriate zoning district.

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

X. Conduct a public hearing and consider approving TA26-06 to amend Chapter 20 - Stormwater & Chapter 21 - Streets and Sidewalks, Article I., General, Section 21.21 of the Statesville City Code and Appendix A - Unified Development Code, Article 1 - Administration, Section 1.04 - Responsibilities for Application of Code, C. Planning Director. (Moore)
Mayor Hendrix opened the public hearing.

Moore stated that the ordinances were adopted in August 2020 and it needs to be updated. We are looking to remove the Certificate of Occupancy from both Chapter 20 and 21. He stated that Stormwater cannot work on vacant properties and make repairs. Therefore, he would like that to be changed.

Mayor Hendrix stated that no one signed up for the Public Hearing. Therefore, he closed the public hearing.

Council Member Robertson made a motion to approve the text amendment as presented. Council Member Nicholson seconded the motion. The motion passed unanimously.

XI. Conduct a public hearing and consider passing the first reading of the rezoning request ZC26-04 Wall Street Havenwood Subdivision, to rezone from LI (Light Industrial) District to R-5MF CZ (High Density Multi-Family Residential) Conditional Zoning District. (Martin)
Mayor Hendrix opened the Public Hearing.

Martin stated that Smith Douglas Homes is requesting to rezone to R-5CZ inside the city limits in Ward 6. The site is comprised of three single family homes and mostly undeveloped. The 2045 Land Use Plan shows the area as Complete Neighborhood 2 that prioritizes single family homes with grid streets. The land use decision for industrial was not carreid forward to the final plan. The plan only is a recommendation. The Planning Board voted 4 to 1 denial of the plan due to the density and wanted to keep the zoning industrial.

Martin stated that it is pre-mature resiential development because of the lack of connection and lack of buffers on the I-77.

Council Member Pressly is concerned about Wall Street and the improvements. Martin stated that they would be adding sidewalk, curb and gutter to their site only and not improving the rest of the road.

Council Member Pressly asked why the site fell through with the purchase. Smith stated that the economy probably fell through.

Council Member Pressly asked about how much of the Larkin Park has been completed. Smith stated that the majority of the site is not complete. Council Member Pressly stated that industrial sties just are not coming to Statesville right now.

Mayor Hendrix introduced the applicant and their presentation.

Adam Morgan and Logan Creech presented the development. He stated that they are a southeastern developer and been building homes for over 40 years in the southeast. They stated that the entire area is residential as a land use pattern. Morgan stated that another property on the Wall Street asked them to redevelop their parcel because they have not received any industrial offers. He stated that the homes are semi-custom where the owner can pick colors, elevations and floor plans.

The applicant asked for the supporters of the development to stand. Around 30 individuals stood up.

Council Member Jones asked how the duplexex are managed. The applicant stated that the duplexes are not going to be rented. The HOA will manage the quantiy of the renters. The HOA will manage the maintenance of the outside of the duplex.

Council Member Jones asked how the greenway will connect with regards to other neighborhoods. He said that the greenway will connect at the Highland Acres neighborhood.

Council Member Jones asked when the pool will be completed. The developer stated that it will be in the first phase or second phase.

Council Member Jones asked if they would do the TIA improvements before they go verticle. The devleoper stated that the condition can state that before going verticle that the road improvements will be completed.

Council Member Pearson stated that NCDOT is behind 10 years to fix Wall Street. Council Member Pearson asked about the greenway and will it be paved. Martin stated that the developer would not build bridges to connect to the other neighorhood.

Council Member Allison asked how the neighborhood will fit in with the original neighborhood. Creech stated that the community meeting participants were in favor of the neighborhood. Council Member Allison is concerned that the residents were not told about the rezoning.

Mayor Hendrix asked about the annexation of the property. Martin stated that the majority of the area is in the city limits.

Council Member Pfeufer stated that the property to the south is light industrial and we will be isolating the light industrial property to the south. Creech stated that the property has reached out to them about turning to residential.

Mayor Hendrix called the first person up for the public hearing.

Patti Ralston, here on behalf of her mother Evelyn Sherrill owned the property. Ms. Sherrill wants to see the farm sold and her family came in support. Her mother is having difficulty paying the tax since it has been annexed into the City. She is in favor of the residential rezoning.

Neil Pardue, representing his father's property that is landlocked by Ms. Sherrill's property. He is in favor fo the residential rezoning.

Boyce Sherill, land owner in Iredell, representing the J Sherrill heirs, the property from Garner Bagnal to Third Creek got annexed and rezoned to light industrial. He stated that there are thousands of square feet of vacant industrial site. He is in favor of the residential rezoning.

Jason Smith, Reidsville, NC, is here on behalf of the land owners next to the neighborhood. He has stated that there has been 0 calls on the property. He stated that Iredell EDC told him that they had too many other projects to assist him. He is here in support of the rezoning request.

Mayor Hendrix closed the public hearing.

Council Member Pearson stated that she is in support of the owner to sell her home. She is concerned about the one way in and out. Martin stated that if the developer is unwilling to cross the flood plain, then there is no other way to get in and out.

Council Member Robertson stated that the road cannot handle the volumn of traffic. Council Member Allison stated that there will be traffic with light industrial too.

Council Member Pressly asked about the driveway permit for NCDOT. Martin stated that NCDOT and the City would work with the developer regarding the TIA.

Council Member Pressly made a motion to approve the rezoning request as presented. Council Member Allison seconded the motion.

Council Member Pressly read the consistency statement.
The zoning amendment is hereby approved with the agreed upon conditions and is consistent with the City's 2045 Land Use Plan. Specifically, Complete Neighborhood 2 are sites that are predominately residential neighborhoods in close proximity to commercial centers and services. The rezoning, is reasonable, and in public interest because the houses will provide convenient access to interstate 77 and support existing commercial in the area.

Council Member Jones supports the request because the property was previously undercontract and fell out. He would like the Council to review the Land Development Plan annually.

Council Member Robertson stated that the Planning Board voted 4 to 1 and he would like to see the property to stay industrial.

Council Member Allison respects the Planning Board but is ok with voting against their decision.

Mayor Hendrix asked for a vote on the motion.

Aye: Pressly, Jones, Pearson, Allison
Nay: Lawton, Pfeufer, Nicholson, Robertson

Mayor Hendrix voted in favor of the motion.
The motion passed 5 to 4.

XII. Conduct a public hearing and consider passing the first reading of rezoning request ZC26-09 Moose Club Road (Novel Holdings) Subdivision, filed by Mr. Shane Seagle of North State Development for approximately 19 acres located along Moose Club Road. (Kirkendall).
Mayor Hendrix opened the public hearing.

Kirkendall stated that this property is being rezoned to R8 conditional zoning. He stated that this property is directly next to the Wildwood subdivision. The Land Development Plan shows the area as Complete Neighborhood Two. He reviewed the conditions the developer agreed to. Staff recommended approval.

Robert Irving represents the development group. There are approximately 45 single family lots with the existing pond to remain. The applicant will enter a walking trail to the pond. They are still working on the open space and floor plan designs.

Council Member Jones asked for the lot widths. Irving stated that it is approximately 50 feet.

Council Member Jones asked when the HOA takes over. Irving stated that it is almost fully developed.

Mayor Hendrix stated that no one signed up to speak at public hearing.

Council Member Nicholson made a motion to approve the rezoning request. He read the consistency statement into the record.
The zoning amendment is hereby approved with the agreed upon conditions and is consistent with the City's comprehensive land use plan because the 2045 Future Land Use Plan calls for this are to be designated as Complete Neighborhood 2, which includes residential uses and city services can be provided

Council Member Jones seconded the motion.

Council Member Robertson stated that we have turned down a few neighborhoods due to utilities. Smith stated that the water and sewer is available next door.

Council Member Pressly does not support the motion due to the fact of the satellite development.

Council Member Robertson stated that he agrees with Council Member Pressly.

Council Member Jones stated that the neighborhood next to it is already annexed into the City.

Council Member Pressly would like to consider House Bill 289. It will limit local governments' ability to levy taxes. He is concerned about spending funds instead of saving money.

Council Member Allison would like a summary of the ideas. Smith stated that it is a philosophical debate. There is a feeling that satellite annexations are not positive and from a financial standpoint, it is true. It is a more difficult decision because there is already an island.

Mayor Hendrix called for a vote on the motion.
Aye: Jones, Allison, Nicholson, Pearson
Nay: Pressly, Lawton, Pfeufer, Robertson

Mayor Hendrix voted in opposition.
The motion failed 4 to 5.

XIII. Conduct a public hearing and consider passing the first reading of annexation request AX26-09 Moose Club Road (Novel Holdings) Subdivision, filed by Mr. Shane Seagle of North State Development for an approximately 19 acre site located along Moose Club Road. (Kirkendall)
The applicant pulled their annexation due to the rezoning not passing.

XIV. Consider authorizing Amendment 1 for design services for Phases 3 & 4 of the Municipal Operations Center Project. (Harrell)
Harrell stated that we were planning to renovate buildings, but they were not suitable for renovation. Funds were budgeted for the amended scope for the remainder of the site, and this is putting the funds in the contract. These funds get the City to the end of the design phase and gets us the Guaranteed Maximum Price.

Staff recommend authorizing the Amendment 1.

Council Member Allison made a motion to approve Amendment 1. Council Member Robertson seconded the motion.

Council Member Pressly is concerned about the increase cost of the project, and that staff could continue to work in the same building.

Mayor Hendrix called for a vote on the motion.
Aye: Robertson, Jones, Pfeufer, Allison, Lawton, Nicholson, Pearson
Nay: Pressly
The motion passed 7 to 1.

XV. Other Business

XVI. Closed Session
1. **G.S. 143-318.11(a)(4) – Economic Development**
2. **G.S. 143-318.11(a)(3) – Attorney Client Privilege**
3. **G.S. 143-318.11(a)(6) – Personnel**

XVII. Advisory Board Minutes
1. **ABC Board July 28, 2026 Meeting Minutes**

XVIII. Adjourn
Council Member Robertson made a motion to adjourn the meeting. Council Member Lawton seconded the motion. The motion passed unanimously.

MINUTE BOOK 32, PAGE
STATESVILLE CITY COUNCIL SPECIAL MEETING MINUTES – September 22, 2026
CITY HALL – 300 S. CENTER STREET, STATESVILLE, NC – 12:00 P.M.

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

Council Absent: None

Staff Present: Ron Smith, Messick, E. Kurfees, G. Kurfees, Harrell, Vaughan, Mario, Martin, Caulder, Hills, Nesbit, Deal, Ivarsson, Ti,

Media: Donna

Others: Doug Chapman, Joel Whitford, Troutman Town Manager Justin Longino, Goodson, and 7 others

I. Call to Order
Mayor Hendrix called the meeting to order.

II. 3rd Creek and 4th Creek WWTP Plans
Smith introduced Doug Chapman from McGill.

Chapman stated that there is continuing growth demands in the 4th Creek Basin and more capacity is needed in the basin.

He stated that there are two proposed solutions: 4th Creek WWTP Expansion and basin Flow Transfer. The expansion is a public process and requires NPDES Permit Modification. with a public hearing.

He stated that the pump around would be a 4-year project and is estimated to cost $23 million. The 4th Creek expansion would be an 8-year project and cost $150 million. Chapman reviewed the pros and cons of each project.

Council Member Pressly would like to see how the growth was determined. Joel stated that the 3rd Creek WWTP have growth rates from 2021. He stated that it is aggressive growth margin. The growth margin in 4th Creek were updated this year. McGill discussed with city and county staff and reviewed planned developments as well as approved developments. Population was also included.

Council Member Jones asked about the nutrient upgrade requirements. Chapman stated that this would change the plant to a three-step process.

Mayor Hendrix asked if either solution would be more favorably by the state. Chapman stated that it would just depend.

Smith asked about the permitting process. Chapman stated that the permitting process could be 2-5 years and could cost up to $500,000.

Council Member Pressly asked if we should build a new plant. Chapman stated that the cost is very expensive. If you built an entire new plant, it will be much higher and there is a different permitting process.

Council Member Pearson asked if we need to expand, will it affect our capacity for 3rd Creek. Joel stated that 3rd Creek would stay the way it is and 4th Creek capacity would expand.

Caulder provided a report on growth that could come to the Jane Sowers North area that could impact 4th Creek in January 2027. Caulder stated that there could be 735,300 gpd for the entire study area. This only includes the Hwy 21 corridor. This does not include the residential in White Mills Farm Road.

Council Member Pressly asked about the Auto Auction Lift Station. Vaughan stated that the lift station is only at 50% capacity.

Council Member Jones asked for a rate analysis on the two options. Smith stated that the pump around is including in the rate increases.

Smith stated that Troutman asked for mediation on the agreement. Keith Corps is concerned that they will not be able to land a major project within the City. They need an abandonment from Town of Troutman. They have asked the City of Statesville to take a stand on their behalf, specifically, a resolution to not mediate with Troutman until the abandonment has been granted.

Council Member Nicholson stated that the current line goes right where the building needs to go. Council Member Jones stated that the project will have significant economic impact. He was concerned at first, but this project could bring 1100 jobs.

Council Member Pearson stated that she is unsure about the resolution, but we need to make some decisions on this.

Mayor Hendrix asked if we can approve a resolution for Keith Corp. Messick stated that she believes that we can approve the resolution and be in the notice requirements.

Mayor Hendrix stated that the resolution only puts us in nonbinding meditation after the easement is approved.

Council Member Jones made a motion to approve a resolution to support Keith Corp's easement request and not schedule mediation until the easement is abandoned. Council Member Lawton seconded the motion.

Council Member Pressly asked about the likelihood of Troutman abandoning the easement. Smith stated that he is unsure if Troutman would abandon it.

Mayor Hendrix stated that their board has not been educated like we have been. He stated that they will see all the information once the resolution is signed.

Council Member Pearson asked if we apply for the permitting process. Chapman stated that state agencies review the permitting process.

Council Member Robertson spoke to Troutman and they were concerned that the City would not continue to treat the line. He stated that we sent a note to them that we would still continue to treat the line. It makes the most sense to lay out all the information.

Council Member Pfeufer stated that the council does not have the information. This could be a way to educate their council.

Mayor Hendrix called for a vote on the motion.

Aye: Pressly, Lawton, Pearson, Nicholson, Pfeufer, Jones, Robertson
Nay: None

The motion passed unanimously.

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

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: Joseph Campbell, Planner II

DATE: 9/22/2026 2:50 PM

ACTION NEEDED ON: **October 5, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider passing the second reading of rezoning request ZC26-10 238 Airport Rd - Statesville Regional Airport, filed by the City of Statesville for approximately 481.5 acres.

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1. Summary of Information:

The request is to rezone these parcels from City of Statesville RA (Residential Agricultural), Airport Zoning District, and R-20 (Single-Family Residential) to City of Statesville Heavy Industrial (HI).

The Statesville Regional Airport first began operating as a grass airstrip during the 1930's. During the 1950's, the main runway was paved for the first time. Multiple runway alterations and hangar additions were made in the following decades, including multiple runway extensions to accommodate larger corporate aircraft. In 2026, the airport hosted their ribbon cutting ceremony to open its brand-new, multi-level terminal building.

The Planning Department has recently identified portions of the Statesville Regional Airport's operational area that were never formally rezoned from their original, pre-airport zoning designations. As the airport has acquired adjacent land over time for future projects, the City is requesting to rezone approximately 481.5 acres — including runway areas and adjacent City-purchased parcels — into a single, uniform zoning district.

This is standard by-right rezoning, meaning it is not subject to any conditions. Rezoning these parcels to the Heavy Industrial zoning district will bring the land use classification into conformance with the actual ownership, operational use, and long-term planning for the Statesville Regional Airport and other future airports.

The 2045 Land Development Plan shows the property to be in a Tier 1 Growth Area suitable for Employment Center + Industrial Flex character intent.

The surrounding zoning districts and current land uses are as follows:

North of the Site:

City of Statesville: LI (Light Industrial), B-5 (General Business), R-20 (Suburban Residential) & Iredell County: RA (Residential Agriculture).

East of the Site:

City of Statesville R-20 (Suburban Residential), RA (Residential Agriculture), and Airport Zoning.

South of the Site:

City of Statesville RA (Residential Agriculture), and Iredell County RA (Residential Agriculture).

West of the Site:

City of Statesville RA (Residential Agriculture), and Iredell County RA (Residential Agriculture).

2. **Previous Council or Relevant Actions:**
   City Council held the first reading and public hearing on September 15, 2026. No one from the public spoke. The first reading passed unanimously.

3. **Strategic Initiatives Supported/Impacted:**
   Developing Our City: N/A
   Connecting Our City: Invest in services and critical public infrastructure to align with land use plan goals and accommodate future growth citywide.
   Connecting Our Communities: N/A
   Strategic Plan Values: We value Quality and Creativity

   These parcels are in the Tier 1 Growth Area of the 2045 Land Development Plan.

4. **Budget/Funding Implications:**
   N/A

5. **Consequences for Not Acting:**
   The properties would remain nonconforming and would limit future airport expansions.

6. **Department Recommendation:**
   Staff recommends rezoning to Heavy Industrial due to the day to day nature of airport operations that include noise, fueling, outdoor storage, and similar intense industrial activities.

   Furthermore, staff recommends Approval – Option 1 as the site would represent an expansion that is consistent with the long-range planning objectives of the airport.

7. **Manager Comments:**
   Concur with the department recommendation.

8. **Next Steps:**
   If approved, the rezoning would be in effect as of Octoebr 5, 2026.

9. **Attachments:**
   1. Zoning Ordinance ZC26-10 Statesville Regional Airport (2)

ORDINANCE NO._____

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF THE DESCRIBED PROPERTIES FROM CITY OF STATESVILLE RA (RESIDENTIAL AGRICULTURE), AIRPORT ZONING, AND R-20 (SURBURBAN RESIDENTIAL) TO THE CITY OF STATESVILLE HI (HEAVY INDUSTRIAL) ZONING DISTRICT

ZC26-10 238 Airport Rd
Statesville Regional
Airport

WHEREAS, A NOTICE TO THE GENERAL PUBLIC AND PARTICULARLY THE CITIZENS OF THE CITY OF STATESVILLE'S PLANNING JURISDICTION WAS DULY GIVEN, notifying them of a public hearing to be held on September 14th, 2026, at 6:00 p.m. in the Council Chambers at City Hall, 227 South Center Street, Statesville, North Carolina, for the purpose of considering a proposed ordinance to change the zoning classification of the after described property from City of Statesville RA (Residential Agriculture), Airport Zoning, and R-20 (Suburban Residential) to City of Statesville HI (Heavy Industrial); said notice having been published in the Statesville Record and Landmark, a newspaper having general circulation in this area on September 3 and 10, 2026 and all in accordance with the procedure set forth in N.C.G.S. 160D-601; and

WHEREAS, said public hearing was duly held in accordance with law, and all persons present were given an opportunity to be heard on said proposed ordinance prior to any action being taken thereon by the City Council;

NOW, THEREFORE, BE IT ORDAINED, that the zoning classification of the after-described properties be changed as particularly set out below, said property being more particularly described as follows:

Description: Approximately 481.5 acres located at 238 Airport Rd and comprised of the following properties recorded in the deed book and pages below.

DB2951/P1, DB2945/P1087, DB2958/P1839, DB2042/P2218, DB1428/P2232, DB490/P568, DB877/P1939, DB935/P1648, DB921/P1765, DB1515/P1694, DB1526/P1710, DB2508/P2059, DB2216/P1919, DB2200/P1664, DB2241/P678, DB2200/P1657, DB2203/P693, DB2195/ P1064, DB2233/P2443, DB2193/P1685, DB1531/P2177, DB1860/P655, DB783/P152, DB1582/P1526, DB1584/P787, DB2250/P2207, DB1465/P1370, DB1468/P2019, DB1522/ P710, DB1522/P710, DB1522/P873, DB1504/P952, DB1592/P1494, and DB864/P374.

This ordinance was introduced for first reading by Councilmember_____, seconded by Councilmember_____, and unanimously carried on the 14th day of September 2026.
Ayes:
Nayes:

The second and final reading of this ordinance was heard on the 5th day of October 2026 and upon motion of Councilmember_____, seconded by Councilmember _____, and unanimously carried, was adopted.
Ayes:
Nayes:

This ordinance is to be in full force and effect from and after the 5th day of October 2026.

CITY OF STATESVILLE

By: _____

City Attorney

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: Randall Moore, Stormwater Program Manager

DATE: 9/22/2026 11:35 AM

ACTION NEEDED ON: **October 5, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider approving the second reading of an ordinance TA26-06 to amend Chapter 20 - Stormwater & Chapter 21 - Streets and Sidewalks.

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1. **Summary of Information:**
   The proposed text amendment would remove Section 21.21 Depositing matter in gutters, drainage ways under Chapter 21 Streets and Sidewalks, Article 1., General and place it under Chapter 20 - Stormwater, Article I. - General, Sec. 20-2.

   The proposed text amendment would also remove Public Works Director throughout Chapter 20 and replace with the City Engineer.

   Article III - Tail Ditch Maintenance would be edited to allow for off right of way work on vacant properties where infrastructure needs repair to protect the safety of the roadway. Edits would also include only requiring a temporary construction easement and right-of entry to perform the work instead of a permanent utility easement.

   The proposed text amendment would remove the responsibility of the Planning Director to serve as the Floodplain Administrator as this is in conflict with Article 2, Part 5, Section 2.25 - Floodplain Development Permit, where the Stormwater Program Manager is designated as the Floodplain Administrator.

2. **Previous Council or Relevant Actions:**
   Council previously approved Ordinance No. 17-20, An Ordinance Amending Chapter 20 of the Statesville City Code on August 3, 2020. Council previously approved Ordinance No. 22-25, An Ordinance Amending Appendix A, Article II, Part 2, Section 2.25 Flood Development Permit on September 15, 2025.

   Planning Board recommended approval of this proposed text amendment 6-0 on August 25, 2026.

   City Council held the first reading and public hearing on September 14, 2026. No one from the public spoke during the public hearing. The first reading passed unanimously.

3. **Strategic Initiatives Supported/Impacted:**
   Developing Our City: N/A
   Connecting Our City: Proactively maintain existing infrastructure assets and systems to ensure

current quality and long-term viability.
Connecting Our Communities: Provide reliable, high-quality public safety to ensure the wellbeing of residents, businesses, and visitors.
Strategic Plan Values: We value Quality and Creativity

This meets the City's strategic goals because it will allow City staff to perform maintenance outside the ROW that would otherwise be prohibited to protect our infrastructure and provide safety for the citizens of Statesville on the roadways.

4. **Budget/Funding Implications:**
   N/A

5. **Consequences for Not Acting:**
   Some repairs will be left to private property owners and flooding will continue to occur on City maintained roadways making them unsafe.

6. **Department Recommendation:**
   Approve as written.

7. **Manager Comments:**
   Recommend for approval.

8. **Next Steps:**
   Execute the ordinance and submit changes to Municode to update the City Code.

9. **Attachments:**
   1. Final ROW Code Update 7-20-26

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 20 - STORMWATER AND CHAPTER 21 - STREETS AND SIDEWALKS, ARTICLE I. - GENERAL, SECTION 21.21 OF THE STATESVILLE CITY CODE AND APPENDIX A - UNIFIED DEVELOPMENT CODE, ARTICLE 1 - ADMINISTRATION, SECTION 1.04 - RESPONSIBILITES FOR APPLICATION OF CODE, C. PLANNING DIRECTOR

TA26-06

CHAPTER 20 - STORMWATER ARTICLE I. - GENERAL

Sec. 20-1. - Supervision of Work.

It shall be the duty of the City Engineer and the Stormwater Program Manager, or their authorized representative, to supervise all work upon the stormwater conduits, structures, basins, and channels belonging to the city which are now or may be established. They shall report from time to time to the city council as directed on the condition of the stormwater conduits, structures, basins, and channels belonging to the city and, generally, keep the stormwater infrastructure of the city free from obstructions and in a state of good repair.

SEC. 20-2. - Depositing matter in gutters, drainageways.

(a) It shall be unlawful for any person to obstruct, or cause to be obstructed, the free flow of water in, over, along, upon or through any gutter or drainageway or ditch in any street or other public way in the city by depositing trash, refuse or other matter therein.

(b) It shall also be unlawful for any person to sweep the trash, dirt or other matter accumulating on sidewalks into any gutter or drainageway.

Sec. 20-3. - 20-25. - Reserved.

ARTICLE II. - ILLICIT DISCHARGE AND ILLICIT CONNECTION

Sec. 20-26. - General Provisions.

(a) *Authority*. The City Council of the City of Statesville, further referred to herein as "the City", is authorized to adopt this section pursuant to North Carolina law, including but not limited to, Article 14, Section 5 of the Constitution of North Carolina; G.S. 143-214.7 and rules promulgated by the environmental management commission thereunder; Session Law 2004-163, G.S. 160A-174 and 160A-185.

(b) *Findings*. It is hereby determined that:

(1) Pollutants allowed to enter streams and lakes are harmful to public health and safety as well as to the natural environment.

(2) Further, the Federal Water Pollution Control Act of 1972 ("Clean Water Act") and Federal Phase II Stormwater Rules promulgated under it, as

well as rules of the North Carolina Environmental Management Commission promulgated in response to Federal Phase II requirements, compel certain urbanized areas, including this jurisdiction, to adopt minimum stormwater controls such as those included in this section.

(3) Therefore, the Statesville City Council establishes this set of water quality regulations to meet the requirements of state and federal law regarding non-stormwater discharges to the storm drainage system.

(c) *Purpose*. The purpose of this article is to provide for the health, safety, and general welfare for the citizens of the City of Statesville through the regulation of non-stormwater discharges to the storm drainage system to the maximum extent practicable as required

by federal and state law. This article establishes methods for controlling the introduction of pollutants into the municipal separate storm sewer system (MS4) in order to comply with requirements of the City's National Pollutant Discharge Elimination System (NPDES) permit. The objectives of this article are:

(1) To enforce the City's Stormwater Management Program;

(2) To reduce or prevent pollutants in the MS4 to the maximum extent practicable;

(3) To prohibit illicit connections and discharges to the MS4;

(4) To prevent improper disposal of materials that degrade water quality; and

(5) To authorize all inspections, surveillance and monitoring procedures necessary to ensure compliance with this article.

(d) *Definitions*. For the purposes of this article, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

(1) *Clean Water Act*. The federal Water Pollution Control Act (33 U.S.C. §§ 1251 et seq.), and any subsequent amendments thereto.

(2) *Construction Activity*. Activities subject to NPDES construction permits. These include construction projects resulting in land disturbance of one acre or more. Such activities include but are not limited to clearing and grubbing, grading, excavating, and demolition.

(3) *Facility*. Any land use including, but not limited to: commercial, industrial, and residential land uses, and any other source including, but not limited to: motor vehicles and rolling stock that directly or indirectly contribute, cause, or permit the contribution of any discharge, illicit or otherwise, to the MS4.

(4) *Hazardous Materials*. Any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

(5) *Illegal or Illicit Discharge*. Any direct or indirect non-stormwater discharge to the storm drain system, except as exempted elsewhere in this article.

(6) *Illicit Connections*. Either of the following:

a. Any drain or conveyance, whether on the surface or subsurface that allows an illegal discharge to enter the storm drain system including but not limited to any conveyances that allow any non-stormwater discharge including sewage, process wastewater, and wash water to enter the storm drain system and any connections to the storm drain system from indoor drains and sinks, regardless of whether said drain or connection had been previously allowed, permitted, or approved by an authorized enforcement agency; or

b. Any drain or conveyance connected from a commercial or industrial land use to the storm drain system that has not been documented in plans, maps, or equivalent records and approved by an authorized enforcement agency.

(7) *Industrial Activity*. Activities subject to NPDES industrial stormwater permits as defined in 40 CFR, § 122.26 (b)(14).

(8) *Municipal Separate Storm Sewer System (MS4)*. The system of conveyances (including sidewalks, roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) owned and operated by the City of Statesville and designed or used for collecting or conveying stormwater, and that is not used for collecting or conveying sewage.

(9) *National Pollutant Discharge Elimination System (NPDES) Stormwater Discharge Permit*. A permit issued by EPA (or by a state under authority delegated pursuant

to 33 U.S.C. § 1342(b)) that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable on an individual, group, or general area-wide basis.

(10) *Non-Commercial Car Washing*. Any occasional automotive washing performed by individuals or groups without charging any fee or in exchange for a charitable donation. This shall include, but is not limited to, car washes performed by local church groups, school groups, athletic teams, youth organizations, and individuals at their place of residence.

(11) *Non-Stormwater Discharge*. Any discharge to the storm drain system that is not composed entirely of stormwater.

(12) *Person*. Any individual, association, organization, partnership, firm, corporation or other entity recognized by law and acting as either the owner or as the owner's agent.

(13) *Pollutant*. Anything which causes or contributes to pollution. Pollutants may include, but are not limited to: paints, varnishes, and solvents; oil and other automotive fluids; non-hazardous liquid wastes, solid wastes, animal wastes, and yard wastes (including grass clippings and leaves); refuse, rubbish, garbage, litter, or other discarded or abandoned objects and accumulations, so that same may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage (including flushing of sanitary sewer lines and equipment), fecal coliform, and pathogens; dissolved and particulate

metals; wastes and residues that result from constructing a building or structure; and noxious or offensive matter of any kind.

(14) *Premises*. Any building, lot, parcel of land, or portion of land whether improved or unimproved including adjacent sidewalks and parking strips.

(15) *Storm Drainage System*. Facilities by which stormwater is collected and/or conveyed, including but not limited to any roads with drainage systems, municipal streets, gutters, curbs, inlets, piped storm drains, pumping facilities, retention and detention basins, natural and human-made or altered drainage channels, reservoirs, and other drainage structures.

(16) *Stormwater*. Any surface flow, runoff, and/or drainage occurring during or following any form of natural precipitation and resulting from such precipitation.

(17) *Stormwater Control Measures (SCMs)*. There are two major categories of SCMs: structural and non-structural.

a. Structural SCMs refer to physical structures designed to remove pollutants from stormwater runoff, reduce downstream erosion, provide flood control, and/or promote groundwater recharge. Structural SCMs may be mandated as a condition of site development.

b. Non-Structural SCMs are typically passive or programmatic and tend to be source control or pollution prevention measures that reduce pollution in runoff by reducing the opportunity for stormwater runoff to be exposed to pollutants. Non-Structural SCMs are encouraged on all properties and should be implemented wherever feasible, however Non-Structural SCMs are typically not mandated as a condition of site development.

(18) *Stormwater Conveyance System*. A network of linear and point structures designed to collect, receive, convey, and otherwise manage the controlled movement of stormwater runoff on and from the development site. The Stormwater Conveyance System can consist of numerous types of manmade structures and devices and natural conveyances including, but not limited to, swales, ditches, channels, pipes, culverts, tiles, curb inlets, yard inlets, drop inlets, junction boxes, manholes, outfalls, and the like.

(19) *Stormwater Management Plan*. A document which describes the best management practices and activities to be implemented by a person or business to identify sources of pollution or contamination at a site and the actions to

eliminate or reduce pollutant discharges to stormwater, stormwater conveyance systems, and/or receiving waters to the maximum extent practicable.

(20) *Stormwater Management System*. All conveyances and structures (SCMs) that are constructed on a development site for the purposes of managing stormwater runoff by collecting, conveying, controlling, storing, detaining, retaining, infiltrating, filtering, and otherwise mitigating the

negative impacts that stormwater has on the natural environment.

(21) *Stormwater Program Manager*. The City employee hired by the City Manager to manage the City's stormwater programs.

(22) *Wastewater*. Any water or other liquid, other than uncontaminated stormwater, discharged from a facility.

(e) *Jurisdiction and Scope of Authority*. The Illicit Discharge and Illicit Connection Ordinance codified in this article, hereinafter the article, shall apply to all facilities within the City limits. All persons whose facility is subject to this article, regardless of whether the facility is managed or operated by another person, shall comply with this article as well as any permits, enforcement actions or orders issued hereunder. The Stormwater Program Manager shall administer, implement, and enforce the provisions of this article. Any powers granted or imposed on the Stormwater Program Manager may be delegated by the Stormwater Program Manager to other designated personnel as may be necessary. Nothing in this article shall be interpreted to impose an obligation on the City to construct, maintain, repair or operate a storm drainage system, or any part thereof, located on another person's property.

(f) *Abrogation*. This article is not intended to repeal, abrogate, annul, impair, or interfere with any existing agreements, covenants, rules, regulations or permits previously adopted or issued. However, if any provisions or requirements of this article conflict with any existing regulations or ordinances, the more restrictive provisions shall apply.

Sec. 20-27. - Prohibited Discharges and Connections.

(a) *Illicit Discharges*. No person shall cause or allow the discharge, emission, disposal, pouring or pumping of any liquid, solid, gas or other substance, including but not limited to fuel, oil, anti-freeze, chemicals, soaps, animal waste, paints, garbage or litter, other than stormwater, in such manner and amount, directly or indirectly, so that the substance either does or is likely to reach any stormwater conveyance, waters of the state or lands within the City, except as provided in Sec. 20-27.(b).

(b) *Allowable Discharges*. Non-stormwater discharges associated with the following activities are allowed and provided that they do not significantly impact water quality:

(1) Water line flushing;

(2) Landscape irrigation;

(3) Diverted stream flows;

(4) Rising ground waters;

(5) Uncontaminated ground water infiltration (as defined at 40 CFR 35.2005(20));

(6) Uncontaminated pumped ground water;

(7) Discharges from potable water sources;

(8) Foundation drains;

(9) Air conditioning condensation;

(10) Irrigation water;

(11) Springs;

(12) Water from crawl space pumps;

(13) Footing drains;

(14) Lawn watering;

(15) Residential and charity car washing;

(16) Flows from riparian habitats and wetlands;

(17) De-chlorinated swimming pool discharges (free and total chlorine less than 1 ppm);

(18) Firefighting discharge;

(19) Dyes (that are both biodegradable and non-toxic) normally used to identify and trace underground pipe networks, but only if the Stormwater Program Manager is notified at least 24 hours prior to the time of the test;

(20) Street wash water (note: prior to street washing, excess mud, sediment, debris, and other pollutants shall be removed to prohibit such from entering the drainage system);

(21) Any other non-stormwater discharge permitted under an NPDES permit, waiver, or waste discharge order issued and administered under the authority of the EPA, or DWQ, provided that the permittee is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations. Discharges specified in writing by the Stormwater Program Manager as being necessary to protect public health and safety or discharges that have been filtered through an approved pretreatment system that consistently demonstrate no discharge of pollutants.

(c) *Illicit Connections*.

(1) Connections to a stormwater conveyance system that allow or potentially allow the discharge of non-stormwater, other than the exclusions described in Section 20-27 (b) are unlawful. Prohibited connections include, but are not limited to: floor drains, domestic and commercial washing machines, commercial vehicle washing or steam cleaning, septic systems and sanitary sewers.

(2) This prohibition includes, without limitation, illicit connections made in the past, regardless of whether the connection was permissible under law or practices applicable or prevailing at the time of connection.

(3) Where it is determined that said connection:

a. May result in the discharge of hazardous materials or may pose an immediate threat to health and safety, or is likely to result in immediate injury and harm to real or personal property, natural

resources, wildlife, or habitat; or

b. Was made in violation of any applicable regulation or ordinance, other than this section;

The City Stormwater Program Manager shall designate the time within which the connection shall be removed.

(4) In setting the time limit for compliance, the Stormwater Program Manager shall take into consideration:

a. The quantity and complexity of the work;

b. The consequences of delay;

c. The potential harm to the environment, to the public health, and to public and private property; and

d. The cost of remedying the damage.

(5) When necessary to stop an actual or threatened discharge that is imminently dangerous or prejudicial to the public's health or safety, the Stormwater Program Manager may, without prior notice, order that access to the MS4 be suspended. If the violator fails to comply with this suspension order, the Stormwater Program Manager may take such steps as deemed necessary to remove, abate or remedy the actual or threatened discharge. The violator shall reimburse the City the full

cost of such removal, abatement or remedy according to the terms of this article. The violator may appeal the Stormwater Program Manager's decision pursuant to this article but may not reconnect to the MS4 without prior written approval of the City.

(d) *Spills*.

(1) Spills or leaks of polluting substances released, discharged to, or having the potential to be released or discharged to the stormwater conveyance system, shall be contained, controlled, collected, and properly disposed. All affected areas shall be restored to their preexisting condition.

(2) In the event of a known or suspected illicit discharge of hazardous materials into the MS4, the observant or their employee, contractor, or agent, shall immediately notify emergency response agencies of the occurrence via emergency dispatch services. In the event of a non-hazardous illicit discharge, the observant shall notify the Stormwater Program Manager in person or by phone or facsimile no later than the next business day. Notifications in person or by phone shall be confirmed by written notice addressed and mailed to the City of Statesville Stormwater Program Manager within three business days of the phone notice. If an illicit discharge emanates from a commercial or industrial land use, the person responsible for the facility shall also retain an on-site written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three years.

Sec. 20-28. - Right of Entry.

(a) The Stormwater Program Manager or designee shall have the right to inspect the property and/or facility of any person subject to this article and any

permit/document issued hereunder. The Stormwater Program Manager or designee shall be provided ready access to all parts of the premises for the purposes of inspection, monitoring, sampling, inventory, records examination and copying, and the performance of any other duties necessary to determine compliance with this article. Such inspection shall be made with the prior consent of the owner, manager, or signatory official. If such consent is refused the Stormwater Program Manager or designee may seek issuance of an administrative search warrant pursuant to G.S. 15-27.2 or its successor.

(b) Where a person has security measures in force which require proper identification and clearance before entry into its premises, the person shall make necessary arrangements with its security guards so that, upon presentation of suitable identification, the Stormwater Program Manager or designee will be permitted to enter without delay for the purposes of performing specific responsibilities.

(c) The Stormwater Program Manager or designee shall have the right to set up on the person's property such devices as are necessary to conduct sampling and/or metering of the person's operations.

(d) Any temporary or permanent obstruction to safe and easy access to the areas to be inspected and/or monitored shall be removed promptly by the person at the written or verbal request of the Stormwater Program Manager or designee. The costs of clearing such access shall be borne by the person.

(e) In no case shall inspection, monitoring, sampling, or other duties performed by the Stormwater Program Manager or designee to ensure compliance with the article confer an obligation on the City of Statesville to assume responsibility for the structural SCM.

Sec. 20-29. - Enforcement.

(a) *Authority to Enforce*. The provisions of this section shall be enforced by the Stormwater Program Manager, his or her designee, or any authorized agent of the City of Statesville. Whenever this section refers to the Stormwater Program Manager, it includes his or her designee as well as any authorized agent of the City of Statesville.

(b) *Violation Unlawful*. Any failure to comply with an applicable requirement, prohibition, standard, or limitation imposed by this section, or the terms or conditions of any permit or other development or redevelopment approval or authorization granted pursuant to this section, is unlawful and shall constitute a violation of this article.

(c) *Each Day a Separate Offense*. Each day that a violation continues shall constitute a separate and distinct violation or offense.

(d) *Responsible Person/Entities*. Responsible persons are all persons or dischargers who participate in, assist, direct, create, cause, or maintain a condition that constitutes a violation of this article, or fails to take appropriate action so that a violation of this article results or persists.

(1) Responsible persons include, but are not limited to, owners of property where a violation occurs; persons in the design or construction field who have created, directed, or assisted in the design or construction of an improvement or feature in violation of the requirements of this article; and

persons who have control over the use or maintenance of property or the activities occurring on property where a violation has occurred.

(2) Multiple violations may be charged against multiple individuals or entities for an action that violates this article.

(e) *Public Nuisance*. In addition to the enforcement processes and penalties provided, any condition caused or permitted to exist in violation of any of the provisions of this article is a threat to public health, safety and welfare, and is declared and deemed a nuisance, and may be summarily abated or restored at the responsible person's expense, and/or a civil action to abate, enjoin, or otherwise compel the cessation of such nuisance may be taken.

(f) *Notice of Violation*.

(1) Whenever the City finds that a person has violated this article, the City shall notify the person and/or property owner in writing by (1) registered or certified mail, and

(2) personal service or posting of said notice at the facility where the alleged violation occurred. The notice shall specify the violation and actions needed to be taken to comply. The notice may also indicate a requirement for the discharger to perform any or all of the following:

a. Install equipment or perform testing necessary to monitor, analyze and report of the condition of the facility's storm drainage system;

b. Eliminate illicit connections or discharges;

c. Cease and desist all violating discharges, practices or operations;

d. Abate or remedy the stormwater pollution or contamination hazards and restore any affected property;

e. Pay a civil penalty; or

f. Implement source control or treatment SCM(s).

(2) If abatement of a violation and/or restoration of affected property are required, the notice shall set forth a deadline within which such remediation or restoration must be completed. Said notice shall further advise that, should the violator fail to meet the deadline, then representatives of the City shall enter upon the facility and are authorized to take any and all measures necessary to abate the violation and/or restore the facility and the expense thereof shall be charged to the violator and collected pursuant to Section 20-28. - Right of Entry. Refusal to accept the notice shall not relieve the violator of the obligation set forth herein.

(g) *Remedies*.

(1) *Recovery of costs and fines*. As authorized by G.S. § 160A-193, the offender shall be liable to the City for the civil penalty, all costs incurred by the City while enforcing this article, including but not limited to: abatement costs, remedying the damage caused by the illicit discharge, restoring the facility, sampling, clean-up, the City's administrative costs, costs of court, and costs of litigation, to include reasonable attorney's fees. Within 30 days after the

City has completed its abatement of the violation, restoration of the facility and/or its investigation and inspection, the violating HSef-0f person will be notified of the City's total costs and the civil penalty, if any. The total amount due shall be paid within 30 days of the date of notice. If the amount due is not paid within 30 days, the charges shall constitute a lien on the land or premises where the nuisance occurred. A lien established pursuant to this division shall have the same priority and be collected as unpaid ad valorem taxes. The total amount due is also a lien on any other real property owned by the violating person within the City limits, except for the person's primary residence. A lien established pursuant to this division is inferior to all prior liens and shall be collected as a money judgment. The violating person may avoid the lien on any other real property owned within the City limits only if it can be shown that the accrual or threatened discharge was created solely by another person. In the event that the violating person is able to pass the liability onto another person, the other person shall be liable to the City pursuant to this section.

(2) *Withholding of inspections, permits, certificate of occupancy or other approvals*. Building inspections; permits for development or other improvements; requests for plan approval for zoning, subdivision, other development or construction; and certificates of occupancy may be withheld or conditioned upon compliance with this article until a responsible person with ownership or management of the property for which permits or approvals are sought has fully complied with this article and all actions taken pursuant to this article.

(3) *Remedies not limited*. The remedies provided herein, whether civil, criminal, or administrative, are not exclusive; may be exercised singly, simultaneously, or cumulatively; may be combined with any other remedies authorized under the law; and may be exercised in any order.

(4) *Remedies not exclusive*. The remedies listed in this article are not exclusive of any other remedies available under any applicable federal, state or local law and it is within the discretion of the City to seek cumulative remedies.

(h) *Civil Penalties*.

(1) Any person who violates or fails to act in accordance with any of the provisions of this article or rules or orders adopted or issued pursuant to this article shall be subject to consideration of a civil penalty as described herein. When a civil penalty is assessed, each day of a continuing violation shall constitute a separate violation under this subsection. Failure to comply with the requirements of this article may result in imposition of enforcement measures as authorized by G.S. 143-215.6B.

(2) Said penalties shall be assessed by the City Manager, or his/her designee. No penalty shall be assessed until the person alleged to be in violation is served in writing by (1) certified mail, and (2) personal service or posting of said notice at the facility where the alleged violation occurred.

(3) In the event the City is fined by the state or federal governments resulting from an illicit discharge or connection made by a discharger or other person, the discharger or other person at fault shall reimburse the City for the full amount of the civil penalty assessed by the state and/or federal

governments as well as for the abatement costs incurred by the City during the investigation and restoration process pursuant to this article.

(4) Civil penalties collected pursuant to this article shall be used or disbursed as directed by law.

(5) *Illicit discharges*. Any person, including but not limited to, a designer, contractor, agent, or engineer, who allows, acts, participates in, assists, or directs an illicit discharge, either directly or indirectly, may be subject to civil penalties as follows:

a. For first-time offenders:

1. If the quantity of the discharge is equal to or less than five (5) gallons and consists of domestic or household products in quantities considered ordinary for household purposes, said person shall be assessed a written warning describing the offense and any corrective action(s) necessary to mitigate the discharge and prevent its recurrence. The warning shall also establish a date by which the corrective action(s) shall be completed, which shall be 30 days from the date of the written warning. If the corrective action(s) are not

completed by the date specified, the offender shall be assessed a Category I Civil Penalty per violation, per day.

2. If the quantity of the discharge is greater than five (5) gallons or contains non-domestic substances, including but not limited to process wastewater, said person shall be assessed a Category I Civil Penalty per violation, per day.

b. First-time offenders who discharge into the MS4 any substance that is a byproduct of a commercial or industrial process or any substance that was purchased at a bulk sales location shall be assess a Category II Civil penalty. Each day's continuing violation shall constitute a separate and distinct offense for the purpose of assessing a civil penalty.

c. Repeat offenders. A person who discharges Into the MS4 in violation of this article more than once within a 12-month period shall be assessed a civil penalty at one category level higher than the category assessed for a first-time offender of the substance and/or volume discharged. Each day's continuing violation shall constitute a separate and distinct offense for the purpose of assessing a civil penalty.

(6) *Illicit Connections*. Any person, including but not limited to a designer, contractor, agent, or engineer, who allows, acts, participates in, assists, or directs the establishment of an illicit connection, either directly or indirectly, may be subject to civil penalties as follows:

a. First-time offenders shall be assessed a Category 11 civil penalty in an amount set forth in the schedule of civil penalties. Each day's continuing violation shall constitute a separate and distinct offense for the purpose of assessing a civil penalty.

b. A person who is found to have violated this section more than once within a 12-month period shall be assessed a Category III civil penalty in an amount set forth in the schedule of civil penalties. Each day's continuing violation shall constitute a separate and distinct offense for the purpose of assessing a civil penalty.

(7) *Penalty considerations*. In determining the amount of the penalty, the Stormwater Program Manager or designee shall consider:

a. The degree and extent of harm to the environment, public health and public and private property; and

b. The cost of remedying the damage; and

c. The duration of the violation; and

d. Whether or not the violation was willful; and

e. The prior record of the person responsible for the violation in complying with this article; and

f. The City's enforcement costs, and the amount of money saved by the violator through his, her or its noncompliance; and

g. Any other consideration relevant to the violation.

(8) *Schedule of penalties*. The following civil penalties shall be imposed, up to the amount shown for each category, upon the person found to have violated this article:

a. First Offense, discharge less than 5 gallons of domestic, household, and/or ordinary products: Written warning, with the conditions outlined in paragraph {h)(5) a.1. above.

b. Category I: civil penalty not to exceed $100 per day per violation.

c. Category II: civil penalty not to exceed $1,000 per day per violation.

d. Category III: civil penalty not to exceed $5,000 per day per violation.

(9) *Other remedies still required*. Assessment of a civil penalty does not exempt the violator from the responsibility to perform other remedies as allowed in paragraphs (e), (f) and (g) of this Section.

Sec. 20-30. - Appeals.

(a) Any order, requirement, decision or determination made by the Stormwater Program Manager may be appealed to and decided by the Statesville Board of Adjustment.

(b) An appeal from a decision of the Stormwater Program Manager must be submitted to the Statesville Board of Adjustment within 30 days from the date the order, interpretation, decision or determination is made. All appeals must be made in writing stating the reasons for appeal. Appeals must be mailed or delivered to the City Engineer and clearly marked with the following: "Appeal of IDIC Decision -

Board of Adjustment." Following submission of an appeal, the City Engineer will forward the appeal request to the BOA. Within 30 days or at the next regular BOA meeting, the Stormwater Program Manager shall provide all documentation constituting the record upon which the action appealed from was taken.

(c) An appeal stays all proceedings in furtherance of the action appealed, unless the City of Statesville City Engineer certifies to the Statesville Board of Adjustment, that by reason of facts stated in the certificate, a stay would cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by a court of record upon due cause shown.

(d) The Statesville Board of Adjustment shall fix a reasonable time for hearing the appeal and give notice thereof to the parties and shall decide the same within a reasonable time. At the hearing, any party may appear in person, by agent or by attorney. Decisions of the Statesville Board of Adjustment are final.

Sec. 20-31. - Nuisance; Injunctive Relief.

(a) Illicit discharges and illicit connections which exist within the City are hereby found, deemed, and declared to be dangerous or prejudicial to the public health or public safety and are found, deemed, and declared to be public nuisances.

(b) It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this article. If a person has violated or continues to violate the provisions of this article, the City may petition for a preliminary or permanent injunction restraining the person from activities which would create further violations or compelling the person to perform abatement or remediation of the violation.

Sec. 20-32. - 20-50. - Reserved.

ARTICLE III. - TAIL-DITCH MAINTENANCE

Sec. 20-51. - General Purpose.

(a) The intended purpose of this policy is to provide general guidelines and procedures for maintenance and repair of tail ditches within the City of Statesville's (City) jurisdiction. The City maintains the drainage system within the City's right-of-way (ROW) and on City property. Consistent with the provisions of this Policy and City ordinances, the City may also maintain and repair drainage infrastructure outside of City ROW for the purpose of protecting City-owned infrastructure.

(b) It is recognized that many properties have been privately developed in the floodplains of creeks and streams in Statesville and that such properties are occasionally subject to nuisance flooding, standing water, and poor drainage. The City is not legally or fiscally responsible for the repair and maintenance of general flooding on private property. However, it shall be the policy of the City to enter onto private property under these conditions and for the purpose of maintaining and repairing city infrastructure, which includes but is not limited to streets, curb and gutter, pavement, or storm pipes when it is determined that: (1) a problem has been created due to a tail-ditch issue; and (2) the City determines all of the Primary Criteria listed herein are met. The Stormwater Program Manager or designee shall administer and interpret this policy.

(c) This policy is not intended to address control issues such as algae, mosquitoes,

water quality, and trash removal, and they do not qualify for maintenance or improvements through this policy.

Sec. 20-52. - Primary Criteria for Tail Ditch Maintenance.

(a) The Stormwater Program Manager shall analyze each tail ditch to determine if the following primary criteria are present:

(1) The tail-ditch is located within the City limits of Statesville, North Carolina, or a tail-ditch located outside of the territorial limits affects City infrastructure, such as roads or streets;

(2) The property owner(s) is (are) willing to execute a Right of Entry Agreement;

(3) The problem threatens or creates a danger to public safety in a City ROW;

(4) The problem is caused by stormwaters emanating from public or private lands or right-of-way (i.e. public stormwater).

Sec. 20-53. - Terms and Conditions of City Participation.

(a) If the Stormwater Program Manager determines all primary criteria are present, he or she shall do repair and maintenance work to tail-ditch issues as funding allows. The Stormwater Program Manager must prioritize approved applications according to approved, available funds, net public benefit, and potential dangers and harm to the public or public property.

(b) Any work performed must be done according to the following terms and conditions:

(1) All work must be performed by City personnel or a City contractor. The City will not furnish materials to the property owner for installation by Owner or Owner's contractor;

(2) Participating property owners must donate to the City, where necessary, a temporary construction easement and right of entry agreement to repair the drainage system. Future stormwater maintenance shall be the responsibility of the property owner following completion of repair.

(3) All maintenance and repair services are subject to available funding, determined each Fiscal year pursuant to the direction of the Statesville City Council.

(4) The City will not participate in maintenance and repair of Stormwater Control Measures or Stormwater Best Management Practices that are privately owned and/or required under site plans approved by the City or NC Department Environmental Quality.

(5) All work performed by the City shall be constructed to meet current City design standards located in the Drainage Design Manual.

Sec. 20-54. - 20-75. - Reserved.

CHAPTER 21 – STREETS AND SIDEWALKS ARTICLE I. - GENERAL

Sec.21-21. - Reserved

APPENDIX A – UNIFIED DEVELOPMENT CODE ARTICLE 1 – ADMINISTRATION

Section 1.04 – Responsibilities for Application of Code

C. Planning Director

The Planning Director, and their designees, (hereafter “local administrator” or “staff”) shall:

1. Administer, interpret and enforce the provisions of this Code.
2. Serve as staff for the City Council, Planning Board, Board of Adjustment, Historic Preservation Commission, Downtown Design Review Committee, and Technical Review Committee, and act as a liaison to other agencies and organizations in land use matters.
3. Review and render interpretations of this Code and the Official Zoning Map.
4. Review and decide on applications made under this Code.
5. Recommend approval, approval with conditions, or denial of applications.
6. Review subdivisions, abandonments of streets, plats and make recommendations to the TRC, DRC, HPC, and Board of Adjustment, Planning Board, and City Council.
7. Review and approve conveyances and plat adjustments or corrections.
8. Review and approve, approve with conditions, or deny applications for construction plan approval.
9. Keep a record of all permits, appeals, variances and such other related business and correspondence pertaining to the administration of this Code.
10. Notify in writing any person responsible for violating this code, indicating the nature of the violation and ordering action necessary to correct it. In doing so, the Planning Director shall:
    a. order the discontinuance of the illegal use of land, buildings or structures;
    b. order the removal of illegal buildings or structures, or additions, alterations or structural changes thereto;
    c. order the discontinuance of any illegal work being done; or
    d. take any other action authorized by this Code and the City Council to ensure compliance and to prevent violation of its provisions.
11. Serve as agents for the purposes of enforcing this Code, completing, signing, issuing, and serving citations.
12. Waive information requirements of this Code and its Appendices if the requirements of the Code can be accomplished without such information.
13. Review and approve minor exceptions and waivers as authorized by this Code.
14. Other responsibilities as may be assigned and delegated by the City Council.
15. Conflict of Interest. Staff shall not make a final decision on an administrative decision required by this Ordinance if the outcome of that decision would have a

direct, substantial, and readily identifiable impact on the staff member or if the applicant or other person subject to that decision is a person with whom the member has a close familial, business, or other associational relationship per NCGS 160D-109(c).

16. Oath of Office. Staff shall take and subscribe the oath of office prescribed in Article VI, § 7 of the Constitution as stipulated in NCGS 160A-61.

This ordinance was introduced for first reading by Council member _____, seconded by Council member _____, and unanimously carried on the _____day of ___, 2026.

AYES:

NAYS:

The second and final reading of this ordinance was heard on the ___day of _____, 2026, and upon motion of Council member _____, seconded by Council member
_____, and unanimously carried, was adopted.

AYES:

NAYS:

This ordinance is to be in full force and effect from and after the _____day of _____,

2026. CITY OF STATESVILLE

_____

J. Douglas Hendrix, Mayor APPROVED AS TO FORM

_____

ATTEST: Leah Gaines Messick, City Attorney

_____

Emily Kurfees, City Clerk

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: John Ferguson, Airport Director

DATE: 9/22/2026 11:33 AM

ACTION NEEDED ON: **October 5, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider renewing a five year contract with Parrish and Partners for engineering, planning and consulting services for the Statesville Regional Airport.

---

1. **Summary of Information:**
   The consulting agreement with Parrish and Partners expires in November 2026. Parrish and Partners has been the airport consultants for the City of Statesville since 2013. Over the past six years, working together with city officials, Airport Commission and airport staff, they help the city to obtain $48 million in grants for the improvement of the Statesville Regional Airport. These grants only required approximately 1% of the construction costs or $417,000 in local match.

   The Airport Commission advertised for Statements of Qualifications from Consulting firms. Six firms submitted qualifications for consideration. A consultant selection committee reviewed the submissions and chose two firms to interview. At the September 16, 2026 Commission meeting, the Committee voted to make a recommendation to the City Council to retain Parrish and Partners for the next five years.

2. **Previous Council or Relevant Actions:**
   Approved a 3 year contract with Parrish and Partners in November 2023.

3. **Strategic Initiatives Supported/Impacted:**
   Developing Our City: N/A
   Connecting Our City: Invest in services and critical public infrastructure to align with land use plan goals and accommodate future growth citywide.
   Connecting Our Communities: N/A
   Strategic Plan Values: We value Quality and Creativity

   Parrish and Partners will assist the City in obtaining grants for the development of the airport to the benefit of the airport users and the citizens of Statesville.

4. **Budget/Funding Implications:**
   Most services will be covered by grants on a per project basis.

5. **Consequences for Not Acting:**
   Loss of future grants, delays in airport improvement projects.

6. **Department Recommendation:**
   Airport Commission voted to recommend to the City Council to retain Parrish and Partners. Airport staff also recommends retaining Parrish and Partners.

7. **Manager Comments:**
   I concur with this recommendation. Parrish and Partners has been a valuable partner in the growth of the airport.

8. **Next Steps:**
   Approve a master agreement.

9. **Attachments:**
   None.

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: Gina Lawrence, Chief Financial Officer

DATE: 9/22/2026 3:11 PM

ACTION NEEDED ON: **October 5, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider approving Budget Amendment 2027-07 to transfer funds identified in the FY27 General Fund to support the amendment for design services for Phases 3 and 4 of the Municipal Operations Center.

---

1. **Summary of Information:**
   Council approved an amendment to the design services for Phases 3 and 4 on the September 14 agenda. The design-build contract with Wharton-Smith, Inc. for these phases of the Municipal Operations Center (MOC) project is structured to support the full project, with change orders issued at the completion of each task to fund the next phase of work. The tasks include conceptual design, detailed design, and construction.

   Under the amendment, the project scope has been expanded to reconstruct rather than renovate the existing buildings and to include the full site, in an effort to avoid higher future construction costs. The expanded scope includes a new administration building, covered parking, perimeter storage, and other appurtenant structures.

   As a result of this expanded scope, the cost of the conceptual and detailed design tasks has increased by an additional $2.38 million.

   The FY2027 operating budget anticipated this change order and includes sufficient funds to support this request 010-5500.73.00 Capital Outlay-Other Improvements

2. **Previous Council or Relevant Actions:**
   Amendment 1 was approved on the Regular Agenda on September 14, 2026. These funds were identified in the FY27 budget process.

3. **Strategic Initiatives Supported/Impacted:**
   Developing Our City: N/A
   Connecting Our City: Invest in services and critical public infrastructure to align with land use plan goals and accommodate future growth citywide.
   Connecting Our Communities: N/A
   Strategic Plan Values: We value City Staff.

   This investment directly supports the City's strategic priority of strengthening capital improvements by addressing growing staffing needs and reducing escalating costs associated with deferred

maintenance.

4. **Budget/Funding Implications:**
   Transferring funds supports the contract amendment reflecting the updated scope of work and revisions to the existing design contract. Execution of the purchase contract establishes the City's formal financial commitment and triggers the associated funding requirements. Once executed, the obligated amount must be fully appropriated and available to meet the contract terms, including any scheduled installment payments. This commitment may also affect fund balance, cash-flow planning, and the timing of future capital allocations, as the City must ensure sufficient funding throughout the duration of the contract.

5. **Consequences for Not Acting:**
   Failure to move forward at this stage would delay critical facility and building improvements and extend the lifecycle of aging infrastructure beyond recommended standards. Inaction may also increase long-term project costs due to inflation, construction escalation, and potential equipment failures.

6. **Department Recommendation:**
   Approved as recommended

7. **Manager Comments:**
   Recommend for approval.

8. **Next Steps:**
   Upon approval, funds will be encumbered for contract amendment

9. **Attachments:**
   1. BA Form 2027-07 Transferring Funds in FY27 Budget for Amendment to Design Services MOC

CITY OF STATESVILLE

BUDGET AMENDMENT #2027-07

October 5, 2026

FISCAL YEAR 2026-2027

FUND / ACCOUNT #	ACCOUNT TYPE	DESCRIPTION	CURRENT BUDGET	CHANGE (+ / -)	AMENDED BUDGET
General Fund					
010.0000.395.74.00	Revenue	Transfer from General Capital Reserve Fund	-	2,400,000	2,400,000
010.5500.73.00	Expenditure	Capital Outlay-Other Improvements	3,159,661	(2,400,000)	759,661
		Total Revenues	3,159,661	-	3,159,661
Warehouse /Operations Center Project Fund					
320.0000.395.74.00	Revenue	Transfer from General Fund	-	2,400,000	2,400,000
320.5300.04.00	Expenditure	Professional Services	936,151	2,400,000	3,336,151
		Total Expenditures	936,151	4,800,000	5,736,151

DESCRIPTION: To transfer funds to cover the FY27 contract amendment for design services for Phases 3&4 of the Municipal Operations Center project fund 320

_____ Budget Officer

Gina Lawrence
_____ Chief Finance Officer

APPROVED BY CITY COUNCIL:

_____ City Clerk

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CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: Gina Lawrence, Chief Financial Officer

DATE: 9/23/2026 3:03 PM

ACTION NEEDED ON: **October 5, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Receive and concur with the FY2026-27 recommended Budget for the Statesville Convention and Visitors Bureau.

---

1. **Summary of Information:**
   The attached FY2022-27 Budget Ordinance for the Statesville Convention and Visitors Bureau in the amount of $503,653 in total revenues and appropriations was voted on for adoption by the Bureau's Board of Directors on June 23, 2026, and is hereby submitted for City Council review and concurrence. Revenues and related program expenses meet the by-law requirements.

2. **Previous Council or Relevant Actions:**
   Council annually concurs with the SCVBs budget; however, the last occurrence was June 20, 2022.

3. **Strategic Initiatives Supported/Impacted:**
   Developing Our City: N/A
   Connecting Our City: N/A
   Connecting Our Communities: Expand access to enriching cultural, recreational, and open space amenities.
   Strategic Plan Values: We value and encourage Opportunity

   It aligns with the strategic plan by promoting tourism and overnight stays in Statesville, which can increase potential revenues and create opportunities for continued growth.

4. **Budget/Funding Implications:**
   The SCVB receives a dedicated share of Occupancy Tax proceeds, and the amount shown here aligns with the City's proposed budget. The SCVB experienced a positive income year in FY26, driven largely by reduced operating overhead. The organization will continue investing in marketing, social media and web presence, and the promotion of tourism-related events.

5. **Consequences for Not Acting:**
   The SCVB Bylaws require City Council concurrence. A lack of concurrence would place the Council at odds with the current direction of the SCVB.

6. **Department Recommendation:**
   Concur/Accept via motion as presented.

7. **Manager Comments:**
   Recommend concurring with the TDA budget, as presented.

8. **Next Steps:**
   The SCVB will operate under this budget until June 30, 2027.

9. **Attachments:**
   1. STATESVILLE CONVENTION AND VISITORS BUREAU FY27 Budget Ordinance

ORD _____

STATESVILLE CONVENTION AND VISITORS BUREAU

2026-2027 BUDGET ORDINANCE

BE IT ORDAINED by the Statesville Convention and Visitors Bureau in session assembled:

Section One. The following are herby appropriated for the operation of the Statesville Convention and Visitors Bureau and its activities for the fiscal year beginning 1, 2026 and ending June 30, 2027, according to the following schedules.

Section Two. That for said fiscal year there is hereby appropriated the following:

Administration	$26,988
Promotion	$476,665
TOTAL APPROPRIATIONS	**$503,653**

Section Three. It is estimated that the following revenues will be available during the fiscal year beginning July 1. 2026 and ending June 30, 2027 to meet the appropriations above:

Hotel/Motel Taxes	$275,000
Fund Balance Appropriated	$228,653
TOTAL REVENUES	**$503,653**

Section Four. Copies of this Budget Ordinance shall be furnished to the City Finance Officer and for direction in the collection of revenues and the expenditure of amounts appropriated.

Duly adopted this the _____ day of October, 2026.

_____
J. Douglas Hendrix, Mayor

Attest:

_____
Emily Kurfees Campbell, Clerk

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CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: Erika Martin, AICP, Planning Director

DATE: 9/22/2026 3:14 PM

ACTION NEEDED ON: **October 5, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Conduct a public hearing to consider adoption of the Beverly Heights & Western Heights Small Area Plan.

---

1. Summary of Information:

The Beverly Heights and Western Heights Small Area Plan updates and expands the 2004 Old Wilkesboro Road Small Area Plan in response to development pressure and community concerns. The study was led by summer planning intern, Maggie Martin and includes the area of Beverly Heights, Western Heights, Canterbury, the Highway 115 commercial corridor, and McClure Park. The plan establishes a vision for the area as a "Welcome Home Corridor" that accommodates thoughtfully integrated growth while preserving the established residential character, rural identity, natural environment, and overall quality of life. The plan is guided by three primary principles: Safety, Sustainability, and Connection.

Community engagement identified traffic, speeding, pedestrian safety, and development compatibility as major concerns. Residents expressed a strong desire for additional sidewalks and greenway connections, particularly connections to Gregory Creek Greenway and McClure Park. The plan also supports neighborhood-scale commercial development along Highway 115 while discouraging high-density development that could negatively affect established single-family detached neighborhoods. Other priorities include preserving trees and natural areas, improving the appearance of the Highway 115 gateway, and addressing transportation concerns through better roadway and pedestrian connections.

Overall, the plan provides a framework for managing future growth while maintaining the qualities residents value most about the area. It emphasizes directing appropriate commercial development toward Highway 115, protecting existing neighborhoods and environmental resources, improving transportation and pedestrian infrastructure, and investing in McClure Park and the greenway system. Together, these strategies are intended to create a safer, more connected, sustainable, and welcoming community while ensuring future development reflects the priorities expressed by residents.

Plan Recommendations

1. Construct the Absher Park Road-to-Museum Road connection.
2. Add a sidewalk or greenway connection to Gregory Creek Greenway/McClure Park.
3. Encourage neighborhood-scale commercial development, particularly retail and eating establishments.
4. Discourage high-density development.

5. Require conditional rezoning developments to preserve heritage trees and natural open spaces when practical.
6. Develop a cohesive streetscape plan for Highway 115.
7. Install playground equipment at McClure Park.
8. Renovate McClure Park's bathrooms, parking lot and picnic shelters

2. **Previous Council or Relevant Actions:**
   NA

3. **Strategic Initiatives Supported/Impacted:**
   Developing Our City: N/A
   Connecting Our City: Invest in services and critical public infrastructure to align with land use plan goals and accommodate future growth citywide.
   Connecting Our Communities: N/A
   Strategic Plan Values: We value Engagement.

   Public engagement guided the plan from vision to recommendations through community meetings, an online survey, and review of the draft plan. Resident feedback helped identify priorities for transportation, land use, parks, pedestrian connectivity, neighborhood character, and future growth.

4. **Budget/Funding Implications:**
   The plan should be considered when preparing for grants and/or capital investments.

5. **Consequences for Not Acting:**
   The Plan will lose credibility, community ownership, and support for implementation.

6. **Department Recommendation:**
   Staff recommends approving the Beverly Heights & Western Heights Small Area Plan.

7. **Manager Comments:**
   I recommend for approving this request, although because it is a lengthy document, hearing the presentation at this meeting and considering adoption at the next would be reasonable.

8. **Next Steps:**
   NA

9. **Attachments:**
   1. Small Area Plan DRAFT



Beverly Heights and Western Heights Small Area Plan

DRAFT

CITY of Statesville
PLANNING DEPARTMENT

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Acknowledgements:

City of Statesville

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SAP Project Lead

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City Manager

Sherisha Hills
Assistant City Manager

Scott Herrell
Assistant City Manager

Doug Hendrix
Mayor

David Jones
City Councilmember, Ward One

Kristi Pfeufer
City Councilmember, Ward Two

Dorris Allison
City Councilmember, Ward Three

Amy Lawton
City Councilmember, Ward Four

Tip Nicholson
City Councilmember, Ward Five

Lisa Pearson
City Councilmember, Ward Six

James Pressly
City Councilmember, At-Large

Trey Robertson
City Councilmember, At-Large

Herman Caulder
Assistant Planning Director

April Nesbit
Public Information Officer

Lesley Marion
Code Compliance Supervisor

Chris Overcash
Staff Engineer

Adam Spillman
Crime Analyst

Richard Griggs
Parks and Recreation Director

Matt Hubert
City Engineer

Introduction and Study Area Description

The Old Wilkesboro Road Small Area Plan (SAP) was originally written in April of 2004 and covered only 30 acres. It included 16 tax parcels surrounding Marjorie Road, Kenhill Road, part of Candlestick Drive, and the Old Wilkesboro Road/Bradley Farm Road intersection. The primary goal of the former SAP was to address visible issues along that part of Old Wilkesboro Road, as well as keep the neighborhood in character with the surrounding areas. In the summer of 2026, the City of Statesville updated and expanded the SAP due to nearby developmental pressure and community concern.

The area studied in this updated Small Area Plan encompasses the neighborhoods of Beverly Heights and Western Heights. The area is bounded by Interstate 40 to the south, Morrison Creek to the north, the Martin Marietta Statesville Quarry to the west, and Albert B. McClure Park to the east. *Refer to Map A, Study Area Map (Page 6).*

Within this area, there are 455 different land parcels. Of these 455, 336 are used for residential purposes. The remaining 119 properties are used as offices, businesses, industrial, or agricultural use. As indicated by the City property records, approximately 65 or 19% of the residential properties are rentals. In the residential areas, there are three main neighborhoods: Beverly Heights, Western Heights, and Canterbury. In Beverly Heights, the average age of homes in the neighborhood is 44 years. Western Heights is older, with an average home age of 84 years. Canterbury Neighborhood, encompassing Candlestick Drive, Cartway Lane, and Chalice Court, has an average home age of 31 years. Most of the houses in all three neighborhoods are single-family, and they come in a variety of styles. The most popular, however, are ranch-style and split-level. Along Wilkesboro Highway/Highway 115, the B-3, B-4, and B-5 districts exist. This area acts as a “Welcome Mat” for people coming off the interstate. There are 61 different parcels of business district land along the first part of the 115 Corridor, comprising 124 acres. The busiest shopping center lies between Highway 115 and Old Wilkesboro Road and includes a Food Lion, three restaurants, a Dollar General, a car wash, a Tobacco and Vape Store, an Edward Jones Financial Office, and a nail salon.



Because this plan is driven by community concern and interest from residents, the BHWH SAP Team hosted two Public Engagement Meetings to gather feedback from citizens within the small area. The first meeting, held on June 2nd, 2026, was a drop in format for residents to inform planners of their concerns and thoughts on development in and around the area. In addition to this, an online survey was offered to all residents in the small area to share their thoughts. Feedback was collected from both the



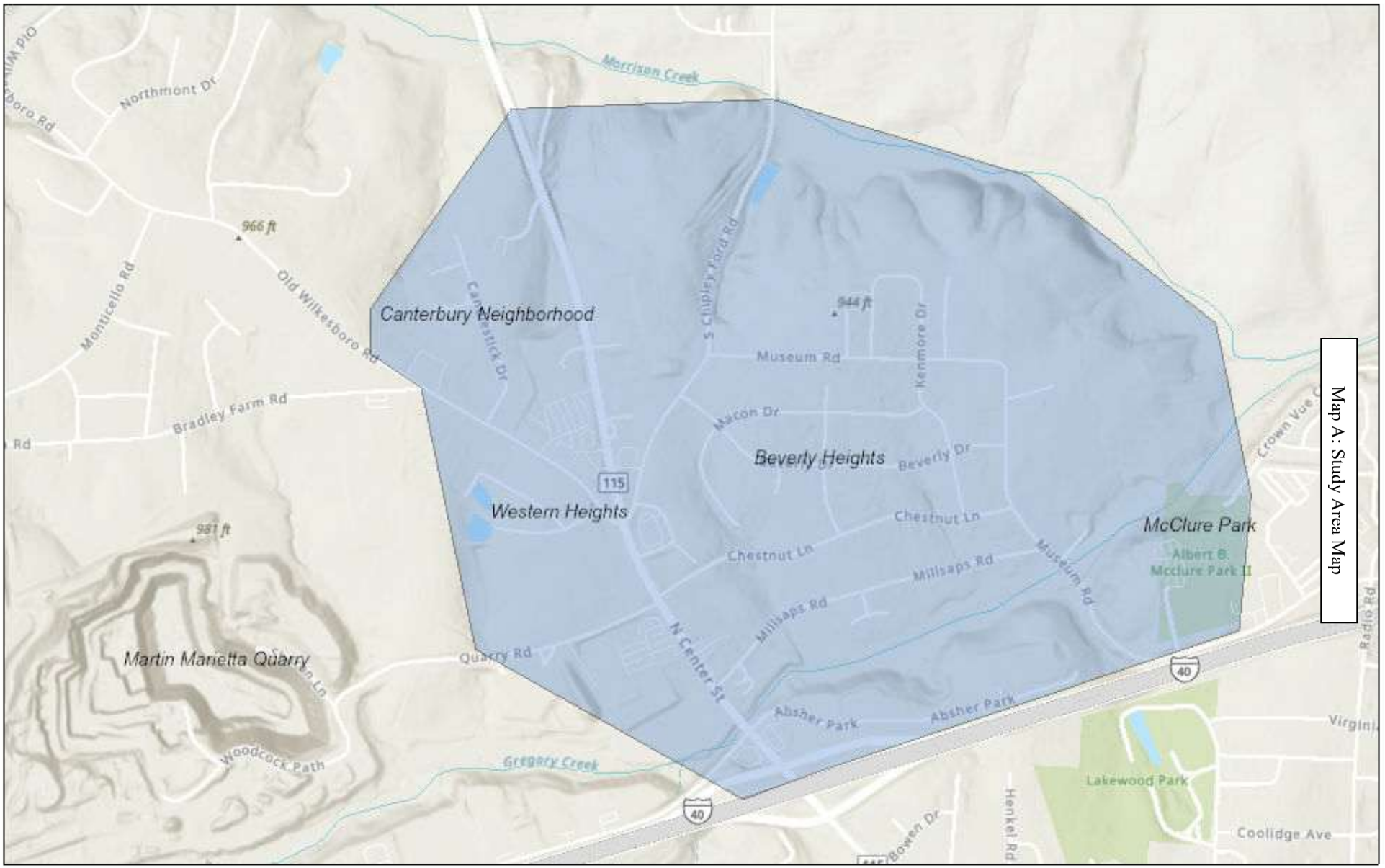


in-person meeting as well as the online survey, which guided the choices and recommendations made throughout this SAP. The main areas of focus for the first meeting and surveys were Transportation, Land Use, Parks and Recreation, and Neighborhood Concerns, which are all addressed in this Small Area Plan. The city staff members at this meeting asked residents to utilize a variety of hands-on engagement tactics in order to gauge feelings and thoughts towards potential changes. Participants were able to write on maps, utilize whiteboards, vote for project priorities, and speak with city staff to learn more about the area. Approximately 35 people attended this event, and 45 citizens filled out the online survey.

On July 2nd, 2026, a second Public Engagement Meeting was held. Prior to this meeting, drafts of the SAP were shared with residents via email and social media. Residents were encouraged to review the draft, specifically the vision statement, prior to the meeting. At the July 2 meeting, participants were asked to consider 15 different possible recommendations for change. They were then asked to vote for their top 6 priorities. At another station, participants were given handouts of the printed vision statement and asked to add any changes they might like to make. With these additions, the SAP was updated according to what feedback residents provided. Approximately 12 residents attended this meeting.



Small Area



Map A: Study Area Map

6/23/2026

BHWH_Small_Area_Plan5

1:15,996

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

Small Area Plan



Map B: Small Area Satellite Imagery

6/16/2026

1:15,996

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, NC CGIA, Vantor

Current Conditions

The area is primarily residential, with some agricultural area in the north, and business/office districts along the Highway 115 corridor. Some of the area falls into a Flood Zone, as Gregory Creek runs south of Millsaps Road and north of McClure Park. Morrison Creek creates a Flood Zone along the northern boundary of the area, but it is primarily surrounded by agricultural land usage. There are no designated Historic Districts within the area, but the Gregory Creek Homestead, which is owned by Iredell Museum of Arts and Heritage, falls within the boundary. Gregory Creek Homestead is open to the public during the day to walk the trails and experience the historical buildings. They also do regularly scheduled and free "living history" days, which are opportunities for people to walk through and experience what life would have been like in Statesville two hundred years ago. Fort Dobbs State Historic Site is just north of the Small Area. Fort Dobbs is the only historic site in the state of North Carolina that is associated with the Seven Years War. This creates a historic culture in the area, which is important to maintain. The northern part of the small area falls within the ½ mile buffer of the Hatchett/Watts Farm Voluntary Farmland District. Approximately 23 houses along Kenmore Loop and Museum Road fall into the buffer.



Gregory Creek Homestead



Fort Dobbs Historic Site

Along Highway 115, there are a variety of different office and business parcels heading north. The 115-Ashber Park Road Intersection is surrounded by three different gas stations (Sheetz, Shell, and BP). There is some undeveloped B-2 and B-5 land across from the BP gas station. Heading farther north on 115, there are office spaces, some in use and others vacant. There is also a large shopping center and parking lot called Gainzville Plaza. Gainzville Plaza contains Dynamic Nutraceuticals, Core Nutritionals, Coffee House, an unnamed seasonal roadside stand, and Crush-It Coliseum. The parking lot is rarely utilized to its full capacity.

The Martin Marietta Statesville Quarry borders the western boundary of the Small Area. It is zoned HI and employs about 17 people. Neighbors currently have some concerns about the noise and potential property damage coming from the Quarry.

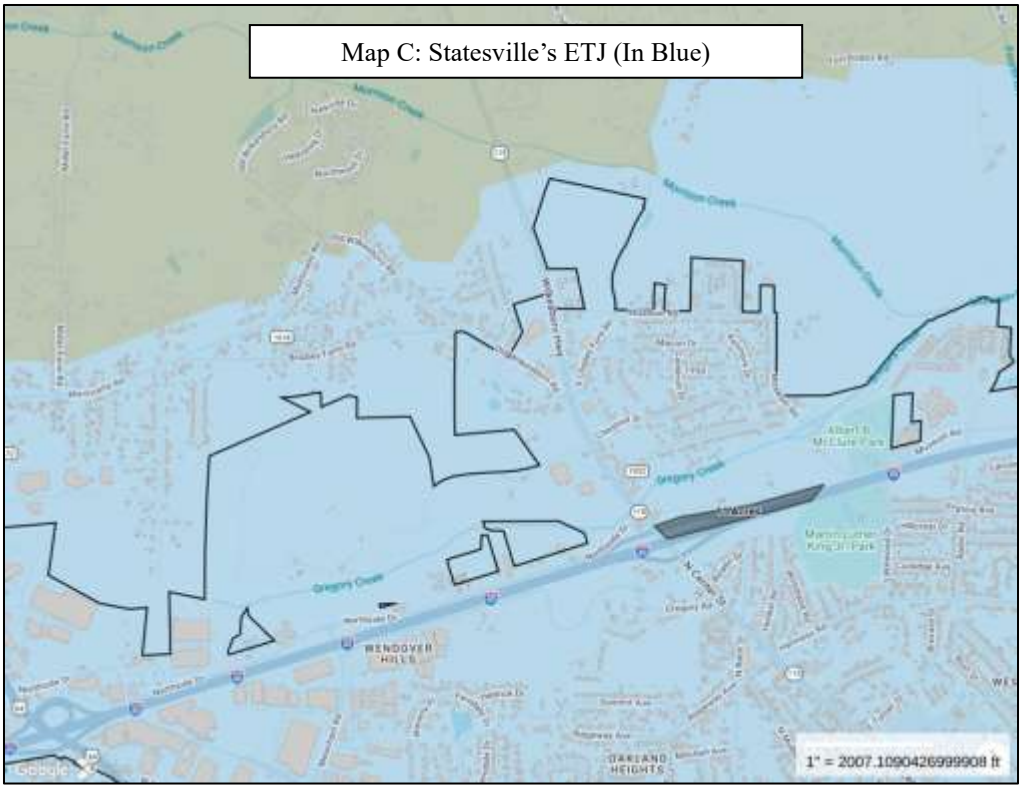


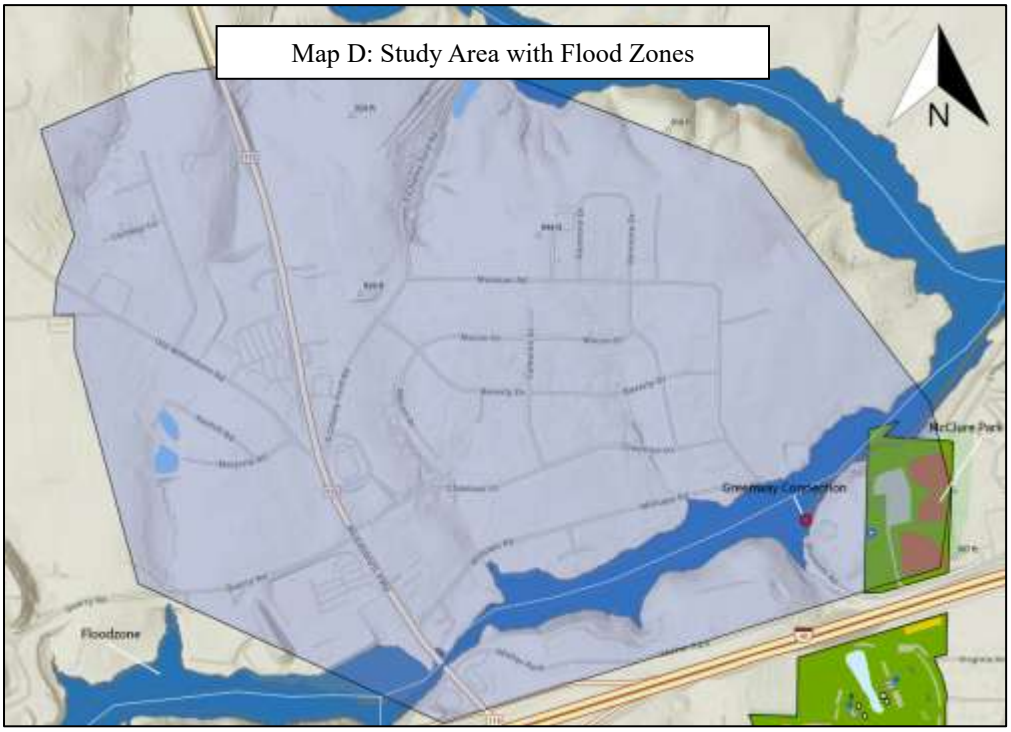
McClure Park Sign

Albert B. McClure Park (also known as McClure Park) borders the eastern boundary of the Small Area. The park is primarily used for softball and baseball, as it has three lighted ball fields. It encompasses 14 acres and has a restroom and two picnic shelters.

Past Martin-Marietta Quarry, there are a few retail stores and the Food Lion shopping center. Across from the shopping center, there are some office spaces and churches, including Pressly Memorial ARP Church, Temple Baptist Church to the east, and St. Mark Baptist Church and Northmont Baptist Church to the west. Aside from the 115 corridor, the rest of the Small Area is primarily residential.

Most of the Small Area falls within the Statesville City Limits, but there are 14 parcels to the east of Highway 115 and 62 parcels to the west of 115 (mostly the Canterbury community) that are not within the Statesville City Limits. 76 parcels out of the 400, or 19% of the parcels in the area are not within the City Limits. However, the entire area does fall within Statesville's Extraterritorial Jurisdiction (ETJ), which means that the City of Statesville is able to regulate land use through zoning and subdivision controls. *Refer to Map C, Statesville's ETJ, on Page 10.*


Map C: Statesville's ETJ (In Blue)
WENDOVER HILLS
OAKLAND HEIGHTS
1" = 2007.1090426999908 ft


Map D: Study Area with Flood Zones
N
McClure Park
Floodzone

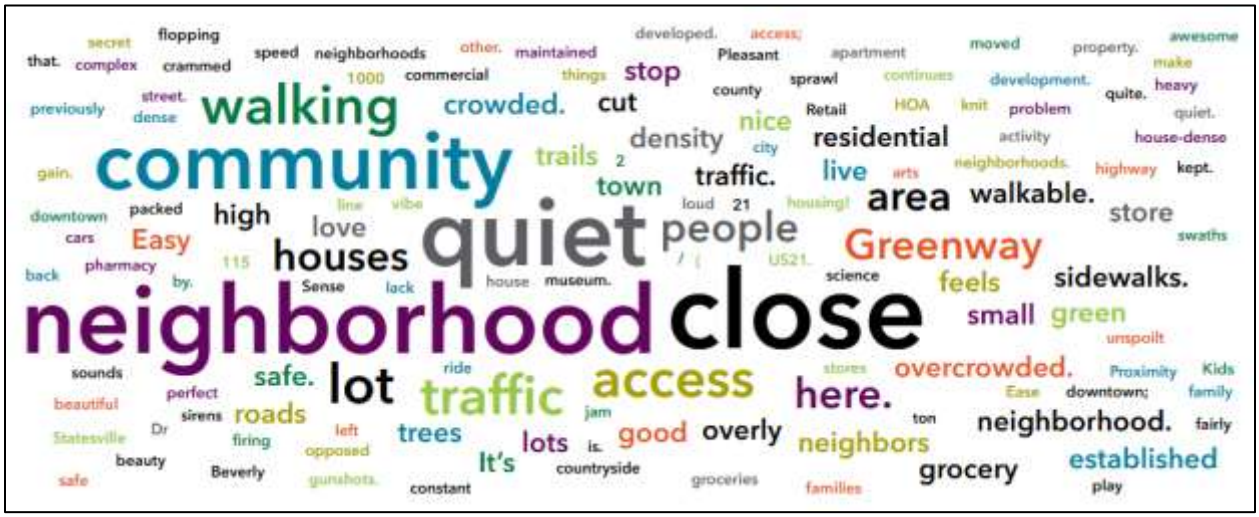
Vision Statement

As a "Welcome Home Corridor" to Statesville, The Beverly Heights and Western Heights Area will actively embrace thoughtfully integrated modern growth while preserving the foundational framework of our rural, hometown identity. We are committed to fostering stable, neighborhood-scale development that preserves our established neighborhood character and supports our City's growth plans.

Growth and change in this area will be guided by the values and principles of residents working in collaboration with the greater Statesville community, thereby ensuring both our residential and commercial neighborhoods remain safe, pedestrian-friendly, and deeply welcoming.

We envision a sustainable, highly livable community that celebrates our natural environment. We will intentionally nurture and integrate green spaces across all facets of our landscape-weaving seamlessly into residential living, recreational spaces, and commercial development.

Guided by the pillars of Safety, Sustainability, and Connection, we endeavor to cultivate a lifelong livability and resilient prosperity that serves neighborhood residents and our community at large.



"What do you love about this area now?" – Data collected from resident survey in June 2026

Plan Purpose

The purpose of this Small Area Plan is to provide a basis and blueprint for future land use in the area. As Statesville grows and develops, there are new opportunities for revitalization, and communities with predeveloped Small Area Plans will benefit by guiding development, seeking grants, and informing capital planning projects. By preparing a SAP, the area will be able to grow methodically and strategically, while keeping resident values and the importance of continuity at the forefront of change. The first neighborhood meeting revealed several themes of great importance to the community. The main pillars of this Small Area Plan are Safety, Sustainability, and Connection, each of which play a key role in maintaining vibrant and healthy community life.

I. Safety

Safety is a top priority in this plan, as quality of life cannot increase until all residents feel safe and comfortable in the area where they live. Pedestrian/Street safety is the major point of focus. This plan aims to increase walkability and pedestrian safety in all parts of the Small Area. Vehicle safety and speeding is also an essential concern throughout the main corridors of the area as well as back in smaller residential areas. By incorporating safety into this development plan, we can prioritize comfort for both residents and visitors.

II. Sustainability

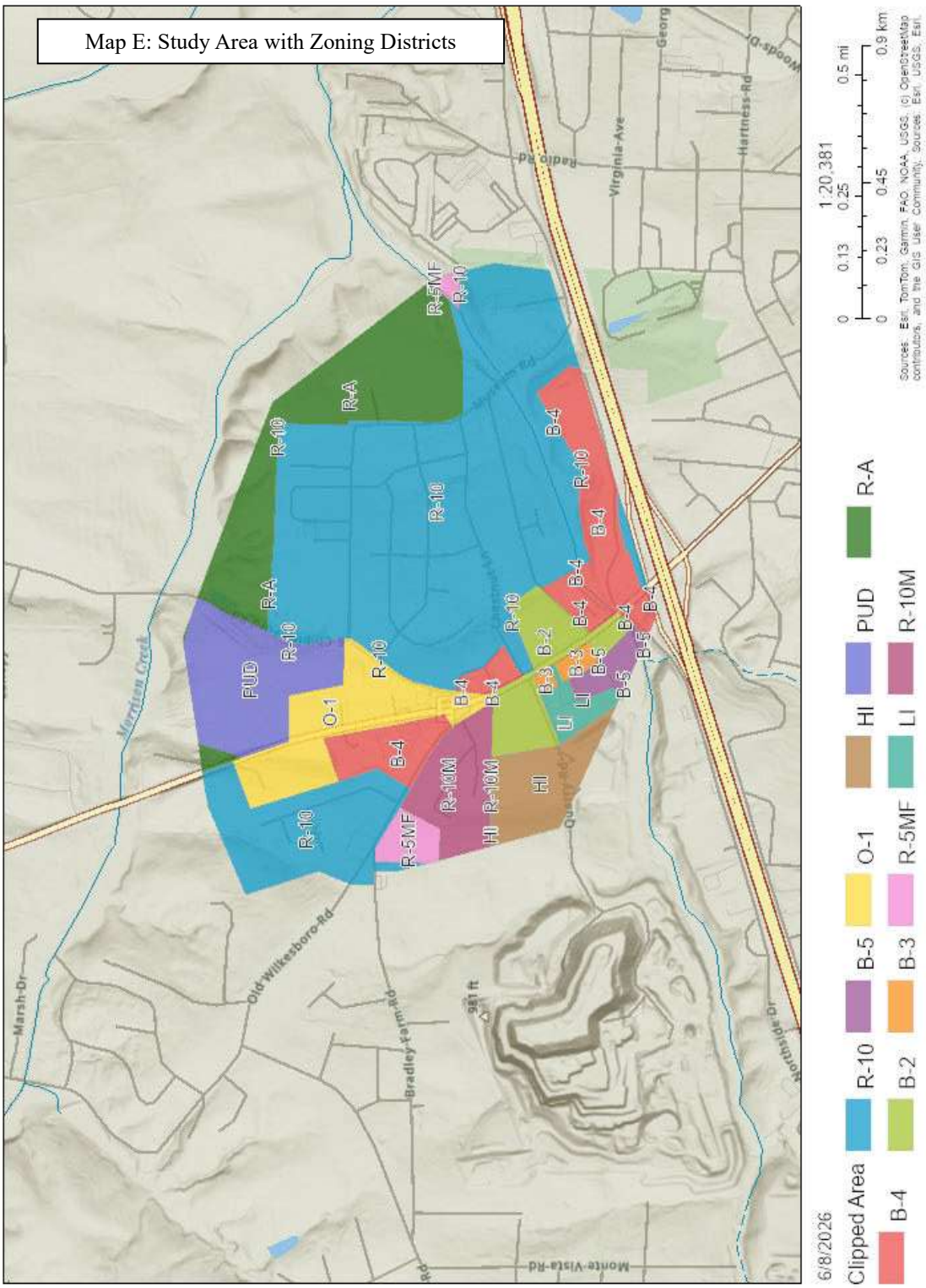
The sustainability pillar represents the creation of change that will last for years. Looking forward to sustainable solutions and development will create a cohesive community that has purpose and a vision. Sustainability in environmental terms is also an important focus. This community contains McClure Park, as well as many acres of forest, walking paths, and creeks that all need to be kept in mind when making plans. Keeping these natural resources healthy is vital in planning for a sustainable future.

III. Connection

Connection is another key value that this Small Area Plan aims to incorporate. The pillar of connection represents primarily human connection and equity, as well as physical connection and transportation in the area. The Beverly Heights/Western Heights Neighborhood should be an area where people feel connected to each other and to the area around them. Roads and trails should feel connected and intentional, rather than random and scattered. Connection in this area leads to community, which is a main goal to benefit both sustainability and safety.

Small Area Plan

Map E: Study Area with Zoning Districts



Land Use and Development

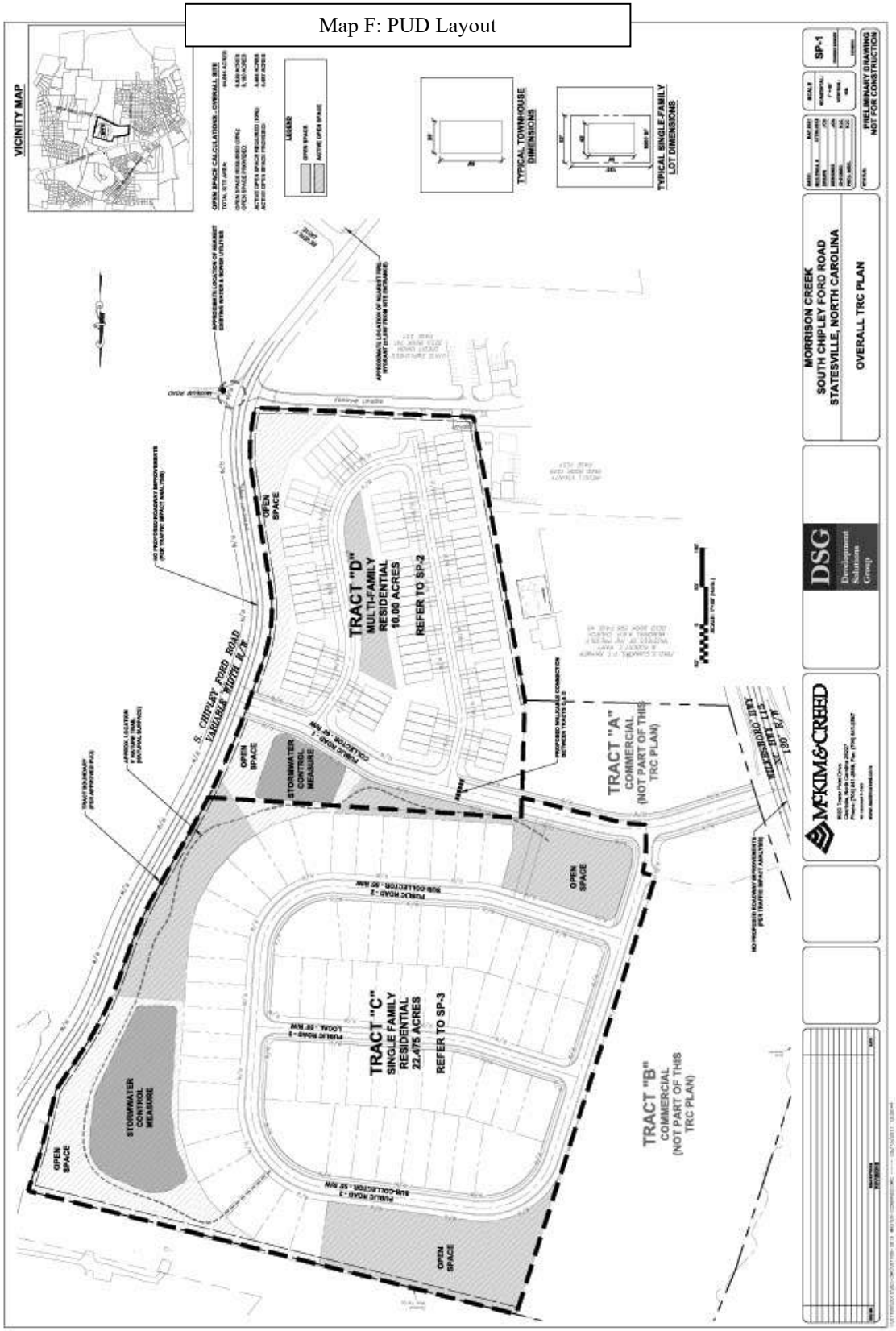
Zoning:

The entire area encompasses 1 square mile, or approximately 640 acres. It includes 400 different land parcels, some of which are rentals, and some are owned by the residents. The land in this area is predominantly residential, with most parcels falling in the R-10 (Urban Low Density Residential District) or R-10M (Urban Low Density Manufactured Housing Residential District) zones. The northeastern part of the Small Area contains an R-A (Residential Agricultural District) area, and the area bordering Interstate 40 contains mostly business districts, including B-3 (Shopping Center District), B-4 (Highway Business District), and B-5 (General Business District). Other uses in the area include HI (Heavy Industrial District), LI (Light Industrial District), R-5MF (High Density Multi-Family Residential District), and O-1 (Office Single Lot District). There is also a PUD (Planned Unit Development District) in the northern part of the SAP. *See Map E (Page 13).*

Each of these different zoning districts has its own rules and regulations for construction in those areas, which can all be found in the Unified Development Code.

Finally, a major consideration should be the Planned Unit Development (or PUD) in the northern part of the Small Area Plan. A PUD is a parcel of land that is usually intended to be used for mixed development. Zoning districts are merged within the PUD, which can often be a route for planned and intentionally developed communities. This particular parcel, known as the Morrison Creek PUD, was planned for development beginning in 2027. The parcel will be split into 4 Tracts (A, B, C, and D), where Tract A and B will be for commercial use, Tract C will be for single family residential housing, and Tract D will be used for multi-family residential housing. There are also plans for natural areas, public roads, and stormwater control measures within the PUD parcel. *See Map F (Page 15).* The PUD was approved and the developers have vested development rights, but there has not been any action on this development since 2023, which means that construction beginning in 2027 is unlikely.

Map F: PUD Layout



Issues to Consider:

When planning for development in this area, there are natural, structural, and legal factors to consider. Each of these will play a role in determining what can be built in this area, and where. In order to plan for organized and continuous development, each factor should be thoroughly taken into consideration.

I. Interstate Vicinity

Certain properties have different regulations based on their distance from an interstate. The City of Statesville's Unified Development Code states that a business-zoned property must be "within 1,000 feet of an interstate highway right-of-way" to have a permanent pole sign internally or externally illuminated (Statesville, North Carolina – Code of Ordinances, Appendix A/Article 6/Section 6.07). The Interstate Vicinity Rule applies primarily to the area between Interstate 40 and Millsaps Road.

II. Flood Zones

Gregory Creek in the southern part of the Small Area, and Morrison Creek bordering the northern part of the Small Area both create flood zones that become important when developing land. Floodplains can act as natural storm buffers and water filtration systems. Development in floodplains is discouraged; however, if necessary, land-disturbing activities must have an approved Flood Development Permit (see Statesville, North Carolina – Code of Ordinances, Appendix A/Article 2/Part 5/Section 2.25). However, the entire small area is outside of a critical watershed. *See Map D on Page 10.*

III. Existing Street Patterns and Plans

In 2019, the City of Statesville adopted the Mobility + Development Plan, which outlines all major plans for changes in roads and transportation throughout the entire city. One major issue listed in the Mobility + Development Plan is the traffic congestion under the Interstate 40 Bridge at the southern end of the Small Area Plan, which is considered the area of the most congestion in the City of Statesville. That same area also has the fifth-highest frequency of crashes in Statesville. Fortunately, the crashes in the area have not resulted in serious injuries or fatalities.

IV. Topographic Concerns

Within the Small Area there are some elevation challenges to consider when planning for development. The main residential areas; Beverly Heights and Western Heights, sit on a south-facing slope off which stormwater runs into the Gregory Creek Valley. The main peaks in the area are in the PUD area, as well as near the intersection of Kenmore Drive and Museum Road. At the border of the Kenmore Drive R-10 District and the RA District, the slope changes and there is a drop-off, creating a drainage basin to Morrison Creek. That downward, or north-facing slope continues until it reaches Morrison Creek at

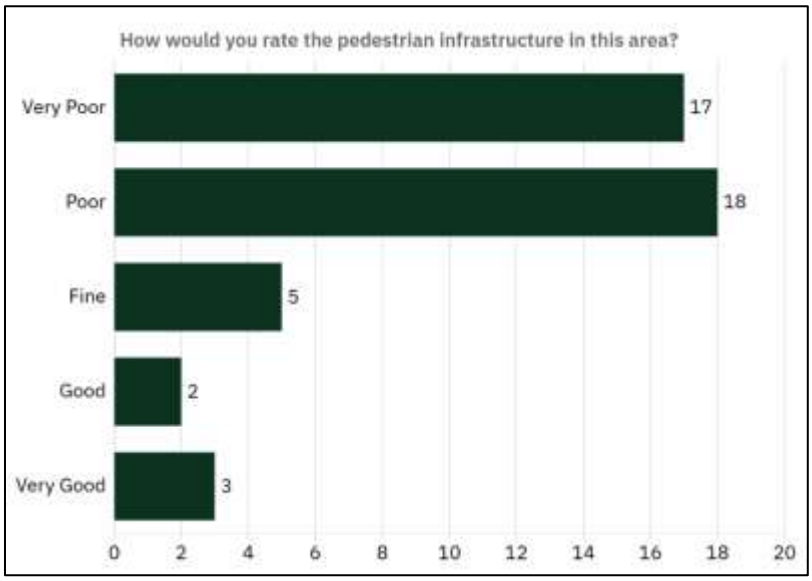
the northern boundary of the Small Area. Chestnut Street, though not on a peak, is particularly hilly. These elevation changes can create issues when considering pedestrian infrastructure, traffic safety, and development in general.

V. Existing Housing Stock

Within this Small Area, there are 306 residential structures. Most of the houses are in acceptable condition. The City of Statesville Code Enforcement Department does not currently have any open cases for vacant homes or code violations within the Small Area.

VI. Pedestrian Infrastructure

Currently there is limited pedestrian infrastructure in the Small Area. Some parts of the Beverly Heights Neighborhood have a small stretch of sidewalk, but there are otherwise not many more designated walking areas along roads. Statesville's Mobility Development Plan shows proposed sidewalks coming from Interstate 40 and going north on Highway 115 through the Small Area, as well as an offshoot up Old Wilkesboro Road extending to the Candlestick Drive and Old Wilkesboro Road intersection, but not through the Canterbury Neighborhood. This lack of sidewalks and crosswalks must be considered when developing, as it can affect how residents are able to move around and access different resources.



Data from resident survey in June 2026

VII. Industrial Land Use

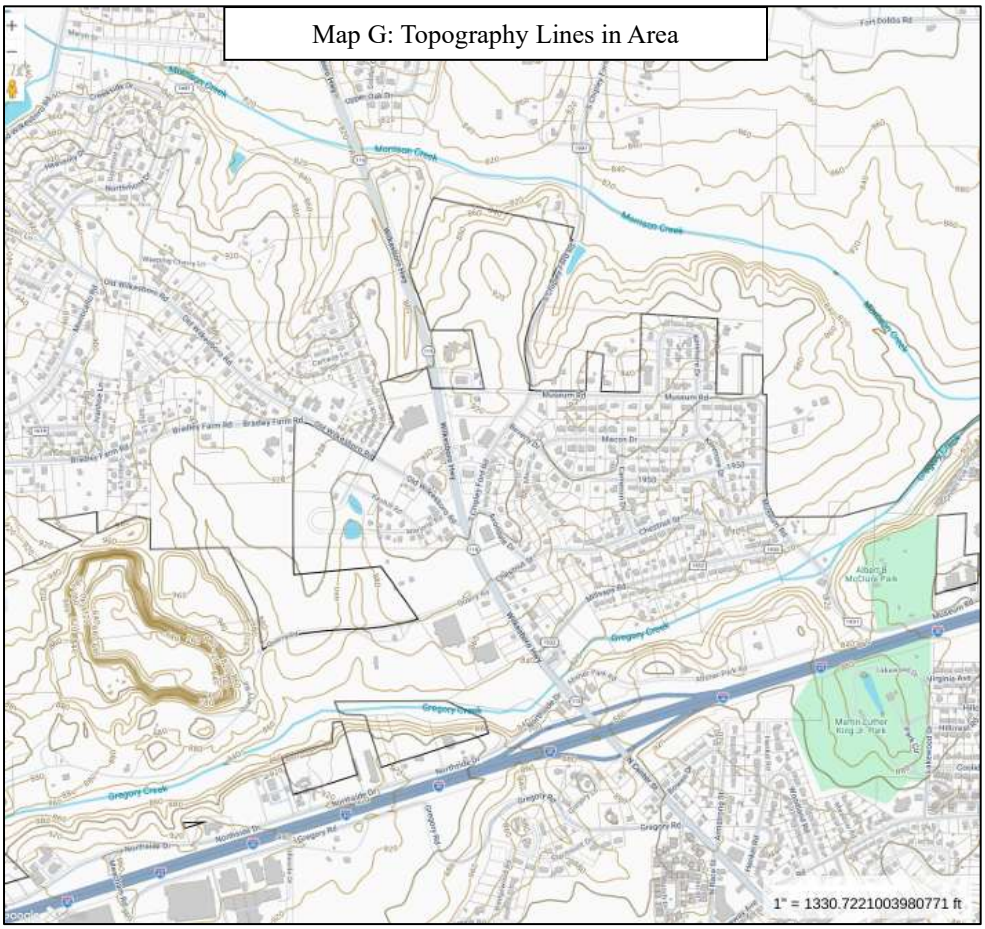
Within the Small Area is the Martin Marietta Statesville Quarry. This quarry primarily mines for aggregate material. It is zoned Light Industrial (LI) towards the front of the Quarry near Highway 115 and Heavy Industrial (HI) farther back into the property. Their Special Use Permit states that a minimum distance of 1000 feet must be kept between any

blasting and any residential structure not owned by the Quarry. They are also required to limit their secondary plant to working hours from 6:30 AM to 9:00 PM Monday through Friday, and 7:00 AM to 6:00 PM on Saturdays, which creates scheduled time for residents in the surrounding areas to expect noise and disturbances from the Quarry. However, noise and potential property damage should be considered when developing around the area.

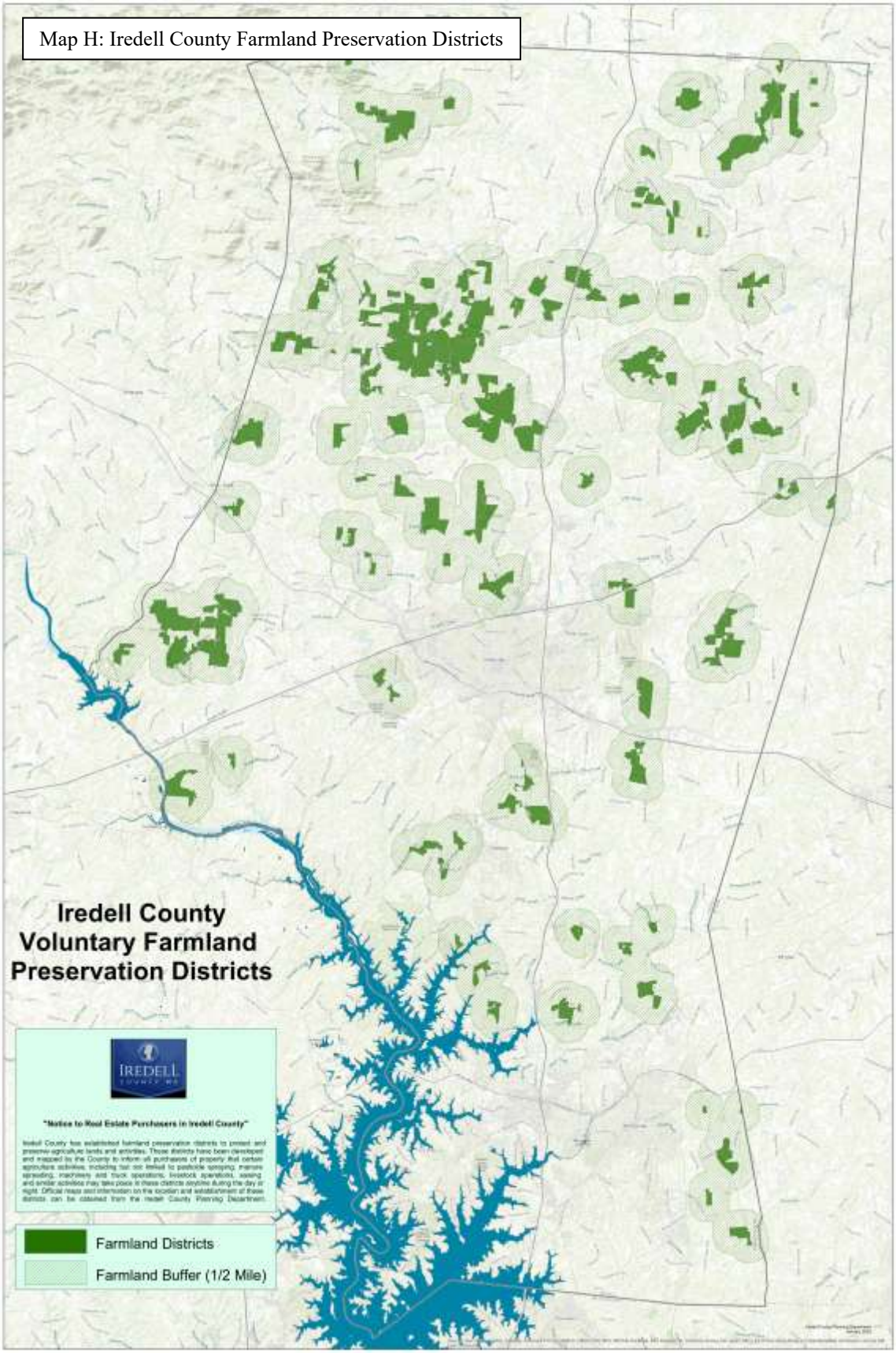
VIII. Farmland Preservation Buffer

The northern section of the Small Area falls within the ½ mile buffer of the Hatchett/Watts Voluntary Farmland Preservation Area. A Farmland Preservation Ordinance exists to "reduce the loss of available and productive farmland by limiting the circumstances under which an agricultural of forestry operation may be deemed a nuisance" (Iredell County, North Carolina – Code of Ordinances, Appendix B.5). There is a farming culture in this part of Statesville, which residents recognize. Any person or group developing in this ½ mile buffer would have to be aware of the potential for agricultural or forestry operations in the area. *See Map G on Page 18.*

Map G: Topography Lines in Area



Map H: Iredell County Farmland Preservation Districts



Character Intent Profiles:

The City of Statesville 2045 Land Development Plan designates each area of Statesville as a specific Character Area. Within the Small Area Plan, there exists an Activity Corridor down Highway 115, Complete Neighborhood 1 around Canterbury Neighborhood, Complete Neighborhood 2 around the Beverly Heights and Western Heights Communities, Employment Center/Industrial Flex in the Martin Marietta Quarry, and Activity Center in the PUD (*See Map I on Page 22*). Each of these designations has specific recommendations in place to keep the character and continuity of an area intact. Character Form Tables on the next page.

Form Characteristics of Each Area:

Activity Center	
Building Height	One to four stories
Building Orientation	Buildings oriented around public space or fronting internal streets in traditional main street style format, 0-30 ft setbacks
Building Types	Large and small footprint commercial and multifamily residential, upper story residential and office, and a variety of housing choices
Street Character	Arterial streets and access streets along edges; smaller internal streets provide pedestrian networks for circulation
Parking Character	Parking at individual buildings or in a central location, with large parking lots divided into “pods” to side or rear of development

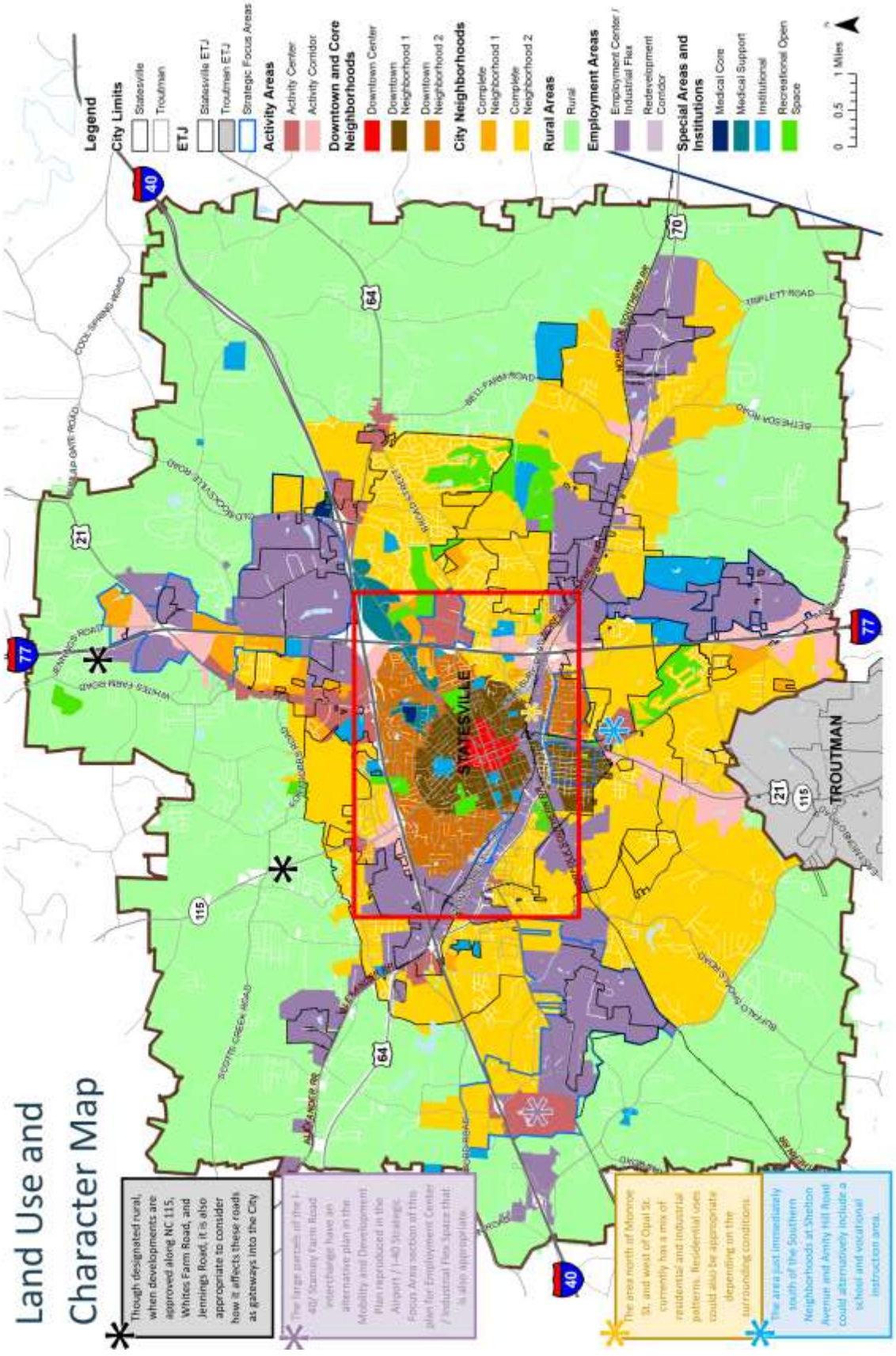
Activity Corridor	
Building Height	One to three stories
Building Orientation	Front of buildings oriented to the gateway street, setbacks allow for sidewalks and necessary driveways, 5-30 ft setbacks
Building Types	Large and small footprint office or commercial
Street Character	Arterial/access streets, pedestrian facilities along the main frontage
Parking Character	Parking to the side or rear of buildings, street parking on side streets as appropriate

Complete Neighborhood 1	
Building Height	One to four stories
Building Orientation	Residences oriented towards the primary street or designed around common space, 5-20 ft setbacks.
Building Types	Apartments, townhomes, other multifamily residential forms and a variety of housing type choices
Street Character	Connected neighborhood streets with sidewalks on both sides and street trees, off-street pedestrian and bike circulation connections
Parking Character	Small surface parking lots shared by many residences, on-street parking, or alleyways, individual driveways should be avoided

Complete Neighborhood 2	
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, 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

Employment Center/Industrial Flex	
Building Height	One to five stories
Building Orientation	Buildings oriented toward primary street, complexes may be designed around common space or service streets, 20-50 ft setbacks
Building Types	Large and mid-size format production facilities, offices, and small format retail and service uses
Street Character	Streets capable of accommodating regular truck traffic, sidewalks connecting sites encouraged
Parking Character	Surface lots that serve development sites, shared parking preferred, parking includes adequate loading, maneuvering, and equipment parking, parking located to side or rear

Map I: Character Intent Map



Transportation

Public Engagement Meeting Summary:

The Public Engagement Meeting on June 4th provided a lot of information about resident concerns regarding transportation in the area. Data was collected via a few different methods at the meeting, including:

- Voting Jars
    - Participants were given 3 marbles. Participants were then asked to vote on the project they were most interested in seeing within their community.

Project	Votes
Improving gateway signage/adding art	3
Signalizing intersections of Museum and South Chipley Ford Road	8
New road connection between Absher Drive and Museum Road	22
Adding sidewalk or greenway connections to Gregory Creek Greenway/McClure Park	35
Something not listed: - Please do no construction for a minimum of five years - LED lights on all stop signs in Beverly Heights - Sidewalks on Chestnut Street - No speedbumps on Beverly Road - Sidewalks through Beverly Heights neighborhood - Speedbumps on Chestnut Street - Fee in lieu of sidewalks should remain in the neighborhood - Improve Gateway 3 - Replace standard stop signs with LED stop signs - Remove Chestnut Street connection to Wilkesboro Highway and divert traffic to Avondale Drive - Pedway along bridge along Museum Road - Adding hanging traffic signs that indicate turn lanes on Wilkesboro Highway, South Chipley Ford Road, and Old Wilkesboro Road traffic lights - Signalization/roundabouts along NC 115/Wilkesboro Highway	9

Data from June and July Public Meetings

- Proposed and Existing Infrastructure Map
    - Participants were shown a map with the existing roads and sidewalks, as well as the plans that are currently in place for proposed sidewalks and roads. This map also showed the recommended sidewalk additions, road widening, and intersection improvements from the Mobility + Development Plan adopted in 2019. See Section 8-4 in the Mobility + Development Plan for the table of recommended roadway projects for specific improvements. It also contains plans for future cross sections of several roads within this small area. See Section 3-34 in the Mobility + Development Plan for future cross section diagrams.
- Mark Up Map
    - Participants were asked to draw and edit the existing/proposed infrastructure map with additional improvements for their neighborhood.

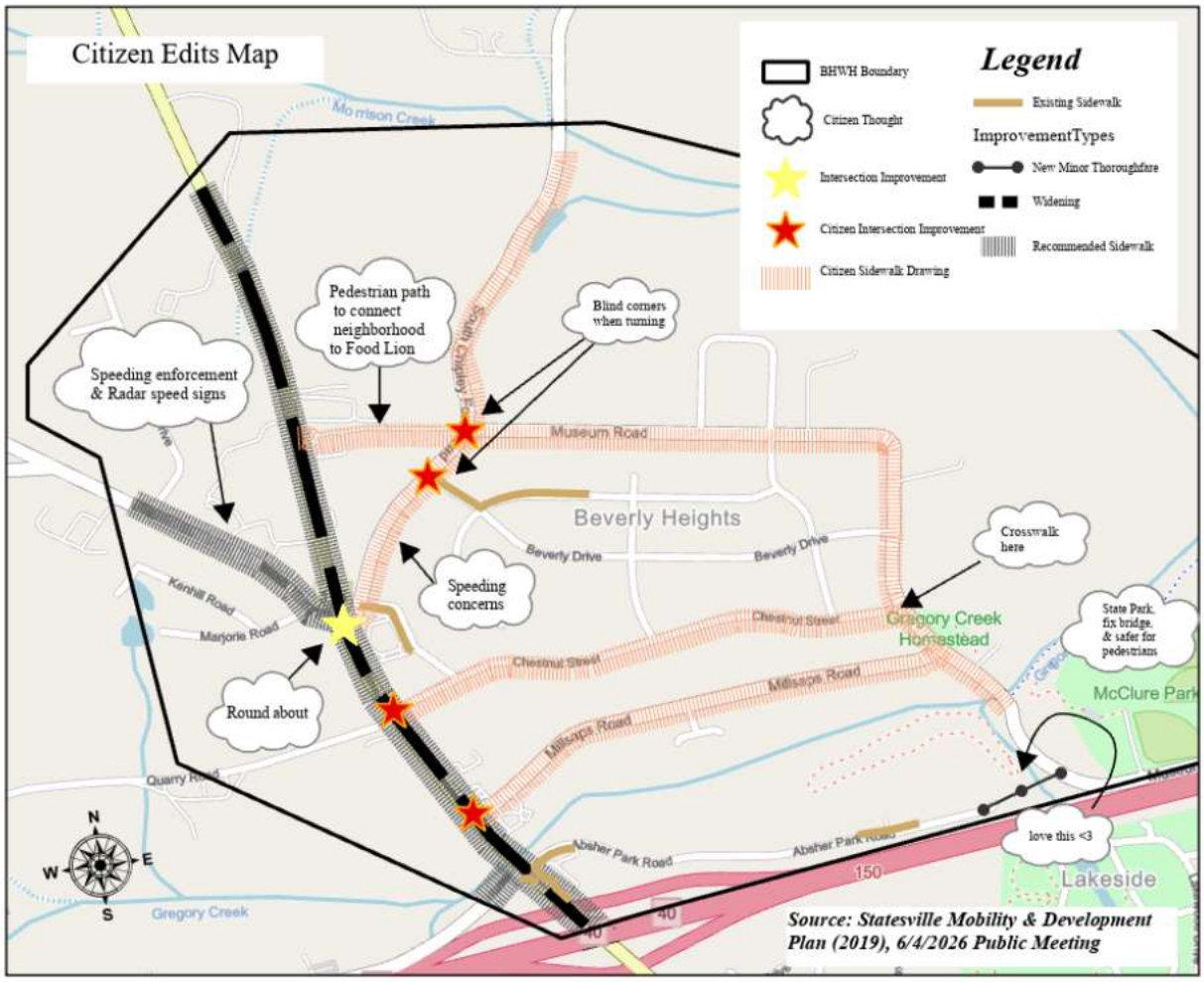
Citizen Concerns:

During the meeting city staff heard numerous concerns about people speeding. Specifically using Beverly Road, Chestnut Street, and Millsaps Road as connections from Highway 115 to Museum Road and vice versa. The current speed limit on Beverly Road, Chestnut Street, and Millsaps Road is currently 25 MPH. Additionally, all intersections are controlled with 4-way stops.

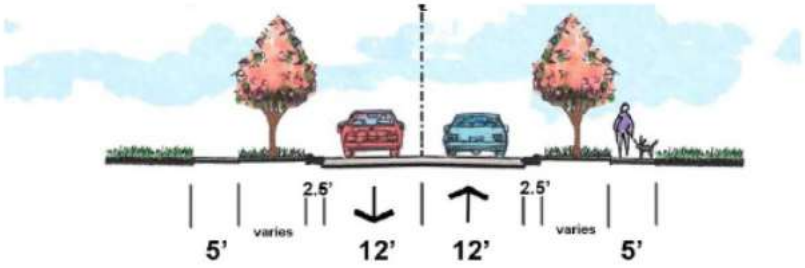
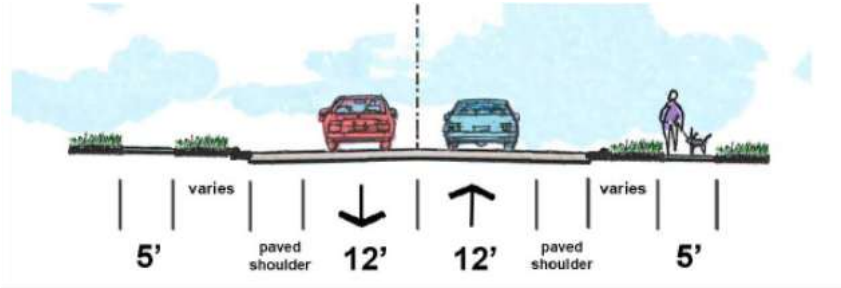
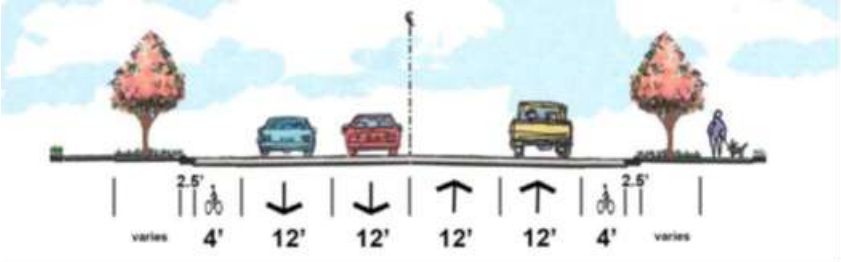
The City Engineering department conducted a traffic analysis on Museum Road to determine if speeding was an issue. The report is on the traffic analysis that was conducted from 10/15/2025 and concluded on 10/22/2025. The report shows that the peak traffic time was between 7:45 AM – 8:00 AM. The average speed for vehicles was 39 MPH with approximately 95% of vehicles exceeding the 25 MPH speed limit. Less than 3% of vehicles were traveling in excess of 55 MPH.

On May 15, 2026, the Engineering department set out temporary speed humps and two solar powered radar speed signs on Museum Road to deter speeders and gather data. *See Appendix A: Traffic Analyses on Pages 39-42.*

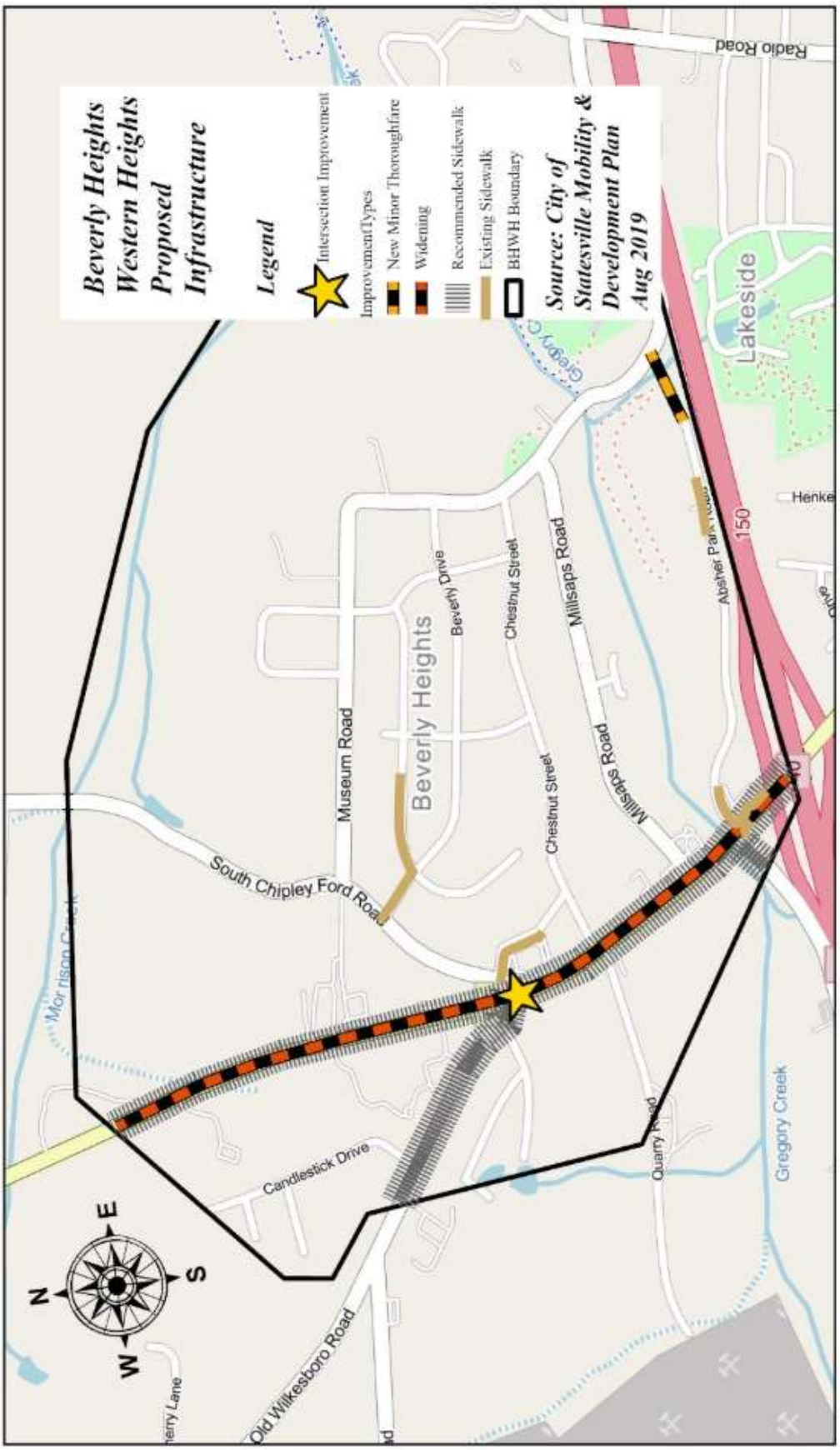
Map J: Citizen Edits Map



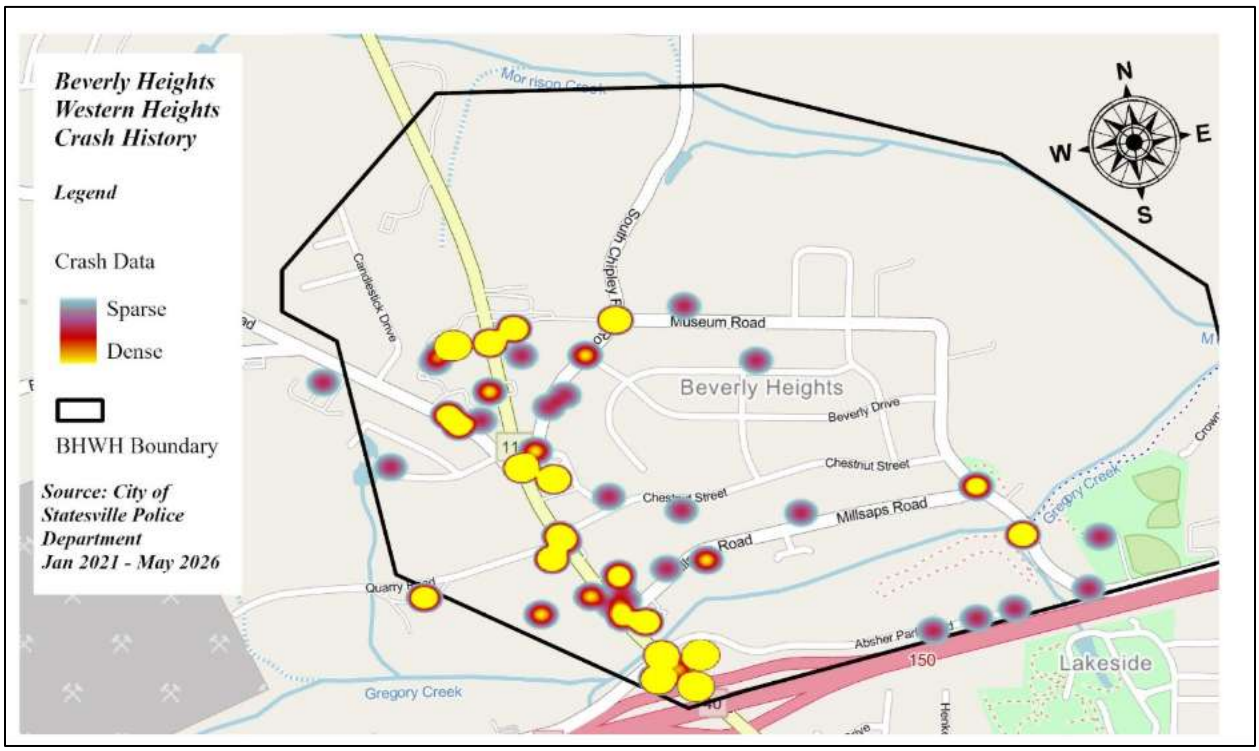
Proposed Future Cross Sections:

Absher Park Drive Extension Two lane with sidewalks *Start:* Absher Park Drive *End:* Museum Rd	
Wilkesboro Hwy (NC 115) Two lane with sidewalks and paved shoulders *Start:* Midway Rd *End*: Old Wilkesboro Rd	
Wilkesboro Hwy (NC 115) Four lane with bike lane and sidewalk *Start:* I-40 *End:* Old Wilkesboro Rd	

Map K: Existing and Proposed Infrastructure



Map L: Crash History Map



Neighborhood Concerns

Most major areas of concern in the Small Area, as understood from resident feedback, involve traffic, speeding, and transportation issues. However, vacant/abandoned nonresidential properties along the Highway 115 Corridor are also an area of concern. Along with this, there have been concerns about signage along Highway 115 in front of businesses. Residents feel that in some areas, the signs may be technically within the City Code but are still unsightly.

Another concern that residents have is the Gainzville Plaza Area. This lot, which holds four businesses (Dynamic Nutraceuticals, Core Nutritionals, Crush-It Coliseum, and Coffee House), has a large parking area that is not utilized to its full capacity for most of the time. Also in this parking lot is a seasonal roadside vegetable stand which generates some traffic and business to the area. There is potential for this parking lot to be shared between businesses which could allow for a weekend Farmers Market that utilizes those parking spaces while Dynamic Nutraceuticals is closed on the weekends. This would enrich the community as well as providing residents with a source of fresh food. Creating a Farmers Market could also be a step in the direction of creating an agrotourism area along the Highway 115 Corridor as visitors travel north through more agricultural areas of Statesville. This could generate more business and foot traffic to other storefronts, both those existing and yet to come.



Seasonal Roadside Stand - June 2026



Gainzville Plaza Parking Lot - June 2026

Another concern in the area is the lack of trees and vegetation. Residents are concerned that as development moves forward in the area, existing trees and natural spaces will be removed to make room for businesses. A solution to this is increasing tree planting along Highway 115, which could also benefit the area by creating a beautification along this gateway to Statesville. By planting Cherry Trees along the Interstate 40 exit north towards the Old Wilkesboro Road/South Chipley Ford Road/Highway 115 Intersection, visitors coming off Interstate 40 could enjoy driving through a greener area. Pedestrians and residents would also benefit from increased tree planting along this area, which would increase air quality, prevent erosion, and act as a carbon sink.

Loud and speeding vehicles from Old Wilkesboro Road were a concern. Because this area is within Statesville's ETJ but outside of the City Limits, the Statesville Police Department cannot issue a noise complaint. As a result, these complaints and concerns must go to the Iredell County Sherrif's Office or Highway Patrol. The City of Statesville can work with the Statesville Police Department, however, to get more frequent patrols of the area.

Landscaping and maintenance of landscaping were the last two main concerns. Repeat offenders in terms of letting weeds grow in their lots, as well as commercial properties not keeping up with their landscaping were the specific issues. Each of these could involve changes in the city code to create a more efficient solution to these problems.

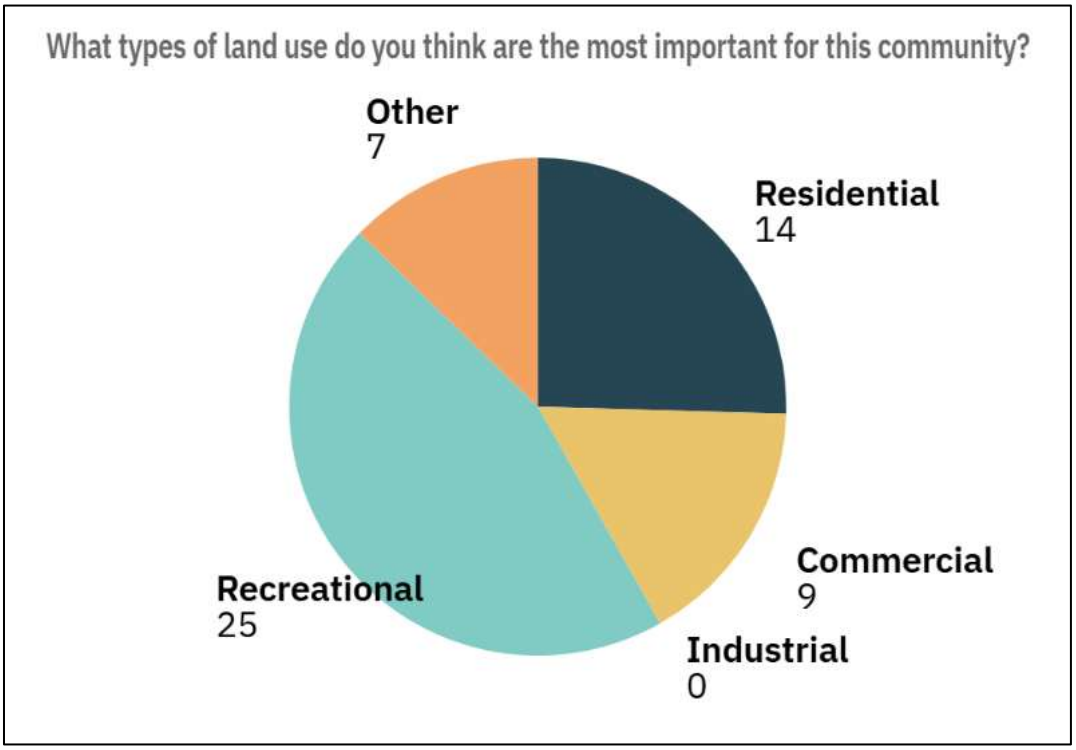


Photoshop-rendered image of Highway 115 with Cherry Trees planted

Parks and Recreation

The only City of Statesville Park within the Small Area is Albert B. McClure Park (hereafter referred to as McClure Park). There are trails behind the park that connect to the Statesville Greenway, as well as the Gregory Creek Homestead walking trails. The park is primarily used by nearby schools for softball and baseball practices. There are approximately 1.14 acres of land in McClure Park west of the parking lot around the existing bathrooms and picnic areas that could be utilized. Beyond that area, there is a relatively extreme drop-off that would make development difficult. McClure Park directly borders the Iredell Arts and Heritage Museum and Nature Trails property. *See Map M on Page 34.*

The highest priority for change in McClure Park is updating the bathrooms and picnic shelters, as well as adding playground equipment. The best place to add this equipment may be on the western border of McClure Park, between the picnic shelters and the bathrooms. Currently, the nearest public playground to the Beverly Heights and Western Heights neighborhoods is Martin Luther King Jr. Park, which is across Interstate 40 and difficult to access without a vehicle. By putting playground equipment in McClure Park, residents from the surrounding neighborhoods will be able to utilize sidewalks and walking trails to enjoy the playground there as a pedestrian or biker, rather than being forced to drive a car.



Data collected from a resident survey in June 2026



Current Picture of Picnic Area



Current Picture of Restrooms



Photoshop-rendered mock-up of potential picnic shelter additions.



Photoshop-rendered mock-up of potential fitness equipment area additions.



Photoshop-rendered mock-up of potential playground addition.

The City of Statesville Greenway does run through the Small Area, specifically on the northern boundary of McClure Park. This part is the Gregory Creek Section. "The Gregory Creek Section of the City of Statesville Greenway runs through a secluded wooded area along both Gregory and Fourth Creeks. The linear trail has access points at either end. The Iredell Museums Gregory Creek Homestead is a historic exhibit is located at the western trailhead in a historic pumphouse. The trail encircles McClure Park, a large baseball and softball park. The 1.3-mile trail continues to follow Gregory Creek to Pump Station Road where it will eventually connect to Fourth Street Section of the Statesville" (City of Statesville Recreation and Economic Vitality: Statesville Greenway Trail).

The Greenway is also a part of the Carolina Thread Trail, though it is maintained by the City of Statesville. The Carolina Thread Trail is proposed to continue across 115 and through the Small Area along Gregory Creek until it reaches Walker Road, which is west of the Martin Marietta Quarry, according to the 2019 Mobility + Development Plan. The yellow line on the image below shows the proposed extended Gregory Creek Section of the Statesville Greenway.



Extended Statesville Greenway Route

The walking trails around Gregory Creek are missing some safety features in terms of crosswalks, specifically around the Gregory Creek Homestead and Iredell Arts and Heritage Museum. Additionally, the parking lot for the western trailhead on the Gregory Creek Section of the Statesville Greenway does have a board that could be utilized for maps and brochures but is instead used only to show bird identification flyers and a motor vehicle sign. A map on this board would make the trail feel much safer and ensure that pedestrians were familiar with the path and distances before they began.



Current Trail Signage at the Gregory Creek Greenway Parking Lot

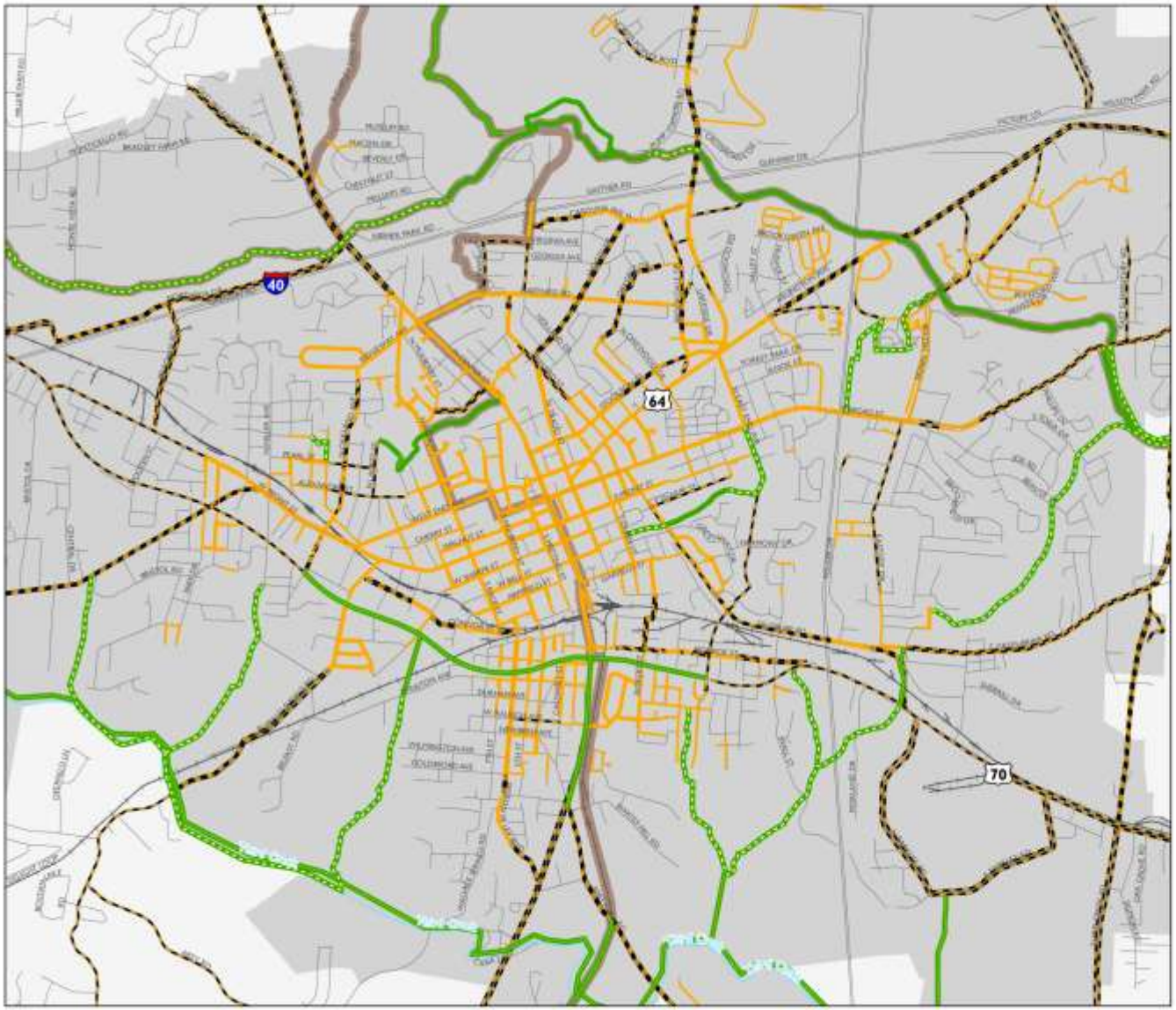


Photoshop Mock-up of Trail Signage at the Gregory Creek Greenway Parking Lot

Map M: McClure Park



Map N: Proposed Pedestrian Infrastructure



Statesville | Mobility & Development Plan

Pedestrian & Greenway Recommendation

Figure 4.2b

- Existing Multi-Use Path
- Proposed Multi-Use Path
- Existing Sidewalk
- Proposed Sidewalk
- Carolina Thread Trail (Proposed)
- Statesville Municipal Airport
- City of Statesville
- Study Area
- County Boundary

Top Recommendations for Small Area

Based on feedback from the residents of this Small Area who attended public engagement meetings, these are the 8 highest-priority issues that need to be addressed in the area. These are the final recommendations for this Small Area Plan.

I. Construct the Absher Park Road to Museum Road Connection.

II. Add a sidewalk or greenway connection to Gregory Creek Greenway/McClure Park.

III. Encourage development of neighborhood-scale commercial (retail/eating establishments).

IV. Discourage high-density development.

V. Require developments seeing conditional rezoning to preserve heritage trees and natural open spaces when practical.

VI. Develop a cohesive streetscape plan for Highway 115.

VII. Install playground equipment at McClure Park.

VIII. Renovate bathrooms, parking lot, and picnic shelters at McClure Park.

Conclusion and Future Conditions

The intention behind any Small Area Plan is to bring communities together to focus and make specific and actionable decisions to address issues within a limited space. By focusing on one specific area, policymakers and residents will be able to concentrate their efforts on making changes that benefit everyone involved.

The creation of this Small Area Plan involved public participation from residents and landowners in the area. Their voices shaped the changes that are included in the plan. The most reiterated feedback received from community members was the following:

- Residents value parks, natural areas, and recreational areas, so they should be protected and improved upon.
- Pedestrian infrastructure in the area is lacking; streetscaping, sidewalks, and more walking trails would be beneficial for all.
- The residential areas and neighborhoods are generally quiet, close-knit, and have a sense of continuity. A high priority as development moves forward should be to maintain these neighborhoods.
- Business development going forward should focus on providing services for the residents; primarily restaurants, small local businesses, and places that provide activities for families, all concentrated along the Highway 115 Corridor.

These broad goals have influenced the specific measures and recommendations produced from this Small Area Plan to improve the area's safety, sustainability, and connection. With community members coming together, this plan should act as a guideline and tool for change. Utilizing this plan in addition to the City of Statesville's longer-range plans will create a neighborhood that is intentionally planned in accordance with the values of residents.



"What aspects of the community make it special?" – World Cloud created from resident survey in June 2026

As stated in the Plan Purpose section, this Small Area Plan has three main pillars: Safety, Sustainability, and Connection. Each of these is addressed within the plan and has specific policy recommendations to reach its goals.

"Streets and their sidewalks-the main public places of a city-are its most vital organs."
-Jane Jacobs, Urban Theorist

Safety in the area can be achieved through infrastructural changes, specifically on roads and walkways. Safety improvements can be made for pedestrians on walking trails and sidewalks. By increasing the sidewalk connectivity in the area, pedestrians will be able to more safely and efficiently get where they are going without having to walk on road shoulders or cross the road in dangerous places. Hikers, bikers, and pedestrians on the Statesville Greenway will be able to enjoy it more when the path is longer and paved, as is in the Carolina Thread Trail plans. Paved, wide paths are safer for everyone utilizing the trail. By standardizing trailheads and increasing trail markers and maps at parking lots, citizens will be able to feel more comfortable on the trail with less experience. As more people feel comfortable, more people will start to use the trails, and as foot traffic increases, so does safety.

Sustainability within this small area plan refers to not only environmental sustainability, but also sustainable land use and planning. By planning with continuity and the future in mind, a community will be built that can stand the test of time. Planning transportation around both existing and proposed development is one way to do this. Additionally, environmental sustainability can be achieved by encouraging new and existing developments to keep as many trees and natural plants as possible, keeping waterways clear and protected, and increasing amenities in parks and pathways to encourage people to utilize these natural resources. Working the environment into urban communities is an excellent way to create healthy lifestyles by decreasing negative impacts of urbanization and creating a community that is built to last.

Connectivity is the final pillar of this Small Area Plan, and the emphasis on both structural and communal connection is one of the most important parts of the plan. Structurally, connection sidewalks, trails, and roadways encourage safety and efficiency throughout the area. Connection also comes from the character of an area, and by placing emphasis on maintaining the character of the small and quiet neighborhoods, this plan increases neighborly feelings and connection between homes. Residents feel safter when they are connected and comfortable, which is a major intention behind many of the recommendations throughout the plan.

Ultimately, the purpose of this plan is to guide the development of the Beverly Heights and Western Heights Area towards a path that reflects the values of citizens and allows their voices to be heard, all while welcoming people to the beautiful City of Statesville.

Appendix A: Traffic Analyses

MH Corbin Traffic Analyzer Study

Computer Generated Summary Report

City: Statesville

Street: Museum Rd

The study was done at Museum Rd in Statesville, NC in Iredell County. The study began on 10/15/2025 at 10:00 AM and concluded on 10/22/2025 at 10:00 AM, lasting a total of 168.00 hours. Traffic statistics were recorded in 15-minute time periods. The total recorded volume showed 3,151 vehicles passed through the location with a peak volume of 42 on 10/21/2025 at [07:45 AM-08:00 AM] and a minimum volume of 0 on 10/15/2025 at [10:00 PM-10:15 PM]. The AADT count for this study was 450.

SPEED

Chart 1 lists the values of the speed bins and the total traffic volume for each bin. At least half the vehicles were traveling in the 35 - 40 MPH range or lower. The average speed for all classified vehicles was 39 MPH with 94.58% vehicles exceeding the posted speed of 25 MPH. 2.17% of the total vehicles were traveling in excess of 55 MPH. The mode speed for this traffic study was 35MPH and the 85th percentile was 46.92 MPH.

< to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 to >
2	15	42	108	244	492	825	737	404	147	43	9	7	2	6

CHART 1

CLASSIFICATION

Chart 2 lists the values of the classification bins and the total traffic volume accumulated for each bin.

Most of the vehicles classified during the study were Vans & Pickups. The number of Passenger Vehicles in the study was 1392, which represents 45 percent of the total classified vehicles. The number of Vans & Pickups in the study was 1621, which represents 53 percent of the total classified vehicles. The number of Busses & Trucks in the study was 43 which represents 1 percent of the total classified vehicles. The number of Tractor Trailers in the study was 26, which represents 1 percent of the total classified vehicles.

< to 17	18 to 20	21 to 23	24 to 27	28 to 31	32 to 37	38 to 43	44 to >							
1392	1466	155	9	23	14	9	15							

CHART 2

HEADWAY

During the peak traffic period, on 10/21/2025 at [07:45 AM-08:00 AM] the average headway between vehicles was 20.93 seconds. During the slowest traffic period, on 10/15/2025 at [10:00 PM-10:15 PM] the average headway between vehicles was 900 seconds.

WEATHER

The roadway surface temperature over the period of the study varied between 52.00 and 117.00 degrees F.



Speed Hump on Museum Road



Speed Hump on Museum Road

MH Corbin Traffic Analyzer Study

Computer Generated Summary Report

City: Statesville

Street: Museum Road

The study was done at Museum Rd in Statesville, NC in Iredell County. The study began on 10/15/2025 at 10:00 AM and concluded on 10/22/2025 at 10:00 AM, lasting a total of 168.00 hours. Traffic statistics were recorded in 15-minute time periods. The total recorded volume showed 4,061 vehicles passed through the location with a peak volume of 36 on 10/15/2025 at [05:00 PM-05:15 PM] and a minimum volume of 0 on 10/15/2025 at [10:00 PM-10:15 PM]. The AADT count for this study was 580.

SPEED

Chart 1 lists the values of the speed bins and the total traffic volume for each bin. At least half the vehicles were traveling in the 35 - 40 MPH range or lower. The average speed for all classified vehicles was 35 MPH with 94.36% vehicles exceeding the posted speed of 25 MPH. 0.47% percent of the total vehicles were traveling in excess of 55 MPH. The mode speed for this traffic study was 35MPH and the 85th percentile was 41.35 MPH.

< to 9	10 to 14	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 to >
0	15	62	150	491	1177	1364	604	128	16	11	5	2	1	0

CHART 1

CLASSIFICATION

Chart 2 lists the values of the classification bins and the total traffic volume accumulated for each bin.

Most of the vehicles classified during the study were Passenger Vehicles. The number of Passenger

Vehicles in the study was 2304 which represents 57 percent of the total classified vehicles. The number of Vans & Pickups in the study was 1636 which represents 41 percent of the total classified vehicles. The number of Busses & Trucks in the study was 48 which represents 1 percent of the total classified vehicles. The number of Tractor Trailers in the study was 37, which represents 1 percent of the total classified vehicles.

< to 17	18 to 20	21 to 23	24 to 27	28 to 31	32 to 37	38 to 43	44 to >							
2304	1548	88	13	18	24	16	15							

CHART 2

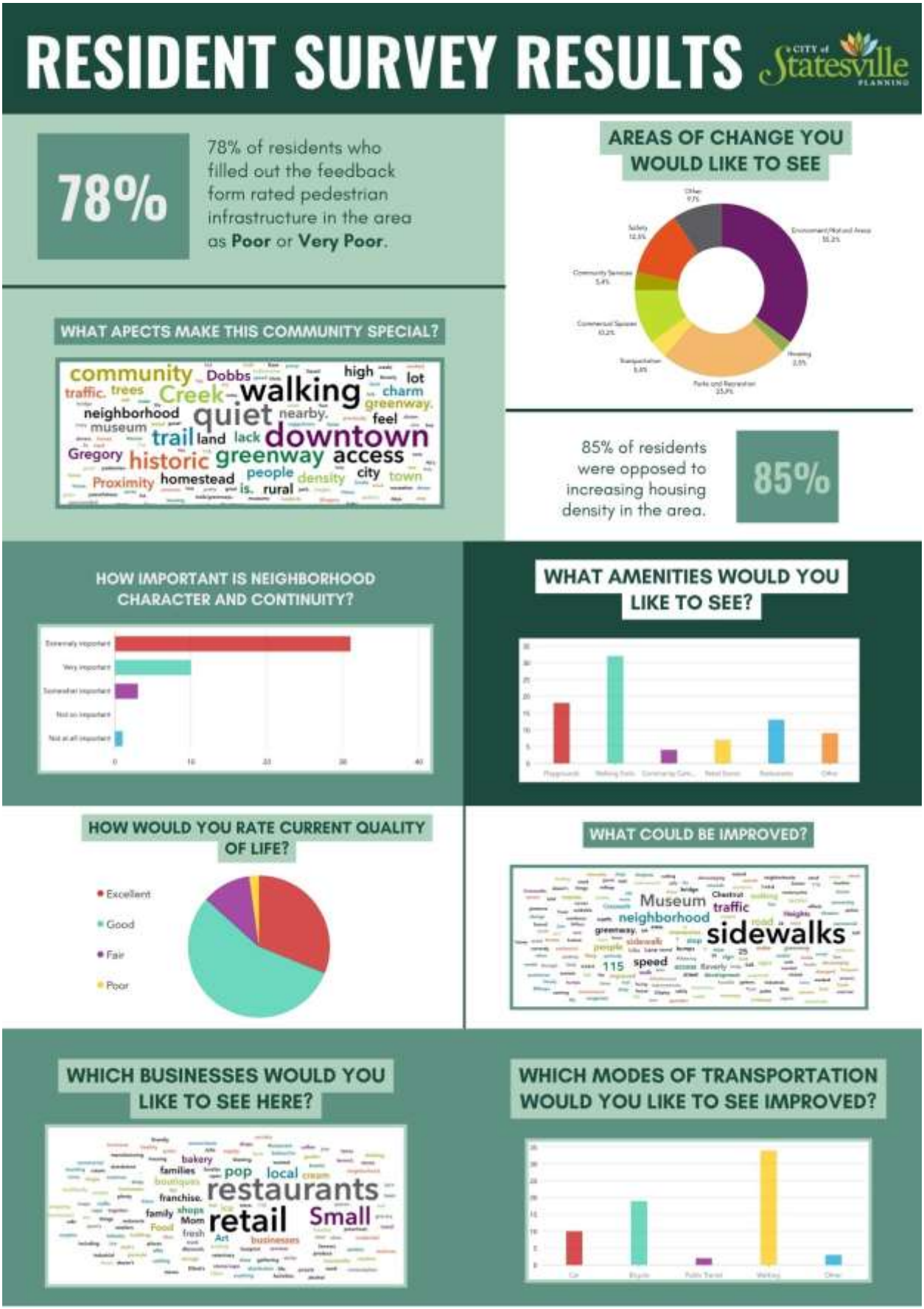
HEADWAY

During the peak traffic period, on 10/15/2025 at [05:00 PM-05:15 PM] the average headway between vehicles was 24.324 seconds. During the slowest traffic period, on 10/15/2025 at [10:00 PM-10:15 PM] the average headway between vehicles was 900 seconds.

WEATHER

The roadway surface temperature over the period of the study varied between 52.00 and 115.00 degrees F.

Appendix B: June 2026 Resident Survey Results



CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: Matthew Kirkendall, Senior Planner

DATE: 9/22/2026 9:51 AM

ACTION NEEDED ON: **October 5, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Conduct a public hearing and consider passing the first reading of the rezoning request ZC26-12 Turnersburg Hwy for an approximately 1-acre site located along Turnersburg Highway between Cowan Lane and 4th Crescent Place to rezone from R-5 to B-4 zoning district.

---

1. **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 within the Tier 1 Growth Area and in a highly commercialized corridor.

   The surrounding zoning districts and land uses are as follows:
   North of the Site: 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.

   East of the Site: B-4 (Highway Business) District with Home Depot and Goodwill Office.

   South of the Site: B-4 (Highway Business) District with an existing single-family home and a commercial building with an urgent care, Verizon and Jersey Mike's.

   West of the Site: B-4 (Highway Business) District across Turnersburg Hwy. with the North Pointe Shopping Center with Lowes, Publix, and some outparcels.

2. **Previous Council or Relevant Actions:**
   Annexation for a broader 1.8 acre site is being sought concurrently (AX26-11).

3. **Strategic Initiatives Supported/Impacted:**
   Developing Our City: N/A
   Connecting Our City: N/A
   Connecting Our Communities: N/A
   Strategic Plan Values: We value and encourage Opportunity

These parcels are in the Tier 1 Growth Area of the 2045 Land Development Plan.

4. **Budget/Funding Implications:**
   The current tax value of the site is $339,000 and the estimated value at full buildout is to be determined.

5. **Consequences for Not Acting:**
   The property could be developed under the current residential zoning regulations.

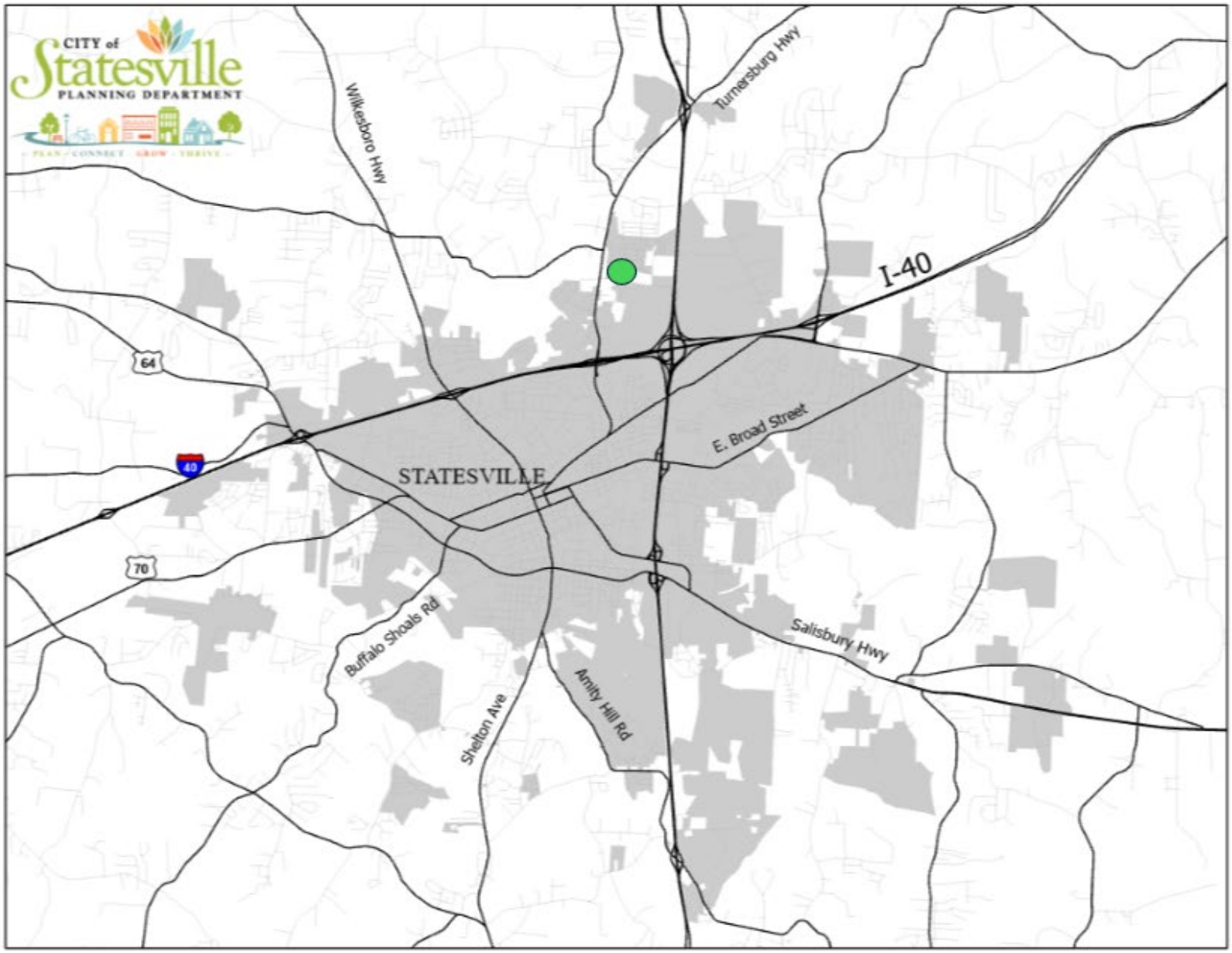
6. **Department Recommendation:**
   Staff recommends Option 1 – Approval of this request.

   The Planning Board unanimously recommended approval on July 28, 2026.

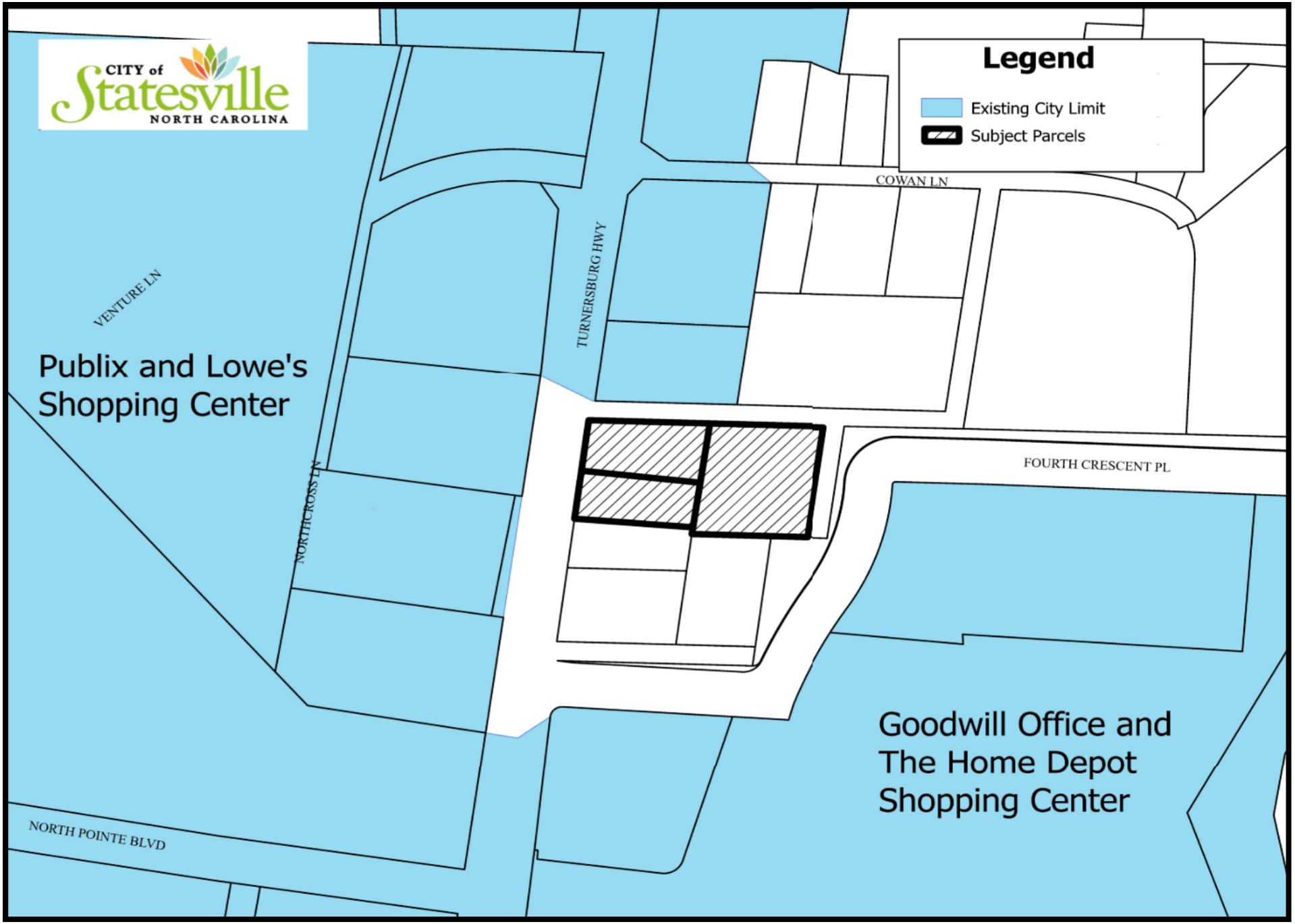
7. **Manager Comments:**
   Recommend for approval of Option 1.

8. **Next Steps:**
   If approved, the second reading will be October 19, 2026.

9. **Attachments:**
   1. Packet Maps ZC26-12 (5)
   2. Consistency Statements for CC ZC26-12 Turnersburg Hwy (2)
   3. Ordinance ZC26-12 Turnersburg Hwy (CFA) (2)



Location Map



Location Map

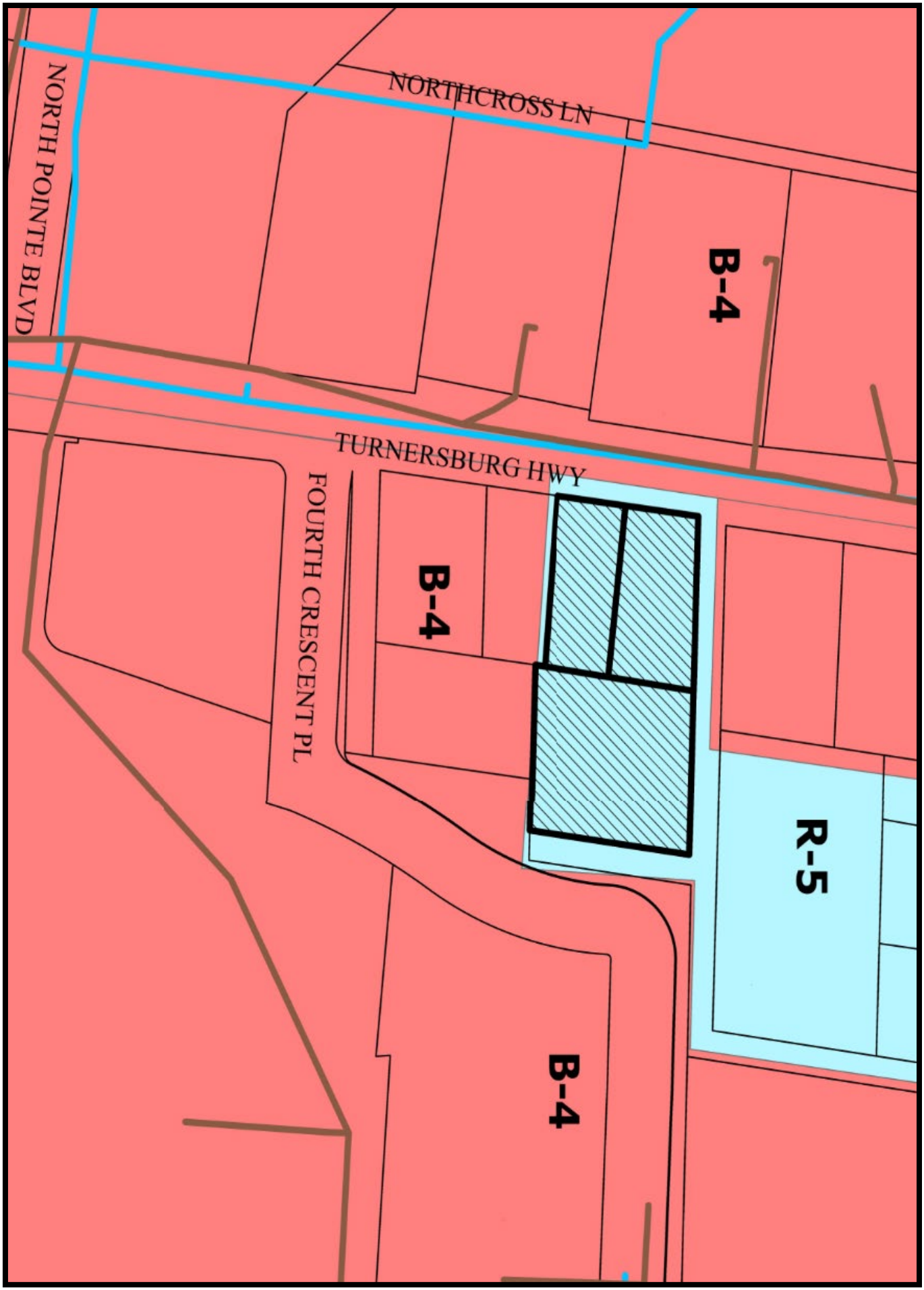
Aerial Photo




NOTICE
PROPOSED REZONING
Z
For Information Call:
Statesville Planning Dept.
704-878-3574

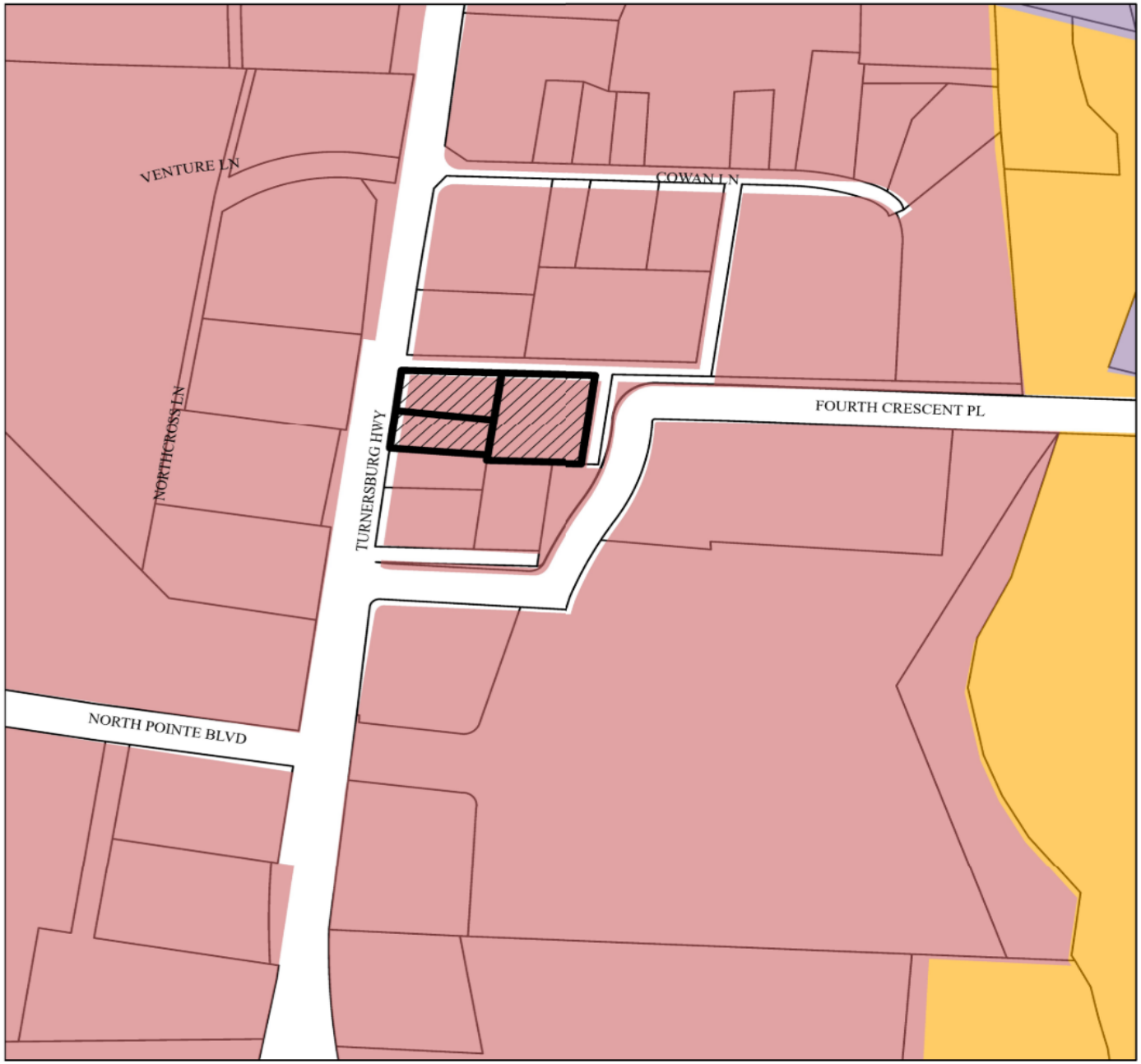
Site Photo

Current Zoning and Utilities



CITY of Statesville
PLANNING DEPARTMENT
– PLAN · CONNECT · GROW · THRIVE –

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

N
W E
S

0 2.5 5 10 Miles

2045 Land Development Plan

To: Statesville City Council

From: Matthew Kirkendall, Senior Planner

Date: October 5, 2026

Subject: Rezoning

Case: ZC26-12 Turnersburg Hwy Properties

Address: 1.075 acre site on Turnersburg Hwy (Fourth Crescent Place)

☐ **Option 1: Approve (Staff and Planning Board Recommendation)**
The zoning amendment is **hereby approved** 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 rezoning the site allows for a broader site with more development opportunities.

☐ **Option 2: Deny**
The zoning amendment is **hereby denied** even though it is consistent with the City's comprehensive land plan which calls for this area to be redeveloped as Activity Corridor. However, it is not reasonable, nor in the public interest because of existing residential development adjacent to the property and in the area.

Date: J. Douglas Hendrix Date: Matthew Kirkendall, Senior Planner

ORDINANCE NO._____

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF THE AFTER DESCRIBED PROPERTIES R-5 (HIGH DENSITY SINGLE-FAMILY RESIDENTIAL) DISTRICT TO B-4 (HIGHWAY BUSINESS) ZONING DISTRICT.

ZC26-12 Turnersburg Hwy (Fourth Crescent Place)
Iredell County Tax Map Parcel #'s 4745-37-8750, 4745-37-8643, and 4745-47-0609

.

WHEREAS, A NOTICE TO THE GENERAL PUBLIC AND PARTICULARLY THE CITIZENS OF THE City of Statesville's planning jurisdiction was duly given, notifying them of a public hearing to be held on October 5, 2026 at 6:00 p.m. in the Council Chambers at City Hall, 227 South Center Street, Statesville, North Carolina, for the purpose of considering a proposed ordinance to change the zoning classification of the after described properties from R-5 (High Density Single-Family Residential) District to B-4 (Highway Business) District; said notice having been published in the Statesville Record and Landmark, a newspaper having general circulation in this area on September 24, 2026 and October 1, 2026, all in accordance with the procedure set forth in N.C.G.S. 160D-601; and

WHEREAS, said public hearing was duly held in accordance with law, and all persons present were given an opportunity to be heard on said proposed ordinance prior to any action being taken thereon by the City Council;

NOW, THEREFORE, BE IT ORDAINED, that the zoning classification of the after described properties be changed as particularly set out below, said properties being more particularly described as follows:

Description:

Being all of lots 19 through 24, 37 through 42, and a portion of lots145 through 150 per the plat of Twin Oaks as recorded in Iredell County Registry in plat book 3 page 121. Also, the vacated right-of-way of Elizabeth Avenue (26 feet wide per plat book 3, page 121) per official record book 1975, page 5 and being more particularly described as follows;

Beginning at a 5/8-inch rebar found at the southeast corner of said vacated Elizabeth Avenue having NAD83 (2011) North Carolina state plane coordinates of N:757,602.31, E:1,444,087.46; Thence, with a new line, with the lands of Free Nancy, LLC as recorded in Iredell County Registry in deed book 1514, page 1653, N88°30'58"W a total distance of 176.21 feet passing a found 5/8 inch rebar at 75.93 feet, to a 1 inch iron pipe found at the southwest corner of lot 37 of said Twin Oaks;

Thence, with said lot 37 N07°49'06" a distance of 12.50 feet to a point on the east line of lot 24 of said Twin Oaks said point also being the northeast corner of the lands of Free Nancy, LLC tract 2 as recorded in Iredell County Registry in deed book 1514, page 1653;

Thence, with said lands of Free Nancy, LLC tract 2, N88°30'58" W a distance of 150.00 feet to a point in east the margin of the right-of-way for Turnersburg Highway (US-21);

Thence, N07°49’06” E a distance of 150.08 feet to a chisel mark in concrete drive, in the east margin of said highway, said point also being the south margin of Brandon Street as recorded in Iredell County Registry in plat book 3 page 121;

Thence, with said south margin of Brandon Street, S88°29’36” E a total distance of 326.66 feet passing a found nail at 18.01 feet, to a found 1 inch iron pipe on the northeast margin of said vacated Elizabeth Avenue;

Thence, with the east line of said vacated Elizabeth Avenue, S07°59’41” W a distance of 150.00 feet to the point and place of beginning.

Containing 46,807 square feet or 1.075 acres more or less.

This ordinance was introduced for first reading by Councilmember, _____ seconded by Councilmember ,_____ and unanimously carried on the 5th day of October, 2026.

Ayes:
Nayes:

The second and final reading of this ordinance was heard on the 19th day of October, 2026 and upon motion of Councilmember, _____seconded by Councilmember _____, and unanimously carried, was adopted.

Ayes:
Nayes:

This ordinance is to be in full force and effect from and after the 19th day of October, 2025.

CITY OF STATESVILLE

_____
J Douglas Hendrix, Mayor

APPROVED AS TO FORM:

By: _____
City Attorney

ATTEST:

_____
City Clerk

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CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: Matthew Kirkendall, Senior Planner

DATE: 9/22/2026 11:32 AM

ACTION NEEDED ON: **October 5, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Conduct a public hearing and consider approving the first reading of an ordinance AX26-1for an annexation request under the ownership of Free Nancy LLC, James H. Pressley, and David L. Pressly for a 1.8 acre site located along Turnersburg Highway and 4th Crescent Place.

---

1. **Summary of Information:**
   The site is approximately 1.8 acres located along Turnersburg Hwy (Us Hwy 21) and Fourth Crescent Place. The applicant is requesting the annexation of the properties concurrently with a rezoning request.

   - Planning: 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.
   - Fire: The site is located within the 4-minute response time for Station 5.
   - Police: No concerns at this time.
   - Water/Sewer: Iredell Water Corporation. City of Statesville sewer (4th Creek WWTP)
   - Electricity: The site would be served by Duke Energy.
   - Stormwater: Post-construction stormwater controls will be required.
   - Ward: The site is closest to voting Ward 4.

2. **Previous Council or Relevant Actions:**
   City Council will hear the public hearing and consider passing the first reading of the rezoning (ZC26-12) on October 5, 2026.

3. **Strategic Initiatives Supported/Impacted:**
   Developing Our City: N/A
   Connecting Our City: N/A
   Connecting Our Communities: N/A
   Strategic Plan Values: We value and encourage Opportunity

These parcels are in the Tier 1 Growth Area of the 2045 Land Development Plan.

4. **Budget/Funding Implications:**
   The current tax value of the site is $730,080. The estimated tax value at full build-out is to be determined.

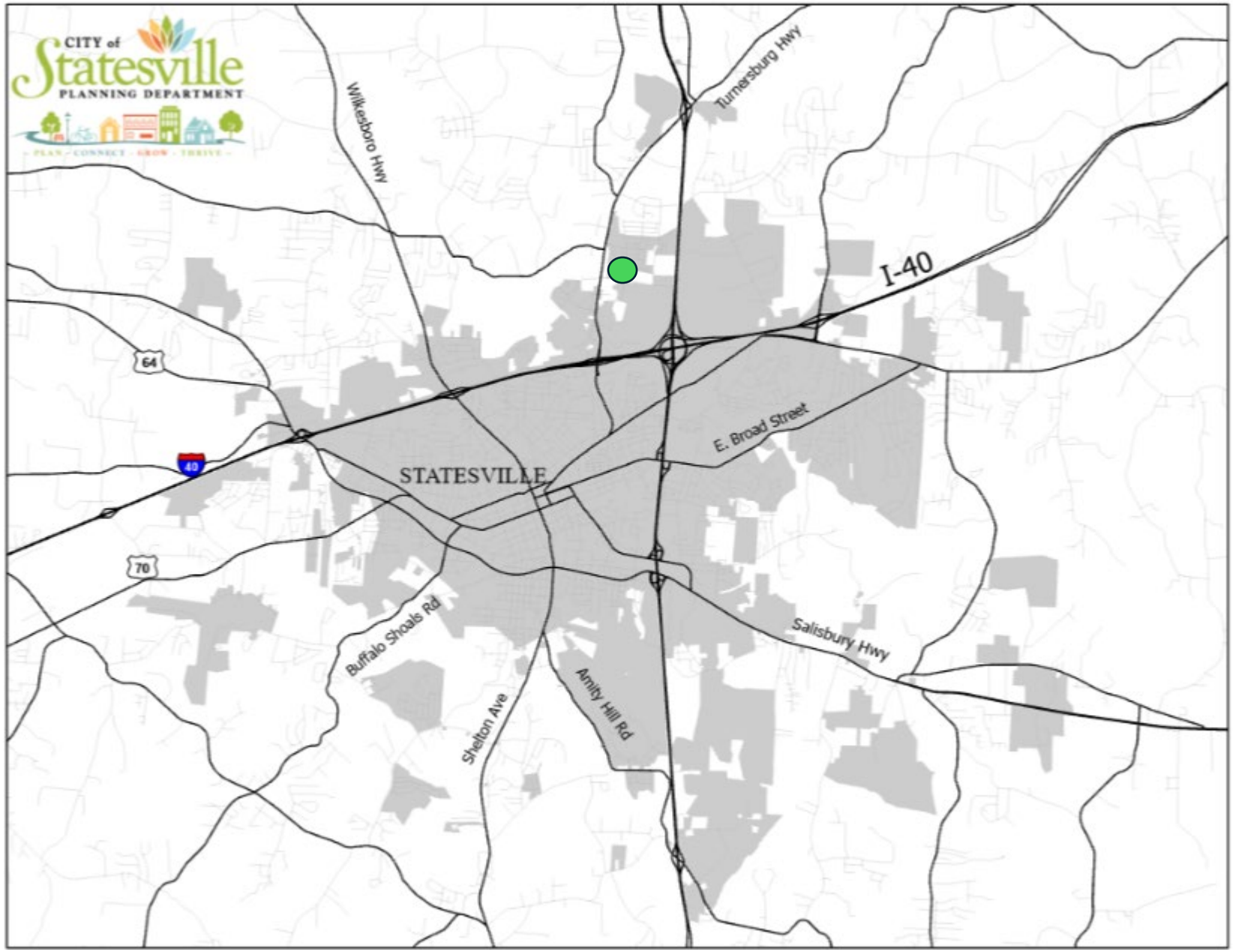
5. **Consequences for Not Acting:**
   The property owner(s) could pursue by-right development.

6. **Department Recommendation:**
   The site meets the statutory requirements for annexation.

7. **Manager Comments:**
   Recommend for approval.

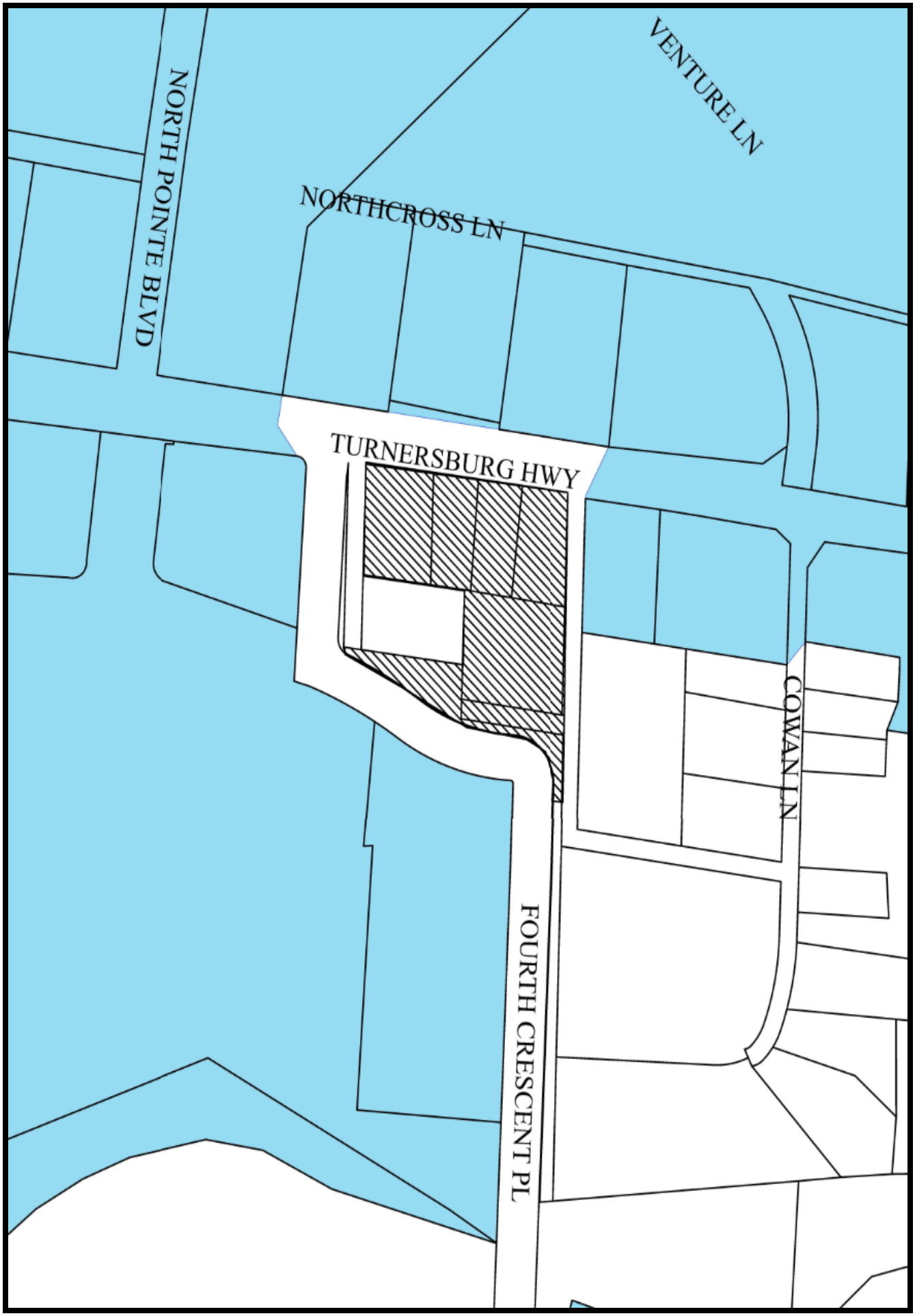
8. **Next Steps:**
   If approved, the second reading will be October 19, 2026.

9. **Attachments:**
   1. Packet Maps AX26-11 (1)
   2. Ordinance AX26-11 Turnersburg CFA (3)

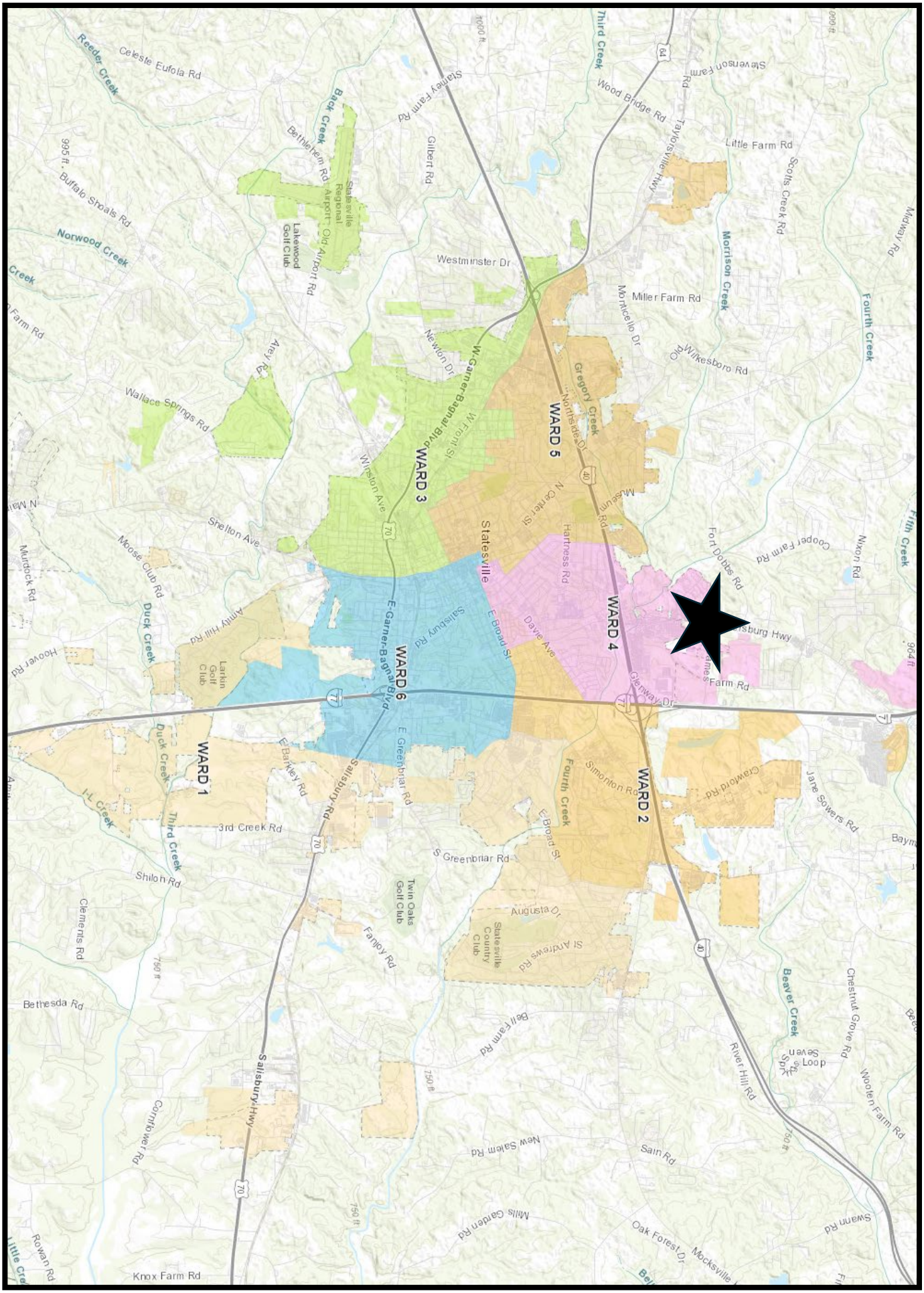


Location Map

City Limit Map



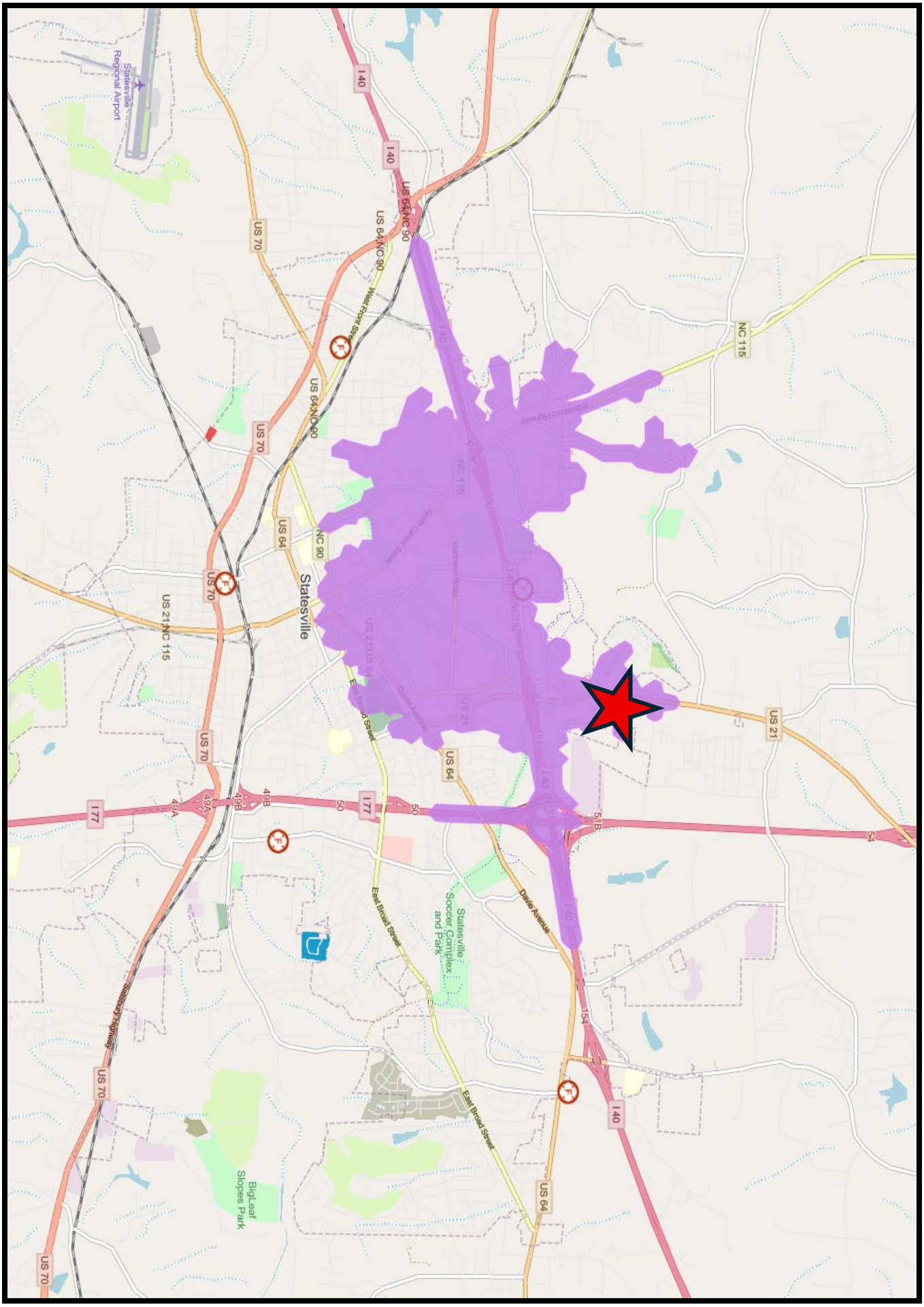
Ward Map – AX26-11




NOTICE
PROPOSED REZONING
Z
For Information Call:
Statesville Planning Dept.
704-878-3574

Site Photo

Fire Station 5 4-Minute Response Time



ORDINANCE NO. _____

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF STATESVILLE, NORTH CAROLINA
AX26-11 Turnersburg Hwy (Fourth Crescent Place)
Parcel #'s 4745-37-8750, 4745-47-0609, 4745378643, 4745378547, and 4745378429

WHEREAS, the Statesville City Council has petitioned under G.S. 160A-31, to annex the contiguous area described below; and

WHEREAS, the Statesville City Council has by resolution directed the Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Statesville City Hall at 6:00 o'clock p.m. on the 5th day of October 2026 after due notice by publication on the 24th day of September 2026; and

WHEREAS, the Statesville City Council finds that the petition meets the requirements of G.S. 160A-31:

WHEREAS, the Statesville City Council further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the Statesville City Council further finds that the petition is otherwise valid, and that the public health, safety, and welfare of the City and of the area proposed for annexation will be best served by annexing the area described.

NOW, THEREFORE, BE IT ORDAINED BY the Statesville City Council of the City of Statesville, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-31, the following described contiguous territory is hereby annexed and made part of the City of Statesville, as of October 31, 2026, at 11:59 p.m.

Being all of lots 19 through 30, 37 through 42, 55 through 67, 104 through 116, 162 through 168 and a portion of lots 35, 36, 144 through 150 per the plat of Twin Oaks as recorded in Iredell County Registry in plat book 3 page 121. Also, the vacated right-of-way of Elizabeth Avenue (26 feet wide per plat book 3, page 121) per official record book 1975, page 5 and being more particularly described as follows;

Beginning at a found 1/2" iron pipe at the southeast corner of the lands of Margaret Henderson R. Heirs as recorded in Iredell County registry in deed book 321, page 58 having NAD83 (2011) North Carolina state plane coordinates of N:757,430.04, E:1,443,986.98, said point being in the south margin of Holland Street as recorded in Iredell County Registry in plat book 3 page 121;

Thence, with said lands of Margaret Henderson the following three(3) courses:

1. N07°59'17" E a distance of 176.00 feet to a found 5/8 inch rebar;
2. N88°30'58" W a distance of 100.21 feet to a found 1 inch iron pipe;

3. S07°49’06” W a total distance of 150.00 feet, passing a found 5/8-inch rebar at 49.69 feet, to a found 5/8-inch rebar, in the north margin of said Holland Street;

Thence, with Holland Street N88°30’58” W a total distance of 150.00 feet passing a found North Carolina Department of Transportation (NCDOT) right-of-way marker at 94.94 feet, to a set 5/8-inch rebar with cap stamped “P-3196”in the east margin of the right-of-way for Turnersburg Highway (US-21);

Thence, N07°49’06” E a distance of 300.08 feet to a chisel mark in concrete drive, in the east margin of said highway, said point also being the south margin of Brandon Street as recorded in Iredell County Registry in plat book 3 page 121;

Thence, with said south margin of Brandon Street, S88°29’36”E a total distance of 394.01 feet passing a found nail at 18.01 feet, further pass through a found 1 inch iron pipe at 326.70 feet on the northeast margin of Elizabeth Avenue as recorded in Iredell County Registry in plat book 3 page 121, said Elizabeth Aveneu is now closed per document recorded in Iredell County Registry in book 1975 page 5-7 dated November 11, 2008, to a point;

Thence, with a new line crossing lot 150 as recorded in said plat book 3, page 121, non-radial S01°30’24” W a distance of 10.12 feet to a set 5/8 inch with cap stamped “P-3196”;
Thence with the lands of Crescent Housing Partnership, LLC, tract 1 as recorded in Iredell County Registry in deed book 2872 page 1623, the following four(4) courses;

1. With a curve to the left having an arc length of 100.26 feet and a radius of 65.00 feet, a chord bearing of S47°21’22”W, a chord distance of 90.61 feet, and being 1 foot west of said 4th Cresent Place, to a set 5/8” rebar with cap stamped “P-3196”;
2. With a curve to the right having an arc length of 144.26 feet and a radius of 264.00 feet, a chord bearing of S18°49’29”W, a chord distance of 142.47 feet, and being 1 foot west of said 4th Cresent Place, to a set 5/8” rebar with cap stamped “P-3196”;
3. With a curve to the left having an arc length of 124.21 feet and a radius of 701.12 feet, a chord bearing of S29°24’11”W, a chord distance of 124.05 feet, and being 1 foot west of said 4th Cresent Place, to a set 5/8” rebar with cap stamped “P-3196”;
4. With a curve to the right having an arc length of 9.95 feet and a radius of 8.40 feet, a chord bearing of S58°14’39” W, a chord distance of 9.37 feet, to a set 5/8” rebar with cap stamped “P-3196”;
5. N87°50’23” W, a distance of 6.87 feet to the point and place of begging.

Containing 82,082 square feet or 1.884 acres more or less.

Section 2. Upon and after October 31, 2026, at 11:59 p.m., the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Statesville and shall be entitled to the same privileges and benefits as other parts of the City of Statesville. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

Section 3. The Mayor of the City of Statesville shall cause to be recorded in the office of the Register of Deeds of Iredell County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Iredell County Board of Elections, as required by G.S. 163-288.1.

The Ordinance was introduced by a first reading by Councilmember _____, seconded by Councilmember _____, and carried on the 5th day of October 2026.

AYES:

NAYES:

The second and final reading of this ordinance was heard on the 19th day of October 2026 and upon motion of Councilmember _____, seconded by Councilmember _____, and unanimously carried, was adopted.

AYES:

NAYES:

The Ordinance to be in full force and effect from and after the 31st day of October 2026 at 11:59 p.m.

City of Statesville

_____
MAYOR

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: Matthew Kirkendall, Senior Planner

DATE: 9/22/2026 11:34 AM

ACTION NEEDED ON: **October 5, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider passing the first reading of rezoning request ZC26-03 Moose Club Road (Kingdom Townhomes) Subdivision, filed by Mr. Hezekiah Walker of Love Fellowship Tabernacle Inc., for two parcels located at 185 Moose Club Road.

---

1. **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 regarding home prices. 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 (2-3 units per acre for single-family homes). 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).

2. **Previous Council or Relevant Actions:**
   City Council conducted the public hearing at their meeting on June 15, 2026.

3. **Strategic Initiatives Supported/Impacted:**
   Developing Our City: N/A
   Connecting Our City: N/A
   Connecting Our Communities: Promote the development of a range of housing types throughout our community and housing stability for residents.
   Strategic Plan Values:

N/A

4. **Budget/Funding Implications:**
   The current tax value of the parcel is $405,250. The estimated tax value at full buildout is estimated to be $11,620,000.

5. **Consequences for Not Acting:**
   The property owner(s) could pursue by-right development.

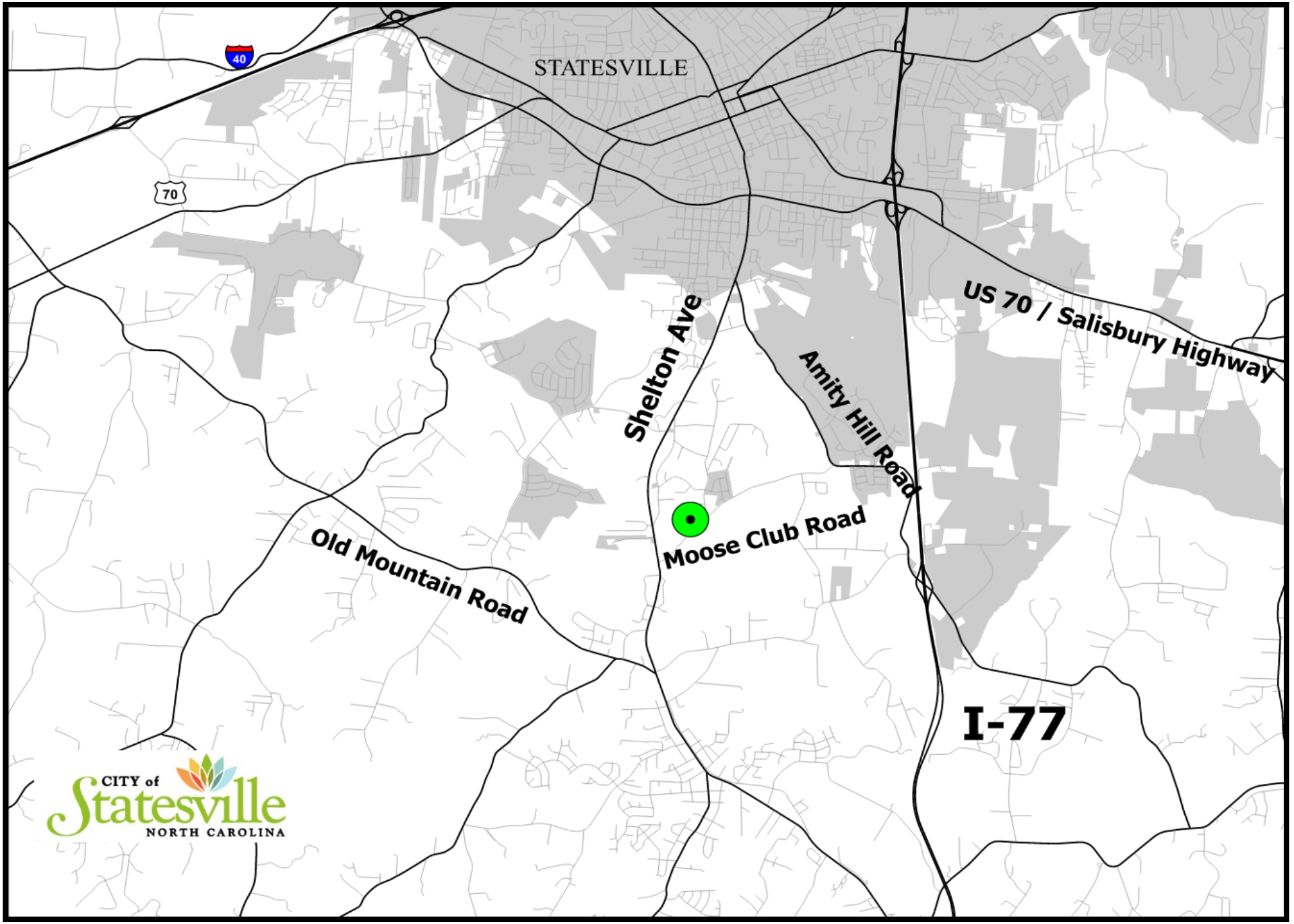
6. **Department Recommendation:**
   The 2045 Land Development Plan does not include this area. Therefore, staff recommends Option 2 – Denial as the site would represent an expansion that is inconsistent with the long-range planning objectives and efficient provision of public services.

   The Planning Board recommended Option 1 – Approval with a 4-2 split vote at their May 19, 2026, meeting.

7. **Manager Comments:**
   I concur with the department recommendation.

8. **Next Steps:**
   If approved, the 2nd Reading will be October 19, 2026.

9. **Attachments:**
   1. Packet Maps ZC26-03 Moose Club
   2. Concept Plan and Elevations ZC26-03 Moose Club Kingdom Townhomes
   3. Consistency Statements for CC ZC26-03 Moose Club Kingdom Townhomes
   4. Ordinance - ZC26-03 Moose Club Kingdom Townhomes



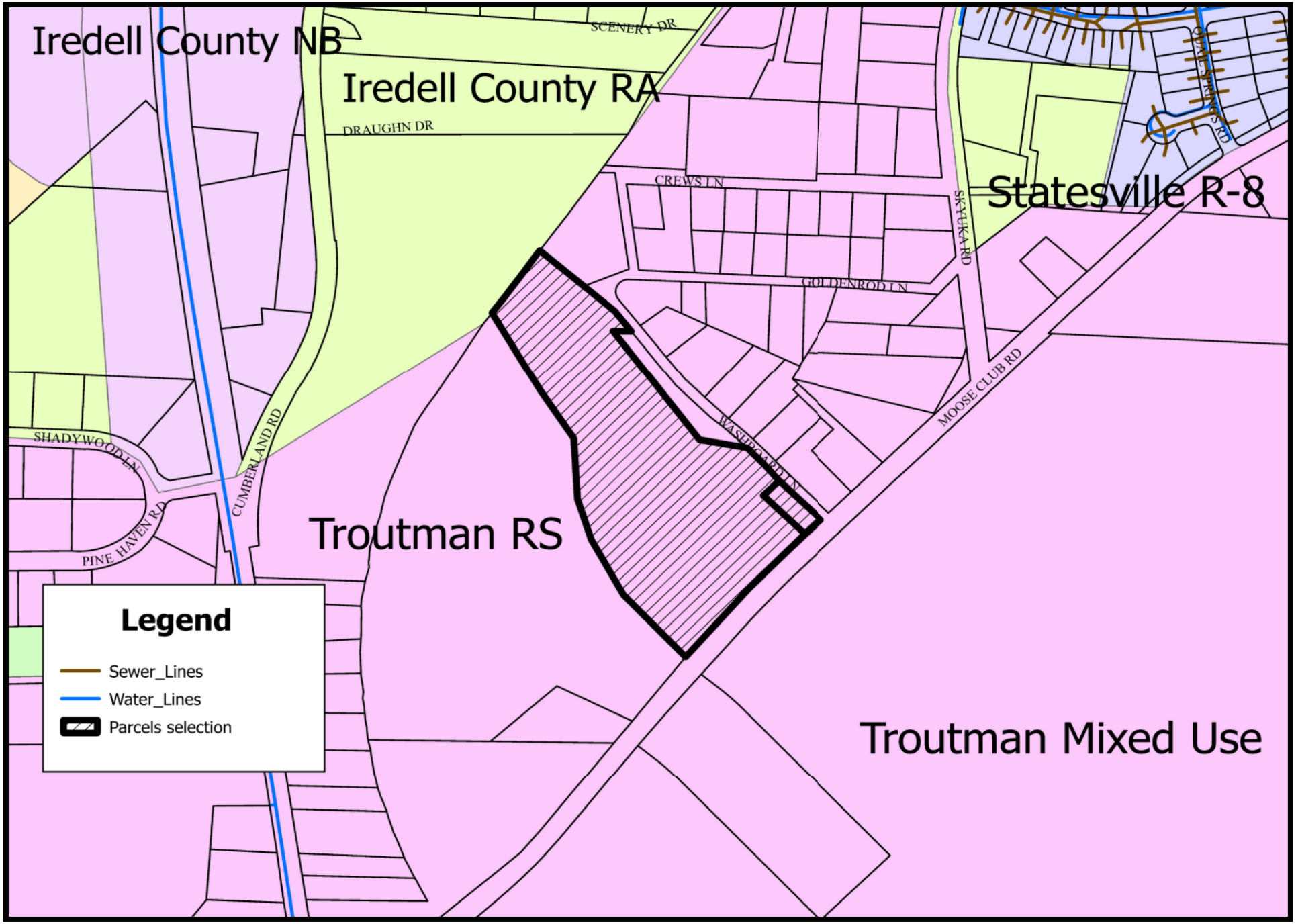
Location Map ZC26-03 Moose Club Road Kingdom Townhomes

Aerial Photo ZC26-03 Moose Club Road Kingdom Townhomes

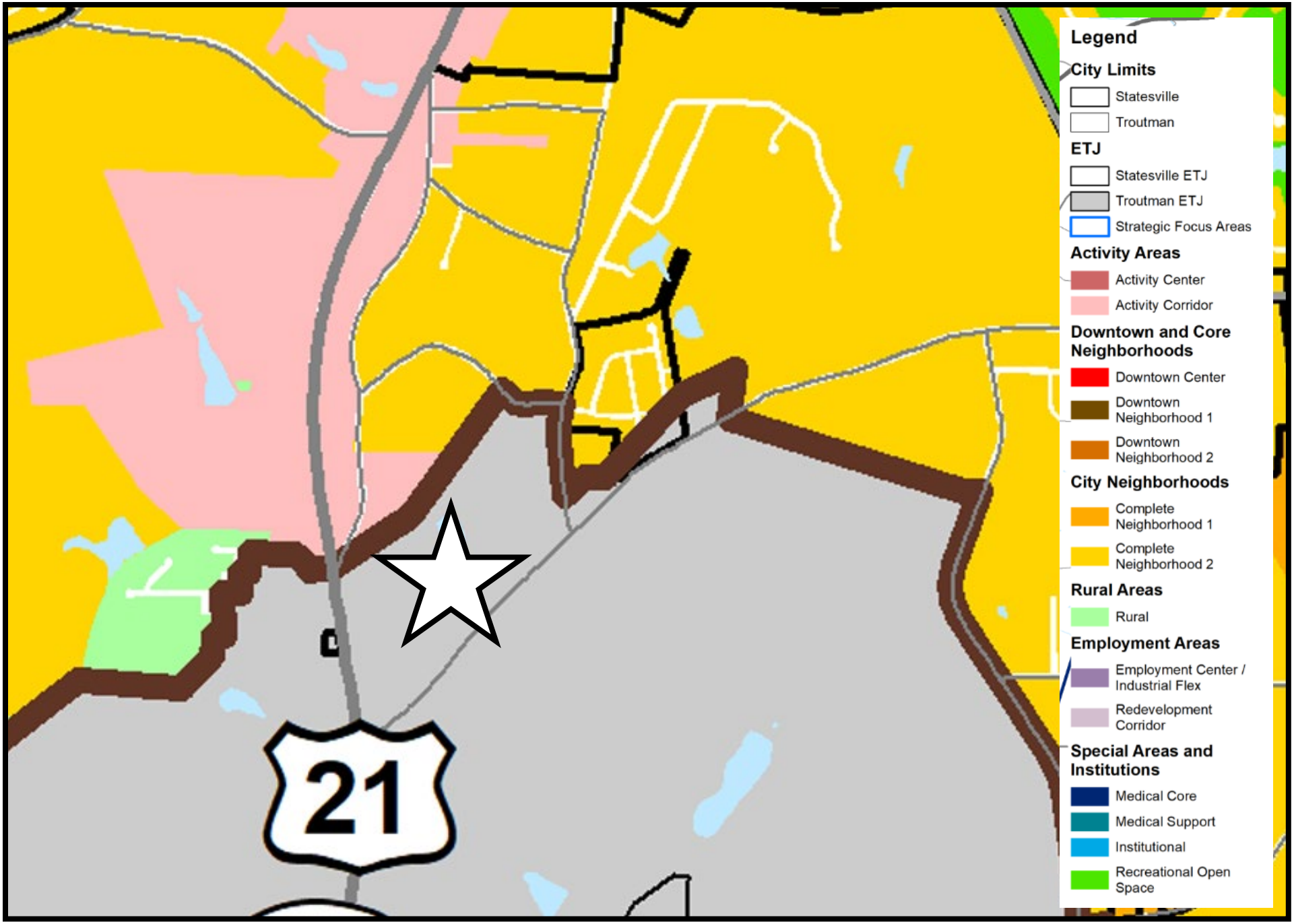




Site Photo ZC26-03 Moose Club Road Kingdom Townhomes



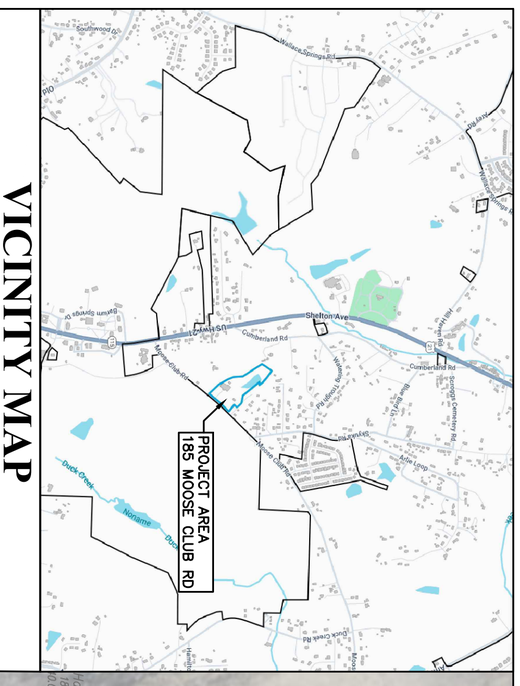
Zoning and Utilities Map ZC26-03 Moose Club Road Kingdom Townhomes



2045 Land Use and Development Plan

VICINITY MAP

NTS



CONDITIONS:

1. NO PARKING IN ALLEYS.
2. PROVIDE ENHANCED LANDSCAPING AT ENTRANCE.
3. PROVIDE ENHANCED LANDSCAPING BUFFER (WITH TALLER TREES) ALONG MOOSE CLUB ROAD THAT WILL SCREEN THE BACKS OF HOMES FROM STREET VIEW.
4. USE AT LEAST TWO DIFFERENT TYPES OF BUILDING MATERIALS ON THE FRONTS OF HOMES FACING THE PUBLIC STREET.
5. NEED A LOT TABLE THAT SHOWS SQUARE FEET OF EACH LOT. USED TO CALCULATE REQUIRED OPEN SPACE.
6. DEDICATE 40' FROM CENTER RIGHT-OF-WAY ON MOOSE CLUB ROAD TO NCDOT FOR FUTURE ROAD IMPROVEMENTS PER THE CITY OF STATESVILLE MOBILITY PLAN.
7. WASHBOARD LANE SHALL BE PERMITTED THE FOLLOWING VARIANCES FROM THE STATESVILLE STREET SPECIFICATIONS:
   - MAX. GRADE SHALL BE 12%
   - K VALUES SHALL BE 15/15/9 (CREST/SAG/STOP)
   - MAX. GRADE AT INTERSECTION SHALL BE 5% FOR STOP, YIELD AND THROUGH MOVEMENT CONDITION WITHIN 50' OF THE INTERSECTION.

I, _____, APPLICANT, AGREE TO ADHERE TO THE ABOVE CONDITIONS PLACED ON REZONING CASE #ZC_-_____ AS ADOPTED BY CITY COUNCIL ON THE _____ DAY OF _____, 202_.

_____ _____

APPLICANT (SIGNATURE) DATE

ZONING SUMMARY:

OWNER: LOVE FELLOWSHIP TABERNACLE INC

PROPERTY ADDRESS: 185 MOOSE CLUB RD

CIVIL ENGINEER: ELLINGTON DESIGN GROUP, PLLC
PHONE: 704-650-1311

PARCEL NUMBER: 4732862838.000, 4732866764.000
CURRENT ZONING DESIGNATION: RS, TROUTMAN
PROPOSED ZONING DESIGNATION: R-5MF, STATESVILLE
PARCEL SIZE: 12.42 AC
JURISDICTION: TROUTMAN / STATESVILLE

SETBACK AND YARD REQUIREMENTS

FRONT SETBACK: 25'
SIDE SETBACK: 5'
REAR SETBACK: 25'
MAX. HEIGHT: 35'
MIN. LOT SIZE: 5,000 SF
MIN. LOT WIDTH: 50'

PERMITTED USES

SINGLE FAMILY DETACHED
SINGLE FAMILY ATTACHED

PARKING SUMMARY

TOWNHOMES:
MIN. REQUIRED = 2.5/UNIT = 75
PROPOSED (2 CAR GARAGES + ON-STREET) = 64+24 = 88
SINGLE FAMILY DETACHED:
MIN. REQUIRED = 2.0/UNIT = 18
PROPOSED (1 CAR GARAGES + DRIVEWAY) = 18

STREET REQUIREMENTS

35' RIGHT-OF-WAY
24' PAVEMENT BTWN CURBS
6.5' PLANTING STRIPS
5' SIDEWALKS

LANDSCAPING REQUIREMENTS

15' TYPE C BUFFERS
STREET YARD - 8' WIDTH

OPEN SPACE REQUIREMENTS

20% REQUIRED = 2.48 AC
PROPOSED OPEN SPACE = 3.21 AC
10% OF OPEN SPACE REQUIRED TO BE ACTIVE = 0.25 AC
PROPOSED ACTIVE OPEN SPACE = 0.60 AC

UNIT #	TYPE	WIDTH AT FRONT SETBACK (FT)	LOT AREA (SF)	BUILD AREA (SF)
1-6	TOWNHOMES	154	19,071	10,695
7-12	TOWNHOMES	154	19,536	10,934
13-16	TOWNHOMES	119	14,491	7,950
17-22	TOWNHOMES	154	19,631	11,032
23-27	TOWNHOMES	130	16,575	9,225
28-32	TOWNHOMES	130	16,268	9,015
33	SINGLEFAMILY	50	5,002	2,000
34	SINGLEFAMILY	50	5,002	2,000
35	SINGLEFAMILY	50	5,002	2,000
36	SINGLEFAMILY	50	5,002	2,000
37	SINGLEFAMILY	50	5,004	2,002
38	SINGLEFAMILY	50	5,004	2,002
39	SINGLEFAMILY	50	5,004	2,002
40	SINGLEFAMILY	50	5,004	2,002
41	SINGLEFAMILY	50	5,004	2,002

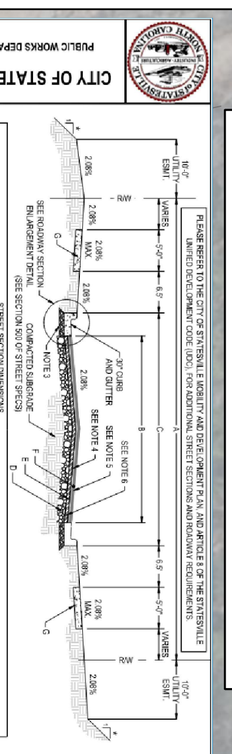
LEGEND

- BUFFER AREA
- COMMON OPEN SPACE = 3.21 ACRE
- ACTIVE OPEN SPACE = 0.60 ACRE
- PROP. ASPHALT
- PROP. CONCRETE
- LARGE SHADE TREE
- ORNAMENTAL TREE
- LARGE SHRUB
- ROADWAY WORK COMPLETED AS PART OF ADJACENT DEVELOPMENT

UNIT COUNT
TOWNHOMES: 32
SINGLE FAMILY HOMES: 9

CITY OF STATESVILLE
PUBLIC WORKS DEPARTMENT
STREET CROSS SECTIONS
DETAIL # ST-1 | REVISED AUGUST 2023 | SCALE: N.T.S. | SHEET #

PLEASE REFER TO THE CITY OF STATESVILLE MOBILITY AND DEVELOPMENT PLAN, AND ARTICLE 6 OF THE STATESVILLE UNIFIED DEVELOPMENT CODE (UDO), FOR ADDITIONAL STREET SECTIONS AND ROADWAY REQUIREMENTS

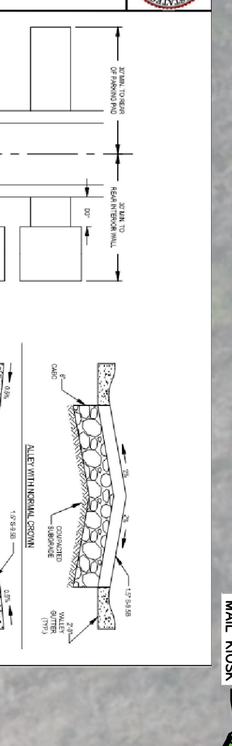


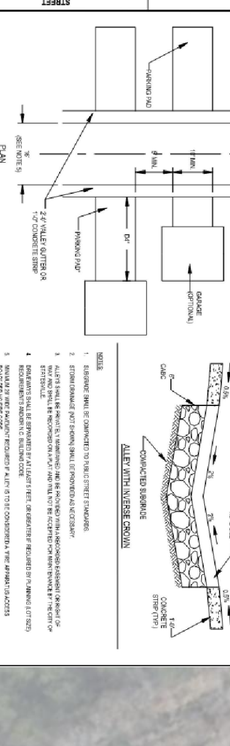
	A	B	C	D	E	F	G
	STREET SECTION DIMENSIONS						
	STREET TYPE	MIN. RIGHT-OF-WAY WIDTH	MINIMUM PAVEMENT WIDTH	BACK OF CURB TO BACK OF CURB	ABC STONE / ASPHALT BASE	I-19.0C ASPHALT	S9.5C ASPHALT	SIDEWALK REQUIREMENT
1	COLLECTOR (100+ DWELLINGS)	60'	32'	31'	8" STONE/ 6" BASE	3"	3"	BOTH SIDES OF STREET
2	COLLECTOR (25-99 DWELLINGS)	55'	26'	31'	8" STONE/ 6" BASE	3"	3"	BOTH SIDES OF STREET
3	LOCAL (10-24 DWELLINGS	50'	22'	27'	8" BASE/ 6" BASE	2.5"	3"	BOTH SIDES OF STREET
4	MINOR (1-9 DWELLINGS	50'	20'	25'	8" STONE/ 6" BASE	2.5"	3"	BOTH SIDES OF STREET
5	NON-RESIDENTIAL	PAVEMENT & MEDIAN WIDTH + 28'	24'	29' Minimum	10" STONE/ 6" B25.0C ASPHALT	4"	SEE NOTE 13	BOTH SIDES OF STREET
6	PRIVATE	PAVEMENT & MEDIAN WIDTH + 28'	24'	29' Minimum				

NOTE: DRAINAGE WITH HOODS NOT INCLUDED WITHIN CURB AND GUTTER. (BACK TO BACK CURB DIMENSION SHOWN)

NOTES:
1. "CUT + 2:1 MAX. FILL + 3:1 MAX (UNLESS OTHERWISE APPROVED BY OWNER-RETAINED GEOTECHNICAL ENGINEER.
2. PLACE 4"-6" COMPACTED ABC UNDER CURB AND GUTTERS.
3. PLACE 4"-6" COMPACTED ABC UNDER ALL STREETS.
4. ONE AND ONE-HALF INCH (1-1/2") SUPERPAVE 9.5C BITUMINOUS CONCRETE SURFACE COURSE INITIAL LIFT.
5. ONE AND ONE-HALF INCH (1-1/2") SUPERPAVE S9.5C BITUMINOUS CONCRETE SURFACE COURSE FINISH CONSTRUCTION IS FINAL.
6. A SINGLE LIFT OF I19.0C ASPHALT INTERMEDIATE COURSE.
7. UTILITY EASEMENT TO BE CLEARED AND GRADED.
8. UNLESS APPROVED OTHERWISE, ALL STREETS SHALL BE DESIGNED BY A LICENSED ENGINEER AND THEIR ASSOCIATED DESIGNS SHALL BE PROVIDED TO THE CITY OF STATESVILLE.
9. TRANSFORMER PAD LOCATION MUST BE SHOWN ON THE SITE PLAN
10. TACK SHALL BE APPLIED BENEATH EACH LAYER OF BITUMINOUS PLANT MIX BASE OR PAVEMENT TO BE PLACED.
11. PAVEMENT SHALL BE DESIGNED BY A LICENSED ENGINEER FOR ALL STREETS.
12. ADA STANDARDS: IT IS RECOMMENDED SIDEWALKS BE DESIGNED TO 1.50% TO ALLOW FOR TOLERANCE DURING CONSTRUCTION.
13. PLANNING DIRECTOR AND THE CITY ENGINEER. PRIVATE STREETS SHALL BE PAVED WITH CONCRETE OR ASPHALT AND BE DESIGNED TO SUPPORT THE MINIMUM FIRE APPARATUS WEIGHT OF 80,000 POUNDS. THE PAVEMENT DESIGN SHALL BE DESIGNED BY A LICENSED ENGINEER AND THE ASSOCIATED DESIGNS SHALL BE PROVIDED TO THE CITY OF STATESVILLE.

CITY OF STATESVILLE
PUBLIC WORKS DEPARTMENT
RESIDENTIAL ALLEY DOUBLE LOADED WITH 2 WAY OPERATION
STREET
DETAIL # ST-1B | REVISED APRIL 2023 | SCALE: N.T.S. | SHEET #





KINGDOM TOWNHOMES

CONCEPT SITE PLAN OPTION 2

185 Moose Club Road
Troutman, North Carolina

NO.	DATE

REVISIONS

PRELIMINARY NOT FOR CONSTRUCTION

ELLINGTON DESIGN GROUP, PLLC — REGISTERED ENGINEERING COMPANY — BELMONT, NORTH CAROLINA — FIRM NO. P-2056

Project No: 2025-26
Scale: 1"=50'
Date Drawn: 4/15/26
Sheet Number C1

Ellington Design Group, PLLC
427 E CATAWBA ST, STE C • BELMONT, NC 28012
PHONE: 704-650-1311 • EMAIL: EDG.MBE@GMAIL.COM



32 TOWNHOMES

- 2-3 BEDROOM
- 2.5 BATHROOM
- REAR GARAGES
- HARDIE PLANK AND STONE


Presentations are tools
that can be used as
lectures.

9 SINGLE FAMIY RESIDENCE



To: Statesville City Council

From: Matthew Kirkendall, Senior Planner

Date: October 5, 2026

Subject: Rezoning

Case: ZC26-03 Moose Club Road (Kingdom Townhomes Subdivision)

Address: Properties located at 185 Moose Club Road.

☐ **Option 1: Approve with update to 2045 (Planning Board Recommendation)**

The zoning amendment is **hereby approved** 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.

☐ **Option 2: Denial (Staff Recommendation)**

The zoning amendment is **hereby denied** because it is inconsistent with the City's comprehensive land plan. Specifically, the site was not envisioned to be part of Statesville in the next 20 years and therefore, does not have a future land use designation in the 2045 Land Use Plan. The request is not reasonable, nor in the public interest, because approval at this location would represent an expansion pattern that is inconsistent with the City's long-range planning objectives.

Date: J. Douglas Hendrix, Mayor

Date: Matthew Kirkendall, Senior Planner

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF THE DESCRIBED PROPERTIES FROM TOWN OF TROUTMAN RS (SUBURBAN RESIDENTIAL) TO THE CITY OF STATESVILLE R-5MF CZ (HIGH-DENSITY MULTI-FAMILY) CONDITIONAL ZONING DISTRICT

ZC26-03 Moose Club Road (Kingdom Townhomes)
Parcel #'s 4732-86-2838 and 4732-86-6764

WHEREAS, A NOTICE TO THE GENERAL PUBLIC AND PARTICULARLY THE CITIZENS OF THE CITY OF STATESVILLE'S PLANNING JURISDICTION WAS DULY GIVEN, notifying them of a public hearing to be held on June 15, 2026 at 6:00 p.m. in the Council Chambers at City Hall, 227 South Center Street, Statesville, North Carolina, for the purpose of considering a proposed ordinance to change the zoning classification of the after described properties from the Town of Troutman RS (Suburban Residential) to City of Statesville R-5MF CZ (High-Density Multi-Family) Conditional Zoning District; said notice having been published in the Statesville Record and Landmark, a newspaper having general circulation in this area on June 4 and 11, 2026, all in accordance with the procedure set forth in N.C.G.S. 160D-601; and

WHEREAS, said public hearing was duly held in accordance with law, and all persons present were given an opportunity to be heard on said proposed ordinance prior to any action being taken thereon by the City Council;

NOW, THEREFORE, BE IT ORDAINED, that the zoning classification of the after described properties be changed as particularly set out below, said property being more particularly described as follows:

1. The Concept Plan and subsequent submittals to the City for plan review shall list the approved conditions as listed in this Ordinance.
2. Dedicate 40' of ROW from centerline along Moose Club Road.
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.

Legal Description
BEGINNING at a point in the center of the old Charlotte Road East of the overhead bridge at Barium Springs, said point of Beginning being in the center of the old Charlotte Road at its intersection with a dirt road leading to the North into the Cloaninger property, formerly Litaker property; thence running with the center of said road ae follows: North 41 deg. 50 min, West 301 feet; thence North 28 deg. West 200 feet; thence North 17 deg. West 134.6 feet; thence North 1 deg. 30 min. West 200 feet; thence North 36 deg. 35 min. West IBO. 5 feet to a stake in the North edge of the road near the dam; thence North 28 deg. 25 min. West 312 feet to an iron stake in the center of the Southern Railway track; thence with the center of the Southern Railway track, North 36 deg. 40 min. East 61 feet to a stake; thence continuing with the center of said road, North 36 deg . 46 min. East 183. 1 feet to an iron stake, Cloaninger J s new corner; thence , with the Cloaninger new line, South 50 deg. 5 min. East 303.5 feet to an .iron stake in the center of the road East of the dam; thence South 36 deg. 40 min, East 98 .8 feet to an iron stake in the Annie Adams line; thence with the Adams line, North 88 deg. 38 min. West 74 feet to an iron stake in the North edge of the gully; thence continuing with the Adams line, South 37 deg. 10 min. East

439.6 feet to an iron stake and South 80 deg . East 133 feet to an iron stake, Cloaninger t s new corner in the Adams line; thence with Cloaninger's new liner South 46 deg. 35 min. East 158 feet and South 47 deg. West 67.9 feet and South 43 deg. East 210 feet passing through an iron stake in the margin of the old Charlotte Road to a point in the center of said road; thence with the center of the old Charlotte dirt road, South 46 deg. 30 min. West 211.8 feet to an iron stake and South 41 deg. 15 min. West 343.4 feet to the Beginning, containing 12 acres, more or less. In addition to the lands hereinabove conveyed and the easements hereinafter reserved, the party of the first part gives, grants and conveys unto the parties of the second part, their heirs and assigns, all of its interest, if any, in an easement in the property hereinafter described for the sole purpose of parking automobiles, and none other, the said land to be so used being more particularly described as follows: BEGINNING at å stake in the center of the road passing the dam; thence with Cloaninger t s line, South 36 deg. 40 min. East 98.8 feet to a stake in Annie Adams line; thence with Annie Adams' line South 86 deg. 38 min. East 200 feet to a stake in Annie Adams thence in a Northwesterly direction to the point of intersection of Crews and Goldenrod Streets ; thence with the street which crosses the dam, to the Beginning .

THERE IS ALSO INCLUDED IN THIS CONVEYANCE all rights of the party of the first part in a 40 -foot roadway easement along the South margin of the above-described property.
For back reference see Deed Book 297, page 36, Iredell County
Registry. The above property is subject to any other easement rights as may exist on said property.

Being all of Lots One (1), Two (2), and Three (3) Oak Springs Park, Section II, as shown upon a play of same recoded in Plat Book 6, Page 25, in the Office of the Register of Deeds of Iredell County, North Carolina, and being the same property described in deed made February 20, 1959, by E.C. Cloaninger and wife, Annie L. Cloaninger, to the party of the first part and recorded in Deed Book 314, Page 134, Iredell County Register.

The Ordinance was introduced by a first reading by Councilmember _____, seconded by Councilmember _____, and carried on the 5th day of October 2026.

AYES:

NAYES:

The second and final reading of this ordinance was heard on the 19th day of October 2026 and upon motion of Councilmember _____, seconded by Councilmember _____, and unanimously carried, was adopted.

AYES:

NAYES:

The Ordinance to be in full force and effect from and after the 19th day of October 2026.

City of Statesville

_____
MAYOR

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

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CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: Matthew Kirkendall, Senior Planner

DATE: 9/22/2026 11:34 AM

ACTION NEEDED ON: **October 5, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider passing the first reading of annexation request AX26-03 Moose Club Road (Kingdom Townhomes) Subdivision, filed by Mr. Hezekiah Walker of Love Fellowship Tabernacle Inc., for two parcels located at 185 Moose Club Road.

---

1. Summary of Information:
The parcels are approximately 12 acres located at the 185 Moose Club Road. The applicant is requesting the annexation of the properties concurrently with a conditional rezoning request to build a new subdivision with up to 32 townhomes and 11 single-family detached homes.

- Planning: The city adopted the annexation boundary agreement with the Town of Troutman in 2023.
- Fire: Station 1 response time would be 7-8 minutes.
- Police: No concerns at this time, additional staffing will be requested as population rises.
- Water/Sewer:
    - COS water.
        - 2,000 ft +/- NE at Wildewood S/D (6-in); or
        - 1,900 ft +/- SW at Shelton Ave (8-in), w/ railroad crossing.
        - Note: possible future waterline extension in Moose Club Road servicing Wakefield development.
    - COS sewer. i. 1,900 to 2,200 ft +/- (depending on routing) to sewer in Wildewood S/D
        - (8-in) with follow on lift station.
- Electricity: The site would be served by Duke Energy.
- Stormwater: Post-construction stormwater controls will be required.
- Ward: The site is closest to voting Ward 1.

2. Previous Council or Relevant Actions:
City Council conducted the public hearing at their meeting on June 15, 2026. They postponed the first reading until the first meeting in October.

3. **Strategic Initiatives Supported/Impacted:**
   Developing Our City: N/A
   Connecting Our City: N/A
   Connecting Our Communities: Promote the development of a range of housing types throughout our community and housing stability for residents.
   Strategic Plan Values: N/A

4. **Budget/Funding Implications:**
   The current tax value of the parcel is $405,250.

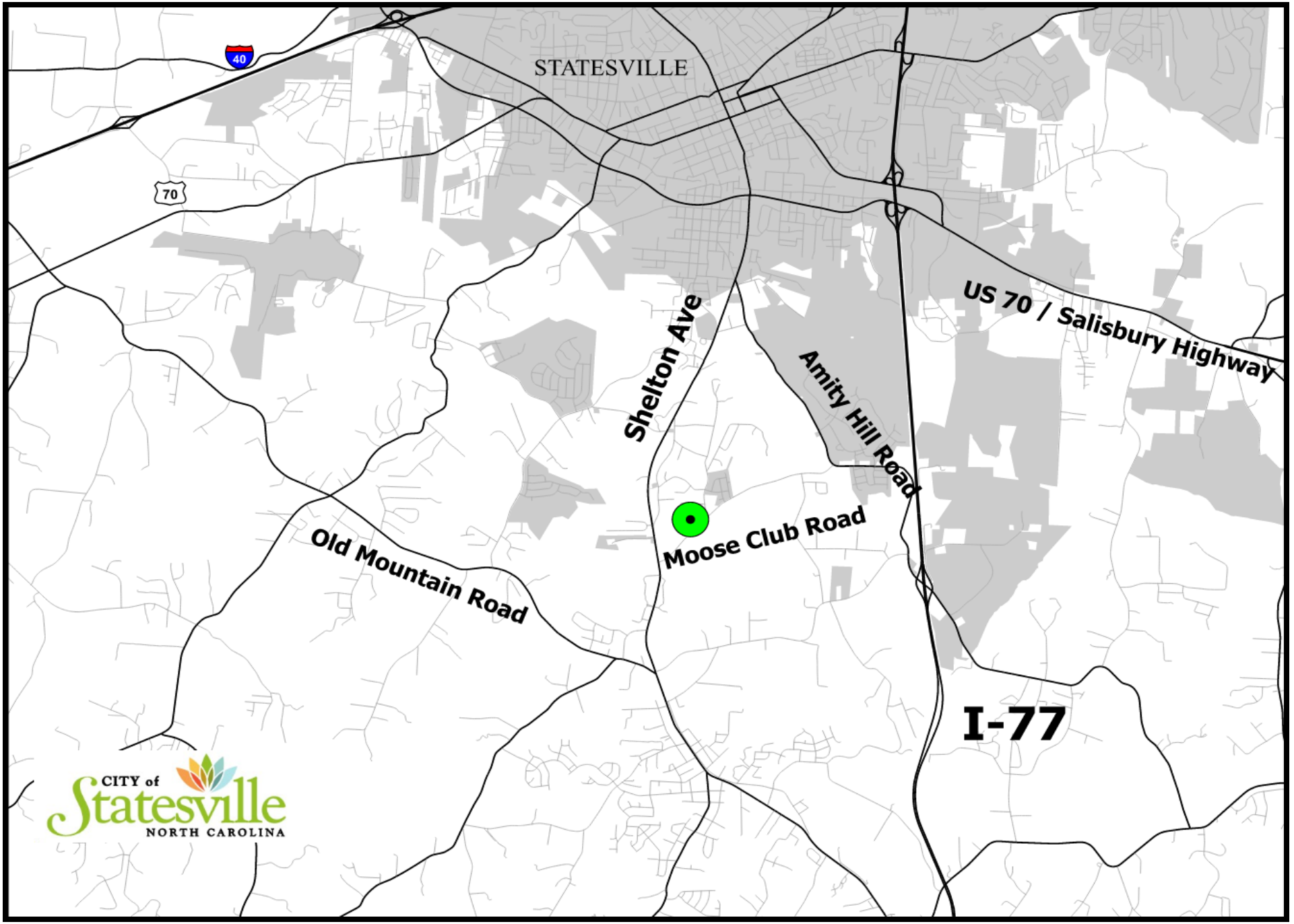
5. **Consequences for Not Acting:**
   The property owner(s) could pursue by-right development.

6. **Department Recommendation:**
   The site meets the statutory requirements for annexation.

7. **Manager Comments:**
   No comments.

8. **Next Steps:**
   If approved, the second reading will be October 19 2026.

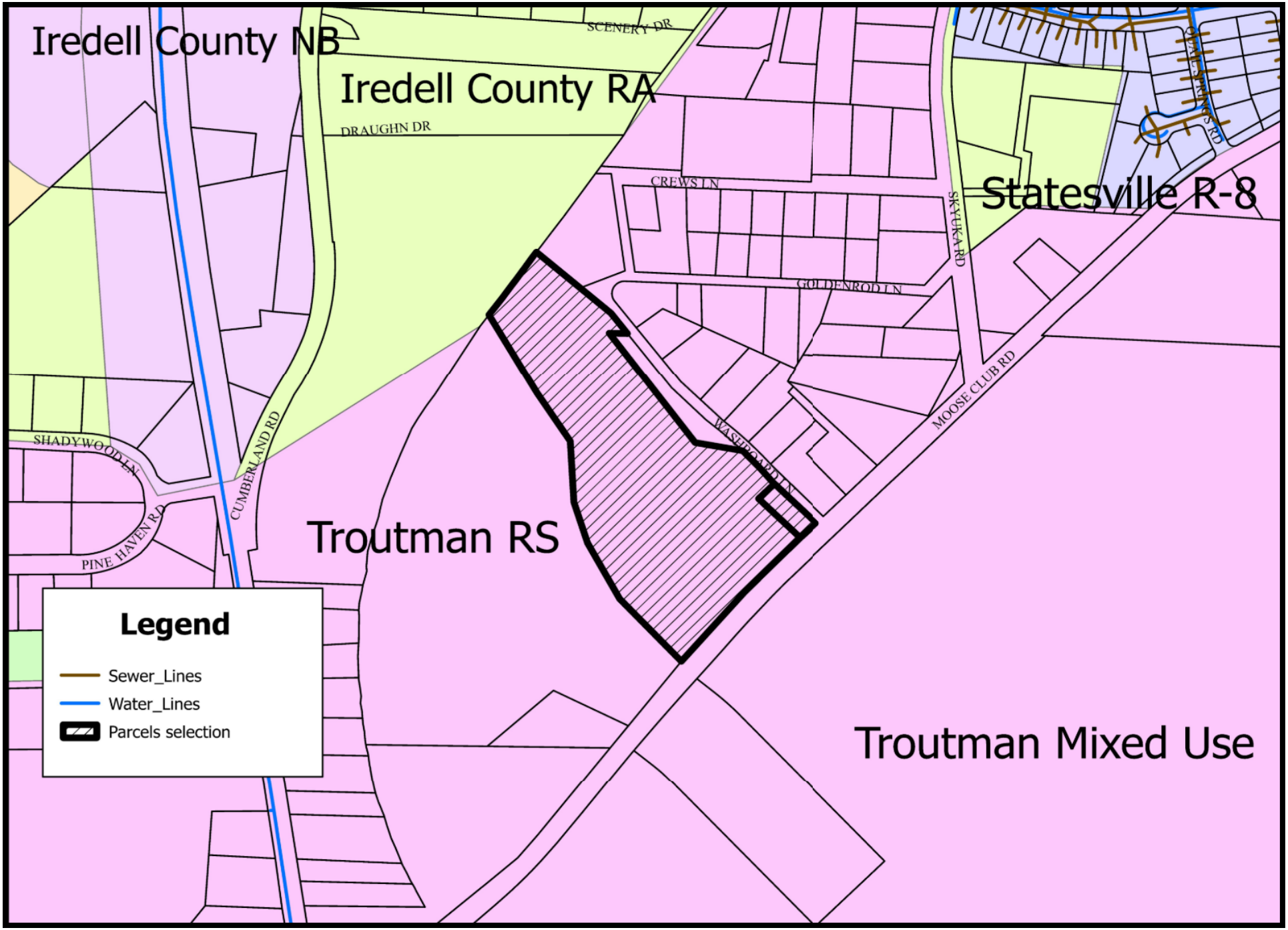
9. **Attachments:**
   1. Packet Maps AX26-03
   2. Ordinance - AX26-03 Moose Club Kingdom Townhomes



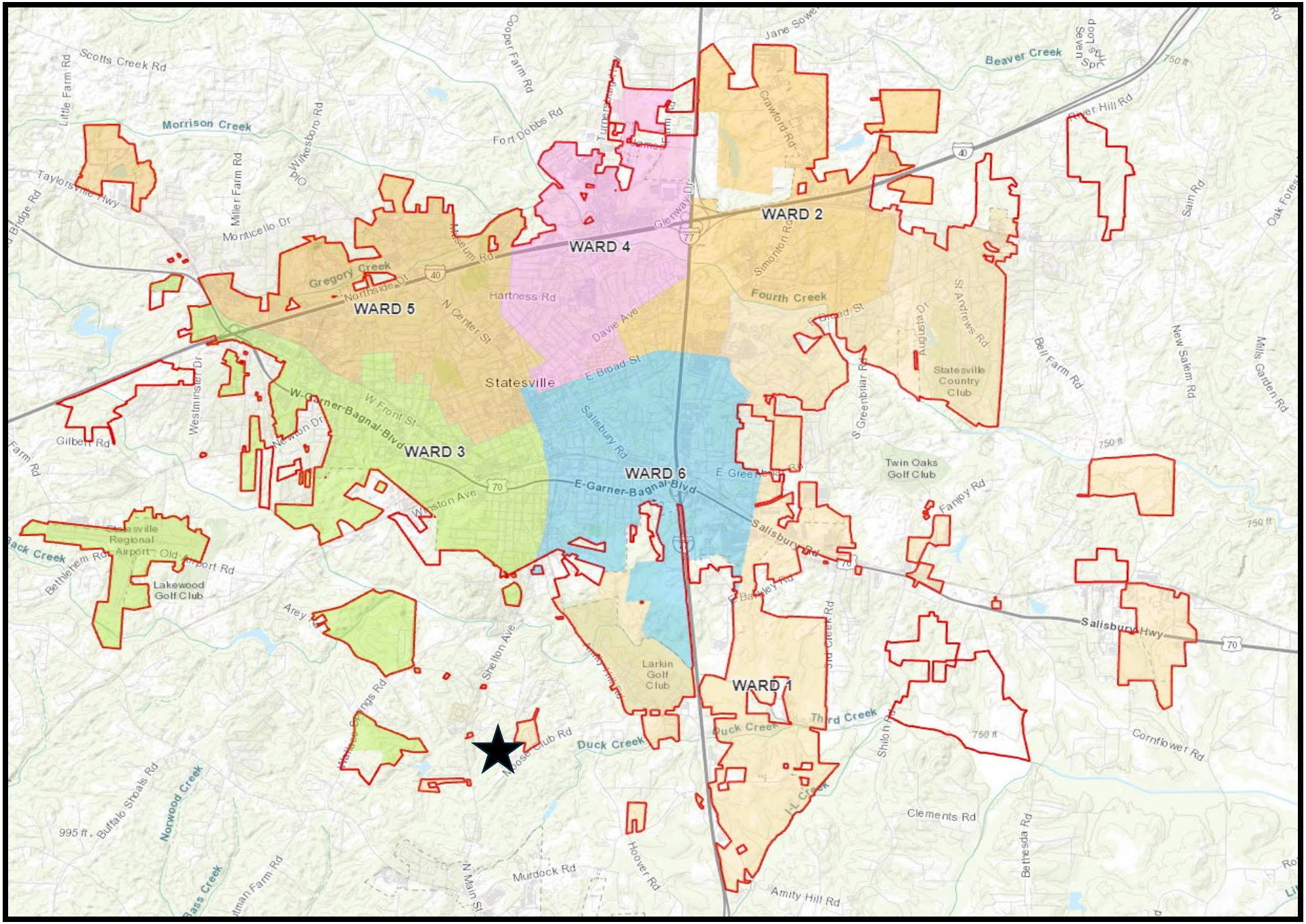
Location Map AX26-03 Moose Club Kingdom Townhomes

Aerial Photo AX26-03 Moose Club Kingdom Townhomes



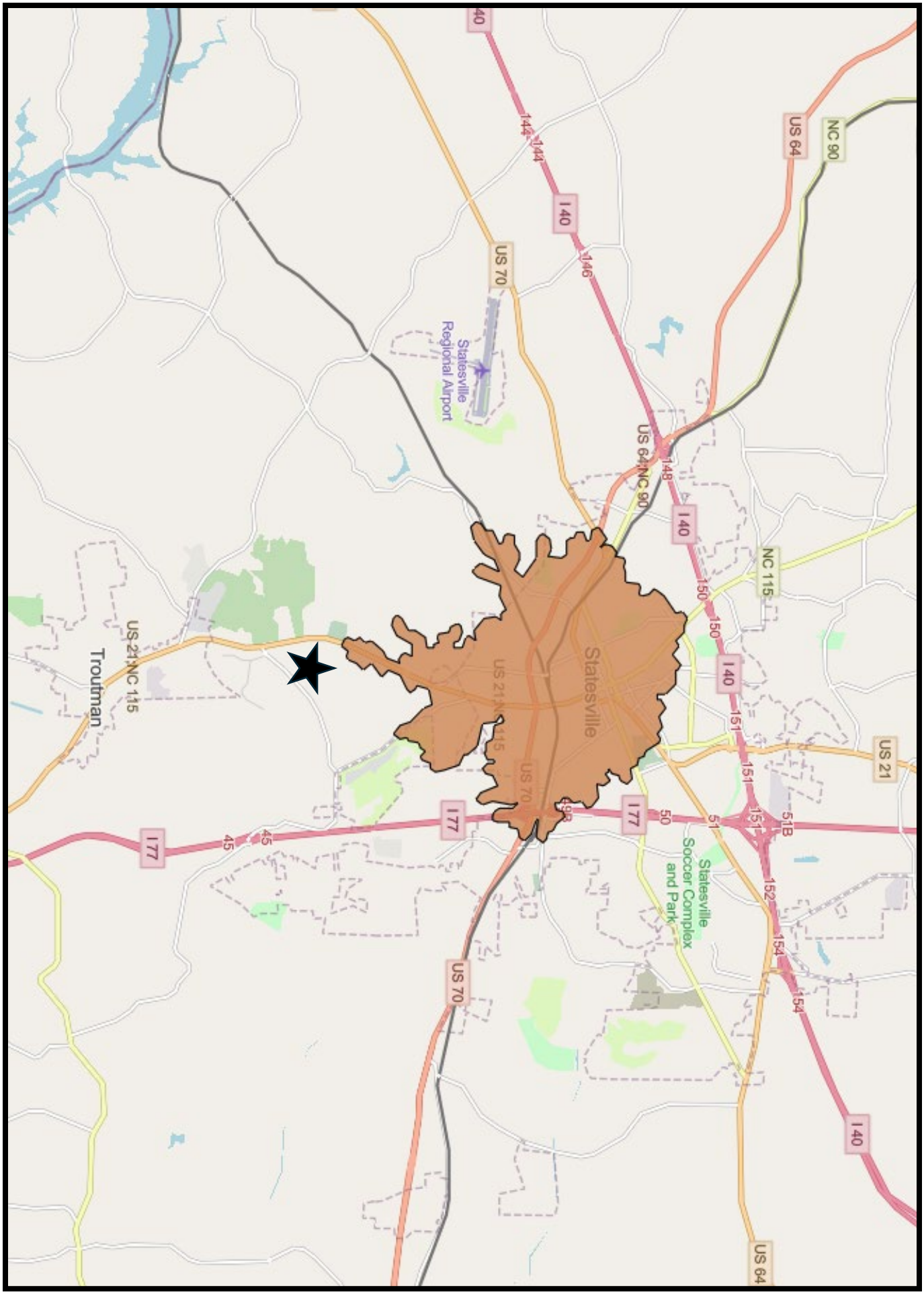


Current Zoning and Utilities AX26-03 Moose Club Kingdom Townhomes



Elections Voting Ward Map AX26-03 Moose Club Kingdom Townhomes

Fire Station One 4 Response Time AX26-03 Moose Club Kingdom Townhomes



ORDINANCE NO. _____

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF STATESVILLE, NORTH CAROLINA

AX26-03 Moose Club Road (Kingdom Townhomes)
Parcel #'s 4732-86-2838 and 4732-86-6764

WHEREAS, the Statesville City Council has petitioned under G.S. 160A-58.1, to annex the non-contiguous area described below; and

WHEREAS, the Statesville City Council has by resolution directed the Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at Statesville City Hall at 6:00 o'clock p.m. on the 15th day of June 2026 after due notice by publication on the 4th day of June 2026; and

WHEREAS, the Statesville City Council finds that the petition meets the requirements of G.S. 160A-58.1:

WHEREAS, the Statesville City Council further finds that the petition has been signed by all the owners of real property in the area who are required by law to sign; and

WHEREAS, the Statesville City Council further finds that the petition is otherwise valid, and that the public health, safety, and welfare of the City and of the area proposed for annexation will be best served by annexing the area described.

NOW, THEREFORE, BE IT ORDAINED BY the Statesville City Council of the City of Statesville, North Carolina that:

Section 1. By virtue of the authority granted by G.S. 160A-58.1, the following described satellite territory is hereby annexed and made part of the City of Statesville, as of October 31, 2026, at 11:59 p.m.

BEGINNING at a point in the center of the old Charlotte Road East of the overhead bridge at Barium Springs, said point of Beginning being in the center of the old Charlotte Road at its intersection with a dirt road leading to the North into the Cloaninger property, formerly Litaker property; thence running with the center of said road ae follows: North 41 deg. 50 min, West 301 feet; thence North 28 deg. West 200 feet; thence North 17 deg. West 134.6 feet; thence North 1 deg. 30 min. West 200 feet; thence North 36 deg. 35 min. West IBO. 5 feet to a stake in the North edge of the road near the dam; thence North 28 deg. 25 min. West 312 feet to an iron stake in the center of the Southern Railway track; thence with the center of the Southern Railway track, North 36 deg. 40 min. East 61 feet to a stake; thence continuing with the center of said road, North 36 deg . 46 min. East 183. 1 feet to an iron stake, Cloaninger J s new corner; thence , with the Cloaninger new line, South 50 deg. 5 min. East 303.5 feet to an .iron stake in the center of the road East of the dam; thence South 36 deg. 40 min, East 98 .8 feet to an iron stake in the Annie Adams line; thence with the Adams line, North 88 deg. 38 min. West 74 feet to an iron stake in the North edge of the gully; thence continuing with the Adams line, South 37 deg. 10 min. East 439.6 feet to an iron stake and South 80 deg . East 133 feet to an iron stake, Cloaninger t s new corner in the Adams line; thence with Cloaninger's new liner South 46 deg. 35 min. East 158 feet

and South 47 deg. West 67.9 feet and South 43 deg. East 210 feet passing through an iron stake in the margin of the old Charlotte Road to a point in the center of said road; thence with the center of the old Charlotte dirt road, South 46 deg. 30 min. West 211.8 feet to an iron stake and South 41 deg. 15 min. West 343.4 feet to the Beginning, containing 12 acres, more or less.

In addition to the lands hereinabove conveyed and the easements hereinafter reserved, the party of the first part gives, grants and conveys unto the parties of the second part, their heirs and assigns, all of its interest, if any, in an easement in the property hereinafter described for the sole purpose of parking automobiles, and none other, the said land to be so used being more particularly described as follows :

BEGINNING at å stake in the center of the road passing the dam; thence with Cloaninger t s line, South 36 deg. 40 min. East 98.8 feet to a stake in Annie Adams line; thence with Annie Adams' line South 86 deg. 38 min. East 200 feet to a stake in Annie Adams thence in a Northwesterly direction to the point of intersection of Crews and Goldenrod Streets ; thence with the street which crosses the dam, to the Beginning .

THERE IS ALSO INCLUDED IN THIS CONVEYANCE all rights of the party of the first part in a 40 -foot roadway easement along the South margin of the above-described property.
For back reference see Deed Book 297, page 36, Iredell County Registry. The above property is subject to any other easement rights as may exist on said property.

Being all of Lots One (1), Two (2), and Three (3) Oak Springs Park, Section II, as shown upon a play of same recoded in Plat Book 6, Page 25, in the Office of the Register of Deeds of Iredell County, North Carolina, and being the same property described in deed made February 20, 1959, by E.C. Cloaninger and wife, Annie L. Cloaninger, to the party of the first part and recorded in Deed Book 314, Page 134, Iredell County Register.

Section 2. Upon and after October 31, 2026, at 11:59 p.m., the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Statesville and shall be entitled to the same privileges and benefits as other parts of the City of Statesville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.1.

Section 3. The Mayor of the City of Statesville shall cause to be recorded in the office of the Register of Deeds of Iredell County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Iredell County Board of Elections, as required by G.S. 163-288.1.

The Ordinance was introduced by a first reading by Councilmember _____, seconded by Councilmember _____, and carried on the 5th day of October 2026.

AYES:

NAYES:

The second and final reading of this ordinance was heard on the 19th day of October 2026 and upon motion of Councilmember _____, seconded by Councilmember _____, and unanimously carried, was adopted.

AYES:

NAYES:

The Ordinance to be in full force and effect from and after the 31st day of October 2026 at 11:59 p.m.

City of Statesville

_____
MAYOR

ATTEST:

_____
City Clerk

APPROVED AS TO FORM:

_____
City Attorney

CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: Erika Martin, AICP, Planning Director

DATE: 9/22/2026 11:44 AM

ACTION NEEDED ON: **October 5, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider approving the second reading of the rezoning request ZC26-04 Wall Street Havenwood Subdivision, to rezone from LI District to R-5MF CZ Conditional Zoning District.

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1. **Summary of Information:**
This request has been filed by Matt Dent of Smith Douglas Homes, for three parcels located at the end of Wall Street. This is a conditional rezoning, meaning the project will be tied to the concept plan (see attached), along with any conditions approved by the City Council. The properties are located within the city limits, and the proposed project site is approximately 139 acres located at the end of Wall Street. The applicant is applying to rezone the properties to build a subdivision with both single-family detached and duplex homes.

A community input meeting was held on January 28, 2026, attended by 11 members of the community. Concerns voiced at this meeting include the current condition of Wall Street and what improvements would be required as well as the proposed location of utility line extensions.

The project is required to provide an 8ft wide (Type A) street yards landscaping buffer along all streets and a 15ft wide (Type C) vegetative buffers on all sides. 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. The concept plan shows 14.03 acres of active open space (13.95 acres required) which includes a community pool and cabana, grass play areas, and benches. 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. In addition, water, sewer, and Statesville Public Power will serve the site.

The surrounding zoning districts and land uses are as follows:

There are existing residential zoning districts to the south, west and northwest of the site with undeveloped land, the Larkin Subdivision, and the proposed Highland Acres subdivision.

Northeast of the site is zoned light industrial with undeveloped land. East of the site is I-77.

Following the Planning Board meeting the Applicant made some changes to the southern portion of the site. A central greenspace was introduced to break up the overall block length, improve the

streetscape, and create a more intentional open-space feature within the community. The revised layout also provides an additional pedestrian connection to the greenway, improving overall connectivity and access for residents.

2. **Previous Council or Relevant Actions:**
   City Council held the public hearing and first reading on September 15. 5 people spoke in favor of the rezoning request, and 30 members of the family of the owner of the land were in attendance.

   City Council voted 4 to 4 on the motion to approve the rezoning request. Mayor Hendrix broke the tie in favor the rezoning.

3. **Strategic Initiatives Supported/Impacted:**
   Developing Our City: N/A
   Connecting Our City: Invest in services and critical public infrastructure to align with land use plan goals and accommodate future growth citywide.
   Connecting Our Communities: Promote the development of a range of housing types throughout our community and housing stability for residents.
   Strategic Plan Values: N/A

   These parcels are in the Tier 1 Growth Area of the 2045 Land Development Plan.

4. **Budget/Funding Implications:**
   The current tax value of the site is $2,201,300.

5. **Consequences for Not Acting:**
   The property owner(s) could pursue by-right development under the current zoning.

6. **Department Recommendation:**
   The Planning Board recommended denial with a split vote of 3-2.

   Iredell Economic Development Corporation (ICEDC) recommends the site remain industrial, stating "It is one of our best sites for large advanced manufacturing and logistics and we are submitting it on a number of really good opportunities."

   Staff initially recommended Option 1, approval based on the 2045 Land Use Plan designation. Due to the concerns raised by the ICEDC, the City may want to approve Option 2, to deny the request and update the future land use plan to reflect industrial.

7. **Manager Comments:**
   I concur with the department recommendation.

8. **Next Steps:**
   If approved, the rezoning would be effective October 5, 2026.

9. **Attachments:**
   1. Zoning Ordinance ZC26-04 Wall Street Havenwood (3)

ORDINANCE NO._____

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF THE DESCRIBED PROPERTIES FROM LI (LIGHT INDUSTRIAL) TO R-5MF CZ (HIGH-DENSITY MULTI-FAMILY) CONDITIONAL ZONING DISTRICT

ZC26-04 Wall Street (Havenwood Subdivision)
Wall Street
Iredell County Tax Map Parcels 4743-66-3318, 4743-77-2007 and 4743-76-3697

WHEREAS, A NOTICE TO THE GENERAL PUBLIC AND PARTICULARLY THE CITIZENS OF THE CITY OF STATESVILLE'S PLANNING JURISDICTION WAS DULY GIVEN, notifying them of a public hearing to be held on September 14th, 2026, at 6:00 p.m. in the Council Chambers at City Hall, 227 South Center Street, Statesville, North Carolina, for the purpose of considering a proposed ordinance to change the zoning classification of the after described property from LI (Light Industrial) to R-5MF CZ (High-Density Multi-Family) Conditional Zoning District; said notice having been published in the Statesville Record and Landmark, a newspaper having general circulation in this area on September 3 and 10, 2026 and all in accordance with the procedure set forth in N.C.G.S. 160D-601; and

WHEREAS, said public hearing was duly held in accordance with law, and all persons present were given an opportunity to be heard on said proposed ordinance prior to any action being taken thereon by the City Council;

WHEREAS, the property is subject to the following conditions:

Section 1. Conformance

1. The Property shall be developed in conformance with the conditional rezoning site plan as approved by City Council.
2. Minor modifications to the approved site plan may be approved administratively by the Planning Director or designee in accordance with the Unified Development Ordinance ("UDO").

Section 2. Permitted Uses

1. Uses on the property shall be limited to residential use permitted in the approved R-5MF zoning district.

Section 3. Density and Unit Limitation

1. The total number of dwelling units on the Property shall not exceed ten percent (10%) above the approved rezoning maximum of 302 dwelling units.
2. Overall residential density shall not exceed 2.16 dwelling units per acre.
3. Density shall not be less than 10 percent (10%) of the approved rezoning density.

Section 4. Dimensional Standards

1. Minimum lot sizes, setbacks, and building heights shall comply with the standards of the underlying R-5MF zoning district.

Section 5. Transportation and Access

1. Streets within the development shall be designed and constructed in accordance with City of Statesville standards and, where applicable, North Carolina Department of Transportation (NCDOT) requirements.
2. Sidewalks shall be provided in accordance with the UDO.
3. Street stubs shall be provided to adjoining undeveloped parcels where required to facilitate future connectivity, unless waived by City staff.
4. Any required off-site transportation improvements shall be designed, permitted, and constructed in accordance with all applicable City of Statesville and/or NCDOT standards and approvals.
5. In the event the necessary off-site right-of-way for such improvements cannot be obtained by the developer, the developer may coordinate with City staff and/or NCDOT to identify an alternative improvement, or other mutually acceptable mitigation, as approved by City staff and/or NCDOT.

Section 6. Buffers and Transitions

1. Buffers shall be provided in accordance with the UDO where the Property abuts existing residential or lower-intensity zoning.
2. Buffer reductions may be approved administratively where existing vegetation is preserved and deemed acceptable by Planning staff.

Section 7. Utilities and Public Services

1. The development shall be served by City of Statesville water, sanitary sewer, and electric utilities and capacity will be assured at time of rezoning approval.

Section 8. Stormwater and Environmental Compliance

1. Stormwater management facilities shall be designed, constructed, and maintained in compliance with all applicable City, State, and Federal regulations.
2. No development shall occur within regulated floodplains or stream buffers except as permitted by applicable regulations.
3. Stormwater management facilities shall be maintained by the homeowners' association (HOA) or another entity approved by City staff.

Section 9. Open Space and Greenway

1. Open space shown on the approved site plan shall be provided and maintained by the homeowners' association (HOA).
2. A greenway shall be provided to the extent feasible and practical, in accordance with the City of Statesville Greenway Standards, and an associated greenway easement shall be dedicated to the City of Statesville.
3. The greenway shall be limited to outside stream and wetland buffers, and shall not require bridges, boardwalks, or creek crossings.

Section 10. Phasing

1. The development may be constructed in phases at the discretion of the developer.
2. Off-site traffic improvements intended to serve future phases of development shall not be required until impacts attributable solely to such future phases are created, as identified in an approved Traffic Impact Analysis (TIA) prepared in accordance with the City of Statesville Unified Development Ordinance and applicable NCDOT standards.
3. Off-site utility improvements intended to serve future phases of development shall not be required until capacity demands attributable solely to such future phases are created.

Section 11. Architectural Standards

1. Primary front elevations shall include a mix of vinyl, brick, stone, masonry, fiber-cement siding, engineered wood, or materials of comparable durability and appearance.

NOW, THEREFORE, BE IT ORDAINED, that the zoning classification of the after-described properties be changed as particularly set out below, said property being more particularly described as follows:

Description

ALL THAT REAL PROPERTY, ON THE WESTERN SIDE OF INTERSTATE 77 AND ON S.R.2339 WALL STREET, IN THE CITY OF STATESVILLE, IN THE TOWNSHIP OF STATESVILLE, IN THE COUNTY OF IREDELL, OF THE STATE OF NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN EXISITNG 3/4 INCH PIPE, WITH NC GRID NAD 83(2011) COORDINATES (N:738,022.56 E:1,447,490.95), AND BEING LOCATED S 04°09'52" E 4,368.96 FEET (GROUND)(CGF=0.99987381) FROM NCGS MONUMENT “RAMADA” (N:742,379.98 E:1,447,173.67). SAID PIPE BEING IN THE WESTERN RIGHT OF WAY OF INTERSTATE 77 AND THE SOUTHEASTERN CORNER OF SKEET’S AUTO BODY REPAIR, INC. (DB 2463 PG 1618, PB 65 PG 128):

THENCE WITH THE WESTERN RIGHT OF WAY OF INTERSTATE 77 THE FOLLOWING EIGHT (8) BEARINGS AND DISTANCES:
(1) S 04°40'21" E 42.75 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT
(2) S 04°01'56" E 460.29 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT
(3) S 85°23'08" W 22.62 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT
(4) S 04°04'43" E 1,000.11 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT
(5) N 85°19'03" E 22.44 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT
(6) S 04°04'16" E 700.18 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT
(7) S 88°42'55" W 12.53 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT
(8) S 04°04'27" E 407.80 FEET TO A #5 REBAR W/CAP SET

THENCE LEAVING THE WESTERN RIGHT OF WAY OF INTERSTATE 77 S 01°26'04" W 218.31 FEET TO A #5 REBAR W/CAP SET IN THE LINE OF CHARLES RUSSELL GUY (DB 3062 PG 445) AND BEING LOCATED N 87°33'18" W 21.09 FEET FROM A CONCRETE RIGHT-OF-WAY MONUMENT IN THE WESTERN RIGHT OF WAY OF INTERSTATE 77:

THENCE WITH THE LINE OF SAID GUY N 87°33'18" W 436.24 FEET TO A #4 REBAR

FOUND:

THENCE WITH THE LINE OF DOUBLE B PROPERTIES OF IREDELL, LLP (DB 3034 PG 2257) N 87°23'14" W 1,275.66 FEET TO A 3/4 INCH PIPE FOUND:

THENCE WITH THE LINE OF HPT INVESTMENT HOLDING, LLC (DB 2900 PG 1477) AND JAMES C. WALKER III (DB 2622 PG 2341) N 87°56'12" W 504.30 FEET TO A BENT 3/8 INCH PIPE FOUND, SAID PIPE BEING THE NORTHWEST CORNER OF SAID WALKER:

THENCE CONTINUING WITH THE LINE OF HPT INVESTMENT HOLDING, LLC (DB 2900 PG 1477) N 88°30'52" W 741.27 FEET TO A #3 REBAR IN CONCRETE FOUND, SAID REBAR BEING THE COMMON CORNER OF HPT INVESTMENT HOLDING, LLC TRACT 1 AND TRACT 2:

THENCE WITH THE EASTERN LINE OF SAID HPT INVESTMENT HOLDING, LLC TRACT 2 (DB 2900 PG 1477) N 09°42'20 E" 1,735.66 FEET TO A BENT 1 INCH ROD FOUND IN THE LINE OF IREDELL PARTNERS, LLC (DB 2822 PG 679):

THENCE WITH THE SOUTHERN LINE OF IREDELL PARTNERS, LLC (DB 2822 PG 679) THE FOLLOWING FOUR (4) BEARINGS AND DISTANCES:
(1) S 79°17'13 E" 175.24 FEET TO A 1 1/4 INCH PIPE FOUND INSIDE A 40 INCH OAK TREE
(2) N 14°50'42" E 320.06 FEET TO A 1 1/4 INCH PIPE FOUND
(3) N 68°27'04" E 199.88 FEET TO A 1 1/2 INCH ROD FOUND
(4) S 89°37'34" E 1,145.49 FEET TO A #5 REBAR W/CAP SET IN S.R.2339 “WALL STREET” (GRAVEL), SAID REBAR BEING N 89°37'34" W 355.10 FEET FROM 1 1/2 INCH PIPE FOUND:

THENCE WITH THE EAST LINE OF IREDELL PARTNERS, LLC (DB 2822 PG 679) AND KENNETH C. GRIFFIN, FORMERLY WILLIAM A. GRAY AND WIFE, ARABELLA M. GRAY (DB 677 PG 636, DB 703 PG 935), N 01°02'53" E 694.46 FEET TO A CONCRETE MONUMENT FOUND:

THENCE S 87°38'05" E 15.61 FEET TO A CALCULATED POINT IN THE WESTERN RIGHT OF WAY OF “WALL STREET” S.R.2339 (PB 66 PG 40), SAID POINT BEING LOCATED N 87°40'05" W 70.26 FEET FROM AN EXISTING #4 REBAR:

THENCE WITH THE WESTERN RIGHT OF WAY OF SAID ROAD THE FOLLOWING THREE (3) BEARINGS AND DISTANCES:
(1) S 52°30'15" E 116.08 FEET TO A CALCULATED POINT
(2) A CURVE TO THE RIGHT HAVING A RADIUS OF 134.85 FEET, AN ARC LENGTH OF 212.39 FEET AND A CHORD BEARING AND DISTANCE OF S 12°42'04" E 191.11 FEET TO A CALCULATED POINT
(3) S 27°58'57" W 15.11 FEET TO A #5 REBAR W/CAP SET

THENCE CROSSING SAID ROAD N 69°54'38" E 84.91 FEET TO A #4 REBAR FOUND ON THE EASTERN RIGHT OF WAY OF SAID ROAD:

THENCE WITH THE LINE OF SKEET’S AUTO BODY REPAIR INC (DB 2474 PG 2131, PB 66 PG 40) THE FOLLOWING TWO (2) BEARINGS AND DISTANCES:
(1) N 69°54'38" E 166.07 FEET TO A #4 REBAR FOUND

(2) N 17°34'34" E 174.46 FEET TO A #4 REBAR FOUND

THENCE WITH THE LINE OF SKEET'S AUTO BODY REPAIR INC (DB 2463 PG 1618, PB 65 PG 128) S 87°29'01" E 466.23 FEET TO THE POINT OF BEGINNING:

THE ABOVE-DESCRIBED LAND CONTAINS 142.986 ACRES; LESS AND EXCEPT THE 1.036 ACRE AND THE 1.183 ACRE TRACTS DESCRIBED BELOW; RESULTING IN A REMAINING AREA OF 140.767 ACRES, AND IS SHOWN ON AN UNRECORDED PLAT BY CESI TITLED "BOUNDARY SURVEY OF PIN:4743-66-3318, 4743-77-2007 AND 4743-76-697, DATED JANUARY 22ND 2026, CESI JOB NUMBER 260009.000

LESS AND EXCEPT

ALL THAT REAL PROPERTY, LOCATED ON WALL STREET, IN THE CITY OF STATESVILLE, IN THE TOWNSHIP OF STATESVILLE, IN THE COUNTY OF IREDELL, OF THE STATE OF NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN EXISITNG 3/4 INCH PIPE, WITH NC GRID NAD 83(2011) COORDINATES (N:738,022.56 E:1,447,490.95), AND BEING LOCATED S 04°09'52" E 4,368.96 FEET (GROUND)(CGF=0.99987381) FROM NCGS MONUMENT "RAMADA" (N:742,379.98 E:1,447,173.67). SAID PIPE BEING IN THE WESTERN RIGHT OF WAY OF INTERSTATE 77 AND THE SOUTHEASTERN CORNER OF SKEET'S AUTO BODY REPAIR INC (DB 2463 PG 1618, PB 65 PG 128):

THENCE WITH THE WESTERN RIGHT OF WAY OF INTERSTATE 77 THE FOLLOWING THREE (3) BEARINGS AND DISTANCES:
(1) S 04°40'21" E 42.75 FEET TO A CONCRETE RIGHT OF WAY MONUMENT
(2) S 04°01'56" E 460.29 FEET TO A CONCRETE RIGHT OF WAY MONUMENT
(3) S 85°23'08" W 22.62 FEET TO A CONCRETE RIGHT OF WAY MONUMENT

THENCE LEAVING THE WESTERN RIGHT OF WAY OF INTERSTATE 77 S 44°07'57" W 418.14 FEET TO A #5 REBAR W/CAP SET AND BEING THE POINT OF BEGINNING

THENCE WITH THE LINES OF JOSEPH N. SHERRILL AND WIFE, SUSAN B. SHERILL HEIRS (DB 153 PG 48, DB 2941 PG 415) THE FOLLOWING FOUR (4) BEARINGS AND DISTANCES:
(1) S 61°15'02" E 175.00 FEET TO A #5 REBAR W/CAP SET
(2) S 21°14'58" W 260.00 FEET TO A #5 REBAR W/CAP SET IN "WALL STREET" S.R.2339
(3) N 61°15'02" W 175.00 FEET TO A #5 REBAR W/CAP SET IN "WALL STREET" S.R.2339
(4) N 21°14'58" E 260.00 FEET TO THE POINT OF BEGINNING

THE ABOVE-DESCRIBED LOT CONTAINS 1.036 ACRES AND IS SHOWN ON A UNRECORDED PLAT BY CESI TITLED "BOUNDARY SURVEY OF PIN:4743-66-3318, 4743-77-2007 AND 4743-76-3697, DATED JANUARY 22ND 2026, CESI JOB NUMBER 260009.000

LESS AND EXCEPT

ALL THAT REAL PROPERTY, LOCATED ON WALL STREET, IN THE CITY OF STATESVILLE, IN THE TOWNSHIP OF STATESVILLE, IN THE COUNTY OF IREDELL, OF THE STATE OF NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN EXISITNG 3/4 INCH PIPE, WITH NC GRID NAD 83(2011) COORDINATES (N:738,022.56 E:1,447,490.95), AND BEING LOCATED S 04°09'52" E 4,368.96 FEET (GROUND)(CGF=0.99987381) FROM NCGS MONUMENT “RAMADA” (N:742,379.98 E:1,447,173.67). SAID PIPE BEING IN THE WESTERN RIGHT OF WAY OF INTERSTATE 77 AND THE SOUTHEASTERN CORNER OF SKEET’S AUTO BODY REPAIR INC (DB 2463 PG 1618, PB 65 PG 128):

THENCE WITH THE WESTERN RIGHT OF WAY OF INTERSTATE 77 THE FOLLOWING FOUR (4) BEARINGS AND DISTANCES:
(1) S 04°40'21" E 42.75 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT
(2) S 04°01'56" E 460.29 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT
(3) S 85°23'08" W 22.62 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT
(4) S 04°04'43" E 1,000.11 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT

THENCE LEAVING THE WESTERN RIGHT OF WAY OF INTERSTATE 77 S 68°03'16" W 88.87 FEET TO A #5 REBAR W/CAP SET AND BEING THE POINT OF BEGINNING THENCE WITH THE LINES OF JOSEPH N. SHERRILL AND WIFE, SUSAN B. SHERILL HEIRS (DB 153 PG 48, DB 2941 PG 415) THE FOLLOWING FOUR (4) BEARINGS AND DISTANCES:
(1) N 74°05'00" W 177.50 FEET TO A #5 REBAR W/CAP SET
(2) N 06°05'00" E 293.80 FEET TO A #5 REBAR W/CAP SET IN “WALL STREET” S.R.2339
(3) S 59°30'00" E 232.00 FEET TO A #5 REBAR W/CAP SET IN “WALL STREET” S.R.2339
(4) S 15°08'08" W 231.09 FEET TO THE POINT OF BEGINNING

THE ABOVE-DESCRIBED LOT CONTAINS 1.183 ACRES AND IS SHOWN ON A UNRECORDED PLAT BY CESI TITLED “BOUNDARY SURVEY OF PIN:4743-66-3318, 4743-77-2007 AND 4743-76-3697, DATED JANUARY 22
ND 2026, CESI JOB NUMBER
260009.000

This ordinance was introduced for first reading by Councilmember_____, seconded by Councilmember_____, and unanimously carried on the 14th day of September 2026.

Ayes:
Nayes:

The second and final reading of this ordinance was heard on the 5th day of October 2026 and upon motion of Councilmember_____, seconded by Councilmember _____, and unanimously carried, was adopted.

Ayes:
Nayes:

This ordinance is to be in full force and effect from and after the 5th day of October 2026.

CITY OF STATESVILLE

_____
J. Douglas Hendrix, Mayor

APPROVED AS TO FORM:

By: _____
City Attorney

ATTEST:

_____
City Clerk

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CITY COUNCIL ACTION REQUEST

TO: Ron Smith, City Manager

FROM: William E. Vaughan, DPA, PE

DATE: 9/22/2026 9:47 AM

ACTION NEEDED ON: **October 5, 2026**
(Date of Council Meeting)

COUNCIL ACTION REQUESTED:

Consider approving an annexation waiver for connection to city water service at 172 Arey Road.

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1. Summary of Information:

Mr. Justin Elam, 172 Arey Road, has contemplated connecting to the new, forthcoming city water line on Arey Road. Previously, in determining the routing of the new water line, Mr. Elam had been approached concerning a possible easement and conditions pertaining to the granting of an easement. However, final construction of the water line will be routed on the opposite side of Arey Road from Mr. Elam's property, so the prior discussions with Mr. Elam regarding an easement are therefore moot.

The portion of the Arey Road project that could serve Mr. Elam's property is designed and permitted for construction (Serial No. 26-00021) and is in the 2027 CIP.

Mr. Elam purchased the property in July of 2025. The parcel is currently served with both well and septic. Mr. Elam directed an email to the City Manager on September 3rd, 2026, requesting a waiver consideration from city code dealing with annexation should he choose to connect to the future city water line. He claims tax and other hardship considerations. The email contained the above mentioned has been "overcome by events" regarding easement compensation. He also divulged in the same email that the well is usable although it contains an extremely high iron content, "stain[ing] plumbing fixtures and creat[ing] ongoing concerns with appliances and the home's water system."

Given that the city no longer has a need for an easement agreement with Mr. Elam, the usual fees will apply (tap application, 5/8-in connection, and SDFs). Estimated cost (current fee schedule for water tap and water SDF) is $4,086. Mr. Elam has stated the value of the property as being $400,000.

Should Mr. Elam's well ultimately fail completely, being in the city's ETJ, he would be anywise required to tie into the (near future) waterline. City ordinance § 23-254 requires the City Council to approve water connections for properties outside the City limits and allows the Council to require voluntary annexation as a condition of connecting to the water line. This is tempered by NCGS 87-97.2 which protects North Carolina property owners from being forced to connect to city water if they operate a permitted, functioning private well. However, state law allows mandatory municipal connection if: the private drinking well has failed and cannot be repaired; and the groundwater supply is contaminated or at immediate risk of contamination (as determined by the local health department).

The Arey Road corridor is experiencing growth. Parcels immediately south of 172 Arey Road are investigating construction, including the installation of water and sewer. Mr. Elam's property will have

direct access to water service, and depending on design parameters, possibly sewer.

2. **Previous Council or Relevant Actions:**
   City Ordinance Sec. 23-254. - Connection fees applicable to obtaining water and/or sanitary sewer service.

3. **Strategic Initiatives Supported/Impacted:**
   Developing Our City: N/A
   Connecting Our City: Invest in services and critical public infrastructure to align with land use plan goals and accommodate future growth citywide.
   Connecting Our Communities: N/A
   Strategic Plan Values: We value and encourage Opportunity

4. **Budget/Funding Implications:**
   a. Property taxes.
   b. Water rates (inside or outside).

5. **Consequences for Not Acting:**
   a. The requester will not have clear guidance as to Council's preferences in the environs of Arey Road. Professional tenets (water/sewer) by Ordinance within the city limits are constructed to protect public health and welfare. City provided water assures a safe water source and the sewer collection system removes point source groundwater contamination locations and is purposely designed to obviate in-ground septic systems to the best extent possible over time (especially near in-ground well sources).
   b. As the Arey Road corridor develops, allowing a waiver will create what could eventually become an out-of-city island within the city limits. The parcel is currently within 300 ft +/- of an existing city limit (Beaver Creek, Hidden Lakes).

6. **Department Recommendation:**
   City Council deny the waiver request and encourage Mr. Elam to now or in the future connect to the city water system (the "petition for voluntary annexation" condition found at § 23-254 (b) of City Code).

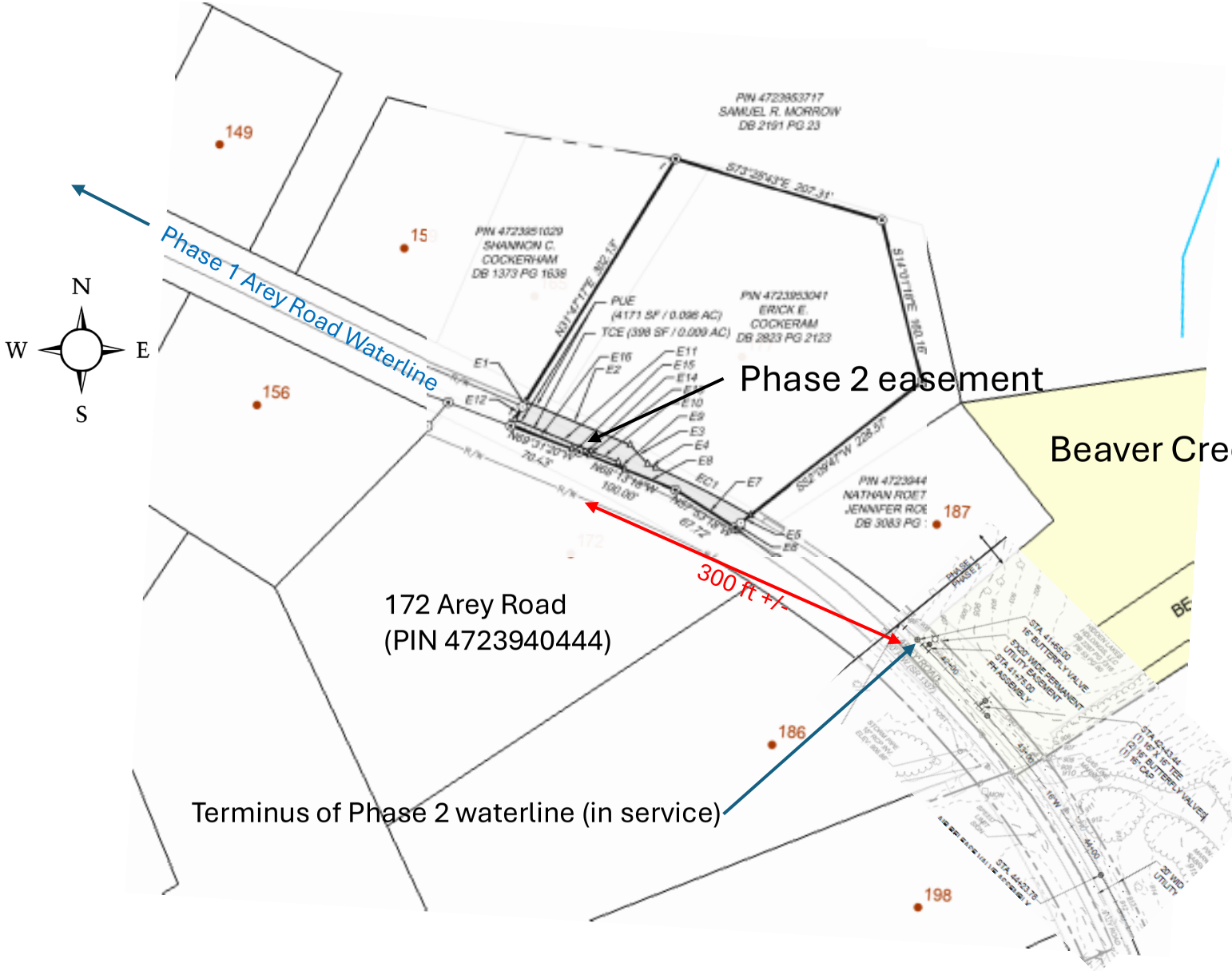
7. **Manager Comments:**
   This request could go either way, in my opinion. However, I do not see a problem with allowing the annexation waiver, as many of the homes along Arey Road are not likely to be annexed in the future due to annexation laws.

8. **Next Steps:**
   a. If a waiver is granted, and at the property owner's discretion,
      i.Make application for water service (when service is available).
      ii. Pay for water service at outside rates.

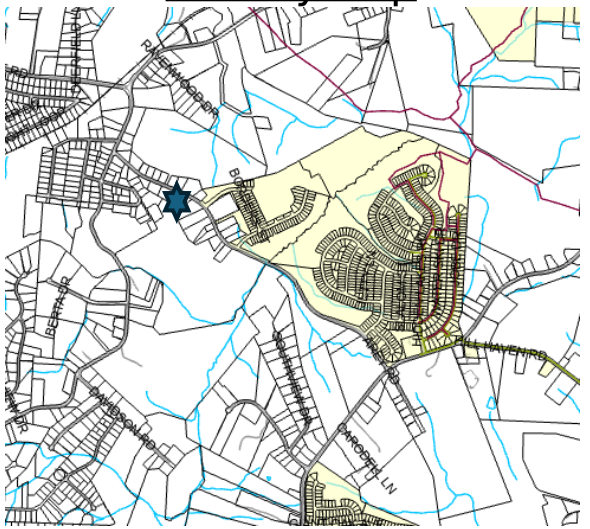
   b. If a waiver is not granted, and at the property owner's discretion,
      i. Make application for annexation (when water service is available).
      ii. Make application for water service (will be assessed at inside rates).

9. **Attachments:**
   1. 172 Arey Road
   2. Annexation Waiver Request (Elam, 172 Arey Rd)

Relationship of 172 Arey Road to Waterline Construction Projects



Vicinity Map



William Vaughan

Subject: FW: Petition for connection to City water without annexation for my home

From: Justin Elam <jelam@statesvillenc.net>
Sent: Thursday, September 3, 2026 7:50 AM
To: Ron Smith <rsmith@statesvillenc.net>
Cc: William Vaughan <wvaughan@statesvillenc.net>
Subject: Petition for connection to City water without annexation for my home

CC: Bill Vaughn

Mr. Smith,

I am contacting you in hopes of working out a mutually beneficial agreement with the City of Statesville regarding water service to my property at 172 Arey Road.

I purchased the property in July 2025 and have been remodeling the home since that time, with plans to move into the residence within the next couple of months. The property consists of approximately 2.5 acres and is currently served by a private well and septic system. The property does not directly adjoin any other properties located within the City limits.

The existing well is usable; however, it has an extremely high iron content. Despite filtration, the iron continues to stain plumbing fixtures and creates ongoing concerns with appliances and the home's water system.

Following my purchase, I was contacted by Todd Munday with Telics, the third-party company working with the City to obtain easements for the proposed water line along Arey Road. During our correspondence, we discussed a potential agreement whereby I would grant the City the necessary easement across my property in exchange for the installation of a water tap at no charge, with me remaining responsible for the $1,006 system development fee.

I was subsequently advised that the City would require annexation in order for me to connect to the system. I was also informed that, if I did not wish to annex, I would need to petition City Council for approval and that water service would be subject to a rate of 2.5 times the normal rate for properties outside the City limits.

I would like to respectfully request consideration by City Council for an alternative arrangement that would allow me to connect to the City's water system without annexing into the City.

Specifically, I would be willing to grant the City the necessary easement for the proposed water line across my property in exchange for a water tap being installed at no cost, located on the right-hand side of my driveway. I would remain responsible for any applicable costs associated with connecting the plumbing from the tap to my residence.

I would also respectfully request consideration of waiving the $1,006 system development fee. I am not a developer seeking water service to facilitate additional or higher-density development. The City is planning to install the water line along Arey Road regardless of my connection, and granting the easement would help facilitate that project. In addition, connecting to the City's water system would provide a significant benefit to my property by replacing a private well with water service that would not have the extremely high iron content currently affecting my home.

I understand that annexation provides the City with additional tax revenue and that there are established policies governing water service outside the City limits. However, my property is already developed, is approximately 2.5 acres, and is not positioned to benefit from additional development resulting from the water line. If the property ultimately carries an assessed value of $400,000 or more, annexation would also result in a substantial annual City tax obligation, while providing relatively limited additional municipal services to the property. There is currently no indication that sanitary sewer service will be extended to this area in the near future.

Additionally, because of the property's location, I do not believe annexation would result in a meaningful improvement in emergency response services from the City compared with the services currently available through Iredell County.

I believe the proposed arrangement would provide a benefit to both parties. The City would receive the necessary easement to facilitate its water-line project, while I would gain access to a reliable municipal water source without requiring annexation of my property.

I would greatly appreciate your guidance on the appropriate process for presenting this request to City Council and would be happy to provide any additional information necessary to support the petition.

Thank you for your time and consideration. I look forward to working with you and the City to find a solution that is beneficial to everyone involved.

Respectfully,

Capt. Justin Elam
Statesville Fire Department
Fire Station 3, A-Shift
jelam@statesvillenc.net
704.902.4154 mobile

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Stormwater Advisory Commission — Meeting Minutes
Statesville City Hall — 2nd Floor Conference Room

August 20, 2026 – 11:30 AM

Members Present:	Steve Knight, Dustin Jett, Donna Thomas, Janice Powell and Dawson Reese
Planning Board Rep:	Alisha Cordle
Council Present:	None
Staff Present:	Randall Moore, Ray Allen, and Chris Overcash
Others:	None

Call to Order/Introductions - Moore

- Moore called the meeting to order, welcomed the SWAC.

Staffing Update/SWAC Membership Update — Moore

- Randy announced that we have 1 crew member recovering from shoulder surgery, Michael Ayers was promoted to Stormwater Camera Technician and we hired Tony Mendoza from the City Streets Department to fill the MEO II position.
- Randy is working with Vinnie Francica from IT on new software to better track our Stormwater Fee intake after the fee increase in January. This will help Randy justify 2 new positions. A 2nd crew member for the camera truck, possibly promoted from within, and advertise and hire a new skilled laborer person.
- There are 3 SWAC vacancies to fill so if anyone knows of an interested party, please let Randall know. Janice stated that she knows of 2 interested people that may want to join. Randy asked her to please follow up with them.
- Randy asked what the group thought about someone from Iredell County Erosion Control attending the meetings as a liaison to SWAC. Discussion continued to include allowing other various interested parties to attend the SWAC meetings. Consensus is the meetings are open for anyone to "sit it" on. Jonny Williams will be invited to the November meeting.
- Steve Knight and Janice Powell were reappointed at the June 1st Council Meeting. Randy will check with Emily to make sure they receive their letter of acknowledgement. We thanked them again for their service so far. Randy reminded Donna Thomas that her term will expire in December 2026. He will send her an application for reappointment.

Capital Projects Update — Moore

- We have submitted everything for S Toria Drive and Beauty Street Culvert Replacement projects grants. FEMA response is pending with no known date. Still waiting for 2 easement agreements to be signed with no progress shown. Randall is working with the City Attorney for options.
- The Holland Drive Culvert Improvements project grant was submitted February 27, 2026. FEMA response is pending with no known date.
- City Crew will continue Infrastructure Evaluation and Prioritization work between working on repairs and complaints from fiber and utility installation damage. Ripple Fiber damage at Raleigh and 4th Ave will be the next repair. Repairs on 7th Street, and repairs to a damaged pipe on W Bell St. were completed. Repairs near Garfield Park were completed just before the Juneteenth Celebration.
- Spectrum submitted payment for their fiber installation damage on Brookdale Dr ($21,250)
- Conterra submitted payment for their fiber installation damage on S Meeting St ($3,439.18)
- A water line was found inside a stormwater pipe at the intersection of W Raleigh Ave and Caldwell St. Randall has RFP ready to go for the 42-inch CMP culvert replacement project once the water line is relocated. An informal bid request will go to 3 different companies.
- Steve Knight brought up the utility work being done on Holland Dr. Discussion continued about various 3rd party work locations.
- The City contractor installing a waterline continues to damage City infrastructure. Randall shared the Stormwater Department has been involved in 3 terra cotta pipe repairs recently. We agreed there will be more issues with terra cotta stormwater pipe including locations in the downtown area.

Stormwater Equipment Update — Moore

- Moore confirmed the purchase of the new excavator for $151,000 with lots of add-ons. Original quote was $168,000 for a basic model, but a much better equipped machine was available on site. This is the largest excavator the City owns, but still may be lacking for larger projects.
- Randall explained that our next purchase should be a Vac Truck. Asking other Departments for assistance is not efficient and breakage causes animosity. The available Vac Trailer is not reliable nor powerful enough for most jobs, nor are the street sweepers. The vehicle must be stored in a heated building during freezing temperatures so the purchase could coincide with the Grants being funded and moving into the new MOC facilities. Alisha Cordle saw work with a vac truck on a sink hole in her neighborhood. All concurred that having 2 vehicles is advantageous for the City.

Floodplain Map Update — Moore

- Randall informed the group that the appeal period ended April 22, 2026, but due to the DHS funding lapse, scheduling for the mapping projects was delayed. Funds have been restored, but there is no known date for updating City maps or receiving our Letter of Determination (LDF) from NC DPS. Randall further explained that there are 2 preliminary groups ahead of our Iredell County group for map review. Their 90-day appeal period ended December 18, 2026, but they were impacted by the DFS funding lapse and are delayed for an undetermined amount of time. Randall's best guess for the effective date of our updated City Floodplain Maps is late 2027 or possibly 2028. Randall said he will attend the Fall Floodplain Institute in Asheville in October and will provide any feedback regarding the map update. There are several pending projects waiting for the update before they can proceed.

Text Amendment to Update Off ROW Policy — Moore

- Randall shared a Power Point presentation he will give to the Planning Board next week and the Council soon after updating the current Off Right of Way Policy, the use of easements and amending the text to reflect required administrative changes to the Ordinance.
- Randall explained through plan review new projects must add notes and design projects to allow for access to SCMs and assign maintenance responsibility to the property owner or the HOA. Steve Knight pointed out the text amendment would be for future projects and not affect existing properties, like his own. Dustin Jett questioned the need for the current 10-year occupancy provision and the group reasoned permanently occupied and vacant properties are responsible for repairs and maintenance of stormwater improvements on private property so the provision could be removed.
- Ray gave the example of the Methodist Church on Hartness Rd. where a Stormwater easement was recorded years ago that allows the City access and maintenance capability to drainpipes located outside of the street right of way.
- Steve asked if putting leaves and clutter in the street is a civil offence under the Ordinance. Randall said the provision is already in the current Ordinance and will not change.
- Discussion continued and a consensus reached that City repairs on future private property, where needed to protect City infrastructure, will use only a Temporary Easement to complete repairs. After repairs are complete the maintenance responsibility returns to the property owner or the HOA.

Status of Plan Review Since Code Update - Moore

- Randall reported receiving plans to review prior to TRC submittal started April 20, 2026.
- We had 4 plan submittals in FY26 including the data center and 3 so far in FY27. 3 of the 7 have submitted for the low density development option. Recent interest in the Larkin Industrial Center was mentioned by Randall.

Stormwater Plan Review Online Status - Moore

- Randall shared that he is working with Iredell County Building Department to incorporate an online submittal for Stormwater plan review in the Energov System.
- When completed an all-digital application, documents and calculations will be uploaded into a portal. Submittal fees could also be paid online.

Next Phase of Engineering Services with McAdams- Moore

- Randall reported he and Travis Vaughn, Fleet Supervisor, are working with McAdams to apply for an industrial permit with the State for the MOC.
- McAdams is proposing a no exposure permit since the facility is so well designed, operated and the appropriate processes and precautions are in place. This would be better than getting an NCG08 Industrial Permit for fleet services that require sampling.
- McAdams is working up a proposal to assist the City with the next stormwater management plan and the pending 2027 audit.

Municipal Operations Center – Next Phase - Moore

- Randall reported he has been working with City Staff since September planning for the 20-year growth of the Department at the MOC.
- Once completed the entire Stormwater staff and equipment will be housed at the MOC.

Public Education and Participation - Moore

- Randall asked again if anyone knew of any volunteers, groups or organizations that would be interested in placing some storm drain markers as part of the City's education and public participation portion of our Permit. Please send any volunteers to the SW Dept.

Stormwater Budget for FY28 - Moore

- Moore conveyed the Holland Dr project is expected to be bid out in FY28. We will have approximately $1,446,649 for the project.
- Moore reported we will be asking for a tow-behind air compressor and a vehicle for himself. .
- Moore stated that we are looking to add a combination Vac and Flush Truck to the budget to coincide with the move to the MOC. Dustin Jett asked about other Departments using the Stormwater Vac Truck. Randall answered that we do not like to co-mingle funds from the enterprise and general funds. If grant money is available the purchase could happen immediately, as long as the new MOC building is available to park the vehicle inside.

Other items per Commission / Adjournment — Moore

Moore stated that the next meeting will be held on November 19th, 2026. The meeting was adjourned.